

Phase 1 Desk Study

Bull Lane - Ashford



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Non-Technical Summary

What is Proposed?

The scheme includes the construction of forty low-rise residential dwellings in the northern field, all with accompanying private garden space. External parts will comprise soft verges, parking (with garages), and access roads with an area of recreational open space to the east. The southern field is proposed to remain open land and green space with the creation of an attenuation pond surrounded by retained trees, shrubs and hedgerows.

What is the Problem?

The preliminary risk assessment has identified the risks posed from contaminated land to be low.

What is the Result?

Given the absence of an identified source only low and very low risks have been identified from the current and historical use of the site. As such no further works or mitigation measures are required to further assess potential pollution linkages in our opinion. A non-specialist watching brief could be undertaken during groundworks and construction in the unlikely event any visual or olfactory evidence of contamination is encountered. This could form part of the broader health and safety measures incorporated into the development works.

What are the Next Steps?

This report should be submitted to the local planning authority as part of the planning application.

Report Record

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Client	Esquire Developments Ltd.
Report Type	Phase 1 Desk Study
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Report Revisions

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1.0 Introduction

- 1.1 This report presents the findings of a Phase 1 Desk Study - a land contamination assessment that has been prepared in line with best practice guidance and planning policy.

What is a Phase 1 Desk Study?

- 1.2 A Phase 1 Desk Study will determine if potential contamination is present at a site, and importantly, if that contamination poses a risk to future site users or the environment. If the Desk Study finds that the level of risk is unacceptable, you may need to further investigate with a Phase 2 Site Investigation and possibly undertake remediation.
- 1.3 The Phase 1 assessment will consider the historical and current uses of a site and understand its environmental sensitivity, within a conceptual site model (CSM). The report will provide risk ratings assigned to different components of the CSM and give actionable recommendations. Recommendations may include further investigation of any issues or ways to reduce the risk. If no unacceptable risks are identified, then typically no further environmental assessment is required. Find out more about Phase 1 Desk Studies [here](#).
- 1.4 Understanding and reducing the risks ensures that you have a safe and compliant site. When dealing with planning, the National Planning Policy Framework (NPPF) and associated policies require an appropriate land contamination risk assessment at the initial planning stage, whilst the Land Contamination Risk Management guidance (LCRM) requires a phased, risk-based approach when dealing with land affected by contamination in the UK. A Phase 1 Desk Study is the first part of that iterative investigation process.

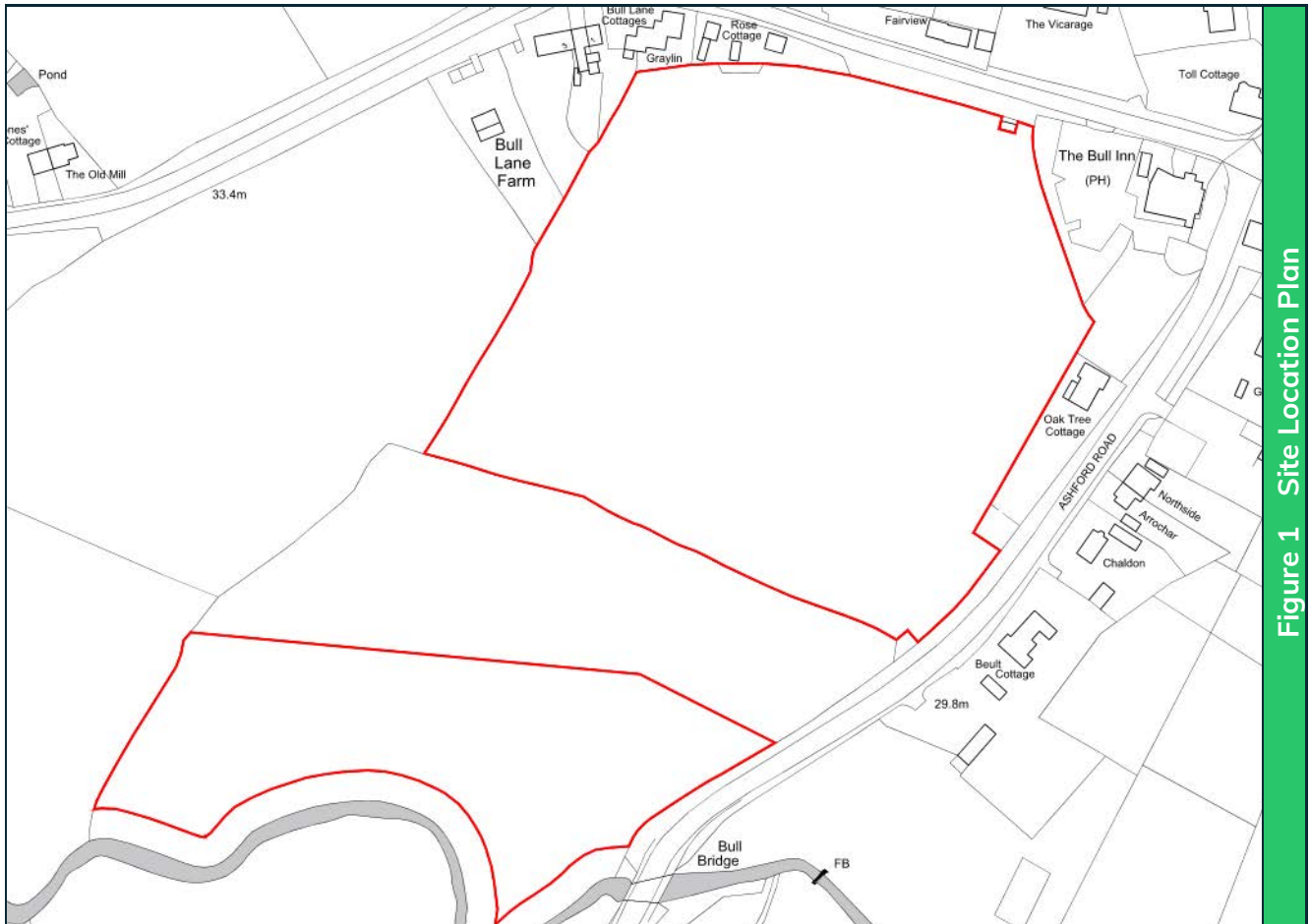
The Subject Site

Table 1 Site Details

Address	Land South of Bull Lane, in Ashford, Kent, TN26 3HA
Eastings, Northings	592220, 139740
Area	5.3ha

- 1.5 The site, irregularly shaped in plan, currently comprises two vacant agricultural fields, one to the north (northern field) and the other to the south (southern field), bisected by a

hedgerow. The site is located on the southwestern edge of Bethersden, a rural residential village located near Ashford. The site area is shown in Figure 1.



The Proposed Development

- 1.6 The scheme includes the construction of forty low-rise residential dwellings in the northern field, all with accompanying private garden space. External parts will comprise soft verges, parking (with garages), and access roads with an area of open space to the east as illustrated in Figure 2.
- 1.7 The southern field is proposed to remain entirely of open land and green space, with the creation of an attenuation pond surrounded by retained trees, shrubs and hedgerows.
- 1.8 There are no basements, undercroft car parking or other underground structures anticipated with below ground features limited to foundations and buried services. It is expected that site levels will remain relatively similar to that present.



Figure 2 Proposed Development Plan

The Stakes & Objectives

1.9 The scope of works adopted in this Desk Study will address the following potential issues:

- ▶ Potential for contamination from historical site uses and nearby land uses through a review of available historical Ordnance Survey maps (dating back to the mid-1800s) and any existing information and reports relating to the site and surrounding area.
- ▶ Potential for contamination from the current or contemporary site uses by undertaking a site walkover.
- ▶ Sensitive receptors such as groundwater aquifers and geotechnical ground hazards through a review of published geological, hydrogeological and hydrological records.



- ▶ Nearby environmentally sensitive areas such as protected groundwater bodies, surface water features etc through a review of available public information and up-to-date regulatory information from relevant authorities.

1.10 The objective of this report is therefore to determine the contaminative status of the site and to provide a general indication of the likely geoenvironmental issues which may be present. Information on likely geotechnical conditions and hazards is also included.

Report Structure, Limitations & Changes

- 1.11 The report structure generally follows the pollution linkage approach described above. Chapter 2 of the report provides information relating to the "sources" of potential contamination through a study of current and historical land uses, whilst the sensitivity and anthropology information in Chapter 3 relates to the "receptors" and "pathways" components. Report conclusions and recommendations, including a summary of the conceptual site model and risk assessment Appendix, are set out in Chapter 4.
- 1.12 This Phase 1 Desk Study has been undertaken in accordance with our Terms & Conditions. Full details on limitations and reliance are provided in those Terms. Third party information which has been reviewed and used to inform the assessments presented herein, including public records held by various regulatory authorities and environmental database data has been assumed to be true and accurate.
- 1.13 This assessment has been carried out to determine the potential risks posed to future end users, along with other key receptors, based on the current development. Should revisions in the development proposals result in a change any assessment parameters detailed in this report, a re-assessment of the risk should be carried out.



2.0 Land Use

- 2.1 This chapter identifies and provides information on any potential on-site and off-site "sources" of contamination within the source-pathway-receptor model. The chapter includes a review of information obtained from photographic records, publicly recorded information on environmental issues and controls within relevant distances of the site (which may indicate the presence of potential source(s) of contamination, such as licensed landfills), available planning records obtained from regulatory websites and OS historical mapping. A summary of the identified sources and potential contaminants are given at the end of the chapter.

Site Description

- 2.2 A site walkover was undertaken by a qualified consultant from Lustre on 21st February 2024. Access was granted to all external areas and no buildings were noted on site.
- 2.3 At the time of the site walkover the site comprised two soft landscaped fields bisected by a hedgerow that ran east-west. Ground level was noted to slope gently to the southeast by approximately 2m across the site. No hardstanding was recorded on site, with the ground on site noted to be vegetated and waterlogged.
- 2.4 The site was accessed from Bull Lane to the North of the site. Adjacent to the site's entrance a gas installation in the form of a green gas cabinet was identified. Amongst the trees which split the northern and southern field, standing surface water was noted intermittently throughout the tree line. This appeared to drain towards the east into a drainage ditch for the neighbouring Ashford Road, A28. To the south of the site a stream was noted which appeared to flow in a westerly direction.

Observations on Ground Stability & Structural Damage

- 2.5 No evidence of ground stability hazards was observed on site. However, this report does not constitute a structural survey or similar survey.

Bulk Storage of Fuels & Hazardous Material

- 2.6 Lustre has not been made aware of, or observed, any current or former small-scale or bulk above ground fuel storage areas/ hazardous material storage on site. No evidence of any



current underground fuel tanks (e.g. unexplained manhole covers, vents, fill points etc) was noted during the site walkover.



The Gas Installation Adjacent to the Site Entrance



Signage Affixed to an Air Vent On the Eastern Side of the Gas Installation

Asbestos Containing Soils (ACS)

- 2.7 No obvious asbestos containing materials (ACM) were observed during the site walkover. However, the inspection does not constitute an asbestos survey.

Waste

- 2.8 Based on the site use, potentially contaminative waste streams are not considered likely. From the observations made on site, housekeeping appears to be generally good.

Drainage

- 2.9 No sanitary wastewater or surface water run-off (from roof areas or hardstanding) is generated on site. No evidence of activities that would require a Discharge Consent were observed. Lustre has not been made aware of any oil / water interceptors within the site drainage system by the Client. Existing drainage plans were not made available for viewing.
- 2.10 No surface water features, or formal drainage (including interceptors) were observed on site. No formal drainage was present on site.



Persistent Organic Pollutants (POPs, inc. Polychlorinated Biphenyls (PCBs))

- 2.11 No POP point sources (e.g. sub-stations, high voltage cables in excess of 100kV) were identified at the site.



**Standing Water to the Northwest of the Site
within the Southern Field**



**The Eastern End of the Standing Water to the
Centre of the Site**



A view to the East of the Stream



A view to the West of the Stream

Invasive Species

- 2.12 No invasive species (e.g. Japanese knotweed, Giant Hogweed, Himalayan Balsam) were identified during the site walkover, however the site visit conducted does not constitute a full 'injurious weeds and invasive plants' survey.

Further Surveys

- 2.13 Whilst the site walkover discussion may reference observations regarding the presence of features/issues such as invasive species and site drainage this report does not constitute specialist surveys on these matters. Should further specialist surveys be carried out in this regard, the findings of these should be reported to Lustre so that we may determine if this has any discernible impact on the findings of this report.



Ground Conditions within the Northern Field



Ground Conditions within the Southern Field

Public Record Information

- 2.14 Information on potentially significant environmental issues and controls at the site and surrounding area may be held on public records by various regulatory authorities. Information referenced in this Chapter has been sourced directly from the regulatory authorities and from the Landmark database (data summarised within relevant distances of the site centre). A copy of the Envirocheck report is attached at Appendix A. A summary of the significant environmental issues and controls in the Envirocheck report is summarised in the following table.

Table 2 Regulatory Information	
Public Record	Features
Environmental Permits and Controls	No Local Authority Pollution Prevention and Controls or IPCCs have been identified within 250m of the subject site.
Pollution Incidents to Controlled Waters	Two pollution incidents to controlled waters have been identified within 250m from the subject site:



Table 2 Regulatory Information

Public Record	Features
	▶ 0m NE - Incident occurred on 1st April 1995 and pertains to the release of crude sewage and was assessed as a Category 2 - Significant Incident. ▶ 97m NE - Incident occurred on 10th August 1999 and pertains to the release of organic chemicals: domestic fuel oils and was assessed as a Category 3 - Minor Incident.
Hazardous Substances	There are no hazardous substances (e.g. Control of Major Accident Hazards (COMAH), Notification of Installations Handling Hazardous Substances (NIHHS) or Planning Hazardous Substance Consents) recorded within 250m.
Landfill Sites	No BGS recorded, registered, historical or Local Authority Recorded landfill sites have been identified within 1km of the subject site.
Waste Management Facilities	No Licensed Waste Management Facilities or Registered Waste Transfer, Treatment or Disposal Sites have been identified within 250m of the subject site.
Contemporary Trade Directory Entries	No on-site trade directory entries have been identified from environmental database records. Five contemporary trade directory entries have been listed within 250m from the subject site. The closest entry is located 93m S for a distribution services (Door 2 Door), which is listed as inactive. Of the Five entries only 2 are active. The following trade classifications are recorded within 250m: distribution services, distribution services, lawnmowers & garden machinery - sales & service.
Petrol Filling Stations (PFS)	No fuel station entries have been identified within 250m of the subject site.

Review of Regulatory Information

- 2.15 A review of the available online planning records held by Ashford Borough Council has not provided any pertinent information relating to the subject site.

Site History

- 2.16 The site history has been assessed by reviewing historical Ordnance Survey maps provided by Landmark and aerial photographic imagery from Google Earth. Relevant maps are reproduced in Appendix B. The historical development of the site and the surrounding area are summarised in the following section. Where features are identified as having a potential impact on the proposed development, an indication of potential contaminants has been provided at the end of the Chapter.
- 2.17 It is noted that the mapping process adopted in generating the historical Ordnance Survey records (mapping intervals/frequency, scale, inclusion/exclusion of features etc), may result in an incomplete account of a site's history. Changes in land use between mapping dates,



or small yet potentially contaminative land uses, may not be identified from the records. The following account is therefore based solely on the information provided in the mapping records and the dates listed should be considered as approximate.

Table 3 On Site History		
On Site Land Use	Date Features Present	Date Features Removed
The site appears to comprise two agricultural fields divided by a hedgerow. There is a stream to the site's southern boundary as well as Bull Lane to the northern boundary.	1871 – 1872	Present

2.18 Environmentally pertinent historical information from the immediate surrounding area (within 250m) has been summarised below:

- ▶ Bridge Farm is noted 200m south of the site from 1871 – 1872 until present day.
- ▶ An orchard is noted adjacent to the southwest corner of the site and another 200m northeast of the site from 1907 until 1945 – 1947.

Summary of Identified Potential Sources of Contamination

- 2.19 This section has assessed both the current and historical uses of the site and surrounding areas, as well as publicly available regulatory information. In accordance with the LCRM guidance, this assessment has allowed potential sources of contamination to be identified.
- 2.20 Based on our understanding, it is considered that some potential sources can be discounted at this stage of the assessment. Potential sources of contamination have only been discounted where sufficient evidence has been gathered to indicate that the particular source, for reasons relating to the viability of its presence/significance, need not be considered further. The following off-site sources of potential contamination have not been considered further in this assessment: orchard, agricultural farm buildings/yard.
- 2.21 These off-site sources have been discounted for one or more of the following reasons: minor nature of the source of contamination coupled with significant distance to subject site, time elapsed since contaminative operations ceased and site redeveloped - any residual contamination will have likely dispersed, and relatively immobile nature of contaminants coupled with significant distance to subject site.



- 2.22 Viable potential sources of contamination which have been carried forward into the conceptual model and risk assessment are set out below.

On-Site Sources - Current

- 2.23 No sources of contamination were identified on site during the site walkover or within the mapping records and environmental data.
- 2.24 The site has been used for agricultural since earliest historical mapping records up to present day. Agricultural land can have a wide range of uses depending on the nature of the farm with potential contaminants including asbestos, metals, inorganics, pesticides, herbicides, and fertiliser. However, given that the subject site appears to have only been used for growing crops, significant contamination is not anticipated to be present on site.

Off-site Sources

- 2.25 A review of the historic mapping and regulatory information has not identified any potential sources of contamination which are likely to have adversely impacted the subject site.



3.0 Sensitivity & Anthropology

Introduction

- 3.1 This chapter provides information relating to on-site and off-site 'pathways' and 'receptors' and includes a review of the geology, hydrogeology, hydrology and ecological setting of the site. A general assessment and review of the site anthropology, such as identified human / built environment receptors, including current and future site occupiers, below ground structures, flora etc is also provided. A summary of identified receptors and site-specific pollutant linkages is given at the end of the chapter. Any pathways (contaminant migration, exposure pathways), which can be discounted in conceptual terms (i.e. considering the unviable nature of the pathway given the proposed development setting or local geology/hydrogeology etc), are discussed at the end of the chapter.

Geology

- 3.2 The 1:50,000 British Geological Survey (BGS) map (Sheet 304)¹ and the BGS website (National Geoscience Information Service)² show the site to be directly underlain by bedrock geology of the Weald Clay Formation comprising mudstone. No superficial deposits are mapped on site however, Alluvium (clay, silt, sand and gravel) is mapped adjacent to the southern boundary (associated with the stream to the south of the site) as well as a deposit of River Terrace (sand and gravel). As such these superficial geologies may be present on site.
- 3.3 A review of historical borehole records on the BGS website has been undertaken to identify any boreholes drilled within the general vicinity of the site. No records within a suitable distance and/or within relevant geological strata have been identified.

Ground Hazards

- 3.4 BGS data has also been reviewed to determine potential ground stability hazards which may affect the site. The table below summarises the ground stability hazards anticipated on the subject site based upon the expected ground model.

¹ BGS Solid and Drift Map Sheet 304

² Information from BGS website: www.bgs.ac.uk consulted in month of report issue



Table 4 Ground Hazards On-Site	
Hazard Type	Hazard Potential
Coal Mining Affected Area	None
Non-Coal Mining Affected Area	Highly Unlikely
Potential for Collapsible Ground Stability Hazards	Very Low
Potential for Compressible Ground Stability Hazards	Moderate
Potential for Ground Dissolution Stability Hazards	No Hazard
Potential for Landslide Ground Stability Hazards	Very Low
Potential for Running Sand Ground Stability Hazards	Low
Potential for Shrinking or Swelling Clay Ground Stability Hazards	Low

- 3.5 The BGS also holds data on non-coal mining areas, natural cavities and radon, and the Coal Authority holds data on coal mining affected areas for the UK. Data collated by Landmark on these matters (sites/features within 1km of the subject site) are presented below.

Table 5 BGS Sites & Radon	
Category	Details
BGS Recorded Mineral Sites	No BGS Recorded Mineral Sites have been identified within 1km of the subject site.
Man-Made Mining Cavities	None identified
Natural Cavities	No natural cavities have been identified within 1km of the subject site.
Radon Potential - Radon Affected Areas	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).

Hydrogeology

- 3.6 The Groundwater Vulnerability Map of England and the DEFRA website³ have been reviewed to determine the aquifer designations.
- 3.7 The Weald Clay Formation is designated as a unproductive stratum which is defined by the Environment Agency as "rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow." If groundwater is present within unproductive strata, for example within more permeable lenses or small fissures, it is typically discontinuous, of low value and very low sensitivity. Based on the BGS information

³ Information from DEFRA Website: www.magic.defra.gov.uk consulted in month of report issue



reviewed, it is considered that the bedrock is relatively impermeable, and that shallow groundwater is not anticipated.

- 3.8 Although not mapped on site, Alluvium and River Terrace Deposits are anticipated immediately offsite to the south. The Alluvium is designated as a Secondary (undifferentiated) aquifer which is defined by the Environment Agency as an aquifer where "it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type." The River Terrace Deposits do not appear within the aquifer designation data base but are considered relatively permeable and within hydro connectivity with the surrounding alluvium.
- 3.9 The Environment Agency has defined Source Protection Zones (SPZs) for groundwater sources used for public drinking water supply.⁴ No groundwater Source Protection Zones have been identified within 1km of the subject site.
- 3.10 No groundwater abstractions or discharge consents are recorded within 1km of the site.

Hydrology

- 3.11 The nearest surface water feature is located along the adjacent southern boundary and relates to a drainage ditch. Considering the underlying geology/ ground conditions and the local topography, this surface water feature is likely to be in hydraulic connectivity with the southern portion of the site. However, a pathway is unlikely (unless it is related to surface water run-off) to exist across the site to the surface water feature given the impermeable nature of the underlying geology.
- 3.12 No additional surface water features are present within 500m of the subject site.
- 3.13 River quality information is available for Beult which is located circa 0m SW and is listed as having a GQA grade of E.

⁴ These zones show the risk of contamination from any activities that might cause pollution in the area. The maps show three main zones (inner, outer and total catchment) and a fourth zone of special interest.



- 3.14 No surface water abstractions are recorded within 1km of the site.
- 3.15 Three surface water discharge consents have been listed within 250m from the subject site and all relate to the discharge of final/treated sewage effluent into a freshwater stream/river:
- ▶ 55m north - Held by D. Latham (Environment Agency, Southern Region) under licence no. Npswqd000513.
 - ▶ 84m south - Held by Mr & Mrs Stannard (Environment Agency, Southern Region) under licence no. P02928.
 - ▶ 112m south - Held by Wriston Developments Ltd (Environment Agency, Southern Region) under licence no. P01447.

