

UNIT 12 THE GLENMORE CENTRE, CASTLE ROAD, EUROLINK, SITTINGBOURNE, ME10 3GL

## Professional opinion



### Contaminated Land

**Moderate:**  
**Acceptable Risk**

page 6



### Flooding

**Low-Moderate**

page 7

Consultant's guidance and recommendations inside.



### Ground Stability

**Identified**

page 7



### Radon

**Identified**

page 7



### Energy

**Identified**

page 8



### Planning Constraints

**Identified**

page 10



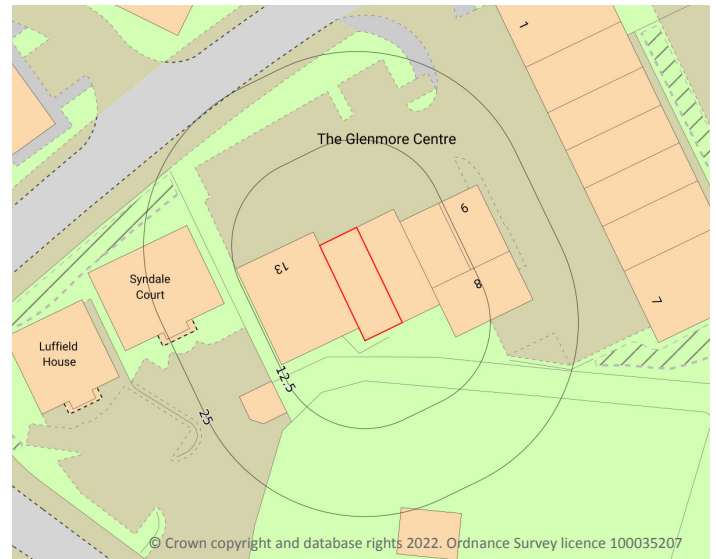
### Transportation

**Identified**

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A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

## Site plan



## Contaminated land liability

### Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

**Yes**

### Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

**Unlikely**

### Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

**Unlikely**

## Useful contacts

Swale Borough Council:  
<http://www.swale.gov.uk/>  
csc@swale.gov.uk  
01795 417 850

Environment Agency National Customer  
Contact Centre (NCCC):  
enquiries@environment-agency.gov.uk  
03708 506 506

## Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 51**.



### Contaminated Land

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities despite some potentially contaminative land uses being identified, particularly in relation to the historical and current land uses within close proximity of the site. These land uses are not considered a significant risk if the site remains in its current use, however if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. It is recommended that this is completed at an early stage of planning.

If you require further advice with regards to this, please contact our customer services team on 08444 159 000 or e-mail at [info@groundsure.com](mailto:info@groundsure.com).



### Flooding

#### Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/297421/flho0911bugi-e-e.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf)

#### National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of



flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



## Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, infilled land. You should consider the following:

### Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings



## Radon

The property is in an area where elevated radon levels are expected to be found in 1-3% of properties.

### Next steps for consideration:

- if the property is a new build, you can check compliance on radon protection with the developer
- if you are buying a currently occupied property, ask the present owner whether radon levels have been measured and, if so, whether the results were above the radon Action Level. If they were, ask what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective
- if testing has not been carried out, it would be a sensible precaution to arrange for the property to be tested with radon detectors. If initial short-term radon screening tests are inconclusive, or the purchaser would prefer to carry out a full three-month test, it may be possible to arrange a 'radon bond'
- high levels of radon can be reduced through carrying out remedial works to the property
- No radon protection measures will be required to be installed in the event that any new buildings or extensions are added to the property.
- See <http://www.radonassociation.co.uk/guide-to-radon/information-for-employers/> for further information



## Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure and planning constraints.

### **Energy**

#### Wind

Existing or proposed wind installations have been identified within 5km.

##### Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

#### Solar

Existing or proposed solar installations have been identified within 5km of the property.

##### Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

#### Power stations

One or more Power Stations have been identified within 5km of the property.

##### Next steps for consideration:

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting <http://www.onr.org.uk/regulated-sites.htm> for further information on the site

# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
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Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

## Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property.

### Next steps for consideration:

- visit the National Infrastructure Planning website at <https://infrastructure.planninginspectorate.gov.uk/projects/>, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found



## Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see **page 2** for further advice.



### Contaminated Land

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Please see **page 14** for details of the identified issues.

**Past Land Use**

**Moderate**

**Waste and Landfill**

**Low**

**Current and Recent Industrial**

**Moderate**

## Current and proposed land use

### Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

### Proposed land use

Groundsure has assumed that the property will remain in its current use.

## Historical land use

### On-site

A potentially contaminative current and land use of minor concern has been identified at the study site.

### Surrounding area

Potentially contaminative historical and current land uses of moderate concern have been identified in proximity to the study site.

## Site setting

Potentially vulnerable receptors have been identified including site users, the underlying aquifers.

## Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



## Environmental summary



### Flooding

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low-moderate.

Further explanation of flood risk assessment can be seen in the Flood information on **page 51**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Moderate-High
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview



### Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 38** for details of the identified issues.

Natural Ground Stability	Moderate-High
Non-Natural Ground Stability	Identified



### Radon

The property is in a radon affected area. This could mean that inhabitants are at risk from the harmful effects of radon. The percentage of homes estimated to be affected by radon in your local area is between 1% and 3%.

Please see **page 41** for details of the identified issues.

In a radon  
affected area



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## Energy summary



### Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

**Oil and gas areas**  
**Oil and gas wells**

**Not identified**  
**Not identified**



### Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see **page 2** for further advice. Additionally, see **page 42** for details of the identified issues.

**Planned Multiple Wind Turbines**

**Not identified**

**Planned Single Wind Turbines**

**Identified**

**Existing Wind Turbines**

**Not identified**

**Proposed Solar Farms**

**Identified**

**Existing Solar Farms**

**Identified**



### Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see **page 2** for further advice. Additionally, see **page 46** for details of the identified issues.

**Power stations**

**Identified**

**Energy Infrastructure Projects**

**Not identified**  
**Identified**



**Groundsure**  
LOCATION INTELLIGENCE

Contact us with any questions at:  
[info@groundsure.com](mailto:info@groundsure.com)  
08444 159 000

Date: 4 May 2022



## Transportation summary



The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



### Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified



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## Planning summary



### Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see **page 48** for details of the identified issues.

**Environmental Protected Areas** Not identified  
**Visual and Cultural Protected Areas** Identified



**Groundsure**  
LOCATION INTELLIGENCE

Contact us with any questions at:  
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08444 159 000

Date: 4 May 2022

## Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

### Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

### Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

### Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

### Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

### Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at [projects@groundsure.com](mailto:projects@groundsure.com). The reports start from £1245+VAT, which includes a discount for current reporting.

### Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.



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## Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2022. All Rights Reserved

