

Specimen Address, Specimen Town

Professional opinion



Contaminated Land
Moderate-High:
Action Required

This risk rating relates to banking security only.
Consultant's guidance and recommendations inside.

Further Guidance



Flood Risk
Low



Ground Stability
Identified

page 4



Radon
Identified

page 4

Site plan



Contaminated land liability

Banking security

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

Further assessment required

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?

Potential

Environmental liability

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

Potential

Guidance and recommendations

Current Use	Industrial
Proposed Use	Industrial
Redevelopment planned? (not refurbishment)	No
Underground storage tanks? (e.g. fuel tanks, septic tanks)	No
Distance to surface water feature	n/a
Distance to residential properties	n/a



Contaminated Land

Groundsure has identified activities that may have left a legacy of contamination within the ground if suitable remedial action has not been undertaken. These include past contaminative land uses, a landfill site and current or recent industrial land uses.

Contact the Contaminated Land Officer within the Environmental Health Department of the relevant Local Authority to ask about the previous land use of the area, written details confirming whether the land has been designated 'Contaminated Land' (as defined under Part 2A of EPA 1990), and if the Local Authority plans to take any further action. If the Local Authority is considering further action the level of priority assigned to this site and timescale of potential investigation will also be required.

If speed is a priority, insurance might be the best option. However, at this stage it may be expensive, and it is not always possible to get suitable insurance. Numerous companies offer environmental insurance. If you are considering this option you can get in touch with Groundsure who will be happy to provide further details.



Flood Risk

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

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, natural ground cavities, infilled land. You should consider the following:

- carry out a visual inspection of the property looking out for cracks and other signs of ground instability. This inspection should be carried out by a suitably qualified and experienced person
- if signs of instability are evident from the visual inspection, it would be prudent to carry out a Level 3 Building Survey to further clarify the extent to which the property is affected by the identified risk
- contact the relevant Local Authority departments (e.g Planning department, Building Regulations) to ask for records of the property and local area relating to subsidence
- remember that professional advice should be sought before altering the ground in any way at the property, including the planting of trees.



Radon

The property is in an area where elevated radon levels are detected in 1-3% of properties. Key recommended next steps:

- if the property is a new build, you can check compliance on radon protection with the developer
- 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



Environmental summary



Flood Risk

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

Further explanation of flood risk assessment can be seen in the Flood information on **page 38**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Moderate
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 31** 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. Percentage of affected homes in your local area is between 1% and 3%.

Please see **page 35** for details of the identified issues.

In a radon affected area



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2020. All Rights Reserved.

Capture Date: 05/05/2018

Site Area: 0.54ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	16	22	36
Former tanks	6	19	61
Former energy features	1	10	24
Former petrol stations	2	0	0
Former garages	2	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	1	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	2	8	0
Active or recent licensed waste sites	0	0	3
Waste Exemptions	1	0	2

Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	4	6	23
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	1
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	1
Hazardous substance storage/usage	0	0	1
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0

Contaminated Land



Past land use



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

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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	Electric Power Station	1905
0	on site	Cuttings	1905
0	on site	Railway Sidings	1932
0	on site	Unspecified Commercial/Industrial	1932

Distance	Direction	Use	Date
0	on site	Cuttings	1932
0	on site	Railway Sidings	1938
0	on site	Unspecified Commercial/Industrial	1938
0	on site	Railway Sidings	1947
0	on site	Unspecified Tanks	1947
0	on site	Unspecified Commercial/Industrial	1947
0	on site	Unspecified Commercial/Industrial	1962
0	on site	Railway Sidings	1962
0	on site	Unspecified Commercial/Industrial	1971
0	on site	Railway Sidings	1971
0	on site	Unspecified Commercial/Industrial	1977
0	on site	Unspecified Depot	1994
1 m	SW	Cuttings	1872
2 m	SE	Unspecified Tank	1932
3 m	SW	Cuttings	1947
4 m	SW	Cuttings	1938
14 m	SW	Railway Sidings	1932
22 m	S	Unspecified Commercial/Industrial	1932
22 m	SE	Unspecified Tank	1932
25 m	SE	Railway Sidings	1905
26 m	S	Unspecified Works	1962
26 m	S	Gas Holder Station	1971
26 m	S	Gas Holder Station	1977
29 m	NW	Unspecified Depot	1962
29 m	NW	Unspecified Depot	1971
29 m	NW	Unspecified Depot	1977
29 m	NW	Unspecified Depot	1994
32 m	NW	Refuse Destructor	1947