Environmental Statutory Designations

- 3.16 A review of the environmental sensitive receptors' database indicates that the site is not located within an ecologically sensitive area. There are no Special Protection Areas, Sites of Special Scientific Interest, Ramsar Sites, Local Nature Reserves, Environmentally Sensitive Areas within 250m of the site.
- 3.17 The site lies within a Nitrate Vulnerable Zone.

Environmental Sensitivity

- 3.18 The sensitivity of each of the identified receptors is rated depending upon the environmental setting of the site, the likelihood for pollutant linkages to be present and potential consequence of those potential pollutant linkages. The assessment approach adopted is based on guidance set out in the *NHBC R&D 66*⁵ document.
- 3.19 Groundwater within the Weald Clay Formation is considered to have a Very Low (L2) sensitivity, which is described in the guidance as being "not a recognised aquifer, but strata beneath site may retain a small amount of contaminated liquid but there is likely to be limited vertical penetration. High potential for surface runoff or ponding." This sensitivity

⁵ Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66, NHBC, 2008



classification has been assigned given the expected low permeability and limited potential for groundwater storage and transmission.

- 3.20 Surface water is considered to have a Low (L1) sensitivity, which is described in the guidance as being a "within catchment of and over 250m from generally poor quality watercourse (GQA E or F) that is unlikely to improve by current or foreseeable surface water quality objectives or at distance (over 1000m) from a good quality watercourse with no interconnecting drains or baseflow from fissured strata." This sensitivity classification has been assigned given the proximity of any nearby surface water features and the potential for baseflow in shallow groundwater.
- 3.21 The site is considered to have a low ecological sensitivity given the absence of any statutory designated ecological receptors either on-site or within proximity to the site.
- 3.22 The sensitivity classifications noted above have been taken into consideration in the development of the conceptual model presented at the rear of this report.

Anthropology

- 3.23 Proposed anthropological receptors at the site are considered to include future residents and visitors. In the short term, groundworkers and construction personnel will also be considered.

Summary of Identified Receptors & Site-Specific Pollutant Linkages

- 3.24 A review of the environmental sensitivity and proposed anthropological use of the site has identified the following **receptors**, as detailed below.

Identified Receptors

- ▶ Residents with private gardens and visitors, including open space areas,
- ▶ Ground / construction workers,
- ▶ Surface water (specifically the unnamed stream to the site's southern border),
- ▶ Adjacent land,
- ▶ Flora,
- ▶ Below ground structures and foundations, and
- ▶ Potable water pipes.



Viable Pathways and Pollution Linkages

3.25 A number of **viable migration and exposure pathways** and potential pollutant linkages have been identified, whereby a receptor may be exposed to a source. The viable pollutant linkages have then been used to develop a conceptual model. The following is a summary of **viable**, site specific pathways and pollutant linkages to be considered further:

- ▶ In areas of open ground, the following exposure pathways to humans are considered to be active: inhalation of contaminated dust and dermal contact and direct ingestion of contaminated soils. It is noted that these exposure pathways are only active in soft landscaped areas; permeant hardstanding breaks the potential pathways. In addition, as private gardens are proposed, the indirect ingestion of contaminated soils sorbed to home-grown produce are to be considered.
- ▶ Shallow soil contamination has the potential to vertically migrate downwards into the underlying natural soils and perched or shallow groundwater by leaching and infiltration. These processes are enhanced in areas of soft landscaping due to an increased infiltration potential. Conversely, areas of hardstanding reduce infiltration potential and leaching rates, which results in a lower mobility of any shallow contamination.
- ▶ Flora grown within areas of soft landscaping may be exposed to contaminants through root uptake mechanisms.
- ▶ Below ground concrete structures and foundations are susceptible to chemical attack from aggressive ground conditions (pH and water-soluble sulphate).
- ▶ Potable water pipes are susceptible to chemical attack from shallow soil contamination.

Non-viable Pathways and Pollution Linkages

3.26 The following site-specific pathways and pollutant linkages are not considered to be viable, and therefore discounted from the conceptual model and risk assessment:

- ▶ The Weald Clay Formation is a low permeability clay geology, with a very low porosity and permeability. As such this stratum is not anticipated to be a viable groundwater aquifer or capable of storing or transmitting significant quantities



of groundwater. Any groundwater present will likely be held within discontinuous more granular lenses and be of limited value and low significance. The potential for significant mobilisation of contamination within this stratum is therefore very low. As such, the vertical mixing of shallow groundwater to deeper groundwater can be discounted. This will also limit the potential for the lateral migration of site-borne contaminants to off-site areas (down hydraulic gradient) via baseflow. The migration of potential sources of off-site contamination and ground gases onto the site is also likely to be significantly restricted noting the above.

- ▶ Hazardous ground gases and toxic vapours, potentially migrating into above ground structures from organic contaminants within Made Ground, contaminated groundwater or localised spills / leaks and areas of infilled land namely landfills. The potential for hazardous ground gases and toxic vapours have been discounted given the absence of a viable source which could give rise to these contaminants interacting with future site users and onsite structures.



4.0 Conclusions & Next Steps

- 4.1 The information presented in the previous chapters have been compiled and used to create a conceptual model and qualitative risk assessment. The CSM and risk assessment is presented at the end of this Chapter.
- 4.2 The risk ratings assigned in the risk table, and summarised below, are based on information obtained through desk-based research, a site walkover and on our experience in assessing risks from similar sites. The proposed end use of the site, anticipated ground conditions, environmental receptors and viable exposure pathways have been considered.

Geoenvironmental Risk Ratings

- 4.3 In summary, this Phase 1 Desk Study has determined that it is unlikely that contamination is present on site in a circumstance which could lead to unacceptable risks to identified receptors. As illustrated in the risk assessment tables, several of the risks attributable to viable pollutant linkages were considered to be low and very low.
- 4.4 This finding is due to the absence of any significant pollutant linkages between any potential sources of contamination (current or historical) and the identified receptors.
- ▶ Only low and very low risks have been identified from the current/historical use of the site.
- 4.5 It is important to remember that the qualitative nature of the risk assessment is not absolute. Even if very low and low risks have been assigned to pollutant linkages, the risk cannot be eliminated (i.e. “no risk”) at this stage of the assessment. Residual risks will remain and should not be disregarded on the basis that the risk is low.

Planning Considerations & Next Steps

- 4.6 It is understood that this report will be submitted to the local planning authority to support the planning application.
- 4.7 Based on the findings of this assessment **no further works or mitigation measures are required** in our opinion to ensure the proposed development is suitable for use from a land quality perspective.



- 4.8 As part of the health and safety measures typically present on an active site, a Non-Specialist Watching Brief could be undertaken during the groundworks and construction phase to identify any visual or olfactory evidence of contamination. In the unlikely event unforeseen contamination be identified, works in that area should stop and Lustre be contacted to assess the suspected contamination.

Advisory Matters

- 4.9 Aside from land contamination issues that require consideration under the planning regime, the findings of this assessment impact other aspects of building design and construction. These items often require action to ensure that you continue to have a safe and complaint site and include matters such as ground hazards foundation design, waste soil classification etc.
- 4.10 Given the presence of a gas installation to the north of the site / adjacent to the site's current entrance, it may be prudent to ascertain statutory service plans to confirm the location of any potential gas infrastructure (e.g. a high-pressure gas main) beneath the site. It may also be prudent to contact the owner of the gas installation to ascertain their requirements for works within its proximity.
- 4.11 The UXO Bomb Risk Mapping provided by Zetica shows the site to be located within an area of low aerial bombardment during WWII with no recorded strikes within 1km of the site.

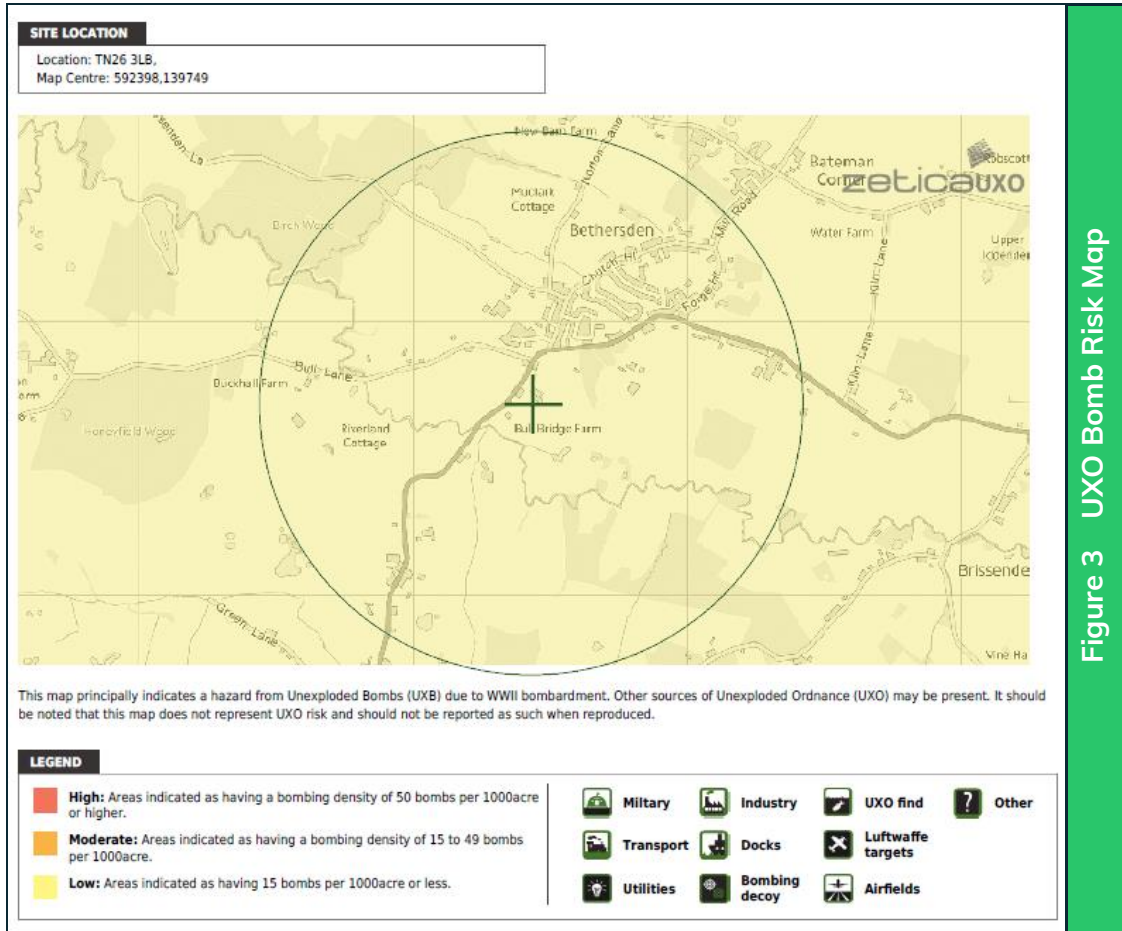


Figure 3 UXO Bomb Risk Map

Preliminary Ground Model & Ground Hazard Recommendations

- 4.12 The BGS information shows that the site is underlain by bedrock geology comprising Weald Clay Formation comprising mudstone. No superficial deposits are mapped on site however, Alluvium (clay, silt, sand and gravel) is mapped adjacent to the southern boundary (associated with the stream to the south of the site) as well as a deposit of River Terrace (sand and gravel). As such these superficial geologies may be present on site.
- 4.13 Considering the information from the BGS reviewed as part of this Phase 1, shallow groundwater is not anticipated to be present beneath the site. Only standing surface water due to the impermeable ground conditions creating boggy conditions.
- 4.14 All new build properties normally require a geotechnical site investigation to inform foundation design. This investigation will provide further assessment and consideration of ground stability hazards which may adversely impact the site such as compressible ground due to cohesive soils.



Comments on Waste Classification

- 4.15 Separate to the human health and wider environmental risks from potential contamination, the presence of some contaminants can also impact the waste spoil disposal costs. Depending on the chemical composition of any Made Ground, soils may require different disposal routes. Should there be a need for the disposal of soils as part of the development, the waste producer should undertake a waste spoil assessment. This must include an assessment of the hazardous nature of the soil by virtue of any contamination (in accordance with the Waste Framework Directive and the Environment Agency's *Technical Guidance WM3 Hazardous Waste*⁶), and possibly Waste Acceptance Criteria (WAC) testing.

Statutory Designation

- 4.16 The National Planning Policy Framework (NPPF) states that "land should be suitable for its new use and as a minimum, after carrying out remediation (if required), the land should **not** be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990". It is our opinion that, based on the findings of this Phase 1 Desk Study, it is unlikely the site would be designated as statutory contaminated land by the Local Authority under the provision of the published Statutory Guidance. It is advisable however, that any recommendations made in this report are implemented in line with current guidance and good practice.

⁶ Technical guidance WM3: Guidance on the Classification and Assessment of Waste (1st Edition 2015). Environment Agency.



Conceptual Site Model

ENVIRONMENTAL RISK ASSESSMENT

Introduction

This section assesses the significance of the environmental issues that have been identified on the site or in the surrounding area. This is achieved by developing an initial conceptual model for the site and undertaking a qualitative risk assessment.

The objective of the conceptual model is to identify potential contaminant “source(s)”, “pathways” and target “receptors” relating to the site and surrounding area. The information obtained is described in detail in the Land Use Chapter and the Sensitivity & Anthropology Chapters. This information is then collated and a qualitative risk assessment^{7,8} undertaken to assess the source-pathway-receptor linkages. The potential for a pollution event to occur is evaluated using a risk classification tool⁹. The level of risk is assigned by considering the likelihood that a pollution event might occur with the consequence of its occurrence. The consequence is essentially a measurement of the severity of a hazard (or source) and sensitivity of the receptor (e.g. aquifer type or end user).

The Table presented overleaf details the various components of the site conceptual model and evaluates the risks associated with each viable potential pollution linkage. Where additional explanation is required, Justification Notes have been given at the end of the Table. The risks associated with each potential pollution linkage are also discussed within the report conclusions.

Methodology

The qualitative risk assessment firstly considers the source of contamination and potential contaminants associated with the source(s) (or hazards). As well as the type of source, the extent, concentration and availability of a contaminant is also assessed.

The effect of a hazard on an identified receptor is largely governed by the sensitivity of a receptor. Receptors may typically include people, buildings, animals, plants and local resources (such as groundwater, surface waters, mines etc). A change in the receptor should be considered if the end-use of the site changes, for example, if a commercial site is to be redeveloped into a residential housing estate as a residential occupier is considered more sensitive than a commercial occupier. The presence of contamination (as a potential hazard) does not necessarily mean that there is a risk. It is the exposure pathway and the quantity of contamination that reaches the receptor which may determine the effect on a receptor (such as the integrity of a barrier between a contamination source and receptor).

The risk classifications for both likelihood and consequence is based on methodology presented in Contaminated Land Risk Assessment, A Guide to Good Practice (CIRIA C552, 2001) and has been developed from procedures outlined in the EA's LCRM. The Department for the Environment Transport and the Regions (DETR), with the EA and Institute of Environment & Health, has also published guidance on risk assessment (Guidelines for Environmental Risk Assessment and

⁷ Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66, NHBC, 2008.

⁸ Construction Industry Research and Information Association (CIRIA). Contaminated Land Risk Assessment. A Guide to Good Practice. CIRIA C552 2001.

⁹ Department of the Environment, Transport and the Regions, Environment Agency and Institute of Environmental Health. Guidelines for Environmental Risk Assessment and Management. HMSO July 2000.

Management). The guidance states that the designation of risk is based upon a consideration of both:

- ▶ The magnitude of the potential consequence (severity) of risk occurring which takes into account both the potential severity of the hazard and the sensitivity of the receptor; and
- ▶ The likelihood of an event occurring (probability) which takes into account the both the presence of the hazard and receptor and the integrity of the pathway.

The magnitude of consequence (severity) and likelihood (probability) is defined in the CIRIA guidance, together with examples. The two classifications are then compared (as shown on Table 1) to obtain an estimation of risk for each pollution linkage, ranging from “very high risk” to “very low risk”. A description of the risks and likely actions required is presented in Table 2. The benefit of estimating the risk in this way is that it can be revised after each investigation phase as the conceptual model and corresponding pollution linkages are refined.

Comparison of Consequence VS. Probability

		Consequence			
		Severe	Medium	Mild	Minor
Likelihood	High likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low Risk

Description of the Classified Risks and Likely Action Required

Level of Risk	Description of Classification
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. If this risk is realised, it is likely to result in significant environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation (if not already undertaken) and remediation is likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard.

	If risk is realised, it is likely to present a sizeable environmental and financial liability to current and/ or future site owners/ occupiers. Urgent investigation is required, and remediation work may be necessary in the short term and likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the potential environmental liability. Some remedial works may be required over the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Limited investigation may be recommended to clarify the risk, dependant on the sensitivity of the receptor and viewpoint of those of interest. Any remedial works are likely to be fairly limited.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is likely to be mild or minor.

The acceptability of risk will always depend upon the viewpoint of those of interest, whether it is an occupier of a site, a regulator or stakeholder. As a result, it could be that action will be required to deal with a level of risk even if it is classified as very low.



APPENDIX A: Envirocheck Report

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

333466931_1_1

Customer Reference:

4923

National Grid Reference:

592220, 139740

Slice:

A

Site Area (Ha):

5.3

Search Buffer (m):

1000

Site Details:

The Barn, Bull Lane Farm
Bull Lane
Bethersden
ASHFORD
TN26 3HA

Client Details:

Mr M Dean
Lustre Consulting Ltd
Second Floor North,
The Fitted Rigging House,
The Historic Dockyard
Chatham
Kent
ME4 4TZ

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	23
Hazardous Substances	-
Geological	24
Industrial Land Use	26
Sensitive Land Use	30
Data Currency	31
Data Suppliers	37
Useful Contacts	38

Introduction

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

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		3	36	6
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls					
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 12	Yes			
Pollution Incidents to Controlled Waters	pg 12	1	1		1
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances					
River Quality	pg 13	1	1	1	
River Quality Biology Sampling Points	pg 14		4	1	
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions					
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 15	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 16	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 16	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences	pg 16	Yes	Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 16	Yes		n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 16		15	12	28

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Landfill Coverage	pg 23	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)	pg 23			2	4
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 24	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 24	Yes			Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain	pg 24	Yes	Yes	n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 24	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 24	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 24	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 25	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 25	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 26		5		7
Fuel Station Entries	pg 27				1
Points of Interest - Commercial Services	pg 27		3		1
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 27			8	4
Points of Interest - Public Infrastructure	pg 28		2	4	
Points of Interest - Recreational and Environmental	pg 29				2
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland	pg 30			3	8
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 30	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (S)	0	1	592215 139600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (W)	93	1	591950 139700
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (SE)	139	1	592350 139550
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12SE (W)	203	1	591850 139736
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (W)	291	1	591800 139800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NE (SE)	351	1	592450 139350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (W)	383	1	591750 139900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12NE (NW)	408	1	591800 140000
1	Discharge Consents Operator: David Edward Latham Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Sewage Works Serving Bull Pit Yard Bull Pit Yard, Bull Lane, Bethersden, Ashford, Kent, Tn26 3ha Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: Npswqd000513 Permit Version: 1 Effective Date: 12th March 2008 Issued Date: 12th March 2008 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: A Tributary Of The River Beult Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A13NW (N)	55	2	592187 139925
2	Discharge Consents Operator: Mr & Mrs Stannard Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Land At Bridge Farm, Ashford Road, Bethersden, Ashford, Kent Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P02928 Permit Version: 1 Effective Date: 4th May 1990 Issued Date: 4th May 1990 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Freshwater River Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A13SE (S)	84	2	592230 139520

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Discharge Consents Operator: Wriston Developments Ltd Property Type: Undefined Or Other Location: Bridge Farm Barns, Bethersden, Ashford, Kent Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P01447 Permit Version: 1 Effective Date: 10th June 1988 Issued Date: 10th June 1988 Revocation Date: 31st March 1997 Discharge Type: Non Water Company (Private) Sewage Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Lapsed (under Environment Act 1995, Schedule 23) Positional Accuracy: Located by supplier to within 100m	A13SE (S)	112	2	592250 139500
3	Discharge Consents Operator: Lovelace Farm Ltd Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: The Cottage, Lovelace Farm The Cottage, Lovelace Farm, Bethersden, Nr Ashford, Kent, Tn26 3aj Authority: Environment Agency, Southern Region Catchment Area: Medway Reference: P20470 Permit Version: 1 Effective Date: 15th February 2005 Issued Date: 15th February 2005 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Trib Of The River Beult Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (NE)	257	2	592380 140130
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 9 Effective Date: 31st March 2010 Issued Date: 31st March 2010 Revocation Date: 20th November 2013 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 9 Effective Date: 31st March 2010 Issued Date: 31st March 2010 Revocation Date: 20th November 2013 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 8 Effective Date: 1st April 2009 Issued Date: 14th October 2008 Revocation Date: 30th March 2010 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 8 Effective Date: 1st April 2009 Issued Date: 14th October 2008 Revocation Date: 30th March 2010 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 7 Effective Date: 24th October 2007 Issued Date: 24th October 2007 Revocation Date: 31st March 2009 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 7 Effective Date: 24th October 2007 Issued Date: 24th October 2007 Revocation Date: 31st March 2009 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 6 Effective Date: 19th July 2007 Issued Date: 19th July 2007 Revocation Date: 23rd October 2007 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 6 Effective Date: 19th July 2007 Issued Date: 19th July 2007 Revocation Date: 23rd October 2007 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 5 Effective Date: 22nd October 2004 Issued Date: 22nd October 2004 Revocation Date: 18th July 2007 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 5 Effective Date: 22nd October 2004 Issued Date: 22nd October 2004 Revocation Date: 18th July 2007 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 4 Effective Date: 14th April 2003 Issued Date: 14th April 2003 Revocation Date: 21st October 2004 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 4 Effective Date: 14th April 2003 Issued Date: 14th April 2003 Revocation Date: 21st October 2004 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 3 Effective Date: 26th May 2000 Issued Date: 26th May 2000 Revocation Date: 14th April 2003 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 3 Effective Date: 26th May 2000 Issued Date: 26th May 2000 Revocation Date: 14th April 2003 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 2 Effective Date: 1st April 2000 Issued Date: 21st July 1999 Revocation Date: 26th May 2000 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 2 Effective Date: 1st April 2000 Issued Date: 21st July 1999 Revocation Date: 26th May 2000 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	374	2	592380 140250
4	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 1 Effective Date: 2nd January 1985 Issued Date: 2nd January 1985 Revocation Date: 1st April 2000 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of The River Beult Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A18SE (N)	374	2	592380 140250
5	Discharge Consents Operator: Rex Smith Esq. Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Buckhall, Bull Lane, Bethersden , Ashford Kent Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P00642 Permit Version: 1 Effective Date: 10th October 1986 Issued Date: 10th October 1986 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Into Land Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A12NE (W)	381	2	591690 139780