Capture Date: 31/05/2021

Site Area: 0.01ha

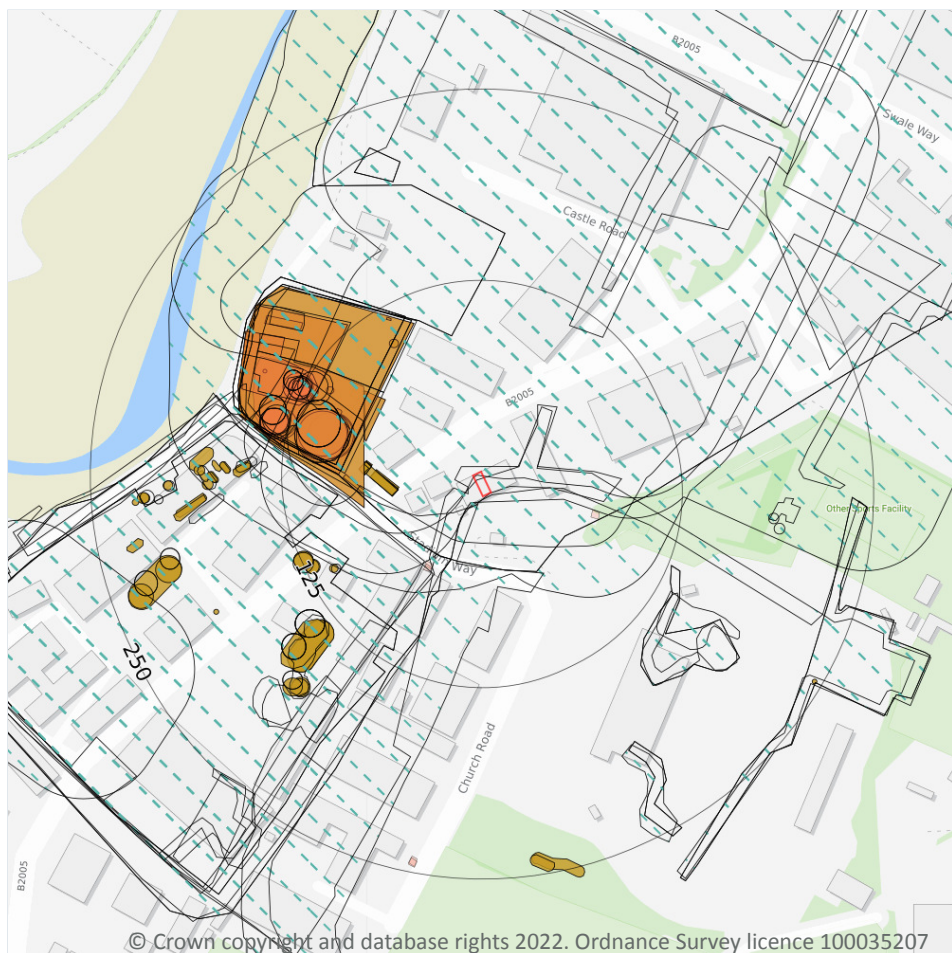
## Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	8	2	85
Former tanks	0	5	72
Former energy features	0	0	16
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	2
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	4
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	5	49
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	3



## Contaminated land / Past land use



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

### Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Brick Field	1865
0	on site	Brick Works	1895
0	on site	Railway Sidings	1906
0	on site	Brick Works	1906
0	on site	Railway Sidings	1938

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Distance	Direction	Use	Date
0	on site	Brick Works	1938
0	on site	Brick Works	1938
0	on site	Brick Works	1947
6 m	SW	Cement Manufactory	1865
46 m	SW	Cement Works	1938
57 m	SW	Unspecified Works	1961
60 m	SW	Cement Works	1895
76 m	NW	Gas Holder Station	1979
80 m	NW	Gas Works	1906
80 m	NW	Unspecified Tanks	1947
80 m	NW	Unspecified Commercial/Industrial	1947
80 m	NW	Unspecified Depot	1979
84 m	W	Unspecified Tanks	1938
85 m	W	Gasometer	1906
85 m	NW	Unspecified Commercial/Industrial	1961
85 m	NW	Unspecified Commercial/Industrial	1967
85 m	NW	Gas Holder Station	1973
89 m	W	Unspecified Works	1967
89 m	W	Unspecified Commercial/Industrial	1973
92 m	W	Unspecified Tanks	1961
92 m	W	Unspecified Tanks	1967
92 m	W	Unspecified Tanks	1973
92 m	W	Unspecified Tanks	1979
104 m	SW	Unspecified Tank	1895
107 m	NW	Gas Works	1865
110 m	NW	Gasometer	1865
112 m	NE	Railway Sidings	1895
116 m	NW	Gas Works	1895



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Distance	Direction	Use	Date
118 m	SW	Unspecified Tank	1906
120 m	NW	Unspecified Tank	1895
120 m	NW	Gasometer	1906
124 m	W	Gasometer	1906
124 m	W	Gasometer	1895
127 m	NW	Unspecified Tanks	1961
127 m	NW	Unspecified Tanks	1967
127 m	NW	Unspecified Tanks	1973
127 m	NW	Unspecified Tanks	1979
127 m	E	Unspecified Ground Workings	1938
127 m	E	Unspecified Ground Workings	1938
129 m	W	Unspecified Tanks	1961
129 m	W	Unspecified Tanks	1967
129 m	W	Unspecified Tanks	1973
130 m	SW	Unspecified Tanks	1947
131 m	SW	Unspecified Tank	1961
131 m	SW	Unspecified Tank	1967
131 m	SW	Unspecified Tank	1973
131 m	SW	Unspecified Tank	1979
134 m	SE	Sand Pit	1895
134 m	W	Unspecified Tanks	1865
136 m	SE	Unspecified Pit	1906
141 m	W	Unspecified Wharf	1979
142 m	W	Unspecified Tanks	1895
144 m	NE	Railway Sidings	1906
146 m	NW	Unspecified Tanks	1947
150 m	SW	Unspecified Tank	1961
150 m	SW	Unspecified Tank	1967



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Distance	Direction	Use	Date
150 m	SW	Unspecified Tank	1973
150 m	SW	Unspecified Tank	1979
152 m	W	Railway Sidings	1906
156 m	SW	Tramway Sidings	1961
160 m	SW	Unspecified Ground Workings	1947
163 m	W	Unspecified Tanks	1865
163 m	W	Railway Sidings	1938
164 m	SE	Unspecified Heap	1906
166 m	SW	Unspecified Tank	1961
166 m	SW	Unspecified Tank	1967
168 m	W	Unspecified Tanks	1895
180 m	SW	Unspecified Heap	1961
182 m	E	Chimney	1895
183 m	E	Engine House	1865
186 m	E	Unspecified Tank	1865
188 m	SE	Unspecified Ground Workings	1973
188 m	SE	Unspecified Ground Workings	1979
189 m	SE	Unspecified Ground Workings	1967
195 m	W	Unspecified Tank	1906
198 m	N	Gas Valve Compound	1978
198 m	N	Gas Valve Compound	1990
199 m	W	Unspecified Tank	1961
199 m	W	Unspecified Tank	1967
202 m	E	Unspecified Ground Workings	1906
203 m	W	Unspecified Tank	1865
209 m	W	Unspecified Tank	1895
214 m	SW	Unspecified Kilns	1865
217 m	W	Unspecified Tank	1961



Distance	Direction	Use	Date
217 m	W	Unspecified Tank	1967
231 m	E	Unspecified Ground Workings	1906
231 m	E	Unspecified Ground Workings	1938
231 m	E	Unspecified Ground Workings	1938
245 m	SW	Unspecified Ground Workings	1961
245 m	SW	Unspecified Heap	1947

This data is sourced from Ordnance Survey/Groundsure.

## Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
49 m	W	Unspecified Tank	1994
50 m	W	Unspecified Tank	1958
50 m	W	Unspecified Tank	1985
50 m	W	Unspecified Tank	1992
50 m	W	Unspecified Tank	1961
50 m	W	Unspecified Tank	1989
66 m	W	Unspecified Tank	1994
67 m	W	Unspecified Tank	1958
67 m	W	Unspecified Tank	1961
67 m	W	Unspecified Tank	1985
67 m	W	Unspecified Tank	1992
67 m	W	Unspecified Tank	1989
68 m	W	Unspecified Tank	1938
71 m	W	Gas Holder Station	1985
71 m	W	Tanks	1938

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Distance	Direction	Use	Date
73 m	NW	Gas Holder Station	1985
79 m	NW	Gas Works	1908
81 m	W	Unspecified Tank	1957
82 m	W	Unspecified Tank	1958
84 m	W	Gasometer	1908
86 m	W	Unspecified Tank	1938
95 m	NW	Unspecified Tank	1938
98 m	NW	Unspecified Tank	1938
105 m	SW	Unspecified Tank	1897
106 m	NW	Unspecified Tank	1938
115 m	NW	Unspecified Tank	1938
115 m	NW	Unspecified Tank	1957
115 m	NW	Unspecified Tank	1958
115 m	SW	Unspecified Tank	1957
116 m	NW	Gas Works	1897
116 m	SW	Unspecified Tank	1958
117 m	NW	Gas Works	1868
118 m	SW	Unspecified Tank	1908
118 m	SW	Unspecified Tank	1938
118 m	NW	Gasometer	1868
120 m	W	Unspecified Tank	1958
120 m	NW	Gasometer	1897
120 m	NW	Gasometer	1908
120 m	NW	Unspecified Tank	1938
120 m	W	Unspecified Tank	1957
126 m	W	Gasometer	1897
126 m	W	Gasometer	1908
126 m	W	Unspecified Tank	1938