Distance	Direction	Use	Date
32 m	NW	Refuse Destructor	1947
33 m	NW	Refuse Destructor	1938
33 m	NW	Refuse Destructor	1932
36 m	S	Unspecified Tanks	1947
41 m	NW	Refuse Heap	1962
41 m	NW	Refuse Heap	1971
52 m	NW	Cuttings	1905
52 m	NW	Cuttings	1932
52 m	NW	Cuttings	1938
56 m	NW	Cuttings	1872
69 m	SE	Unspecified Tank	1962
69 m	SE	Unspecified Tank	1971
69 m	SE	Unspecified Tank	1977
71 m	SE	Unspecified Tank	1932
72 m	SE	Unspecified Tanks	1947
73 m	SE	Unspecified Tank	1938
77 m	SE	Cuttings	1932
77 m	NW	Refuse Heap	1947
77 m	NW	Refuse Heap	1947
78 m	SE	Cuttings	1938
79 m	SE	Cuttings	1947
92 m	S	Unspecified Heap	1962
93 m	S	Unspecified Heap	1971
115 m	S	Unspecified Tank	1962
115 m	S	Unspecified Tank	1971
121 m	SE	Unspecified Tanks	1947
128 m	SE	Railway Sidings	1938
128 m	SE	Railway Sidings	1932

Distance	Direction	Use	Date
143 m	NW	Unspecified Ground Workings	1994
143 m	SE	Tramway Depot	1932
145 m	SE	Tramway Depot	1905
197 m	SE	Unspecified Tank	1962
197 m	SE	Unspecified Tank	1971
197 m	SE	Unspecified Tank	1977
197 m	SE	Unspecified Tank	1994
201 m	S	Unspecified Tank	1932
202 m	S	Unspecified Tank	1938
202 m	S	Unspecified Tank	1947
212 m	SE	Unspecified Works	1977
212 m	SE	Unspecified Works	1994
222 m	SE	Cuttings	1947
222 m	SE	Cuttings	1932

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
0	on site	Tanks	1932
0	on site	Tanks	1932
0	on site	Tanks	1939
0	on site	Tanks	1954
0	on site	Tanks	1954
0	on site	Tanks	1954
12 m	NE	Tanks	1980

Distance	Direction	Use	Date
13 m	NE	Tanks	1993
22 m	S	Gas Works	1954
22 m	S	Gas Works	1954
24 m	S	Gasholder Station	1980
29 m	SE	Unspecified Tank	1932
33 m	SE	Tanks	1954
33 m	SE	Tanks	1954
36 m	S	Tanks	1932
36 m	S	Tanks	1939
36 m	SE	Unspecified Tank	1954
37 m	SE	Unspecified Tank	1954
41 m	S	Gas Works	1954
41 m	S	Gas Works	1954
41 m	S	Gasholder Station	1974
41 m	N	Unspecified Tank	1954
42 m	N	Unspecified Tank	1954
45 m	SE	Unspecified Tank	1954
45 m	SE	Unspecified Tank	1954
52 m	S	Unspecified Tank	1954
52 m	S	Unspecified Tank	1954
55 m	S	Tanks	1932
71 m	SE	Gasometer	1954
71 m	SE	Gasometer	1954
71 m	SE	Gasholder	1974
75 m	SE	Unspecified Tank	1932
75 m	SE	Unspecified Tank	1939
94 m	SE	Unspecified Tank	1907
95 m	SE	Tanks	1954