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 3 Effective Date: 26th May 2000 Issued Date: 26th May 2000 Revocation Date: 14th April 2003 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m	A18SW (N)	414	2	592200 140300
6	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 2 Effective Date: 1st April 2000 Issued Date: 21st July 1999 Revocation Date: 26th May 2000 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied by Application - (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 100m	A18SW (N)	414	2	592200 140300
6	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 1 Effective Date: 2nd January 1985 Issued Date: 2nd January 1985 Revocation Date: 1st April 2000 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of The River Beult Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A18SW (N)	414	2	592200 140300
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 9 Effective Date: 31st March 2010 Issued Date: 31st March 2010 Revocation Date: 20th November 2013 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	460	2	592240 140350

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 8 Effective Date: 1st April 2009 Issued Date: 14th October 2008 Revocation Date: 30th March 2010 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	460	2	592240 140350
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 7 Effective Date: 24th October 2007 Issued Date: 24th October 2007 Revocation Date: 31st March 2009 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	460	2	592240 140350
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 6 Effective Date: 19th July 2007 Issued Date: 19th July 2007 Revocation Date: 23rd October 2007 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	460	2	592240 140350
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 5 Effective Date: 22nd October 2004 Issued Date: 22nd October 2004 Revocation Date: 18th July 2007 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	460	2	592240 140350

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 4 Effective Date: 14th April 2003 Issued Date: 14th April 2003 Revocation Date: 21st October 2004 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A18SE (N)	460	2	592240 140350
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 10 Effective Date: 21st November 2013 Issued Date: 21st November 2013 Revocation Date: 17th July 2018 Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A18SE (N)	464	2	592244 140354
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 10 Effective Date: 21st November 2013 Issued Date: 21st November 2013 Revocation Date: 17th July 2018 Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A18SE (N)	464	2	592244 140354
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 10 Effective Date: 21st November 2013 Issued Date: 21st November 2013 Revocation Date: 17th July 2018 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A18SE (N)	464	2	592244 140354

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 11 Effective Date: 18th July 2018 Issued Date: 18th July 2018 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A18SE (N)	480	2	592240 140370
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 11 Effective Date: 18th July 2018 Issued Date: 18th July 2018 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Stw Storm Overflow/Storm Tank - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A18SE (N)	480	2	592240 140370
7	Discharge Consents Operator: Southern Water Services Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Bethersden Wwtw Norton Lane, Bethersden, Ashford, Kent, Tn26 3al Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: W00489 Permit Version: 11 Effective Date: 18th July 2018 Issued Date: 18th July 2018 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Pumping Station - Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of River Beult Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A18SE (N)	480	2	592240 140370
8	Discharge Consents Operator: Mr W Densham Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Buckhall, Bull Lane, Bethersden, Kent, Tn26 3hb Authority: Environment Agency, Southern Region Catchment Area: River Beult Reference: P21593 Permit Version: 1 Effective Date: 17th September 2007 Issued Date: 17th September 2007 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Tributary Of The River Beult Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A12NE (W)	489	2	591590 139820

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	Discharge Consents Operator: Mr & Mrs Baker Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Wayland Farm, Ashford Road, Wayland Farm, Ashford Road, Bethersden, Kent, Tn26 3ap Authority: Environment Agency, Southern Region Catchment Area: Medway Reference: P20488 Permit Version: 1 Effective Date: 24th February 2005 Issued Date: 24th February 2005 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Underground Water Environment: Receiving Water: Underground Strata Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A14NW (E)	500	2	592880 139770
10	Discharge Consents Operator: A A Palmer & Son Property Type: Mixed Farming Location: Thorne Land, Thorne Farm, Bethersden, Ashford Kent, Tn26 3ae Authority: Environment Agency, Southern Region Catchment Area: Not Supplied Reference: App/So/339k Permit Version: 1 Effective Date: 1st April 1999 Issued Date: 1st April 1999 Revocation Date: 31st January 2000 Discharge Type: Trade Discharge - Process Water Discharge: Into Land Environment: Receiving Water: Into Land Status: Revoked Groundwater Regulations Authorisation Positional Accuracy: Located by supplier to within 100m	A19SE (E)	871	2	593200 140100
11	Discharge Consents Operator: Heritage Taverns Limited Property Type: FOOD+BEVERAGE SERVICES/CAFE/RESTAURANT/PUB Location: Royal Standard Public House, Ashford Road, Bethersden, Kent, Tn26 3lf Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P05844 Permit Version: 1 Effective Date: 21st July 1995 Issued Date: 21st July 1995 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A7SE (S)	897	2	591850 138750
12	Discharge Consents Operator: Mr T Dove Property Type: Undefined Or Other Location: Little Barton Farm, Standard Lane, Bethersden, Kent, Tn26 3js Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P04933 Permit Version: 1 Effective Date: 30th September 1993 Issued Date: 30th September 1993 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A3NE (S)	971	2	592340 138630

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	Discharge Consents Operator: Mr Rodger Merlin Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Foxglove Barn, Green Lane, Bethersden, Kent, Tn26 3lg Authority: Environment Agency, Southern Region Catchment Area: Medway Reference: P21633 Permit Version: 1 Effective Date: 5th October 2007 Issued Date: 5th October 2007 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: A Trib Of The River Beult Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995) Positional Accuracy: Located by supplier to within 10m	A7SE (SW)	976	2	591540 138790
13	Discharge Consents Operator: Mr T J Harlow Property Type: DOMESTIC PROPERTY (SINGLE) (INCL FARM HOUSE) Location: Green Lane Farm House, Green Lane, Bethersden, Ashford, Kent, Tn26 3lg Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P05306 Permit Version: 1 Effective Date: 18th April 1994 Issued Date: 18th April 1994 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Freshwater Stream/River Environment: Receiving Water: Freshwater River Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A7SE (SW)	987	2	591570 138760
14	Discharge Consents Operator: Mr D.Camier Property Type: Undefined Or Other Location: Land Adjacent To Green Lane Farm, Green Lane, Bethersden Kent Authority: Environment Agency, Southern Region Catchment Area: Not Given Reference: P00100 Permit Version: 1 Effective Date: 8th August 1985 Issued Date: 8th August 1985 Revocation Date: Not Supplied Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge: Land/Soakaway Environment: Receiving Water: Into Land Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Positional Accuracy: Located by supplier to within 100m	A7SW (SW)	994	2	591490 138800
	Nearest Surface Water Feature	A13SW (SW)	0	-	592156 139634
15	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Other Location: Adjacent To, Royal Standard P H Authority: Environment Agency, Southern Region Pollutant: Crude Sewage Note: Sewage Being Pumped Into Ditch; Private Sewage (Non-Plc): Other Incident Date: 1st April 1995 Incident Reference: 395004 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Sewage - Other Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	0	2	592310 139870

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	Pollution Incidents to Controlled Waters Property Type: Domestic/Residential Location: Whiston House, Whiston Avenue, BETHERSDEN, Kent Authority: Environment Agency, Southern Region Pollutant: Organic Chemicals : Domestic Fuel Oils Note: Not Supplied Incident Date: 10th August 1999 Incident Reference: 2236 Catchment Area: Medway Receiving Water: Potential River Cause of Incident: Human Actions : Accident Incident Severity: Category 3 - Minor Incident Positional Accuracy: Approximate location provided by supplier	A13NE (NE)	97	2	592450 139900
17	Pollution Incidents to Controlled Waters Property Type: Domestic/Residential Location: BETHERSDEN Authority: Environment Agency, Southern Region Pollutant: Low Dissolved Oxygen Note: Dead Fish Incident Date: 11th July 1993 Incident Reference: 93T107 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: General Pollution - Natural Causes Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NE (E)	651	2	593001 140001
	River Quality Name: Beult GQA Grade: River Quality E Reach: Medway Conf - Bethesden Estimated Distance (km): .2 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A13SW (SW)	0	2	592195 139717
	River Quality Name: Beult GQA Grade: River Quality E Reach: Medway Conf - Bethesden Estimated Distance (km): 2.7 Flow Rate: Flow less than 0.62 cumecs Flow Type: River Year: 2000	A13NW (W)	216	2	591910 139836
	River Quality Name: Beult - Trib GQA Grade: River Quality E Reach: Beult Conf - Bethesden Stw Estimated Distance (km): 1 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A18SE (N)	398	2	592234 140289

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	River Quality Biology Sampling Points Name: Beult Reach: River Medway Confluence To Bethesden Estimated Distance: 8.60 Positional Accuracy: Located by supplier to within 100m Year: 1990 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 1995 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2000 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2002 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2003 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2004 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2005 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2006 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2007 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2008 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2009 GQA Grade: River Quality Biology GQA Grade A - Very Good	A13SE (SE)	70	2	592300 139600
18	River Quality Biology Sampling Points Name: Beult Reach: River Medway Confluence To Bethesden Estimated Distance: 3.50 Positional Accuracy: Located by supplier to within 100m Year: 1990 GQA Grade: River Quality Biology GQA Grade Not Supplied Year: 1995 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2000 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2002 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2003 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2004 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2005 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2006 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2007 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2008 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2009 GQA Grade: River Quality Biology GQA Grade A - Very Good	A13SE (SE)	70	2	592300 139600
18	River Quality Biology Sampling Points Name: Beult Reach: River Medway Confluence To Bethesden Estimated Distance: 5.20 Positional Accuracy: Located by supplier to within 100m Year: 1990 GQA Grade: River Quality Biology GQA Grade Not Supplied Year: 1995 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2000 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2002 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2003 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2004 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2005 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2006 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2007 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2008 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2009 GQA Grade: River Quality Biology GQA Grade A - Very Good	A13SE (SE)	70	2	592300 139600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	River Quality Biology Sampling Points Name: Beult Reach: River Medway Confluence To Bethesden Estimated Distance: 2.70 Positional Accuracy: Located by supplier to within 100m Year: 1990 GQA Grade: River Quality Biology GQA Grade B - Good Year: 1995 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2000 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2002 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2003 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2004 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2005 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2006 GQA Grade: River Quality Biology GQA Grade B - Good Year: 2007 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2008 GQA Grade: River Quality Biology GQA Grade A - Very Good Year: 2009 GQA Grade: River Quality Biology GQA Grade A - Very Good	A13SE (SE)	70	2	592300 139600
19	River Quality Biology Sampling Points Name: Beult Tributary Reach: River Beult Confluence To Bethesden Stw Estimated Distance: 1.00 Positional Accuracy: Located by supplier to within 100m Year: 1990 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 1995 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2000 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2002 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2003 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2004 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2005 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2006 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2007 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2008 GQA Grade: River Quality Biology GQA Grade C - Fairly Good Year: 2009 GQA Grade: River Quality Biology GQA Grade C - Fairly Good	A18SE (N)	427	2	592400 140300
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Unproductive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: 40-70% Superficial Patchiness: <90% Superficial Thickness: <3m Superficial Recharge: No Data	A13SE (S)	0	3	592219 139607

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Unproductive Aquifer (may have productive aquifer beneath) Classification: Unproductive Combined Vulnerability: Unproductive Combined Aquifer: Unproductive Bedrock Aquifer, No Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: 40-70% Superficial: <90% Patchiness: <3m Superficial Thickness: No Data Superficial Recharge:	A13SE (W)	0	3	592215 139736
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Unproductive Strata	A13SE (W)	0	3	592215 139736
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (S)	0	3	592219 139607
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (S)	0	2	592195 139675
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models and Fluvial Events Boundary Accuracy: As Supplied	A13SW (S)	0	2	592192 139627
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models and Fluvial Events Boundary Accuracy: As Supplied	A13SE (SE)	16	2	592275 139643
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Events Boundary Accuracy: As Supplied	A13SE (SE)	20	2	592284 139649
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (SE)	26	2	592291 139647
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (S)	0	2	592215 139665
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
20	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1386.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SW (SW)	1	4	592156 139632
21	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 146.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (SE)	40	4	592273 139617

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 71.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (SE)	40	4	592273 139617
23	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 69.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (S)	59	4	592236 139554
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (S)	59	4	592239 139556
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 57.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (S)	117	4	592233 139484
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6.9 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (S)	117	4	592240 139486
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SW (S)	156	4	592211 139435
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 174.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SW (S)	161	4	592210 139430
29	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 10.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (SE)	163	4	592397 139552
30	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 704.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (SE)	165	4	592397 139550

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
31	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 95.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (SE)	169	4	592405 139551
32	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 8.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SE (N)	215	4	592316 140101
33	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 11.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SE (N)	224	4	592314 140110
34	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (SE)	247	4	592494 139519
35	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 11.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (SE)	251	4	592499 139517
36	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 50.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SE (NE)	260	4	592394 140129
37	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 39.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A13SE (SE)	261	4	592509 139513
38	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 3.4 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8NE (S)	335	4	592237 139257
39	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 465.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8NE (S)	338	4	592237 139254

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
40	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 217.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SE (N)	364	4	592371 140248
41	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 9.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SE (NE)	374	4	592502 140213
42	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 11.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SE (NE)	379	4	592511 140214
43	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 125.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SE (NE)	385	4	592523 140216
44	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 39.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SE (N)	396	4	592317 140283
45	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 319.4 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A19SW (NE)	399	4	592631 140157
46	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 408.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18SE (N)	416	4	592285 140304
47	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 332.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9NW (SE)	547	4	592785 139397
48	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 26.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 2	A9NW (SE)	560	4	592746 139326

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
49	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 13.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9NW (SE)	560	4	592746 139326
50	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 724.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A17SE (NW)	568	4	591815 140278
51	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 769.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18NW (N)	658	4	592001 140505
52	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1696.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A17SE (NW)	664	4	591623 140184
53	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 36.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A19NW (NE)	675	4	592728 140431
54	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 30.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A19NW (NE)	676	4	592749 140418
55	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 184.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A19NW (NE)	679	4	592580 140511
56	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 41.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A19SW (NE)	680	4	592775 140403
57	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 15.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A18NE (NE)	684	4	592548 140527

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
58	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 145.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A19SW (NE)	692	4	592814 140388
59	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 787.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9NE (SE)	698	4	592963 139387
60	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 87.1 Watercourse Level: Not Supplied Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9NE (SE)	698	4	592963 139387
61	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 619.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9NE (SE)	729	4	592942 139302
62	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.1 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SE (SW)	773	4	591599 138994
63	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 167.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SE (SW)	773	4	591599 138994
64	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 187.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SE (SW)	775	4	591602 138989
65	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 125.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A8SE (S)	781	4	592220 138807
66	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 2.8 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SW (SW)	867	4	591436 139006

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
67	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 111.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SE (SW)	868	4	591662 138847
68	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 139.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SW (SW)	870	4	591433 139005
69	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 4.0 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SE (SW)	925	4	591723 138759
70	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 32.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SE (SW)	927	4	591726 138756
71	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 5.5 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9SW (SE)	981	4	592751 138790
72	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 12.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SW (SW)	982	4	591298 138986
73	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 163.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A9SW (SE)	984	4	592749 138785
74	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 16.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Medway Primacy: 1	A7SW (SW)	992	4	591286 138985

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Ashford Borough Council - Has no landfill data to supply		0	5	592215 139736
	Local Authority Landfill Coverage Name: Kent County Council - Had landfill data but passed it to the relevant environment agency		0	6	592215 139736
75	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1961	A8NW (SW)	403	-	591939 139237
76	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1961	A14NW (E)	420	-	592799 139766
77	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1960	A19SW (NE)	661	-	592824 140335
78	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1960	A19SE (NE)	837	-	593057 140329
79	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1960	A19NW (N)	900	-	592557 140748
80	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1960	A19NE (NE)	992	-	592901 140696

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Wealden Group	A13SE (W)	0	1	592215 139736
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (W)	0	1	592215 139736
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 40 - 60 mg/kg Lead Concentration: <100 mg/kg Nickel Concentration: 15 - 30 mg/kg	A19NE (NE)	932	1	593000 140542
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13SE (W)	0	1	592215 139736
	Non Coal Mining Areas of Great Britain Risk: Highly Unlikely Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	110	1	592215 140000
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (W)	0	1	592215 139736
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	592219 139607
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	110	1	592215 140000
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (W)	0	1	592215 139736
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	592219 139607
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	110	1	592215 140000
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (W)	0	1	592215 139736
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	110	1	592215 140000
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (W)	0	1	592215 139736

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	110	1	592215 140000
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	0	1	592219 139607
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (W)	0	1	592215 139736
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	10	1	592135 139597
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	110	1	592215 140000
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (W)	0	1	592215 139736
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	35	1	592400 139850
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	110	1	592236 140000
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	111	1	592215 140000
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (W)	0	1	592215 139736
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (W)	0	1	592215 139736

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
81	Contemporary Trade Directory Entries Name: Door 2 Door Location: The Old Barn, Ashford Road, Bethersden, Ashford, Kent, TN26 3LE Classification: Distribution Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	93	-	592173 139494
81	Contemporary Trade Directory Entries Name: Kent Leaflet Co Location: The Old Barn, Ashford Road, Bethersden, Ashford, TN26 3LE Classification: Distribution Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	97	-	592172 139491
82	Contemporary Trade Directory Entries Name: Tenterden Garden Machinery Location: Lovelace Farm, Wissenden Lane, Bethersden, ASHFORD, Kent, TN26 3AJ Classification: Lawnmowers & Garden Machinery - Sales & Service Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (N)	152	-	592331 140034
83	Contemporary Trade Directory Entries Name: Stuart Oliver Mower Repairs Location: Lovelace Farm, Wissenden Lane, Bethersden, Ashford, TN26 3AJ Classification: Lawnmowers & Garden Machinery - Sales & Service Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (N)	165	-	592285 140054
84	Contemporary Trade Directory Entries Name: Mowers Location: Lovelace Farm, Bethersden, Ashford, Kent, TN26 3AJ Classification: Lawnmowers & Garden Machinery - Sales & Service Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (NE)	238	-	592434 140095
85	Contemporary Trade Directory Entries Name: Stevenson Brothers Location: The Workshop, Ashford Road, Bethersden, Ashford, Kent, TN26 3AP Classification: Toys, Games & Sporting Goods - Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A14NW (NE)	530	-	592867 140017
86	Contemporary Trade Directory Entries Name: American Car Service Location: Bethersden, Ashford, Kent, TN26 3DX Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A19SW (NE)	586	-	592848 140188
87	Contemporary Trade Directory Entries Name: J Ripley & Sons Location: Ashden House, Ashford Road, Bethersden, Ashford, Kent, TN26 3LF Classification: Garden Ornament Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SW (S)	593	-	591957 139037
88	Contemporary Trade Directory Entries Name: Village Green Foods Location: Marchants Butchers, The Street, Bethersden, Ashford, TN26 3AD Classification: Meat - Wholesale Status: Active Positional Accuracy: Automatically positioned to the address	A19SW (NE)	634	-	592851 140265
89	Contemporary Trade Directory Entries Name: Roger Green Fine Art Location: The Old Livery Stables, The Street, Bethersden, Ashford, Kent, TN26 3AG Classification: Picture & Picture Frame Renovating & Restoring Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SE (NE)	672	-	592906 140255
90	Contemporary Trade Directory Entries Name: Brisley Communications Location: Suite 4, Thorne Business Park, Forge Hill, Bethersden, Ashford, Kent, TN26 3AF Classification: Telecommunications Equipment & Systems Status: Inactive Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	840	-	593135 140189

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
91	Contemporary Trade Directory Entries Name: Kentish Ironcraft Ltd Location: Ashford Road, Bethersden, Ashford, Kent, TN26 3AT Classification: Wrought Ironwork Status: Inactive Positional Accuracy: Automatically positioned to the address	A15NW (E)	922	-	593304 139816
92	Fuel Station Entries Name: F J Jarvis And Sons Location: The Street , Bethersden , Ashford, Kent, TN23 3AN Brand: OBSOLETE Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Manually positioned to the road within the address or location	A19SE (NE)	732	-	592960 140284
93	Points of Interest - Commercial Services Name: Kent Leaflet Co Location: The Old Barn, Ashford Road, Bethersden, Ashford, TN26 3LE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SW (S)	93	7	592173 139494
93	Points of Interest - Commercial Services Name: Kent Leaflet Co Location: The Old Barn, Ashford Road, Bethersden, Ashford, TN26 3LE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SW (S)	93	7	592173 139494
93	Points of Interest - Commercial Services Name: Door 2 Door Location: The Old Barn, Ashford Road, Bethersden, Ashford, TN26 3LE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SW (S)	94	7	592172 139494
94	Points of Interest - Commercial Services Name: Kentish Ironcraft Ltd Location: Ashford Road, Bethersden, Ashford, TN26 3AT Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A15NW (E)	922	7	593304 139816
95	Points of Interest - Manufacturing and Production Name: Tanks Location: TN26 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	385	7	592411 140254
95	Points of Interest - Manufacturing and Production Name: Tank Location: TN26 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	404	7	592402 140276
95	Points of Interest - Manufacturing and Production Name: Tank Location: TN26 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A18SE (NE)	406	7	592446 140266
95	Points of Interest - Manufacturing and Production Name: Tank Location: TN26 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A18SE (NE)	407	7	592457 140264
95	Points of Interest - Manufacturing and Production Name: Tank Location: TN26 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A18SE (N)	415	7	592433 140279
95	Points of Interest - Manufacturing and Production Name: Tank Location: TN26 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A18SE (NE)	418	7	592442 140280

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
95	Points of Interest - Manufacturing and Production Name: Tank Location: TN26 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A18SE (NE)	421	7	592455 140279
95	Points of Interest - Manufacturing and Production Name: Tank Location: TN26 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to address or location	A18SE (N)	423	7	592435 140287
96	Points of Interest - Manufacturing and Production Name: Factory Location: TN26 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A14NW (NE)	529	7	592865 140021
97	Points of Interest - Manufacturing and Production Name: Business Park Location: TN26 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	885	7	593184 140187
98	Points of Interest - Manufacturing and Production Name: A & B Carlton Location: New Barn Farm, Pluckley Road, Bethersden, TN26 3EU Category: Farming Class Code: Livestock Farming Positional Accuracy: Positioned to address or location	A19NW (N)	904	7	592582 140745
99	Points of Interest - Manufacturing and Production Name: Works Location: TN26 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A15NW (E)	920	7	593301 139825
100	Points of Interest - Public Infrastructure Name: Slurry Pit Location: TN26 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	109	7	592117 139915
100	Points of Interest - Public Infrastructure Name: Slurry Pit Location: TN26 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A13NW (NW)	118	7	592111 139921
101	Points of Interest - Public Infrastructure Name: Sewage Works Location: TN26 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	383	7	592405 140254
101	Points of Interest - Public Infrastructure Name: Filter Beds Location: TN26 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	395	7	592357 140277
101	Points of Interest - Public Infrastructure Name: Sewage Works Location: TN26 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A18SE (NE)	401	7	592437 140264
101	Points of Interest - Public Infrastructure Name: Sludge Beds Location: TN26 Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	424	7	592398 140297