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Distance	Direction	Use	Date
130 m	SW	Tanks	1958
130 m	SW	Tanks	1957
133 m	SW	Tanks	1938
145 m	W	Tanks	1897
146 m	W	Tanks	1868
148 m	NW	Tanks	1938
151 m	NW	Unspecified Tank	1897
151 m	NW	Unspecified Tank	1908
158 m	W	Tanks	1957
159 m	W	Tanks	1958
164 m	W	Tanks	1938
166 m	SW	Unspecified Tank	1957
166 m	W	Tanks	1957
167 m	W	Tanks	1958
167 m	SW	Unspecified Tank	1958
170 m	SW	Unspecified Tank	1938
170 m	W	Unspecified Tank	1897
170 m	W	Tanks	1938
173 m	W	Tanks	1938
174 m	W	Tanks	1897
175 m	W	Tanks	1868
175 m	W	Unspecified Tank	1897
188 m	SW	Unspecified Tank	1957
196 m	W	Unspecified Tank	1908
199 m	W	Tanks	1957
200 m	W	Unspecified Tank	1958
212 m	W	Unspecified Tank	1897
212 m	W	Unspecified Tank	1868



Distance	Direction	Use	Date
219 m	W	Unspecified Tank	1897
220 m	W	Tanks	1897
223 m	W	Unspecified Tank	1958
235 m	S	Tanks	1994
237 m	S	Tanks	1992
243 m	SE	Unspecified Tank	1989

This data is sourced from Ordnance Survey/Groundsure.

## Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
55 m	SW	Electricity Substation	1994
57 m	SW	Electricity Substation	1992
67 m	E	Electricity Substation	1994
71 m	W	Gas Holder Station	1985
73 m	NW	Gas Holder Station	1985
79 m	NW	Gas Works	1908
84 m	W	Gasometer	1908
116 m	NW	Gas Works	1897
117 m	NW	Gas Works	1868
118 m	NW	Gasometer	1868
120 m	NW	Gasometer	1897
120 m	NW	Gasometer	1908
126 m	W	Gasometer	1897
126 m	W	Gasometer	1908
240 m	S	Electricity Substation	1994
241 m	S	Electricity Substation	1992

# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

This data is sourced from Ordnance Survey/Groundsure.

## Contaminated land / Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Former Landfill (EA records)
- Waste site no longer in use

### Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

Please see **page 2** for further advice.

Distance	Direction	Details		
152 m	NW	Type of Site: Waste Transfer Site Address: Gas Road, Eurolink Industrial Estate, Murston, SITTINGBOURNE, Kent, ME10 3SH	Further Details: Scheme comprises change of use from open storage to waste recycling, storage, treatment and transfer. An application (ref: SW/02/0958) for Detailed Planning permission was granted by Swale B.C. on 3rd September 2002. Data Source: Historic Planning Application Data Type: Point	Details: SW/02/0958 Date: -
179 m	NW	Type of Site: Scrap Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1989
179 m	NW	Type of Site: Scrap Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1990
179 m	NW	Type of Site: Scrap Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1990

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

## Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see **page 2** for further advice.

Distance	Direction	Details		
76 m	NW	Site Address: Murston B G, Murston, Sittingbourne, Kent Waste Licence: Yes Site Reference: 2200/7154 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01/01/1976 Licence Surrendered: - Licence Holder Address: -	First Input: - Last Input: - Control Measures: -
188 m	N	Site Address: Gas Road, Murston Waste Licence: Yes Site Reference: 2200/7152 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01/01/1976 Licence Surrendered: - Licence Holder Address: -	First Input: - Last Input: - Control Measures: -



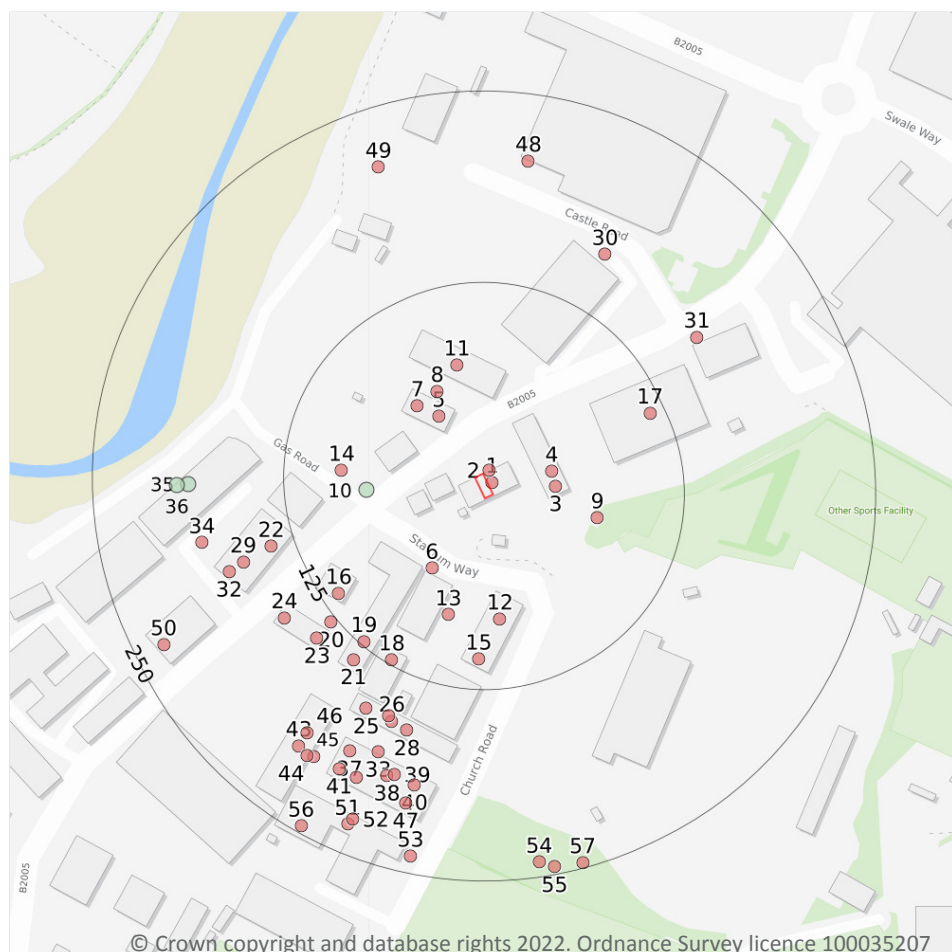
# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

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

## Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Pollution incidents

### Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	3 m	NE	1st Call Windscreens - Unit 11 The Glenmore Centre Eurolink Industrial Centre, Castle Road, Sittingbourne, Kent, ME10 3GL	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	3 m	NE	First Call Windscreens Ltd - Unit 11 The Glenmore Centre Eurolink Industrial Centre, Castle Road, Eurolink, Sittingbourne, Kent, ME10 3GL	Vehicle Repair, Testing and Servicing	Repair and Servicing

# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

ID	Distance	Direction	Company / Address	Activity	Category
4	41 m	E	Creative Resins Distribution Ltd - Unit 7 The Glenmore Centre Eurolink Industrial Centre, Castle Road, Sittingbourne, Kent, ME10 3GL	Adhesives and Sealants	Industrial Products
3	41 m	E	Aglaze - Unit 7 The Glenmore Centre Eurolink Industrial Centre, Castle Road, Sittingbourne, Kent, ME10 3GL	Cleaning Equipment and Supplies	Industrial Products
5	47 m	NW	Motor Parts Direct Ltd - Unit 4 Saxon Shore Business Park, Castle Road, Eurolink, Sittingbourne, Kent, ME10 3EU	Vehicle Parts and Accessories	Motoring
6	57 m	SW	Electricity Sub Station - Kent, ME10	Electrical Features	Infrastructure and Facilities
7	60 m	NW	Leppenwell Doyle Trading Ltd - Unit 3 Saxon Shore Business Park, Castle Road, Eurolink, Sittingbourne, Kent, ME10 3EU	Special Purpose Machinery and Equipment	Industrial Products
8	62 m	NW	Business Park - Kent, ME10	Business Parks and Industrial Estates	Industrial Features
9	70 m	E	Electricity Sub Station - Kent, ME10	Electrical Features	Infrastructure and Facilities
11	73 m	N	All Car Parts - Unit 5-8 Saxon Shore Business Park, Castle Road, Sittingbourne, Kent, ME10 3EU	Vehicle Parts and Accessories	Motoring
12	79 m	S	Ashbys Cleaning Equipment - Unit 5-7 Chapel Park, Stadium Way, Sittingbourne, Kent, ME10 3RW	Cleaning Equipment and Supplies	Industrial Products
13	80 m	S	Industrial Estate - Kent, ME10	Business Parks and Industrial Estates	Industrial Features
14	87 m	W	Electricity Sub Station - Kent, ME10	Electrical Features	Infrastructure and Facilities
15	105 m	S	Lifting Power - Unit 9 Chapel Park, Stadium Way, Sittingbourne, Kent, ME10 3RW	Construction Plant	Construction Services
16	114 m	SW	Concept a V - Unit 13 Stadium Business Park, Castle Road, Sittingbourne, Kent, ME10 3BG	Electronic Equipment	Industrial Products
17	116 m	NE	Carousel Logistics - Gateway Centre Eurolink Industrial Centre, Castle Road, Sittingbourne, Kent, ME10 3RN	Distribution and Haulage	Transport, Storage and Delivery
18	122 m	SW	Group Four Glassfibre Co Ltd - Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Glass Fibre Services	Industrial Products



# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

ID	Distance	Direction	Company / Address	Activity	Category
19	122 m	SW	Complete Cellar Services - Unit 6 Stadium Business Park, Castle Road, Sittingbourne, Kent, ME10 3BG	Food and Beverage Industry Machinery	Industrial Products
20	129 m	SW	Business Park - Kent, ME10	Business Parks and Industrial Estates	Industrial Features
21	136 m	SW	Broadoak Controls Ltd - Unit 5 Stadium Business Park, Castle Road, Sittingbourne, Kent, ME10 3BG	Electrical Components	Industrial Products
22	140 m	W	Window Logic - Unit 12-13 Anchor Business Park, Castle Road, Sittingbourne, Kent, ME10 3AE	General Construction Supplies	Industrial Products
23	143 m	SW	Magic Mend Alloy Repairs - Unit 4 Stadium Business Park, Castle Road, Sittingbourne, Kent, ME10 3BG	Special Purpose Machinery and Equipment	Industrial Products
24	152 m	SW	Total Crane Services Ltd - Unit 1 Stadium Business Park, Castle Road, Sittingbourne, Kent, ME10 3BG	Industrial Repairs and Servicing	Repair and Servicing
25	158 m	SW	Vinyl Creations - Unit 32 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Vehicle Repair, Testing and Servicing	Repair and Servicing
26	158 m	SW	Anaconda Belting Company - Unit 29 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Lifting and Handling Equipment	Industrial Products
27	158 m	SW	Rainham Insulation Services Kent Ltd - Unit 29-30 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Construction Completion Services	Construction Services
28	160 m	S	Wells Autos - Unit 27 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Vehicle Repair, Testing and Servicing	Repair and Servicing
29	161 m	W	D & J Motor Services Ltd - Unit 14 Anchor Business Park, Castle Road, Sittingbourne, Kent, ME10 3AE	Vehicle Repair, Testing and Servicing	Repair and Servicing
30	164 m	NE	Electricity Sub Station - Kent, ME10	Electrical Features	Infrastructure and Facilities
31	166 m	NE	Electricity Sub Station - Kent, ME10	Electrical Features	Infrastructure and Facilities
32	170 m	W	Decorative Resins International - Unit 15 Anchor Business Park, Castle Road, Sittingbourne, Kent, ME10 3AE	Paints, Varnishes and Lacquers	Industrial Products

# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

ID	Distance	Direction	Company / Address	Activity	Category
33	179 m	SW	Industrial Estate - Kent, ME10	Business Parks and Industrial Estates	Industrial Features
34	183 m	W	Anchor Business Park - Kent, ME10	Business Parks and Industrial Estates	Industrial Features
37	187 m	SW	K Hammond - Unit 21 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Vehicle Repair, Testing and Servicing	Repair and Servicing
38	188 m	S	Pump Service & Technology UK Ltd - Unit 19 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Industrial Repairs and Servicing	Repair and Servicing
39	190 m	S	Swalkool Car Radiator Repairs - Unit 17 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Vehicle Repair, Testing and Servicing	Repair and Servicing
40	193 m	S	Superfast Labels Ltd - Unit 15 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Stationery, Stamps, Tags and Labels	Industrial Products
41	201 m	SW	Bale Pak Ltd - Unit 14 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Lifting and Handling Equipment	Industrial Products
42	201 m	SW	Wooburn - Unit 13-14 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Wood Products Including Charcoal, Paper, Card and Board	Industrial Products
43	202 m	SW	Fast Forward International - Bon Accord House Eurolink Commercial Park, Castle Road, Sittingbourne, Kent, ME10 3SJ	Distribution and Haulage	Transport, Storage and Delivery
44	202 m	SW	Club 100 Racing - Bon Accord House Eurolink Commercial Park, Castle Road, Sittingbourne, Kent, ME10 3SJ	Motorsport Services	Sport and Entertainment Support Services
45	204 m	SW	H M F Services Transport Ltd - Bon Accord House Eurolink Commercial Park, Castle Road, Sittingbourne, Kent, ME10 3SJ	Distribution and Haulage	Transport, Storage and Delivery
46	204 m	SW	Sittingbourne Commercial Wash - Bon Accord House Eurolink Commercial Park, Castle Road, Sittingbourne, Kent, ME10 3SJ	Vehicle Cleaning Services	Personal, Consumer and Other Services
47	206 m	S	Invicta Electronics Ltd - Unit 8-9 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Electrical Components	Industrial Products
48	206 m	N	Electricity Sub Station - Kent, ME10	Electrical Features	Infrastructure and Facilities



ID	Distance	Direction	Company / Address	Activity	Category
49	212 m	N	Gas Valve Compound - Kent, ME10	Gas Features	Infrastructure and Facilities
50	231 m	SW	Ryder Motorcycles - Unit 12 D2 Trading Estate, Castle Road, Sittingbourne, Kent, ME10 3RH	New Vehicles	Motoring
51	231 m	SW	Jaymech Food Machines Ltd - Unit 6 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Food and Beverage Industry Machinery	Industrial Products
52	232 m	S	City Automation - Unit 4 Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Fences, Gates and Railings	Industrial Products
53	239 m	S	Electricity Sub Station - Kent, ME10	Electrical Features	Infrastructure and Facilities
54	240 m	S	Tank - Kent, ME10	Tanks (Generic)	Industrial Features
55	245 m	S	Tank - Kent, ME10	Tanks (Generic)	Industrial Features
56	245 m	SW	Chalkwell - Unit 2a Church Road Business Centre, Church Road, Sittingbourne, Kent, ME10 3RS	Vehicle Hire and Rental	Hire Services
57	248 m	S	Tank - Kent, ME10	Tanks (Generic)	Industrial Features

This data is sourced from Ordnance Survey.

## Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
10	72 m	W	14/02/2002	Category 3 (Minor)	Category 4 (No Impact)	Lubricating Oils
35	187 m	W	25/02/2002	Category 3 (Minor)	Category 4 (No Impact)	Smoke
36	187 m	W	05/03/2002	Category 3 (Minor)	Category 4 (No Impact)	Smoke

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

## Superficial hydrogeology



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

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### Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

**Unknown** - These are rock layers where it has not been possible to classify the water storage potential.

# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

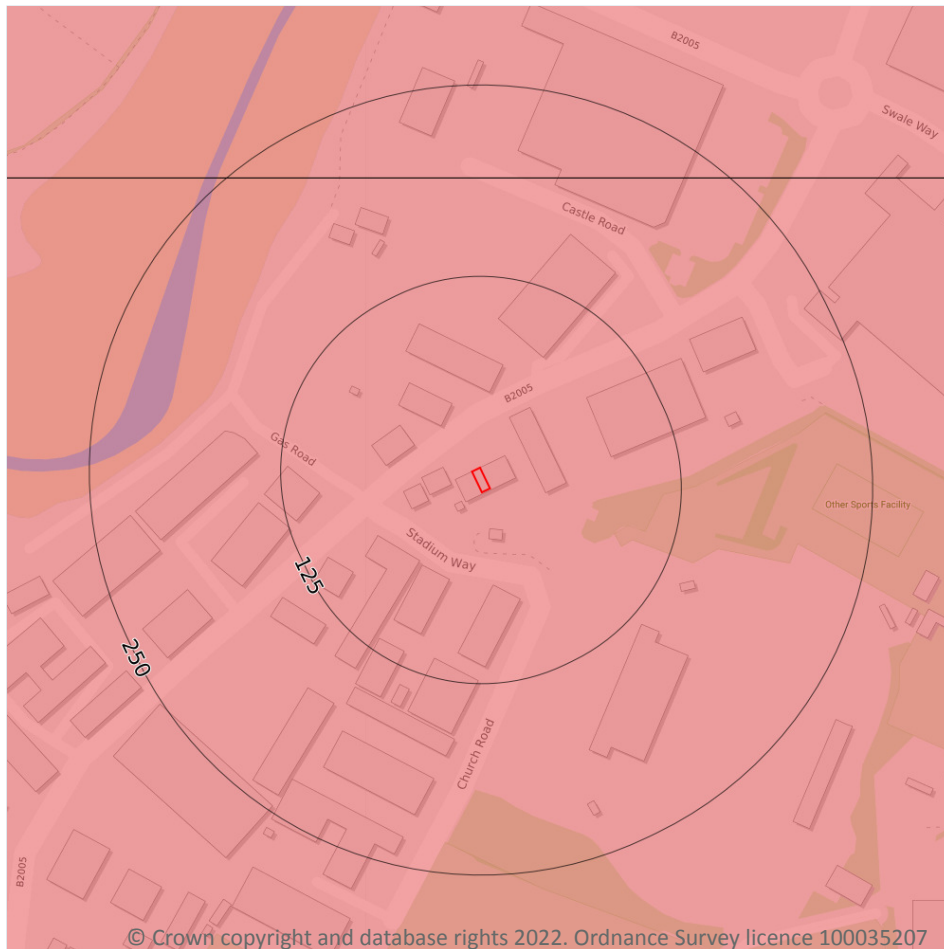
Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

Distance	Direction	Designation
26 m	SE	Unproductive
142 m	NW	Secondary Undifferentiated
198 m	N	Secondary Undifferentiated

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











## Bedrock hydrogeology



— Site Outline

Search buffers in metres (m)

-  Principal
-  Secondary A
-  Secondary B
-  Secondary Undifferentiated
-  Unproductive
-  Groundwater abstraction licence (point)
-  Groundwater abstraction licence (area)
-  Groundwater abstraction licence (linear)

### Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

Distance	Direction	Designation
0	on site	Secondary A
189 m	N	Secondary A

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

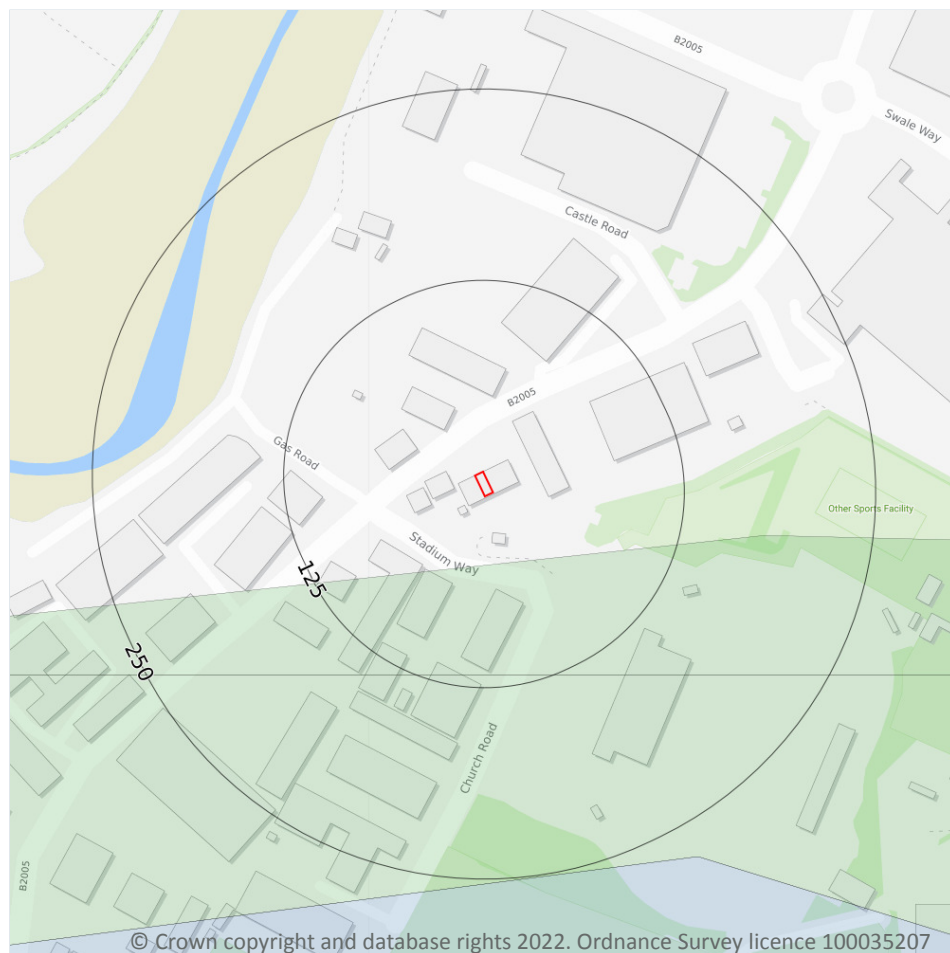
## Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
THANET FORMATION	TAB-XSZC	SAND, SILT AND CLAY

This data is sourced from British Geological Survey.

## Source Protection Zones and drinking water abstractions



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1  
Inner catchment
- Source Protection Zone 2  
Outer catchment
- Source Protection Zone 3  
Total catchment
- Source Protection Zone 4  
Zone of Special Interest
- ▨ Source Protection Zone 1c  
Inner catchment - confined aquifer
- ▨ Source Protection Zone 2c  
Outer catchment - confined aquifer
- ▨ Source Protection Zone 3c  
Total catchment - confined aquifer
- Drinking water abstraction licences
- ▨ Drinking water abstraction licences  
Polygon features
- Drinking water abstraction licences  
Linear features

### Source Protection Zones

The Environment Agency / Natural Resources Wales has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner (SPZ 1), outer (SPZ 2) and total catchment (SPZ 3)) and a fourth zone of special interest.

Distance	Direction	Details
45 m	S	Zone: 3 Description: Total catchment
117 m	S	Zone: 3 Description: Total catchment

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

## Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- ▨ Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
  - At ground level
  - - - Underground
  - ||||| Elevated
  - Unspecified