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
102	Points of Interest - Recreational and Environmental Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	880	7	593131 140289
102	Points of Interest - Recreational and Environmental Name: Play Area Location: Mill Road, TN26 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A19SE (NE)	900	7	593142 140310

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
103	Ancient Woodland Name: Not Supplied Reference: 1484519 Area(m²): 23906.04 Type: Ancient and Semi-Natural Woodland	A9NW (SE)	399	8	592550 139371
104	Ancient Woodland Name: Not Supplied Reference: 1484630 Area(m²): 251190.23 Type: Ancient and Semi-Natural Woodland	A18SW (N)	407	8	592186 140292
105	Ancient Woodland Name: Not Supplied Reference: 1484627 Area(m²): 205040.62 Type: Plantation on Ancient Woodland	A17SE (NW)	482	8	591785 140087
106	Ancient Woodland Name: Not Supplied Reference: 1484515 Area(m²): 33867.24 Type: Ancient and Semi-Natural Woodland	A14SE (E)	680	8	593029 139568
107	Ancient Woodland Name: Not Supplied Reference: 1484626 Area(m²): 204350.28 Type: Ancient and Semi-Natural Woodland	A12NW (W)	687	8	591382 139837
108	Ancient Woodland Name: Not Supplied Reference: 1484501 Area(m²): 25863.67 Type: Ancient and Semi-Natural Woodland	A8SE (S)	701	8	592265 138892
109	Ancient Woodland Name: Not Supplied Reference: 1484598 Area(m²): 122793.61 Type: Ancient and Semi-Natural Woodland	A9NE (SE)	729	8	592942 139302
110	Ancient Woodland Name: Not Supplied Reference: 1484419 Area(m²): 46804.37 Type: Ancient and Semi-Natural Woodland	A12SW (W)	794	8	591248 139587
111	Ancient Woodland Name: Not Supplied Reference: 1484690 Area(m²): 6258 Type: Ancient and Semi-Natural Woodland	A9NE (SE)	829	8	593100 139360
112	Ancient Woodland Name: Not Supplied Reference: 1484411 Area(m²): 22819.51 Type: Ancient and Semi-Natural Woodland	A11NE (W)	988	8	591131 140017
113	Ancient Woodland Name: Not Supplied Reference: 1484563 Area(m²): 60011.63 Type: Ancient and Semi-Natural Woodland	A11NE (W)	989	8	591131 140018
114	Nitrate Vulnerable Zones Name: Upper Beult Nvz Description: Surface Water Source: Environment Agency, Head Office	A13SE (W)	0	3	592215 139736

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Ashford Borough Council - Environmental Health Department Environment Agency - Head Office	January 2020 November 2023	Annual Rolling Update Annually
Discharge Consents Environment Agency - Southern Region	October 2023	Quarterly
Enforcement and Prohibition Notices Environment Agency - Southern Region	March 2013	
Integrated Pollution Controls Environment Agency - Southern Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - South East Region - Kent & South London Area Environment Agency - Southern Region	January 2023 January 2023	Quarterly Quarterly
Local Authority Integrated Pollution Prevention And Control Ashford Borough Council - Environmental Health Department	June 2014	Variable
Local Authority Pollution Prevention and Controls Ashford Borough Council - Environmental Health Department	June 2014	Not Applicable
Local Authority Pollution Prevention and Control Enforcements Ashford Borough Council - Environmental Health Department	June 2014	Variable
Nearest Surface Water Feature Ordnance Survey	December 2023	
Pollution Incidents to Controlled Waters Environment Agency - Southern Region	December 1999	
Prosecutions Relating to Authorised Processes Environment Agency - Southern Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - Southern Region	March 2013	
Registered Radioactive Substances Environment Agency - Southern Region Environment Agency - Head Office	June 2016 May 2023	As notified Quarterly
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register Environment Agency - South East Region - Kent & South London Area Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	October 2023 October 2023 October 2023	Quarterly Quarterly Quarterly
Water Abstractions Environment Agency - Southern Region	October 2023	Quarterly
Water Industry Act Referrals Environment Agency - Southern Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually

Agency & Hydrological	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	January 2024	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines Ordnance Survey	January 2024	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	July 2023	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - Southern Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - South East Region - Kent & South London Area Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	January 2024 January 2024 January 2024	Quarterly Quarterly Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - South East Region - Kent & South London Area Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	January 2023 January 2023 January 2023	Quarterly Quarterly Quarterly
Local Authority Landfill Coverage Ashford Borough Council - Environmental Health Department Kent County Council - Waste Management Group	February 2003 February 2003	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Ashford Borough Council - Environmental Health Department Kent County Council - Waste Management Group	October 2018 October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	March 2006 March 2006	Not Applicable Not Applicable
Registered Waste Transfer Sites Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	April 2018 April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - Southern Region - Kent Area Environment Agency - Southern Region - Kent and East Sussex	June 2015 June 2015	
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	March 2023	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Ashford Borough Council Kent County Council	March 2023 May 2023	Variable Variable
Planning Hazardous Substance Consents Ashford Borough Council Kent County Council	February 2016 January 2016	Variable Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	June 2023	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	October 2023	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	October 2023	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2023	Quarterly
Fuel Station Entries Catalist Ltd - Experian	November 2023	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Points of Interest - Commercial Services PointX	December 2023	Quarterly
Points of Interest - Education and Health PointX	December 2023	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2023	Quarterly
Points of Interest - Public Infrastructure PointX	December 2023	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2023	Quarterly
Underground Electrical Cables National Grid	February 2023	Bi-Annually

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	October 2023	Bi-Annually
Areas of Adopted Green Belt Ashford Borough Council	August 2023	Quarterly
Areas of Unadopted Green Belt Ashford Borough Council	August 2023	Quarterly
Areas of Outstanding Natural Beauty Natural England	November 2023	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	August 2023	Bi-Annually
Marine Nature Reserves Natural England	October 2023	Bi-Annually
National Nature Reserves Natural England	August 2023	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 March 2023	Bi-Annually
Ramsar Sites Natural England	October 2023	Bi-Annually
Sites of Special Scientific Interest Natural England	November 2023	Bi-Annually
Special Areas of Conservation Natural England	October 2023	Bi-Annually
Special Protection Areas Natural England	October 2023	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

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

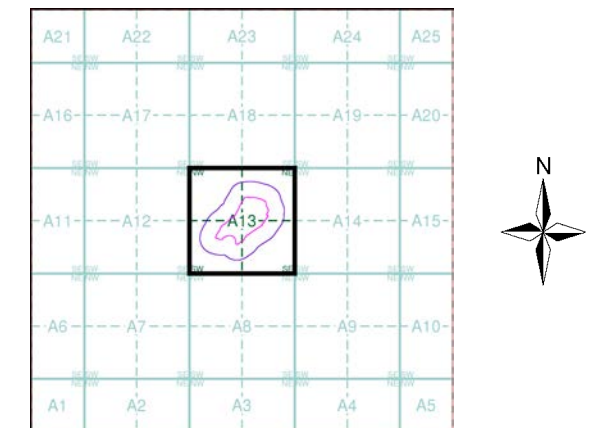
Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



General

- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Types at Location
 - Pylon
 - Overhead Transmission Line
- ### Agency and Hydrological
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- ### Hazardous Substances
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
 - BGS Recorded Mineral Site
- ### Waste
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Segment A13



Order Details

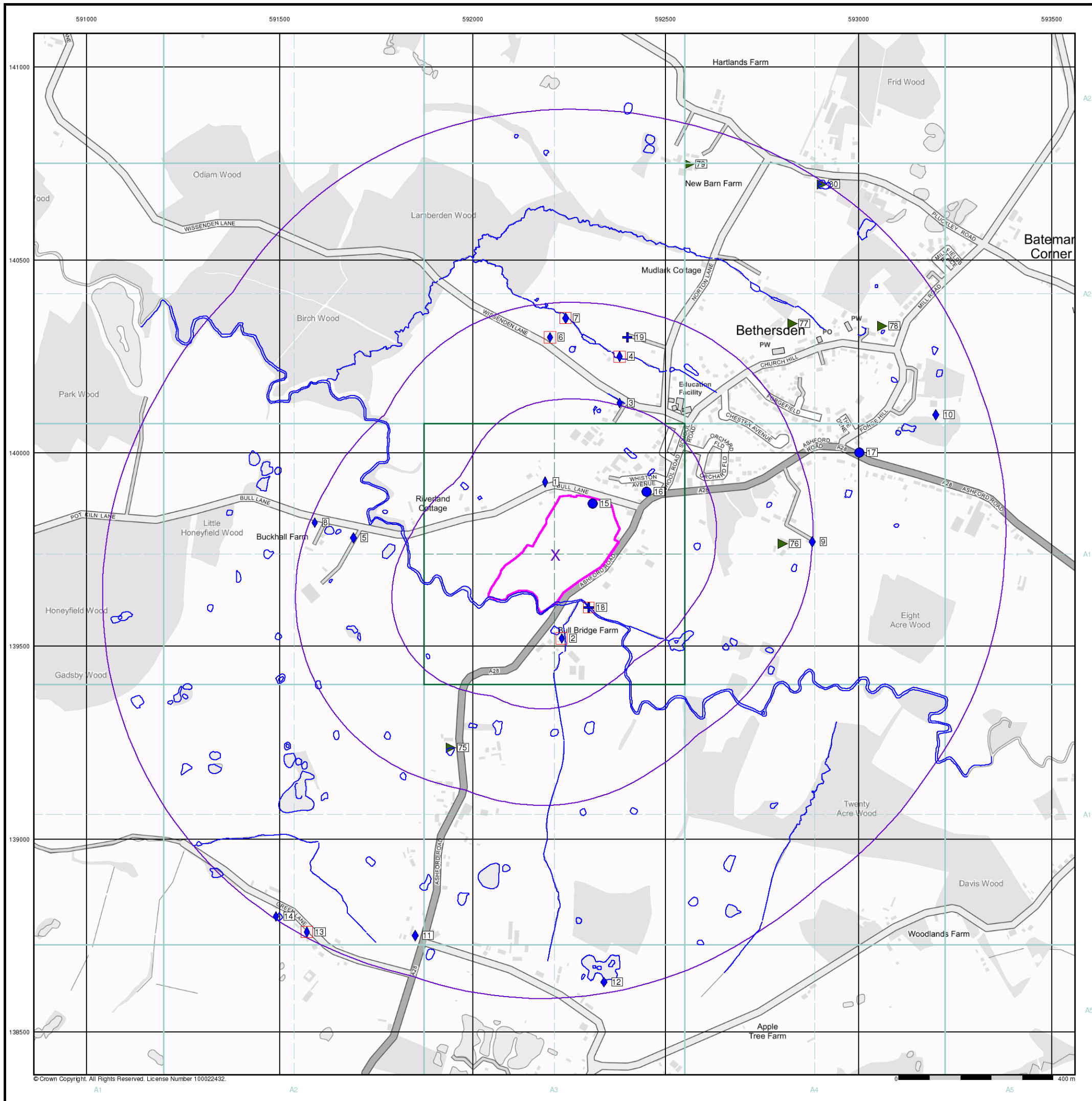
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 Customer Ref: 4923
 National Grid Reference: 592220, 139740
 Slice: A
 Site Area (Ha): 5.3
 Plot Buffer (m): 100

Site Details

The Barn, Bull Lane Farm, Bull Lane, Bethersden, ASHFORD, TN26 3HA



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 Web: www.envirocheck.co.uk



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General

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

Agency and Hydrological

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

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement
- BGS Recorded Mineral Site

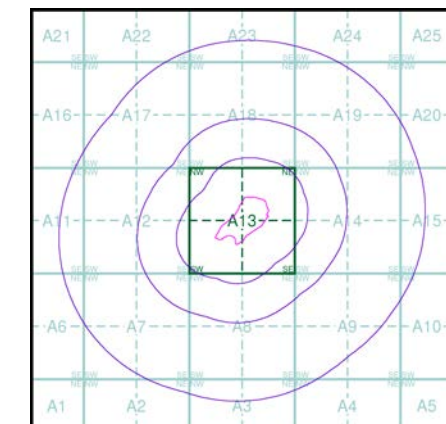
Geological

- BGS Recorded Mineral Site

Waste

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

Site Sensitivity Map - Slice A



Order Details

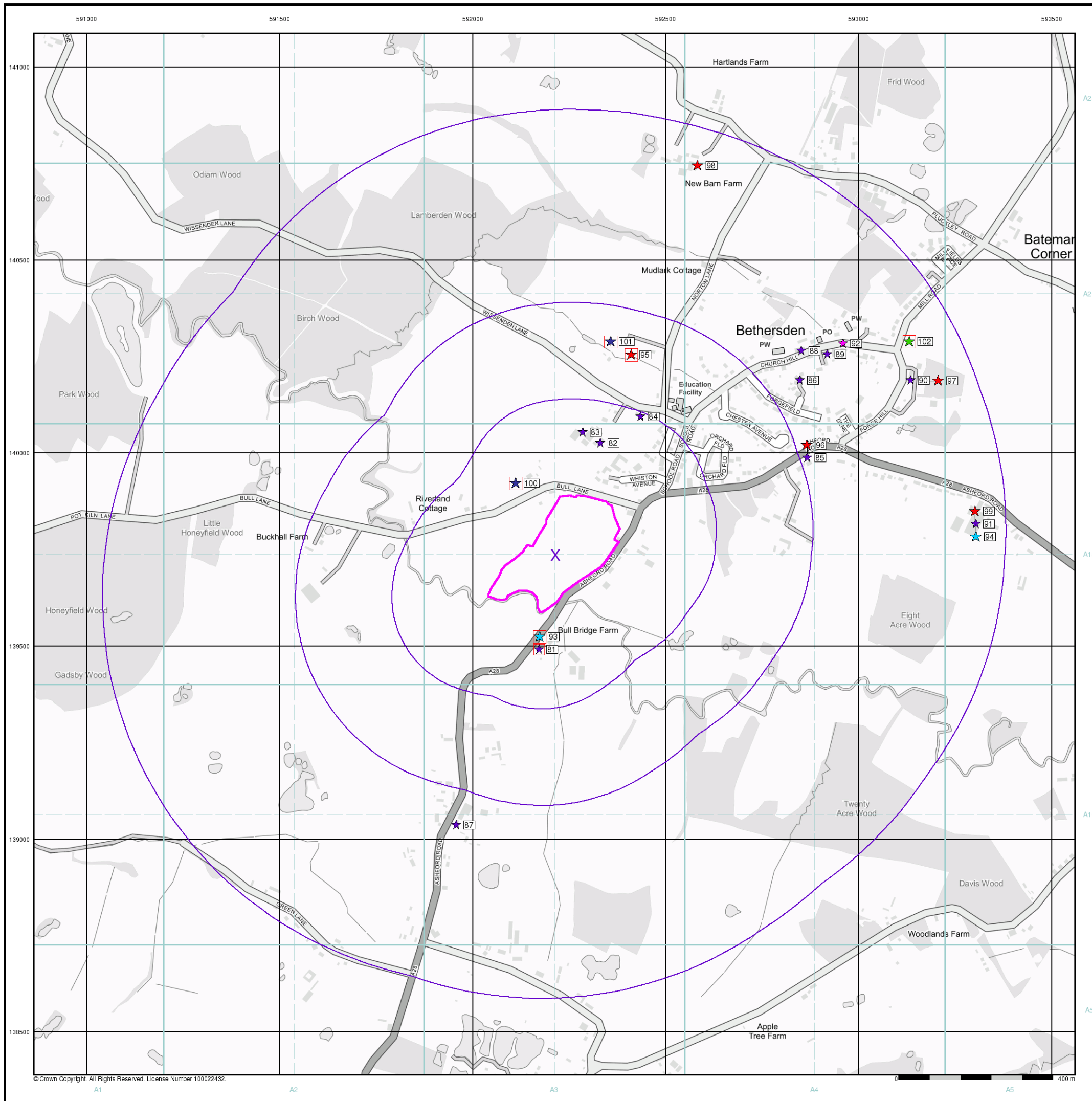
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Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

The Barn, Bull Lane Farm, Bull Lane, Bethersden, ASHFORD, TN26 3HA

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INFORMATION GROUP

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Industrial Land Use Map

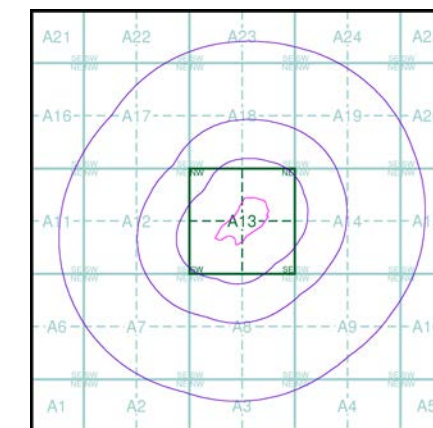
General

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

Industrial Land Use

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

Industrial Land Use Map - Slice A



Order Details

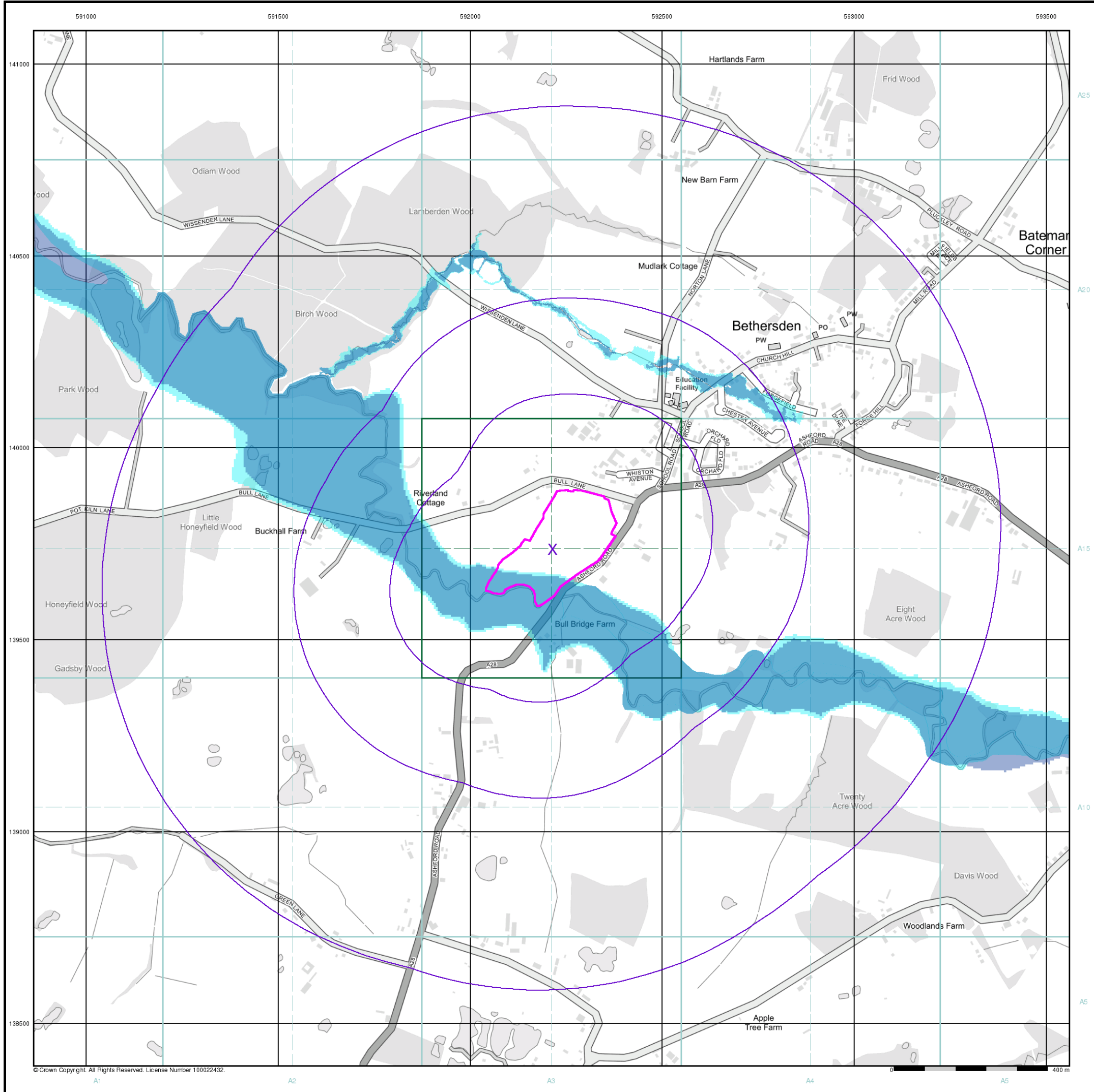
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Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

The Barn, Bull Lane Farm, Bull Lane, Bethersden, ASHFORD,
TN26 3HA

Landmark
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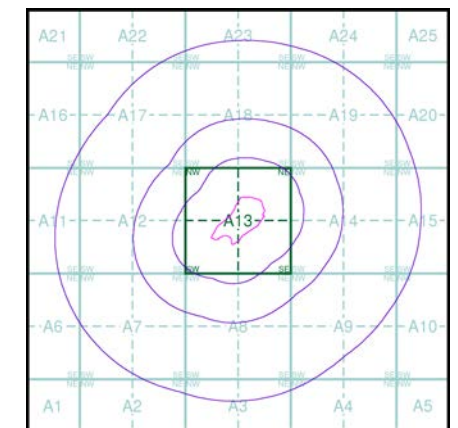
General

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

Agency and Hydrological (Flood)

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

Flood Map - Slice A



Order Details

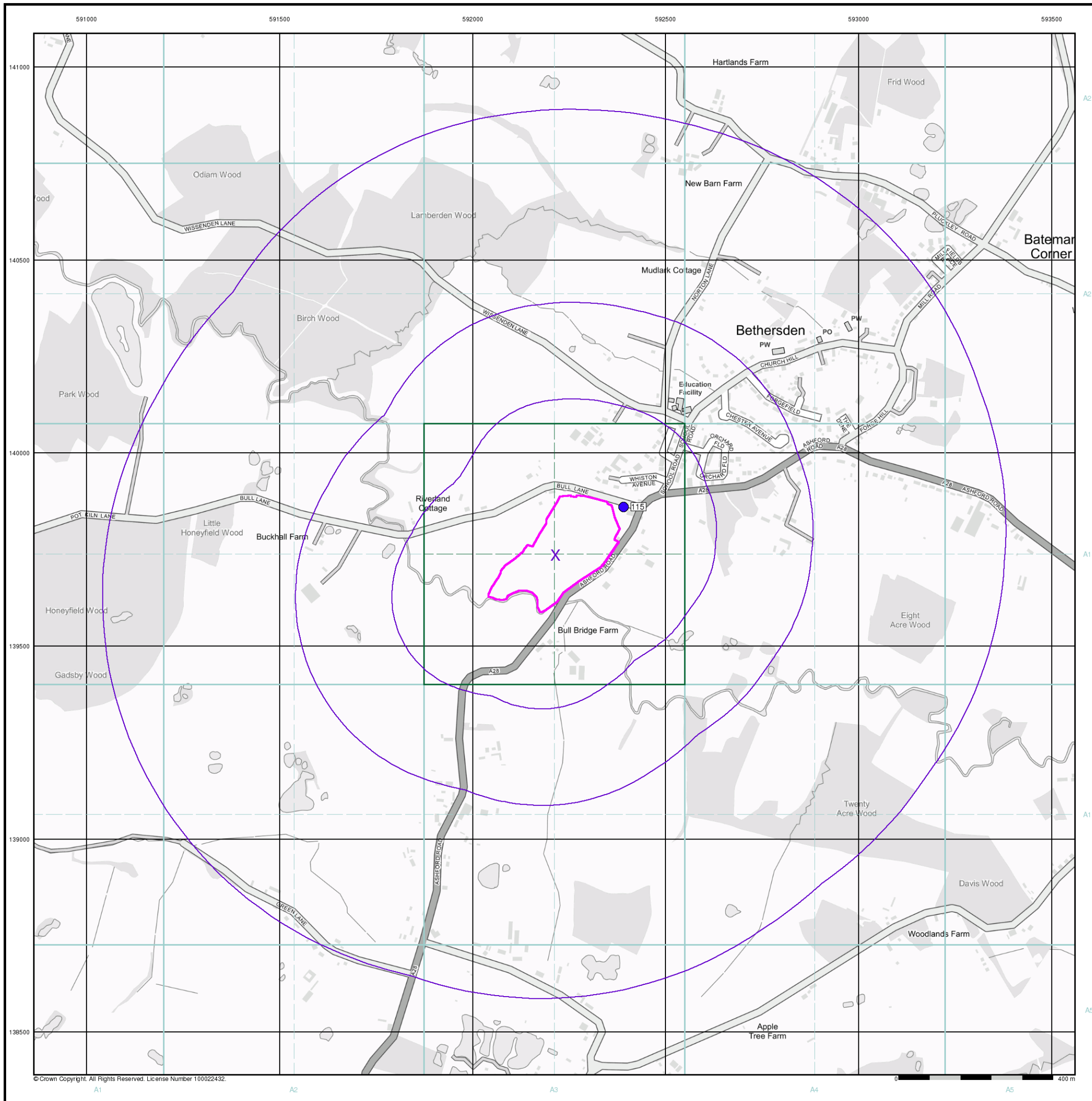
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Customer Ref: 4923
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Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

The Barn, Bull Lane Farm, Bull Lane, Bethersden, ASHFORD, TN26 3HA

Landmark
INFORMATION GROUP

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General

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

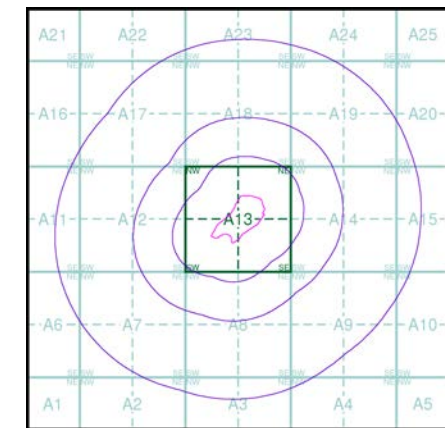
Agency and Hydrological (Boreholes)

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

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

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

Borehole Map - Slice A



Order Details

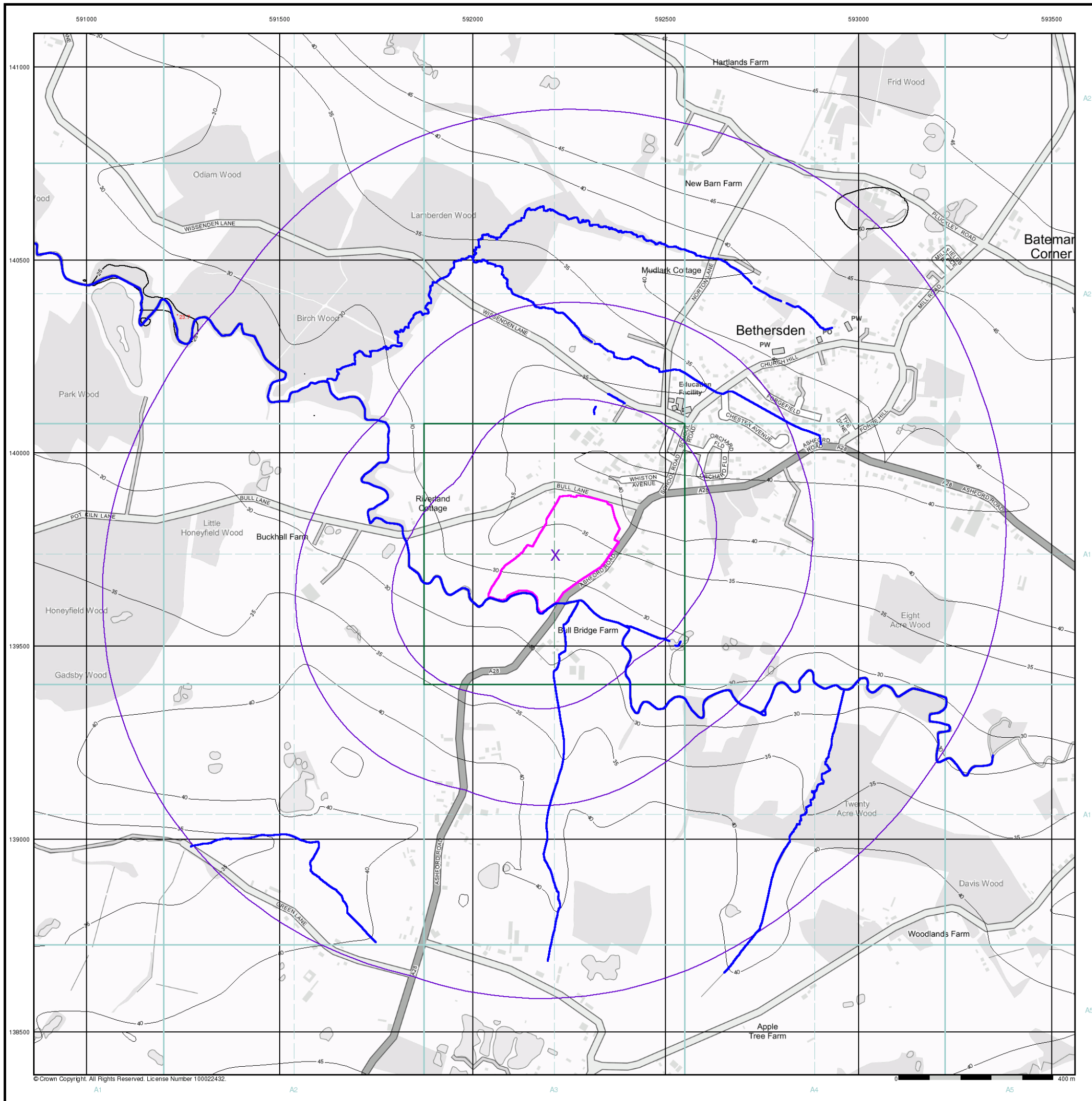
Order Number: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

The Barn, Bull Lane Farm, Bull Lane, Bethersden, ASHFORD, TN26 3HA

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General

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

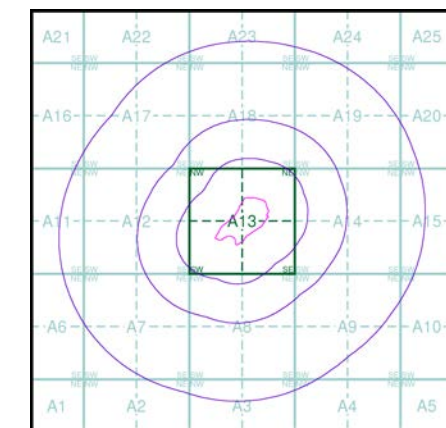
OS Water Network Data

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

Contours (height in meters)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

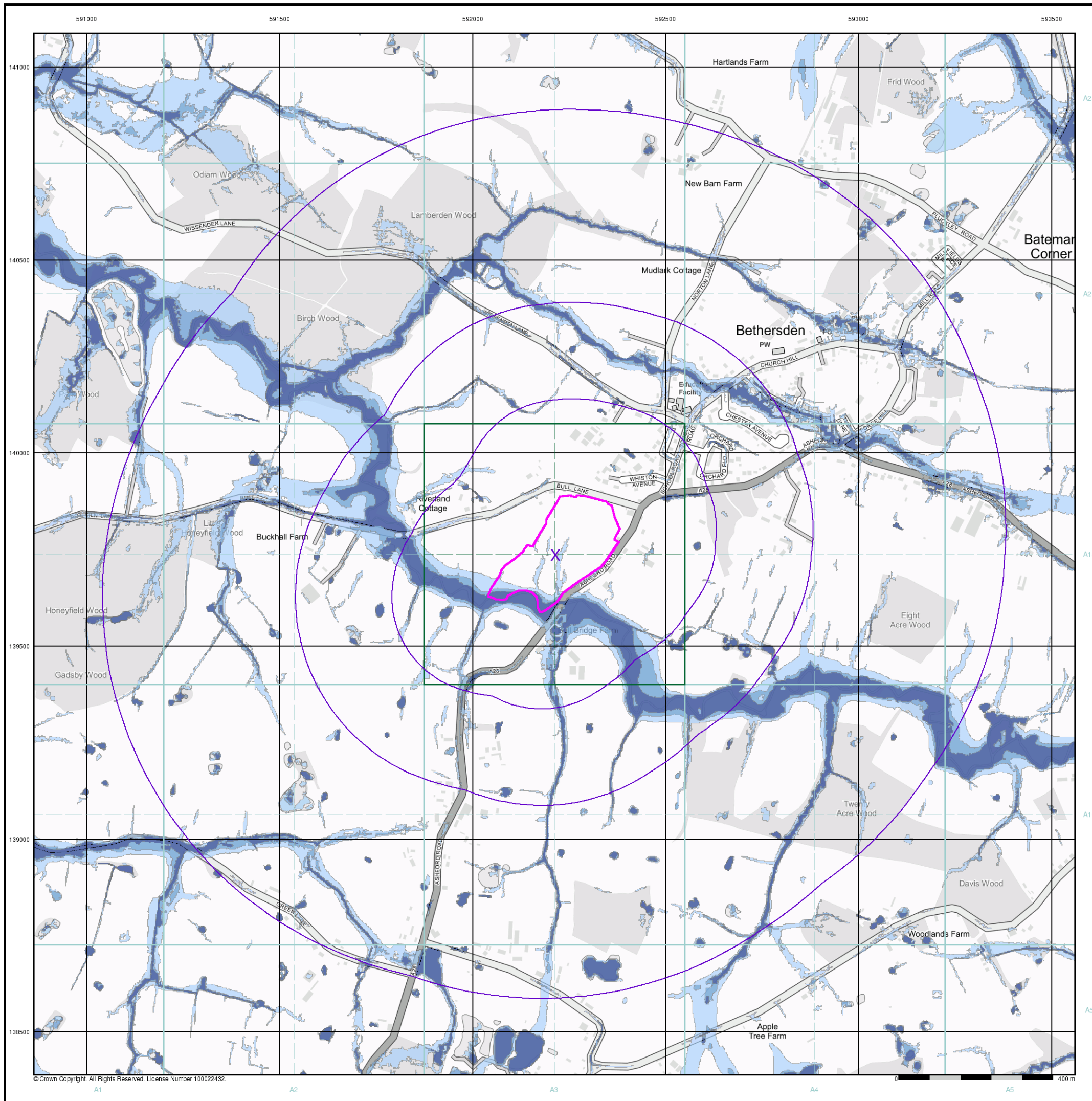
Order Number: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

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General

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

Risk of Flooding from Surface Water

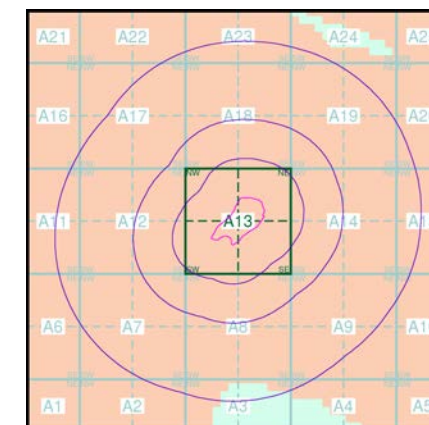
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

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

EAN/RW Suitability Map - Slice A



Order Details

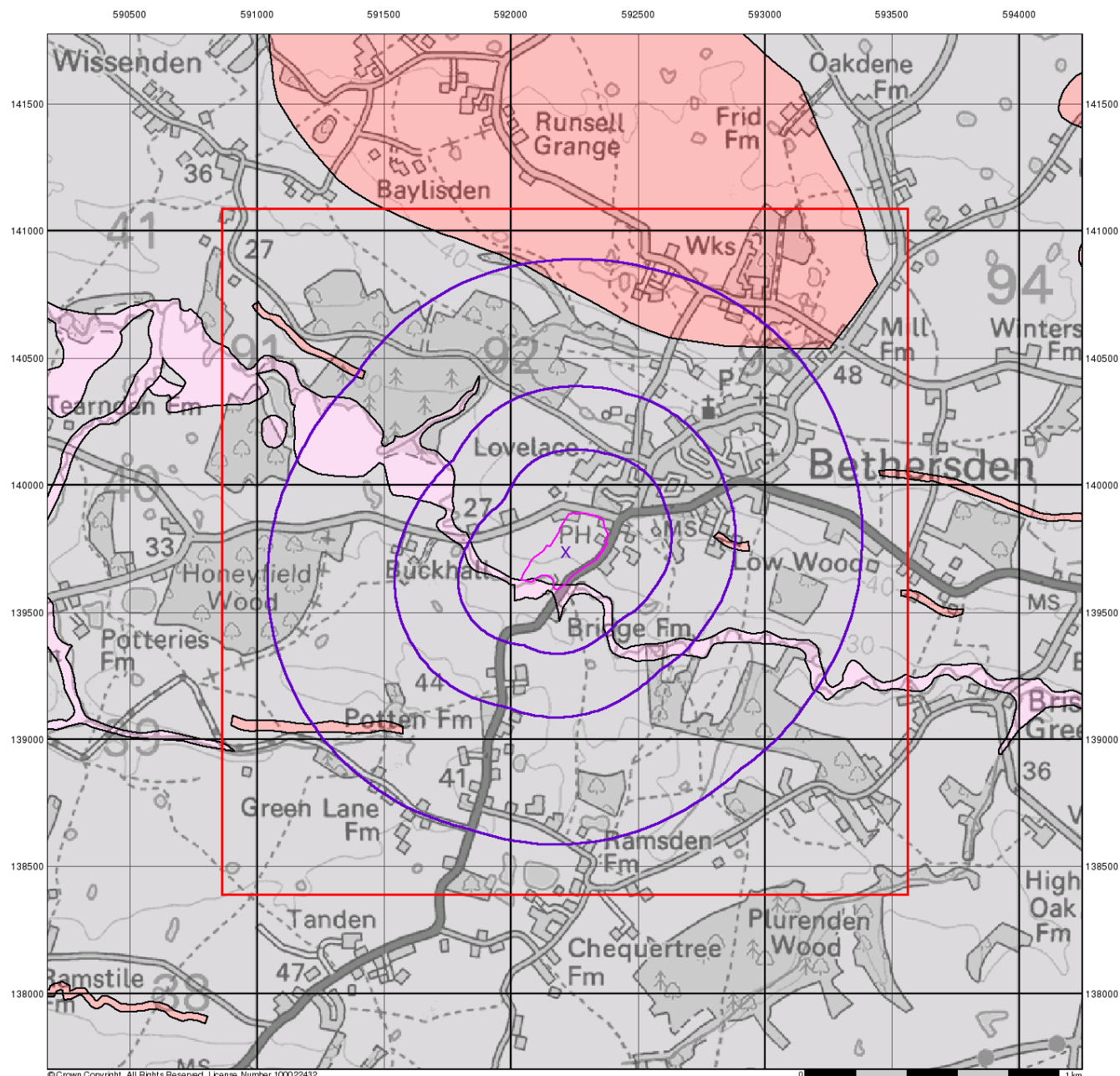
Order Number: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

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Groundwater Vulnerability

General

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

Agency and Hydrological

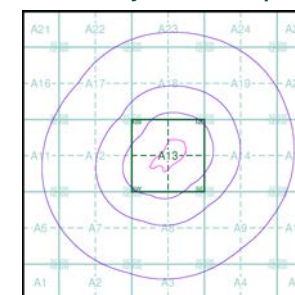
Bedrock Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer
- Unproductive Aquifer
- ⋯ Soluble Rock

Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

Site Sensitivity Context Map - Slice A



Order Details

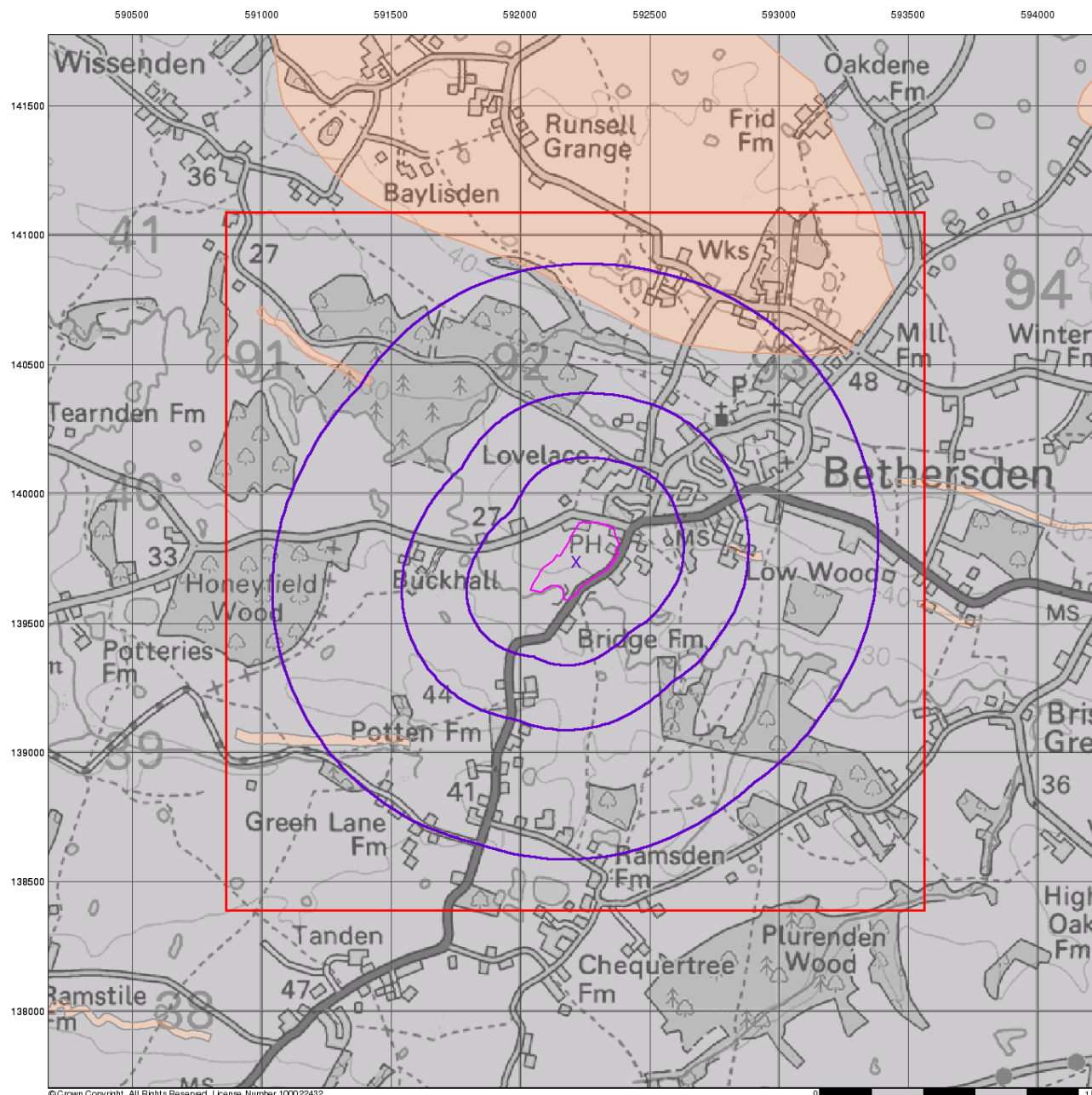
Order Number: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

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0 1 km



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Bedrock Aquifer Designation

General

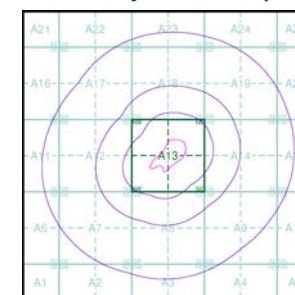
- ▭ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- ▭ Slice
- B Map ID