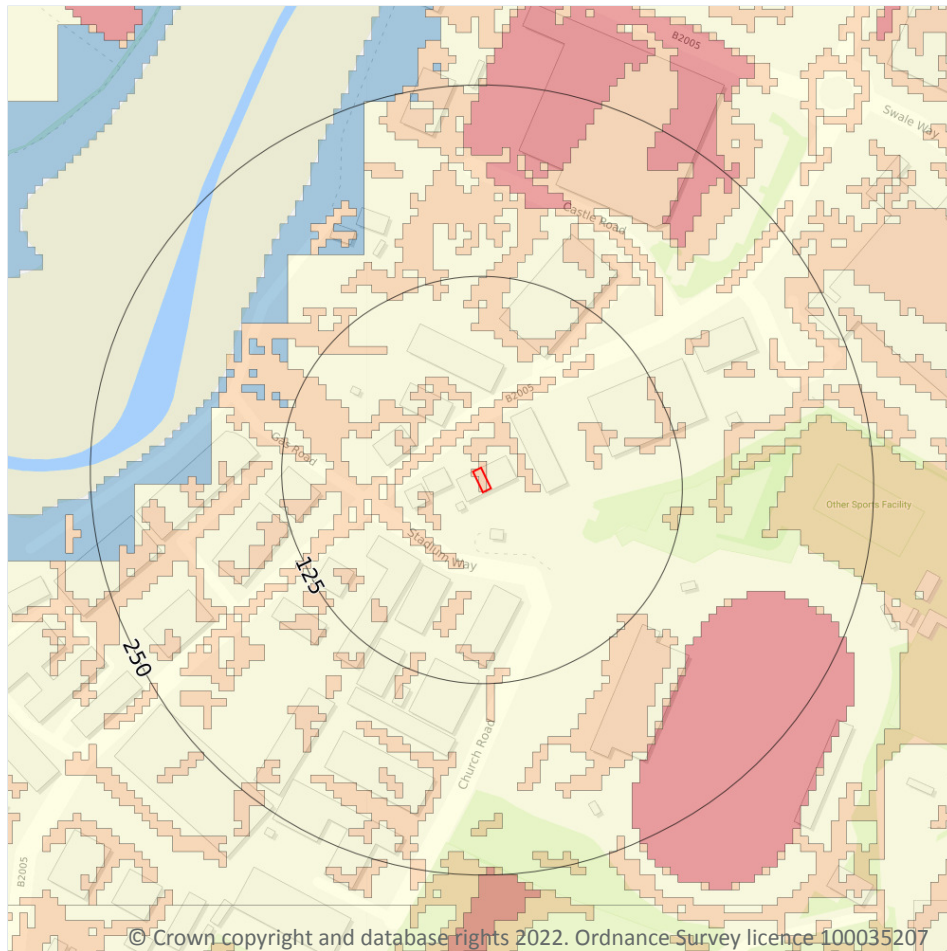
### Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
214 m	W	Name: Milton Creek Type of water feature: Tidal river or stream. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

## Flooding / Groundwater flooding



Site Outline  
Search buffers in metres (m)

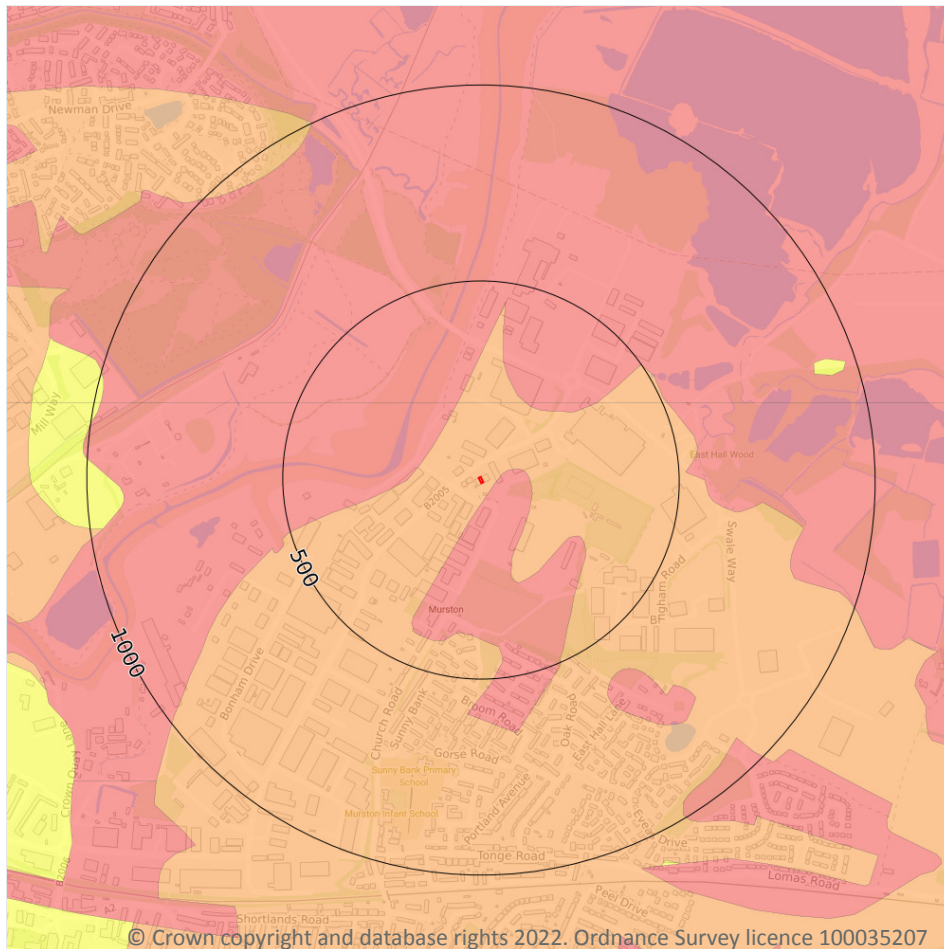
- High
- Moderate - High
- Moderate
- Low
- Negligible

Ambiental data indicates that the property is in an area with a moderate to high risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels could rise above ground level to depth of up to 25cm. Basement areas may become inundated.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.



## Ground stability / Natural ground subsidence



- Site Outline
- Search buffers in metres (m)
- Moderate - high
- Low
- Negligible - very low

### Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see **page 2** for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

## Ground stability / Non-natural ground subsidence



— Site Outline  
Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

### Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Brick Works	1938
0	on site	Brick Works	1938
0	on site	Brick Works	1895
0	on site	Brick Field	1865

# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

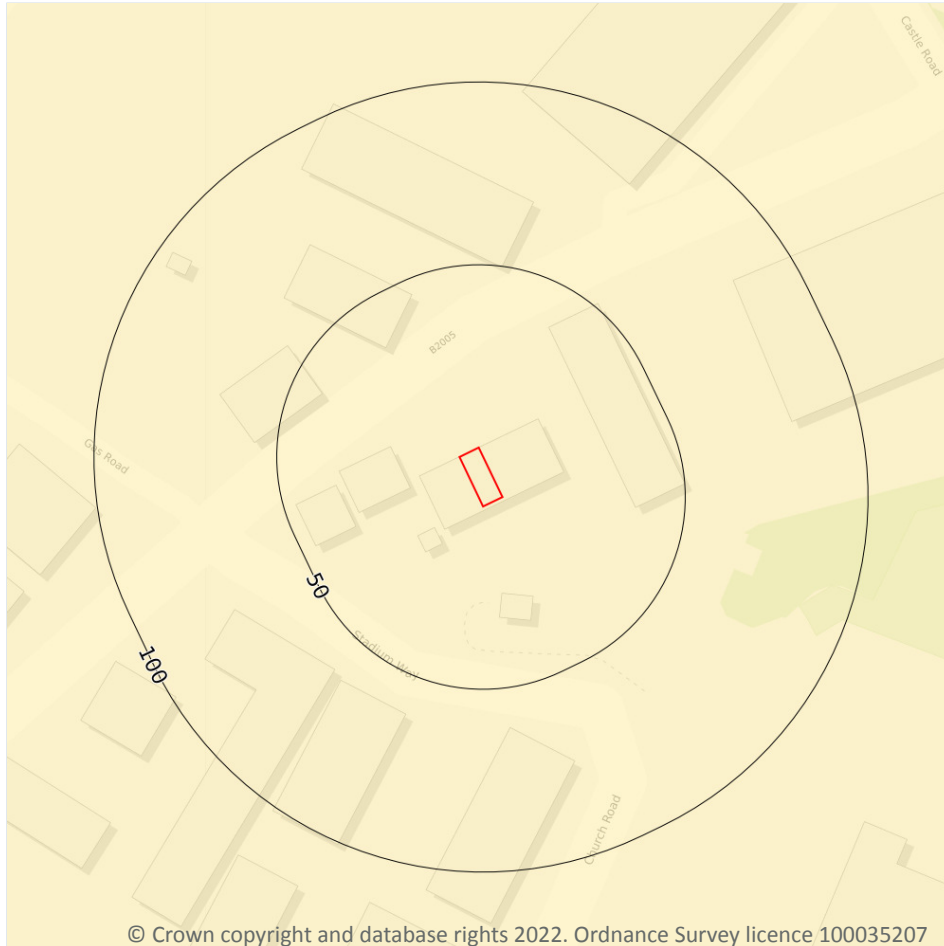
Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

Distance	Direction	Use	Date
0	on site	Brick Works	1947
0	on site	Brick Works	1906
4 m	N	Ponds	1865

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.