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

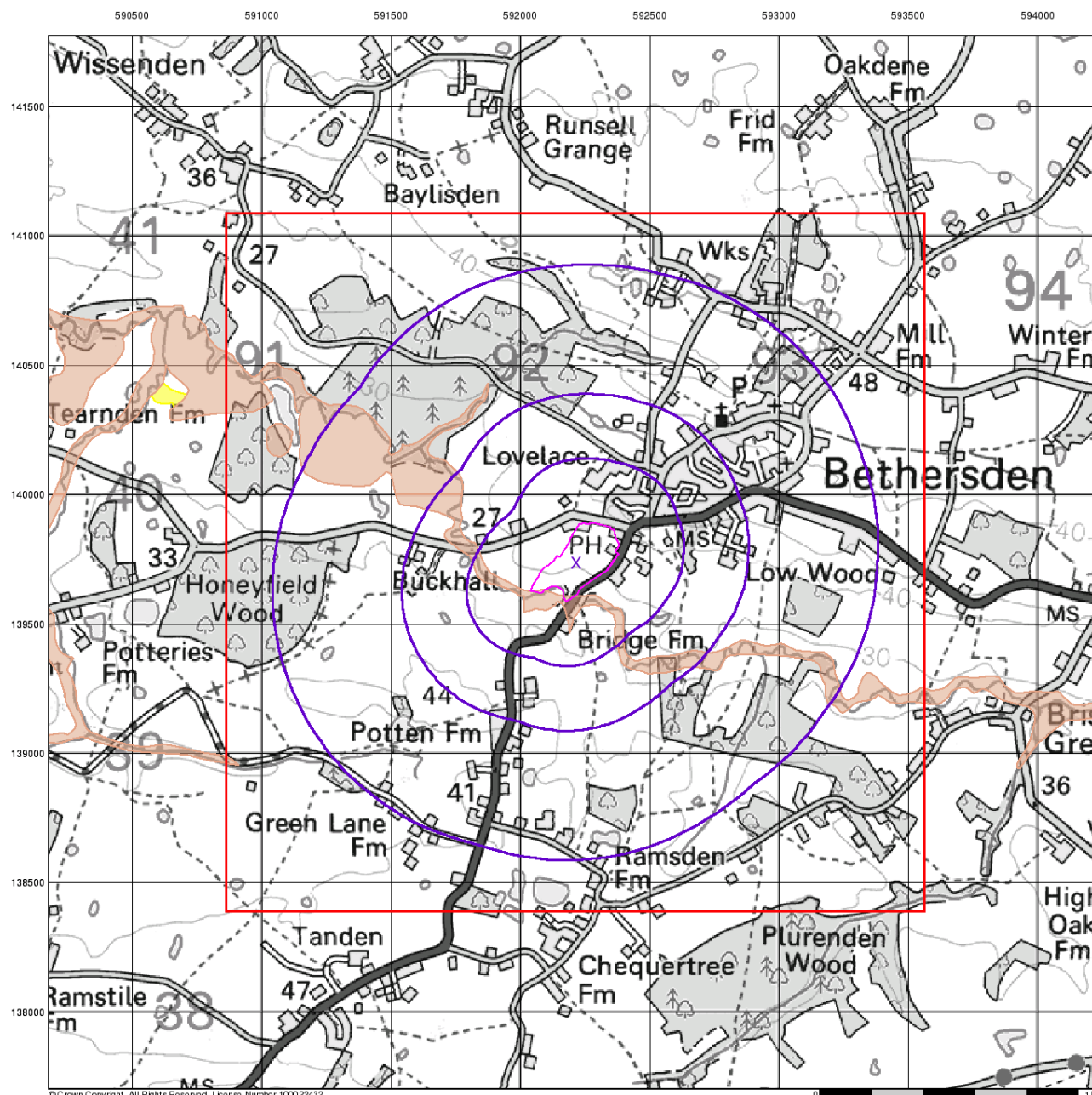
Order Number: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

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Superficial Aquifer Designation

General

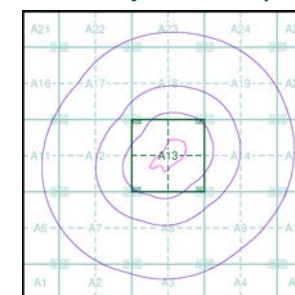
- ◇ Specified Site
- Specified Buffer(s)
- X Bearing Reference Point
- Slice
- B Map ID

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

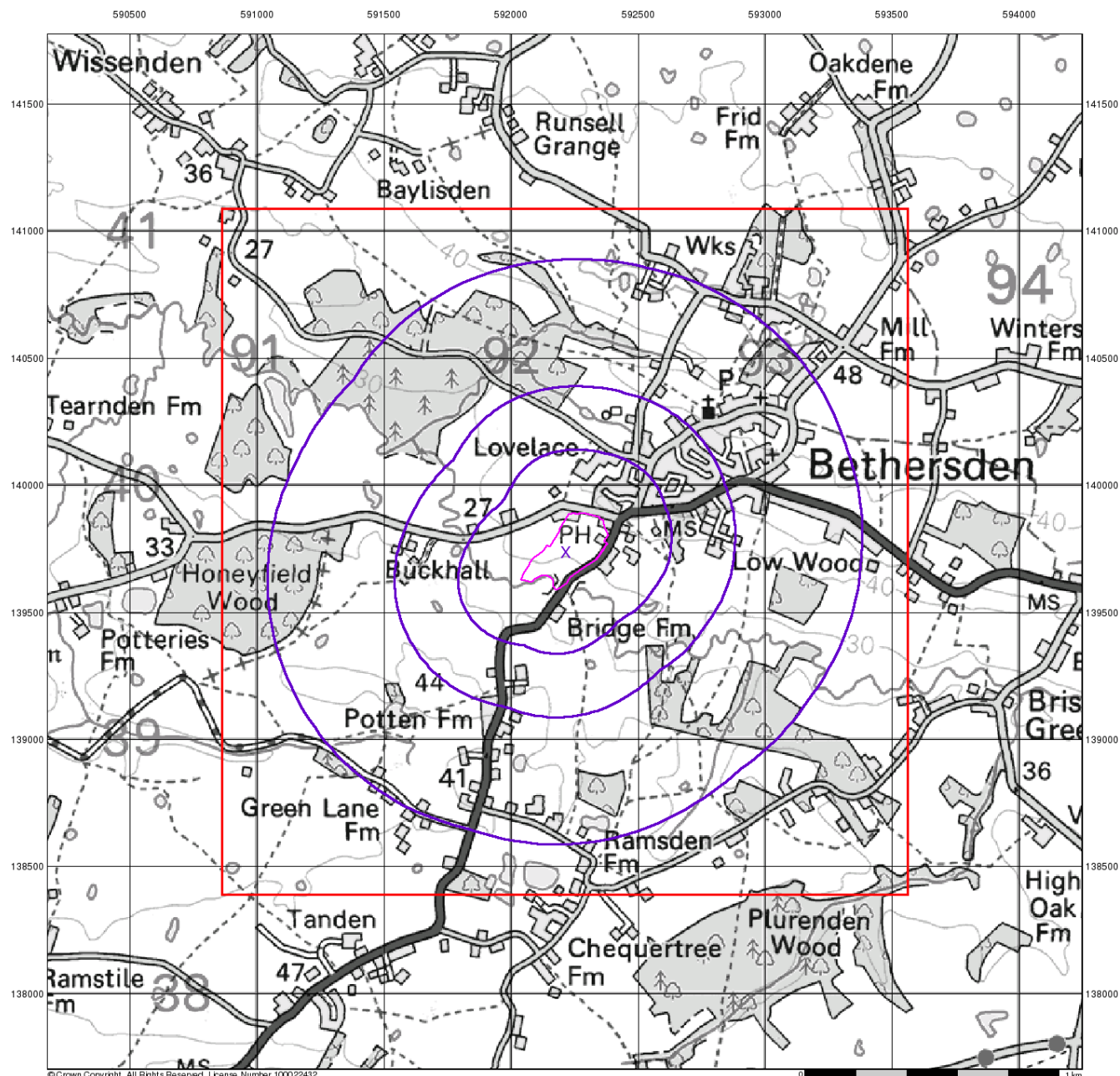
Order Number: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

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Source Protection Zones

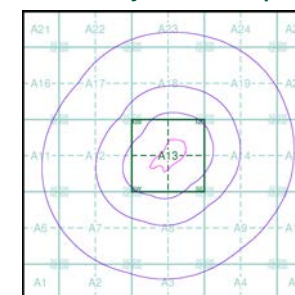
General

- 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)

Site Sensitivity Context Map - Slice A



Order Details

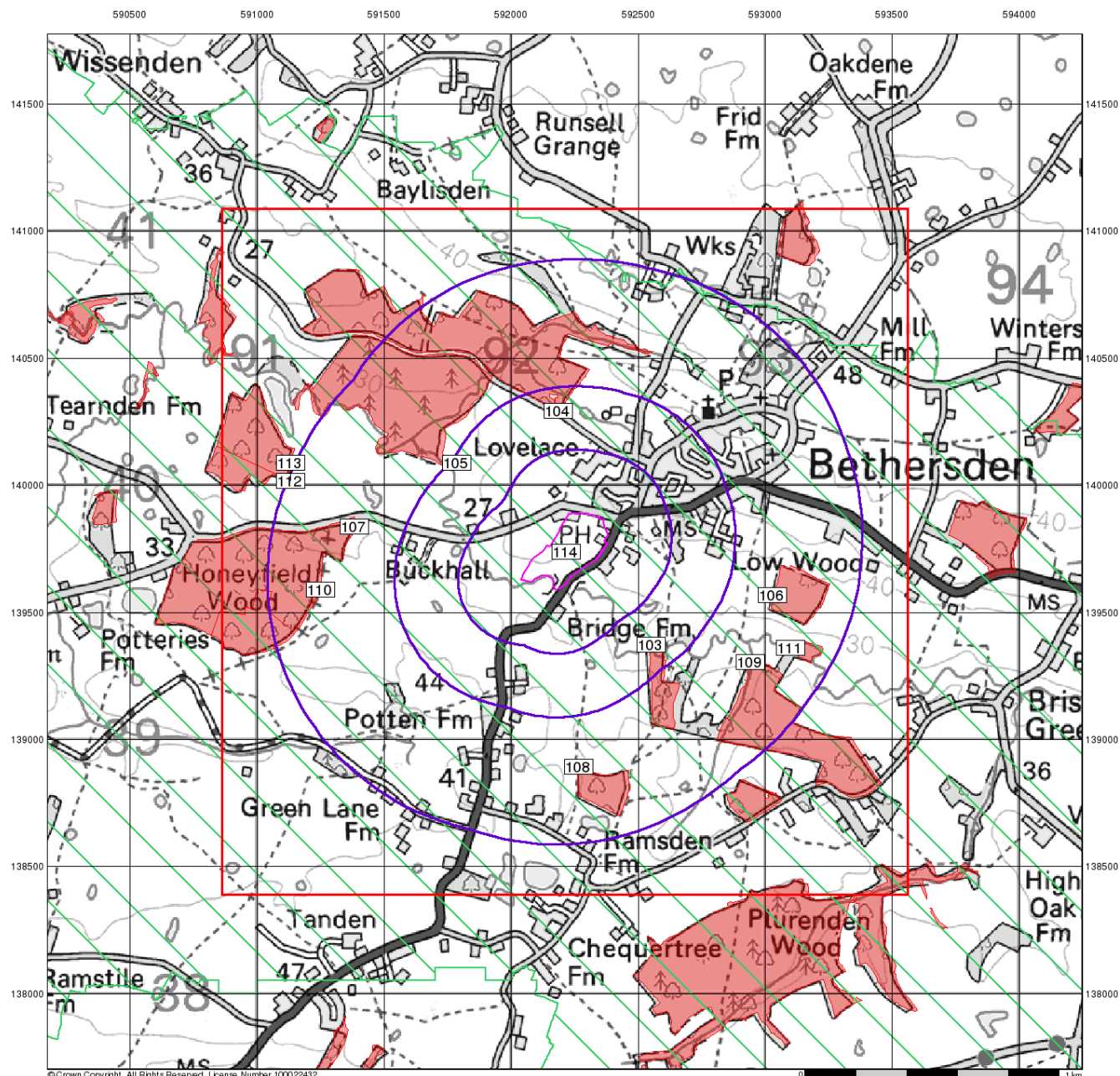
Order Number: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

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Sensitive Land Uses

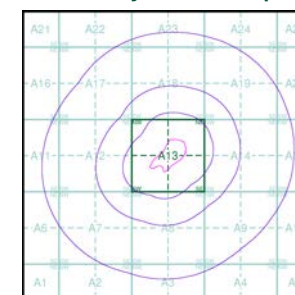
General

- 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

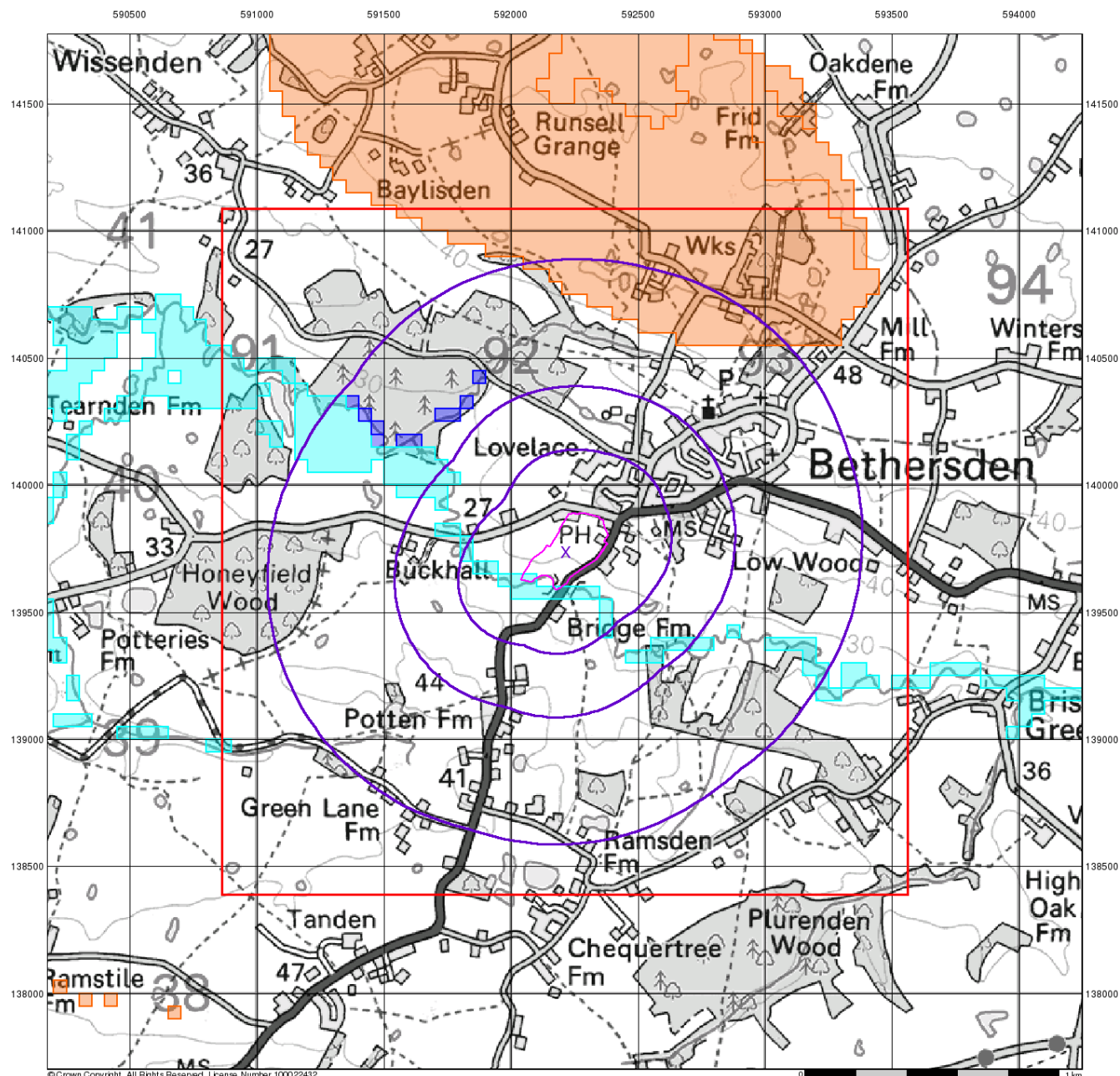
Order Number: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

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BGS Flood GFS Data

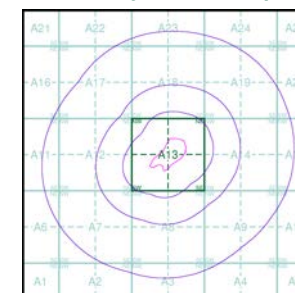
General

- ◆ Specified Site
- Specified Buffer(s)
- X 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: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details

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Geology 1:50,000 Maps Legends

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	RTD2	River Terrace Deposits, 2	Sand and Gravel	Not Supplied - Quaternary
	HEAD	Head	Clay, Silt, Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WC	Weald Clay Formation	Mudstone	Not Supplied - Hauterivian
	WC	Weald Clay Formation	Clay-Ironstone	Not Supplied - Hauterivian
	WC	Weald Clay Formation	Sandstone	Not Supplied - Hauterivian
	WC	Weald Clay Formation	Limestone	Not Supplied - Hauterivian
		Faults		



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Geology 1:50,000 Maps

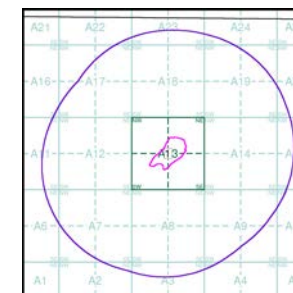
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID: 1
Map Sheet No: 304
Map Name: Tenterden
Map Date: 1981
Bedrock Geology: Available
Superficial Geology: Available
Artificial Geology: Not Available
Faults: Not Supplied
Landslip: Available
Rock Segments: Not Supplied

Geology 1:50,000 Maps - Slice A



Order Details:

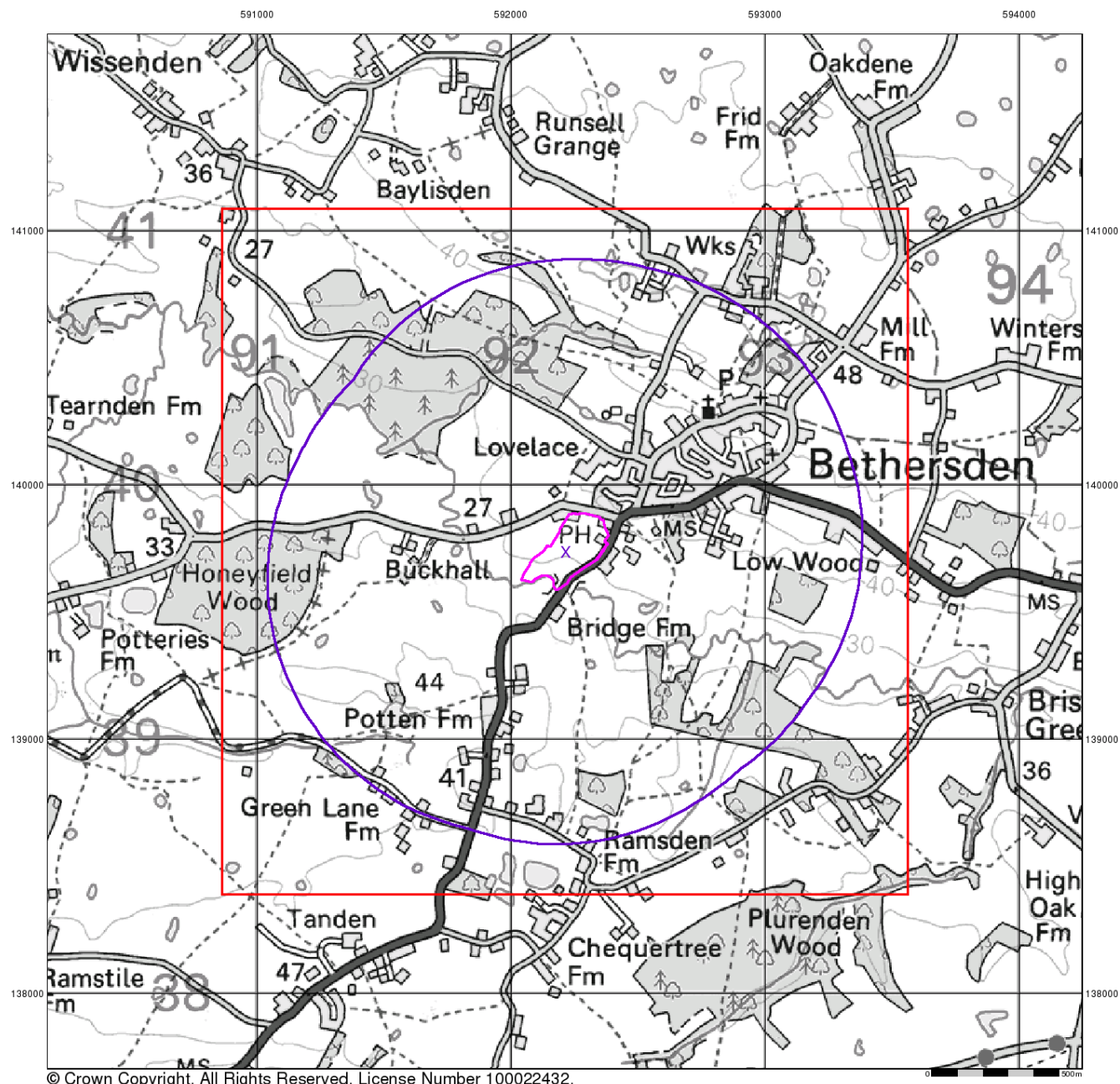
Order Number: 333466931_1_1
Customer Reference: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

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Artificial Ground and Landslip

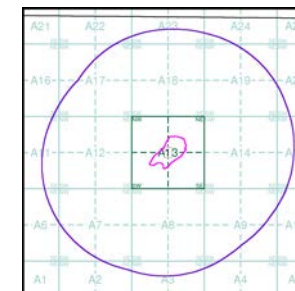
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions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

Artificial ground includes:

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

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

Artificial Ground and Landslip Map - Slice A



Order Details:

Order Number: 333466931_1_1
Customer Reference: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details:

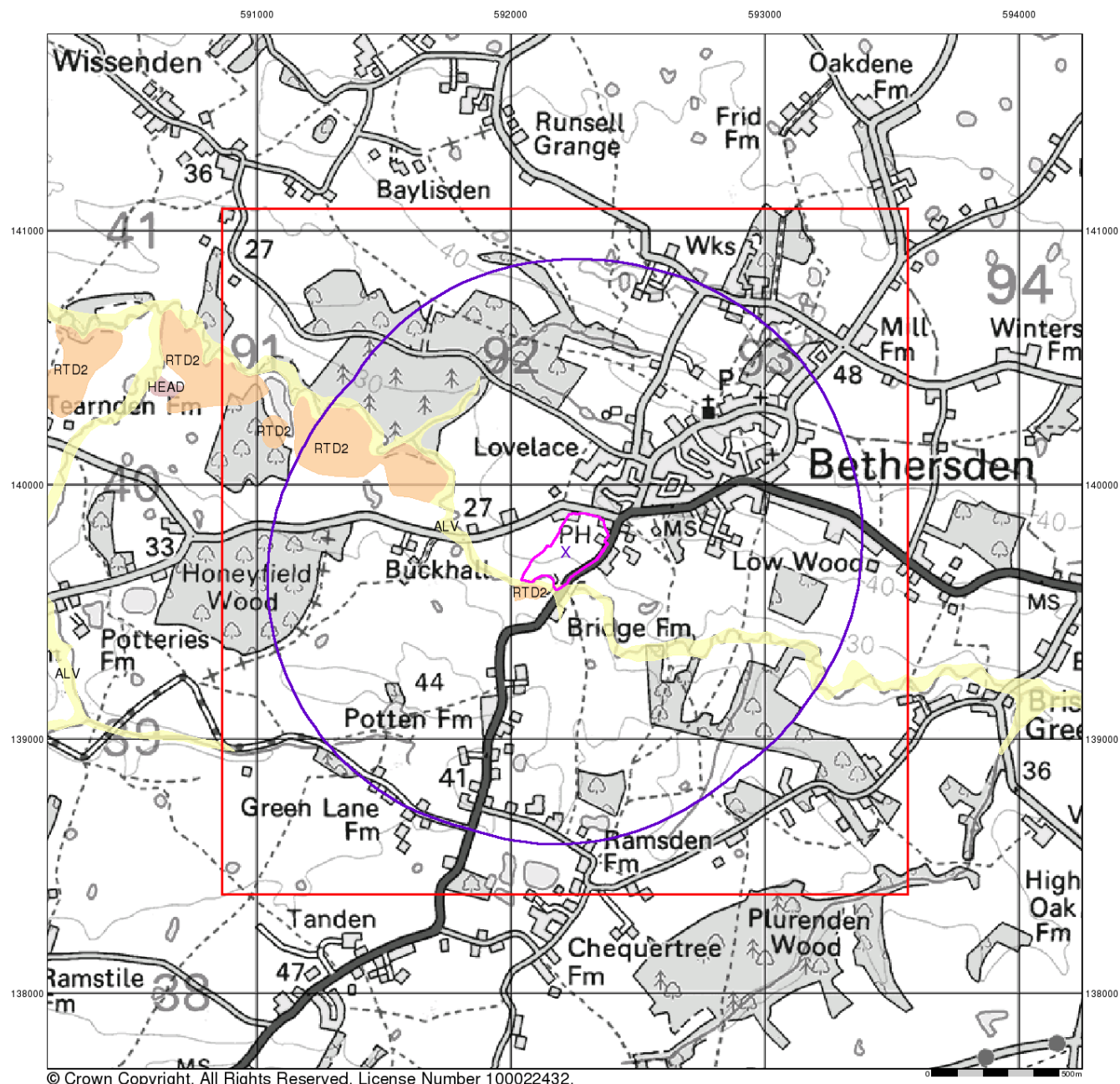
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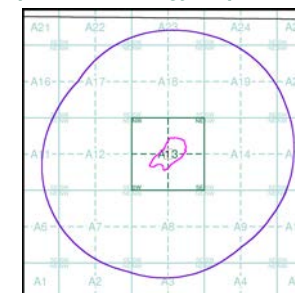
Superficial Geology

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

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

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

Superficial Geology Map - Slice A



Order Details:

Order Number: 333466931_1_1
Customer Reference: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details:

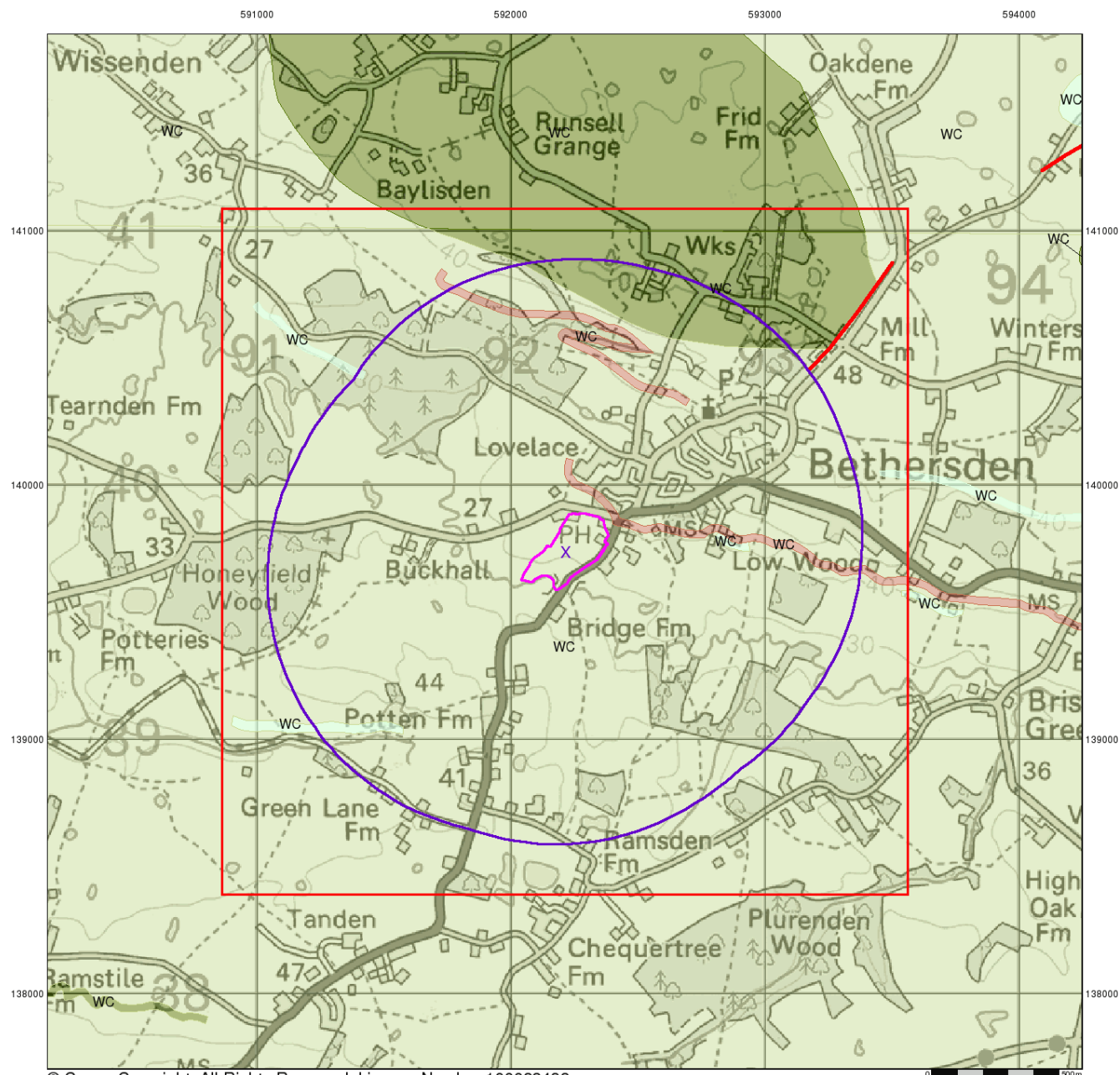
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Bedrock and Faults

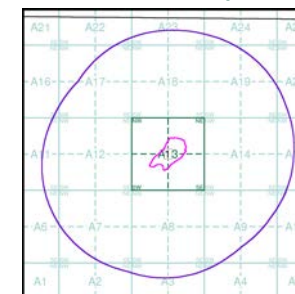
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

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

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

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

Bedrock and Faults Map - Slice A



Order Details:

Order Number: 333466931_1_1
Customer Reference: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details:

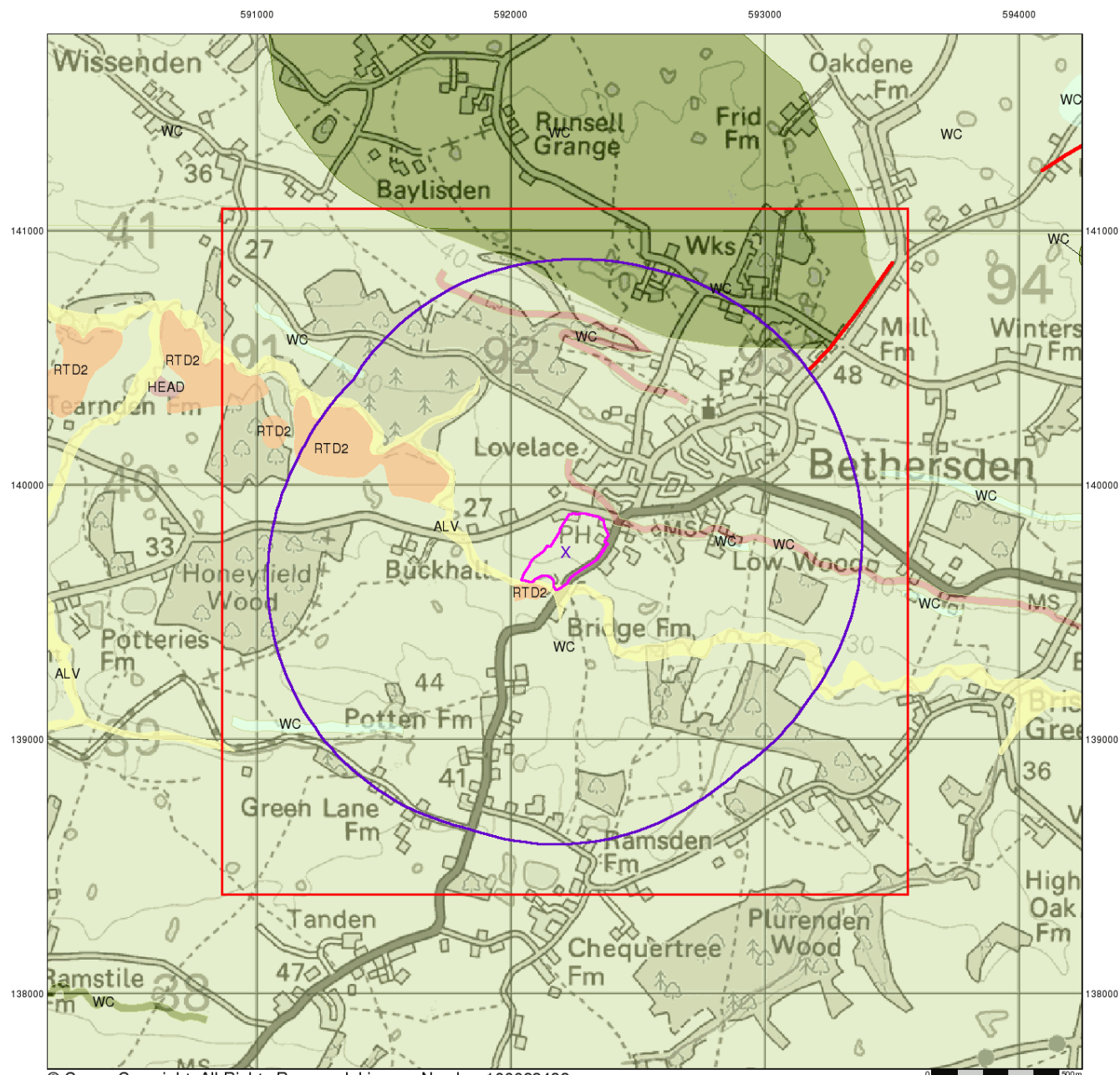
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Combined Surface Geology

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

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

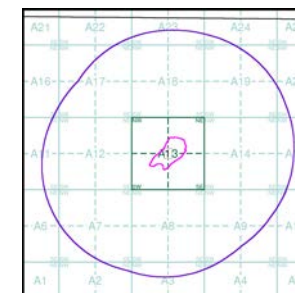
Additional Information

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

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

Order Number: 333466931_1_1
Customer Reference: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 1000

Site Details:

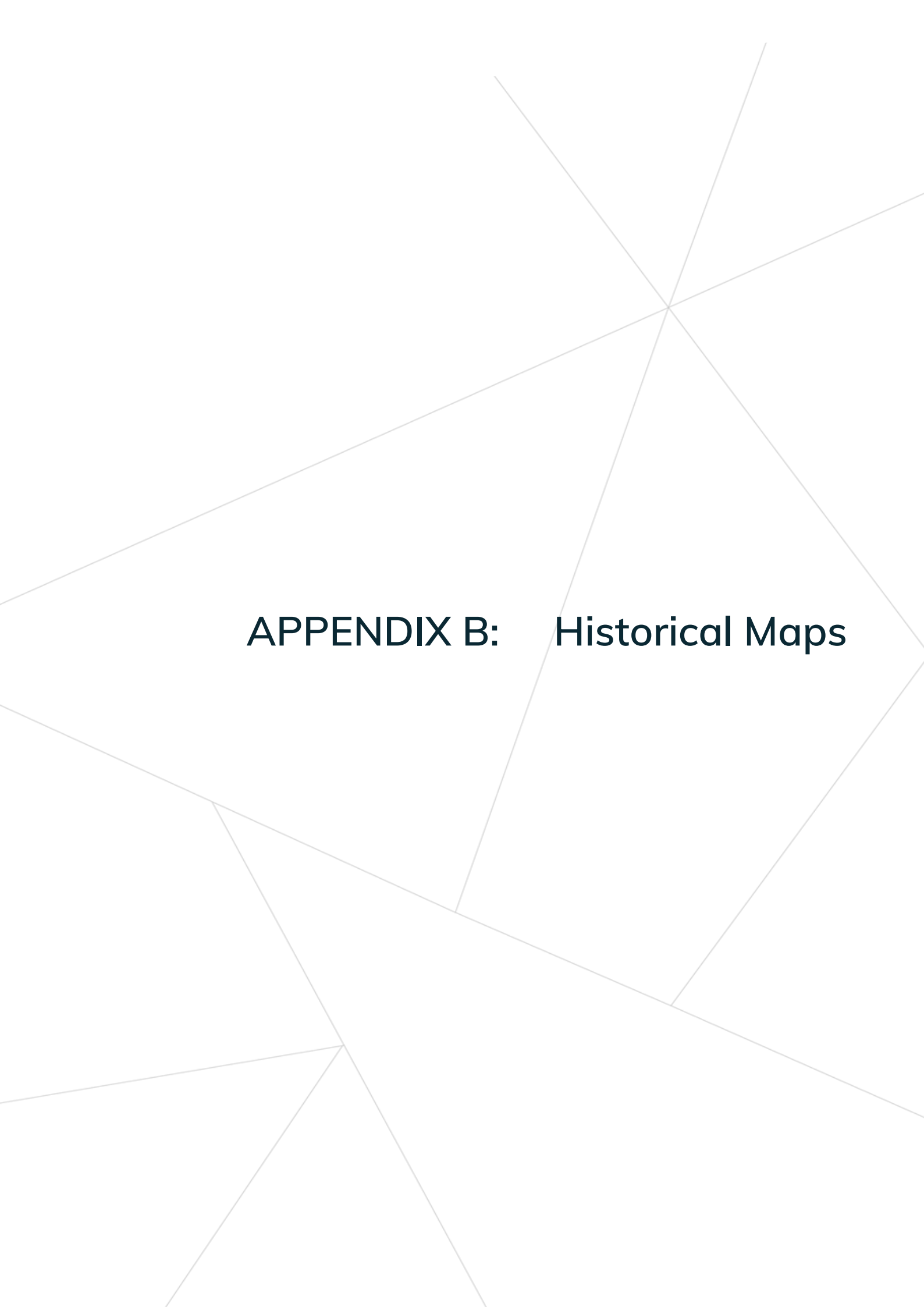
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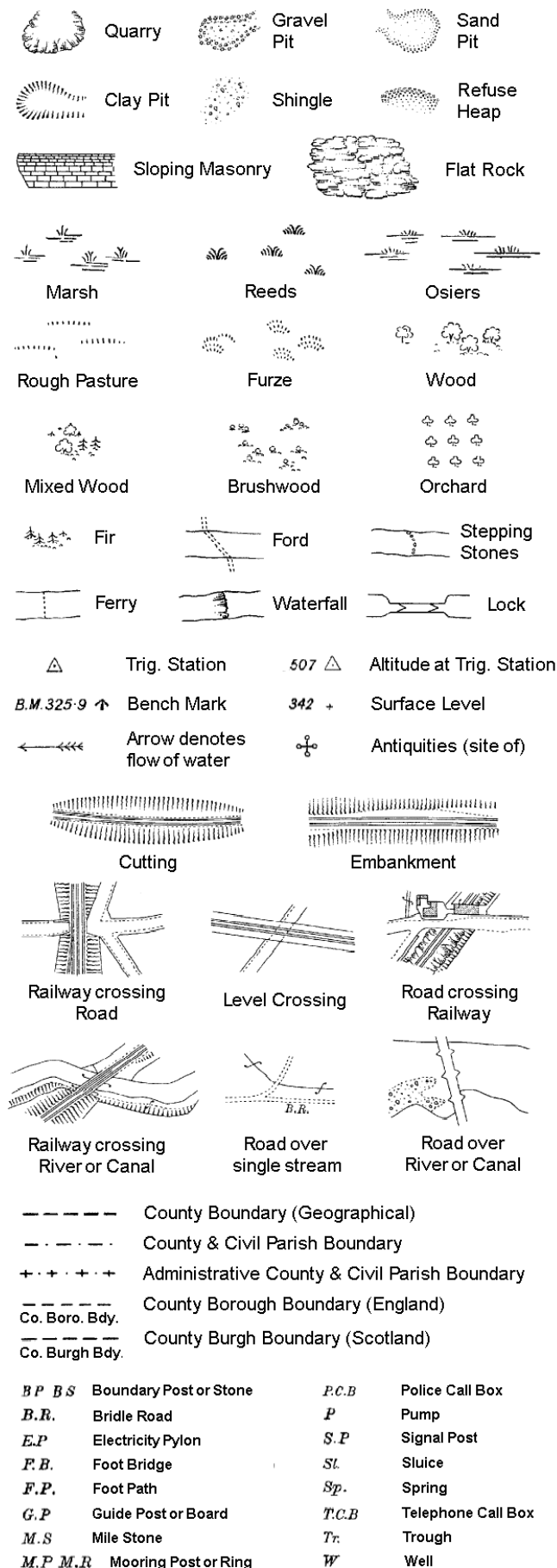
Page 5 of 5



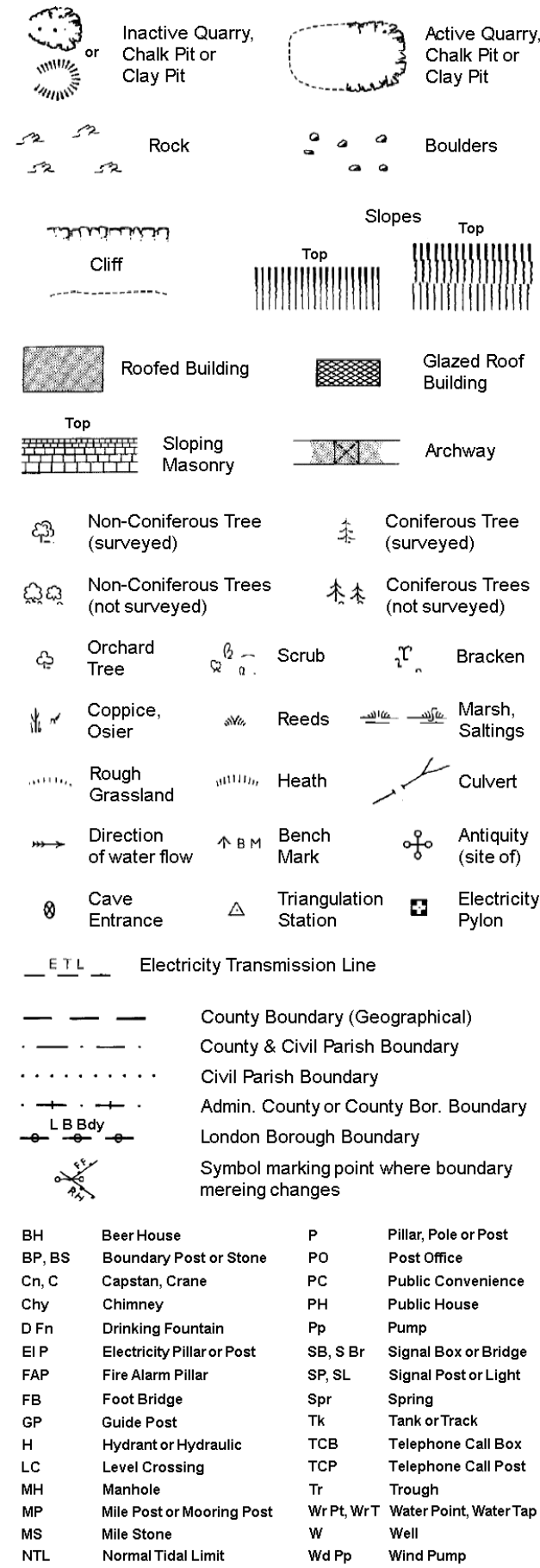
APPENDIX B: Historical Maps

Historical Mapping Legends

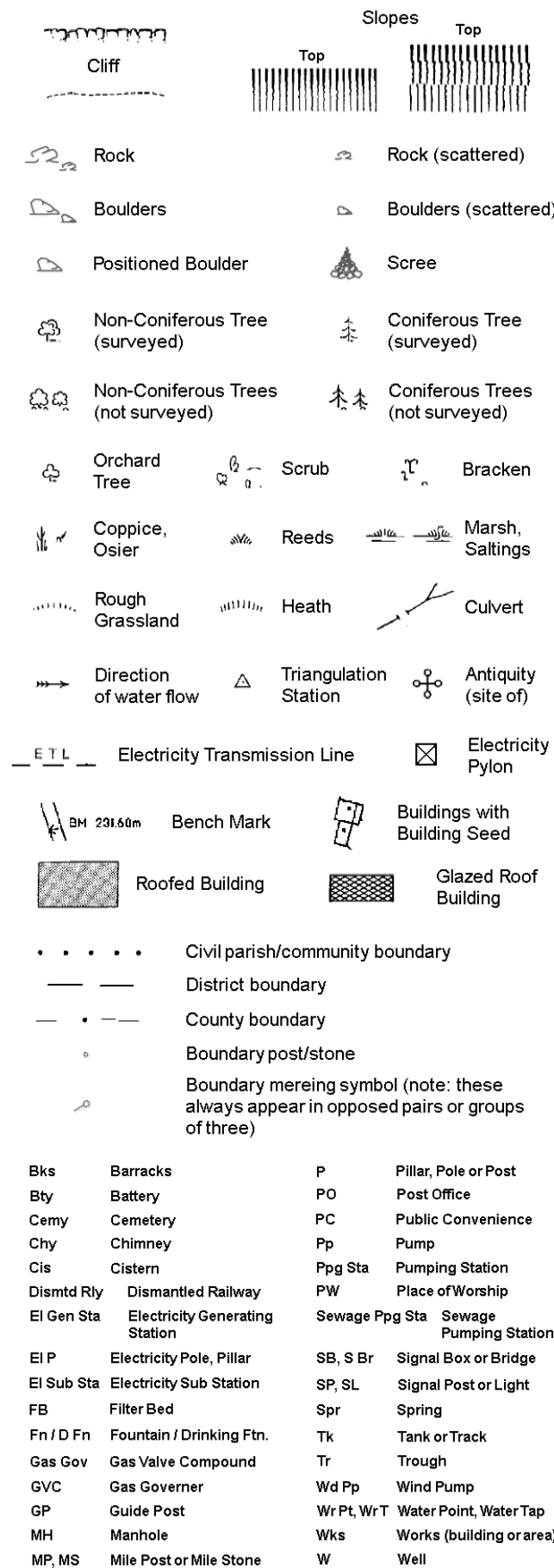
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