## Radon



— Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

The property is in a radon affected area, meaning there is an increased risk that properties will contain elevated levels of radon.

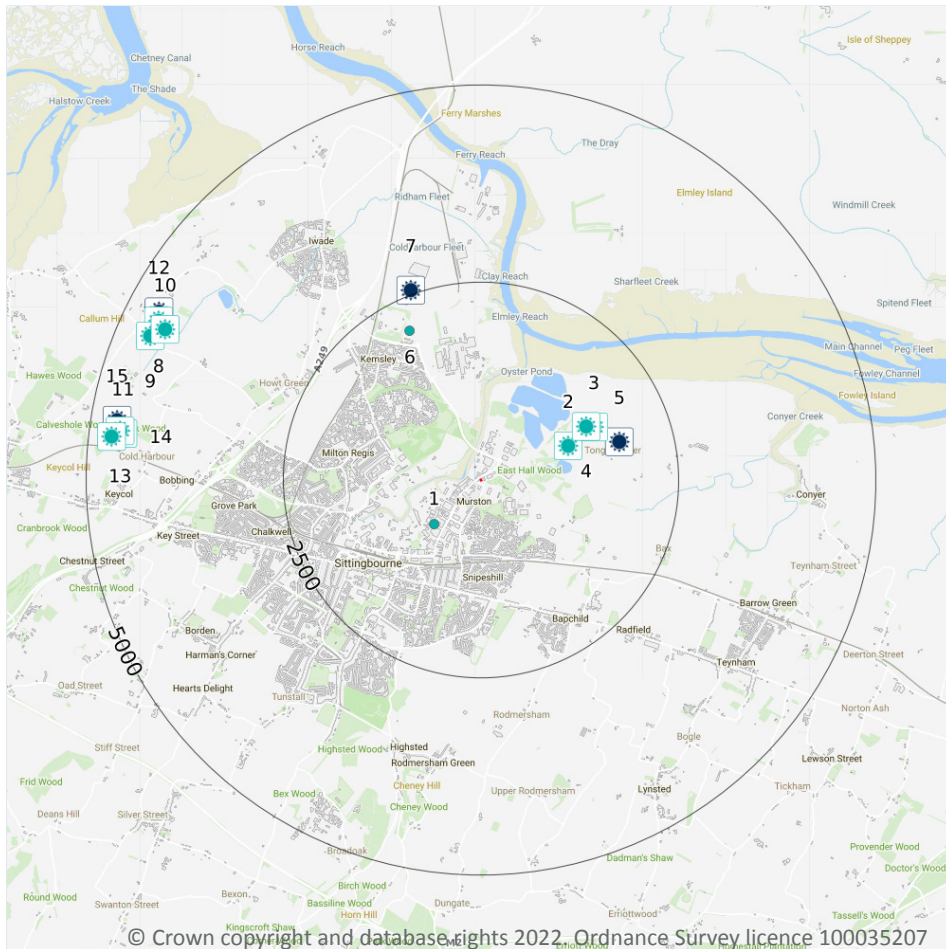
In order to determine if there is a problem at your property, a radon measurement in the building must be taken. Access to a testing service and further information on radon is available from Public Health England (PHE) or [www.ukradon.org](http://www.ukradon.org).






Radon is a colourless, odourless radioactive gas present in all areas of the United Kingdom, usually at levels that pose a negligible risk. However, the property is situated in an area where levels of radon can be much higher and pose a health risk. High levels of radon can cause lung cancer, particularly for smokers and ex-smokers. The higher the level and the longer the period of exposure, the greater the risk.

Please see **page 2** for further advice.

This data is sourced from the British Geological Survey/Public Health England.

## Energy / Wind and solar



- Site Outline
- Search buffers in metres (m)
-  Wind farms
-  Proposed wind farms
-  Proposed wind turbines
-  Existing and agreed solar installations
-  Proposed solar installations

### Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	808 m	SW	Site Name: 1 & 2 Swale Skills Centre Eurolink Business Park, Bonham Drive, Sittingbourne, Kent, ME10 3RY Planning Application Reference: SW/10/0773 Type of Project: Wind Turbine	Application Date: 2010-06-18 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 2kw wind turbine on 7.5m high galvanized steel mast as an educational tool for vocational skills training. Approximate Grid Reference: 591482, 164248
6	2-3 km	NW	Site Name: Barge Way, Kemsley Fields Business Park, Swale, Sittingbourne, Kent, ME10 2FE Planning Application Reference: SW/13/1182 Type of Project: Wind Turbine	Application Date: 2013-10-01 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation and commissioning of a single 10kw wind turbine (hub height 17.9m, tip height 24.5m). Approximate Grid Reference: 591175, 166694

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

## Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
5	1-2 km	E	Tonge Corner Farm, Land North and West of Tonge Corner Farm, Tonge Corner Road, Tonge, Sittingbourne, Kent, ME9 9BB	Contractor: Martifer Solar (Votalia) LPA Name: Swale Borough Council Capacity (MW): 22	Application Date: 11/03/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 30/03/2016
7	2-3 km	N	Morrisons roof mounted solar, Morrisons Supermarket Warehouse and Distribution Buildings, Barge Way, Kemsley, Sittingbourne, Kent, ME10 2FD	Contractor: Morrisons LPA Name: Swale Borough Council Capacity (MW): 2	Application Date: 28/05/2013 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 15/11/2013

ID	Distance	Direction	Address	Details	
12	4-5 km	NW	Orchard Farm, W/O Orchard Farm, School Lane, Iwade, Sittingbourne, Kent, ME9 8QG	Contractor: Omega Solar / OPDE LPA Name: Swale Borough Council Capacity (MW): 10	Application Date: 07/08/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 02/02/2016
15	4-5 km	W	Bobbing solar farm, Cold Harbour Lane, Bobbing, Sittingbourne, Kent, ME9 8NN	Contractor: Solar Securities (Group) LPA Name: Swale Borough Council Capacity (MW): 11.3	Application Date: 06/05/2014 Pre Consent Status: Operational Post Consent Status: Operational Date Commenced: 31/03/2016

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

## Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
2	1-2 km	E	Land North And West Of Tonge Corner Farm, Tonge Corner Road, Tonge, Kent, ME9 9BB	Applicant name: Valtia Uk Limited Application Status: Awaiting decision Application Date: 10/04/2018 Application Number: 18/501479/FULL
3	1-2 km	NE	Land North And West Of Tonge Corner Farm, Tonge Corner Road, Tonge, Sittingbourne, Kent, ME9 9BB	Applicant name: Mrs Kate Covill Application Status: Full Application Date: 25/02/2014 Application Number: SW/14/0224
4	1-2 km	NE	Land North and West of Tonge Corner Farm, Tonge Corner Road, Tonge, Sittingbourne, Kent, ME9 9BB	Applicant name: Mrs Kate Covill Application Status: - Application Date: - Application Number: SW/14/0224
8	4-5 km	NW	Land North West Of Kent, ME9 8QE	Applicant name: Jbm Solar Projects 27 Limited Application Status: Awaiting decision Application Date: 16/12/2021 Application Number: 21/506720/ENVSCR

# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

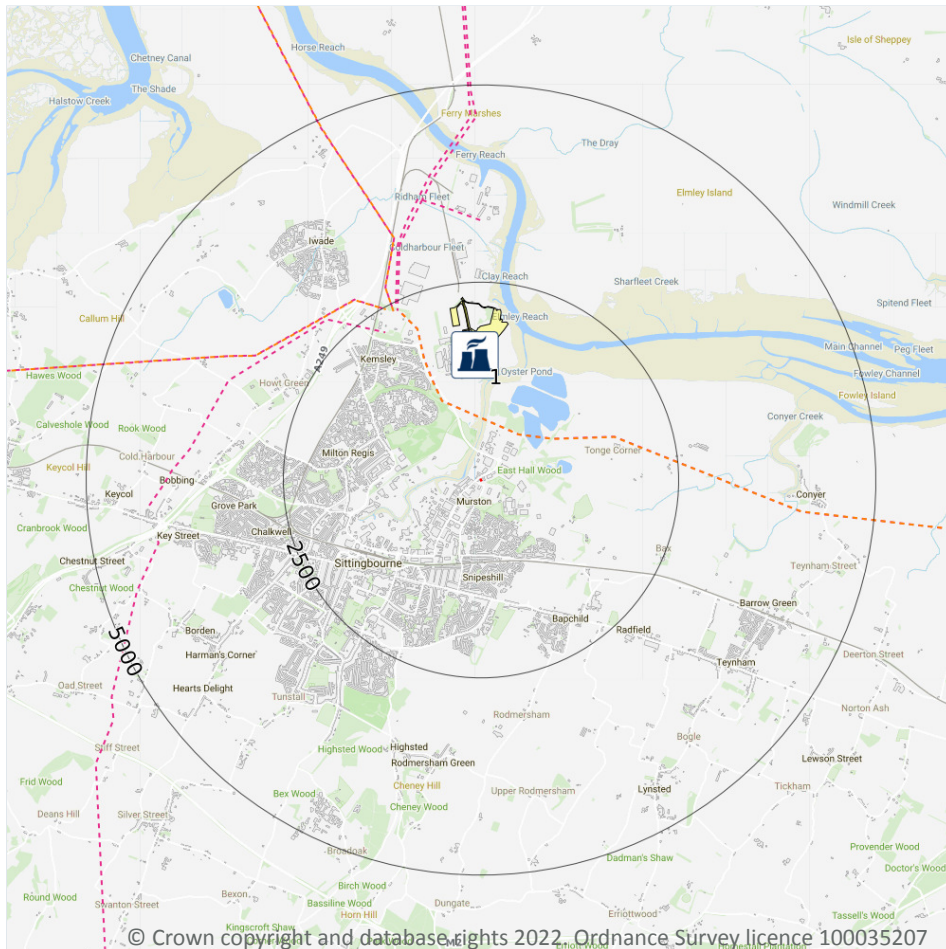
Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

ID	Distance	Direction	Address	Details
9	4-5 km	NW	Land West Of Orchard Farm School Lane, Iwade, Kent, ME9 8QG	Applicant name: Mr Alejandro Alvarez Application Status: Full Application Date: 19/06/2015 Application Number: 15/505010/FULL
10	4-5 km	NW	Land West Of Orchard Farm, School Lane, Iwade, Kent, ME9 8QG	Applicant name: Mr Alejandro Alvarez Application Status: Full Application Date: 15/07/2014 Application Number: 14/502072/FULL
11	4-5 km	W	Land off Cold Harbour Lane Bobbing Nr Sittingbourne Kent ME9 8NN	Applicant name: Mr Nicholas Richardson Application Status: No Details Application Date: No Details Application Number: SW/14/0525
13	4-5 km	W	Land Between High Oak Hill Farm And Rook Farm, Iwade Road, Newington, Kent, ME9 8NN	Applicant name: Canadian Solar Application Status: Full Application Date: 24/03/2016 Application Number: 16/502586/FULL
14	4-5 km	W	Land Between High Oak Hill Farm And Rook Farm, Iwade Road, Newington, Kent, ME9 8NN	Applicant name: Canadian Solar Application Status: Full Application Date: 24/03/2016 Application Number: 16/502586/FULL

The data is sourced from public registers of planning information and is updated every two weeks.



## Energy / Energy infrastructure



- Site Outline
- Search buffers in metres (m)
- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

## Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	1-2 km	N	D S Paper LTD	Kemsley CHP	Combined Heat and Power	81	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

## Large Energy Projects

Large scale energy generation or transmission infrastructure has been proposed on or near to the property. Plans have been submitted to the Planning Inspectorate (formerly known as the Infrastructure Planning Commission). See below for details of what is proposed.

Distance	Direction	Details	Summary
1-2 km	N	Operator: DS Smith Paper Ltd Site Name: Kemsley Paper Mill (K4) CHP Plant Stage: Granted	A Combined Heat and Power Plant comprising a gas turbine (52MW), Waste Heat Recovery Boilers (105MWth steam) and Steam Turbine (16MW).
1-2 km	N	Operator: WTI/EFW Holdings Ltd Site Name: Wheelabrator Kemsley Generating Station (K3) and Wheelabrator Kemsley North (WKN) Waste to Energy Facility Stage: Granted	A Nationally Significant Infrastructure Project comprising a power upgrade and increase in tonnage throughput to the existing Kemsley Generating Station (K3) to allow for generation of up to 75MW; and a new Wheelabrator Kemsley North (WKN) waste to energy facility with a capacity of up to 42MW which has been directed by the SoS as a development for which development consent is required.

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - <https://infrastructure.planninginspectorate.gov.uk/projects/>.

## Planning constraints



- Site Outline
- Search buffers in metres (m)
-  Listed buildings
-  Certificates of immunity from listing
-  Conservation areas
-  National Parks
-  Areas of Outstanding Natural Beauty
-  Registered parks and gardens
-  Scheduled Monuments
-  World Heritage Sites
-  Internationally important wetland sites (Ramsar Sites)
-  Sites of Special Scientific Interest
-  Designated Ancient Woodland
-  Green Belt
-  Local Nature Reserves
-  Special Areas of Conservation
-  National Nature Reserves
-  Special Protection Areas (for birds)

## Scheduled Monuments

Scheduled Monuments have been officially protected as they are considered of national importance. If you are the owner of a scheduled monument and you wish to carry out works to the monument, you will need to apply for prior written permission from the Secretary of State for Culture, Media and Sport. This applies to works above or below ground level.

Scheduled monuments are not always ancient, or visible above ground. There are over 200 'classes' of monuments, ranging from prehistoric standing stones, through to many types of medieval site - castles, monasteries, abandoned farmsteads - to the more recent results of human activity, such as collieries.

Scheduling is reserved for carefully selected sites, which create a representative sample of sites from different epochs. Please see Historic England's website for further information.

Distance	Direction	Ancient Monument Name	Listed Entry
4 m	S	Murston Old Church, Sittingbourne	1011768



## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Not identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Not identified

# Screening

UNIT 12 THE GLENMORE  
CENTRE, CASTLE  
ROAD, EUROLINK, SITTINGBOURNE,  
ME10 3GL

Ref: HIPB-8711432  
Your ref: 20220428213827 - SLS/S2270/004  
Grid ref: 592077 164802

## Flooding

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified

**Groundwater flooding** **Identified**

## Natural ground subsidence

<b>Natural ground subsidence</b>	<b>Identified</b>
Natural geological cavities	Not identified

## Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified

**Infilled land** **Identified**

## Radon

**Radon** **Identified**

## Oil and gas

Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

## Wind and solar

Wind farms	Not identified
Proposed wind farms	Not identified
<b>Proposed wind turbines</b>	<b>Identified</b>

## Wind and solar

**Existing and agreed solar installations** **Identified**

**Proposed solar installations** **Identified**

## Energy

Electricity transmission lines and pylons

Not identified

National Grid energy infrastructure

Not identified

**Power stations** **Identified**

Nuclear installations

Not identified

**Large Energy Projects** **Identified**

## Planning constraints

Sites of Special Scientific Interest

Not identified

Internationally important wetland sites  
(Ramsar Sites)

Not identified

Special Areas of Conservation

Not identified

Special Protection Areas (for birds)

Not identified

National Nature Reserves

Not identified

Local Nature Reserves

Not identified

Designated Ancient Woodland

Not identified

Green Belt

Not identified

World Heritage Sites

Not identified

Areas of Outstanding Natural Beauty

Not identified

National Parks

Not identified

Conservation Areas

Not identified

Listed Buildings

Not identified

Certificates of Immunity from Listing

Not identified

**Scheduled Monuments** **Identified**

Registered Parks and Gardens

Not identified

## Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

### Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

#### Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

**Very Low** - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

**Low** - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

**Medium** - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

**High** - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

**Very Low** - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

**Low** - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

**Medium** - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

**High** - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

#### Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

#### Surface water flooding

Ambiantal Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally



vulnerable to surface water or “pluvial” flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

## Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

## Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

## Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

## Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

## Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the “typical safe distance” trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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