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

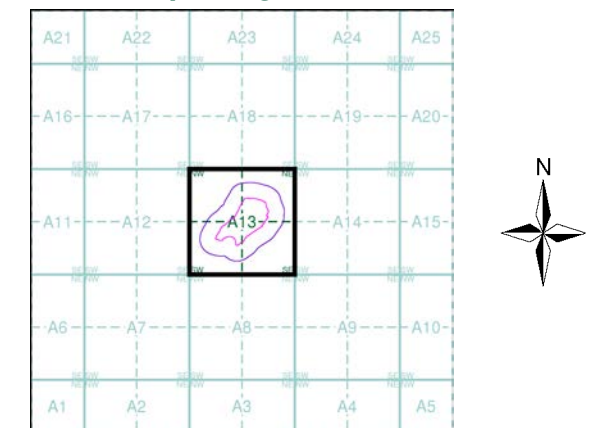


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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Kent	1:2,500	1871 - 1872	2
Kent	1:2,500	1898	3
Kent	1:2,500	1907	4
Ordnance Survey Plan	1:2,500	1975	5
Additional SIMs	1:2,500	1991	6
Large-Scale National Grid Data	1:2,500	1993	7
Historical Aerial Photography	1:2,500	1999	8

Historical Map - Segment A13



Order Details

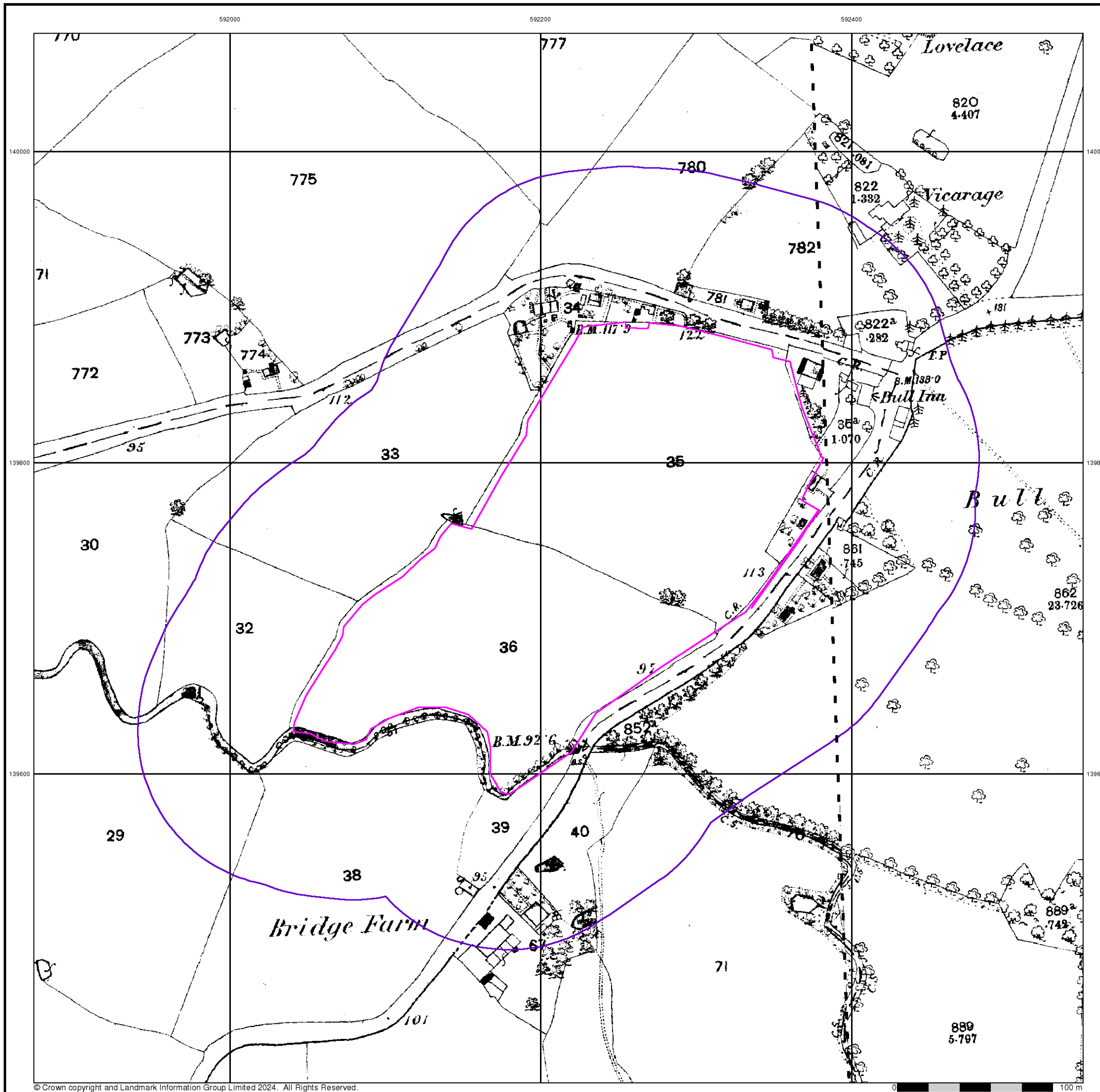
Order Number: 333466931_1_1
Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 100

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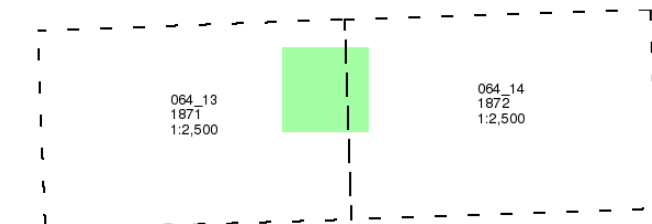
Kent

Published 1871 - 1872

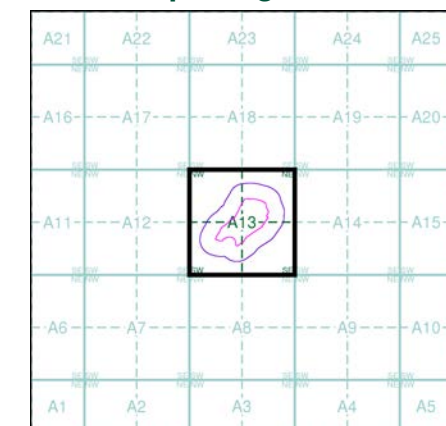
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

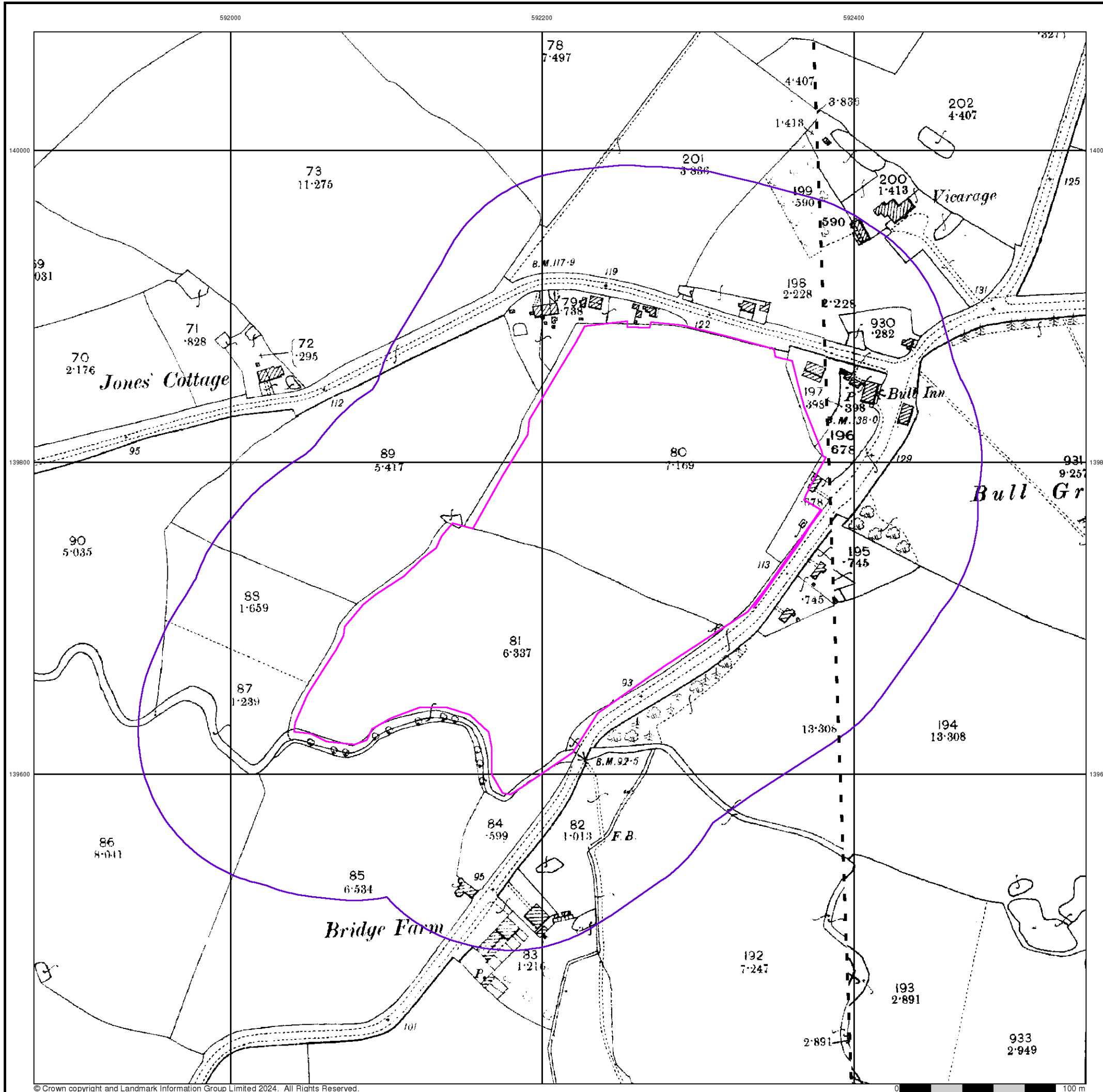
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Customer Ref: 4923
National Grid Reference: 592220, 139740
Slice: A
Site Area (Ha): 5.3
Search Buffer (m): 100

Site Details

The Barn, Bull Lane Farm, Bull Lane, Bethersden, ASHFORD, TN26 3HA

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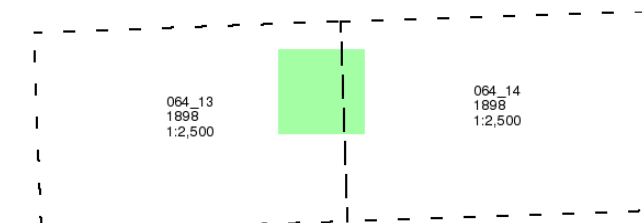
Kent

Published 1898

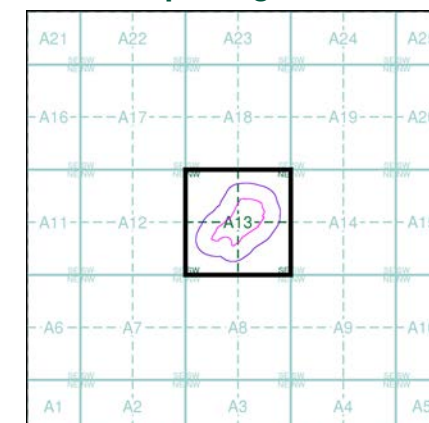
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Map Name(s) and Date(s)



Historical Map - Segment A13



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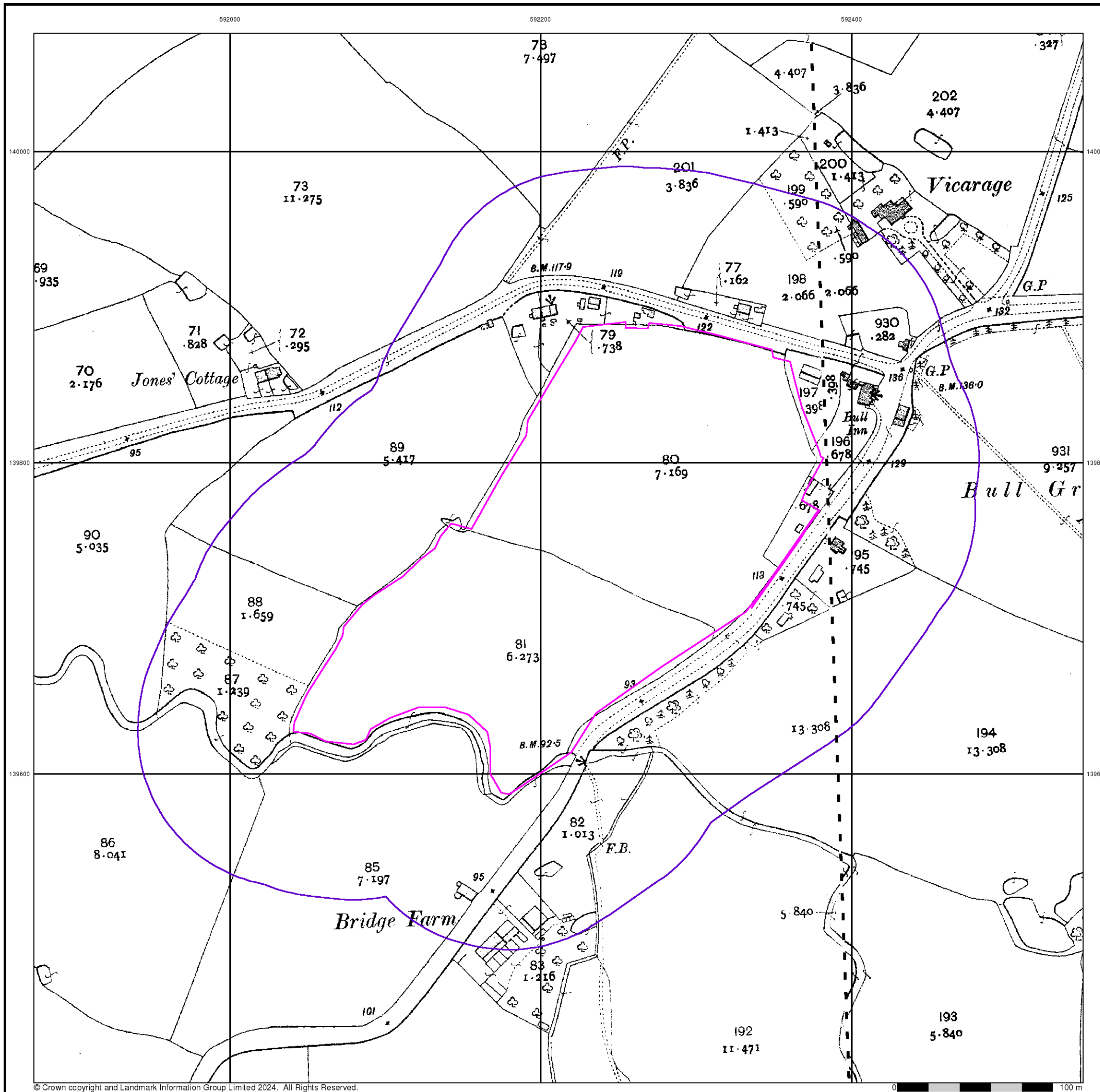
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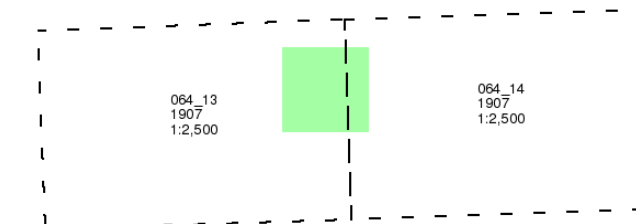
Kent

Published 1907

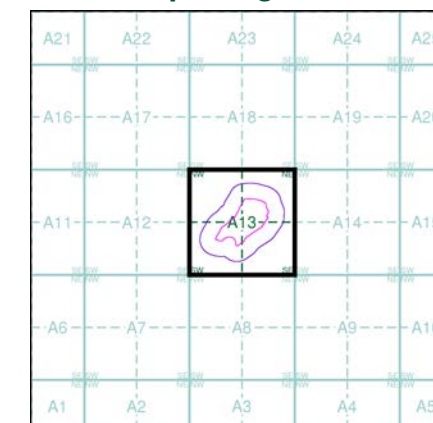
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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

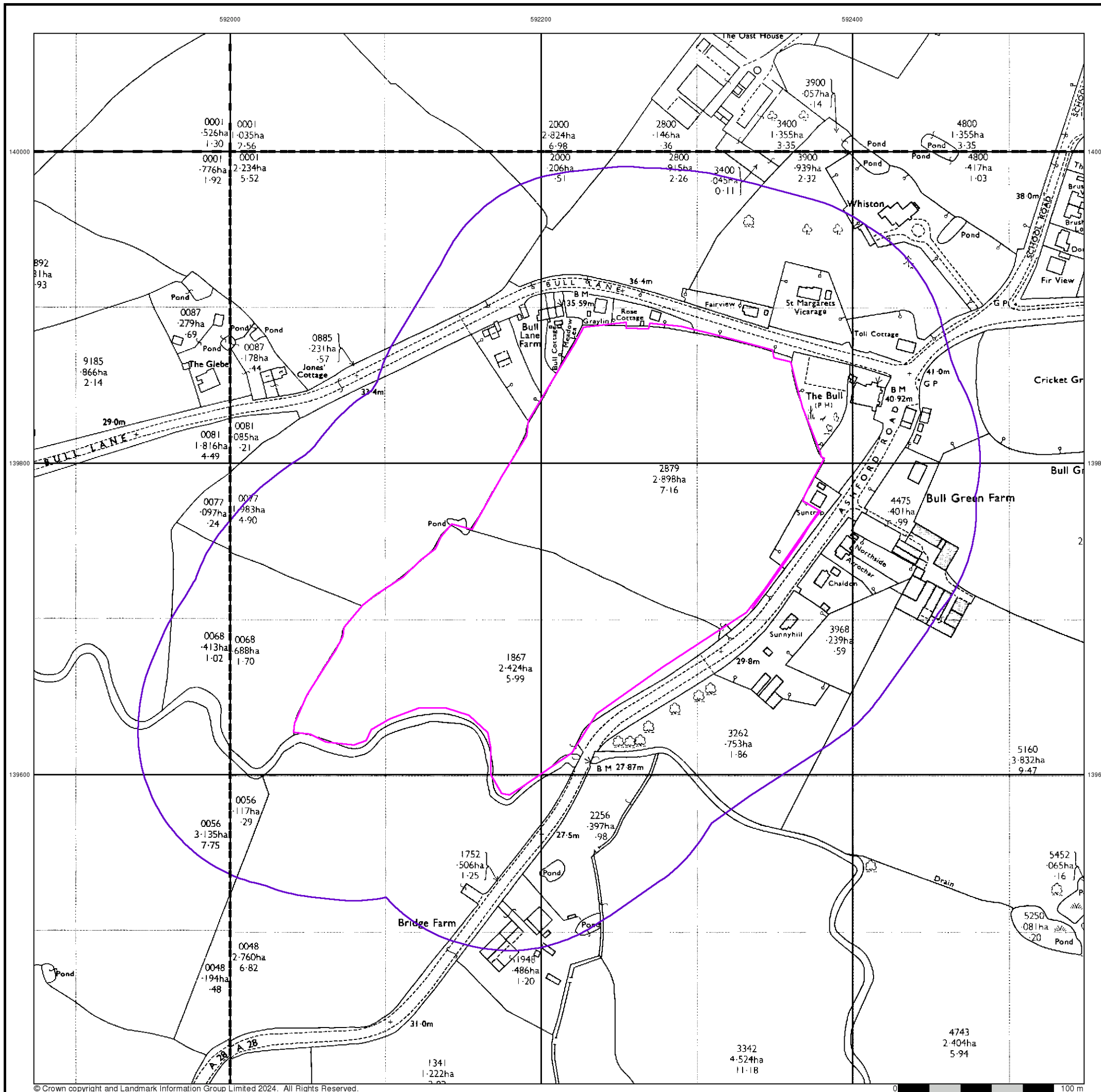
Order Number: 333466931_1_1
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Ordnance Survey Plan

Published 1975

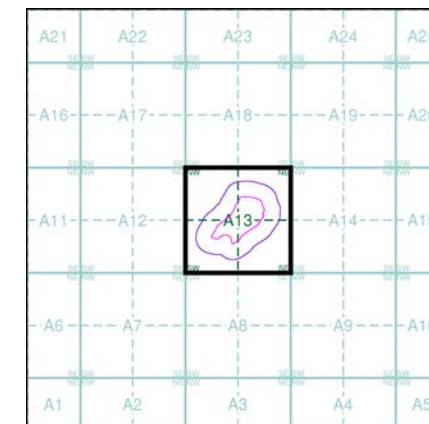
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered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

Map Name(s) and Date(s)

TQ9140 1975 12,500	TQ9240 1975 12,500
TQ9139 1975 12,500	TQ9239 1975 12,500

Historical Map - Segment A13



Order Details

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Large-Scale National Grid Data

Published 1993

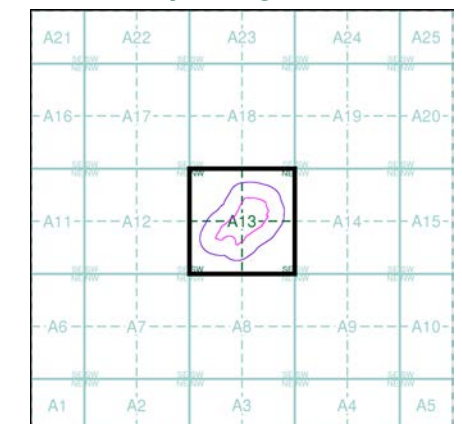
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

TQ9140 1993 12,500	TQ9240 1993 12,500
TQ9139 1993 12,500	TQ9239 1993 12,500

Historical Map - Segment A13



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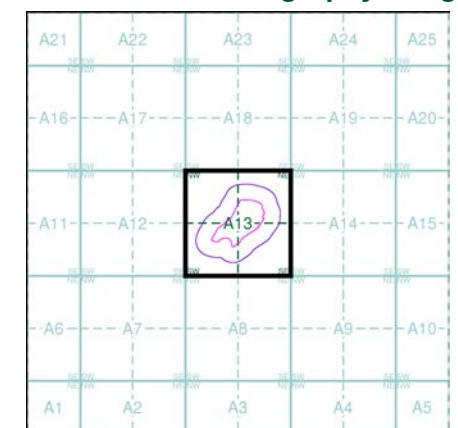
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Historical Aerial Photography

Published 1999

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

Historical Aerial Photography - Segment A13



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