Distance	Direction	Use	Date
95 m	SE	Tanks	1954
97 m	SE	Unspecified Tank	1954
97 m	SE	Unspecified Tank	1954
102 m	SE	Unspecified Tank	1932
102 m	SE	Unspecified Tank	1939
103 m	SE	Tanks	1954
104 m	SE	Tanks	1954
110 m	SE	Tanks	1954
110 m	SE	Unspecified Tank	1907
111 m	SE	Unspecified Tank	1932
112 m	SE	Tanks	1954
112 m	SE	Tanks	1954
112 m	SE	Tanks	1954
112 m	SE	Tanks	1954
112 m	SE	Tanks	1954
112 m	SE	Tanks	1954
113 m	SE	Tanks	1932
113 m	SE	Tanks	1939
115 m	SE	Tanks	1954
115 m	SE	Tanks	1955
115 m	SE	Tanks	1954
116 m	SE	Unspecified Tank	1954
116 m	SE	Unspecified Tank	1954
116 m	SE	Unspecified Tank	1959
118 m	S	Unspecified Tank	1954
118 m	S	Unspecified Tank	1954
122 m	SE	Tanks	1932
122 m	SE	Tanks	1932
125 m	SE	Gas Works	1954

Distance	Direction	Use	Date
125 m	SE	Gasholder Station	1971
129 m	SE	Gas Works	1955
145 m	SE	Unspecified Tank	1954
145 m	SE	Unspecified Tank	1955
145 m	SE	Tanks	1932
145 m	SE	Tanks	1939
149 m	SE	Tanks	1954
149 m	SE	Tanks	1954
150 m	SE	Unspecified Tank	1954
150 m	SE	Unspecified Tank	1955
199 m	SE	Gas Holder	1993
199 m	SE	Gasometer	1954
199 m	SE	Gasometer	1954
199 m	SE	Gasholder	1974
202 m	S	Unspecified Tank	1932
202 m	S	Unspecified Tank	1939
204 m	SE	Tanks	1954
204 m	SE	Tanks	1955
207 m	SE	Tanks	1954
207 m	SE	Tanks	1955
207 m	SE	Unspecified Tank	1971
211 m	SE	Tanks	1954
211 m	SE	Tanks	1955

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
0	on site	Electric Power Station	1907
22 m	S	Gas Works	1954
22 m	S	Gas Works	1954
23 m	NE	Electricity Substation	1954
23 m	NE	Electricity Substation	1954
24 m	S	Gasholder Station	1980
41 m	S	Gas Works	1954
41 m	S	Gas Works	1954
41 m	S	Gasholder Station	1974
50 m	NE	Electricity Substation	1993
50 m	NE	Electricity Substation	1980
64 m	NE	Electricity Substation	1980
65 m	NE	Electricity Substation	1993
71 m	E	Electricity Substation	1954
71 m	SE	Gasometer	1954
71 m	E	Electricity Substation	1954
71 m	SE	Gasometer	1954
71 m	SE	Gasholder	1974
72 m	E	Electricity Substation	1973
110 m	SE	Electricity Substation	1993
110 m	SE	Electricity Substation	1995
110 m	SE	Electricity Substation	1995
125 m	SE	Gas Works	1954
125 m	SE	Gasholder Station	1971
129 m	SE	Gas Works	1955

Distance	Direction	Use	Date
135 m	SE	Electricity Substation	1987
199 m	SE	Gas Holder	1993
199 m	SE	Gasometer	1954
199 m	SE	Gasometer	1954
199 m	SE	Gasholder	1974
242 m	SE	Electricity Substation	1971
243 m	SE	Electricity Substation	1993
243 m	SE	Electricity Substation	1995
243 m	SE	Electricity Substation	1995
243 m	SE	Electricity Substation	1987

This data is sourced from Ordnance Survey/Groundsure.

Former petrol stations

These petrol stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and small leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

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

Distance	Direction	Use	Date
0	on site	Petroleum Depot	1954
0	on site	Petroleum Depot	1954

This data is sourced from Ordnance Survey/Groundsure.

Former garages

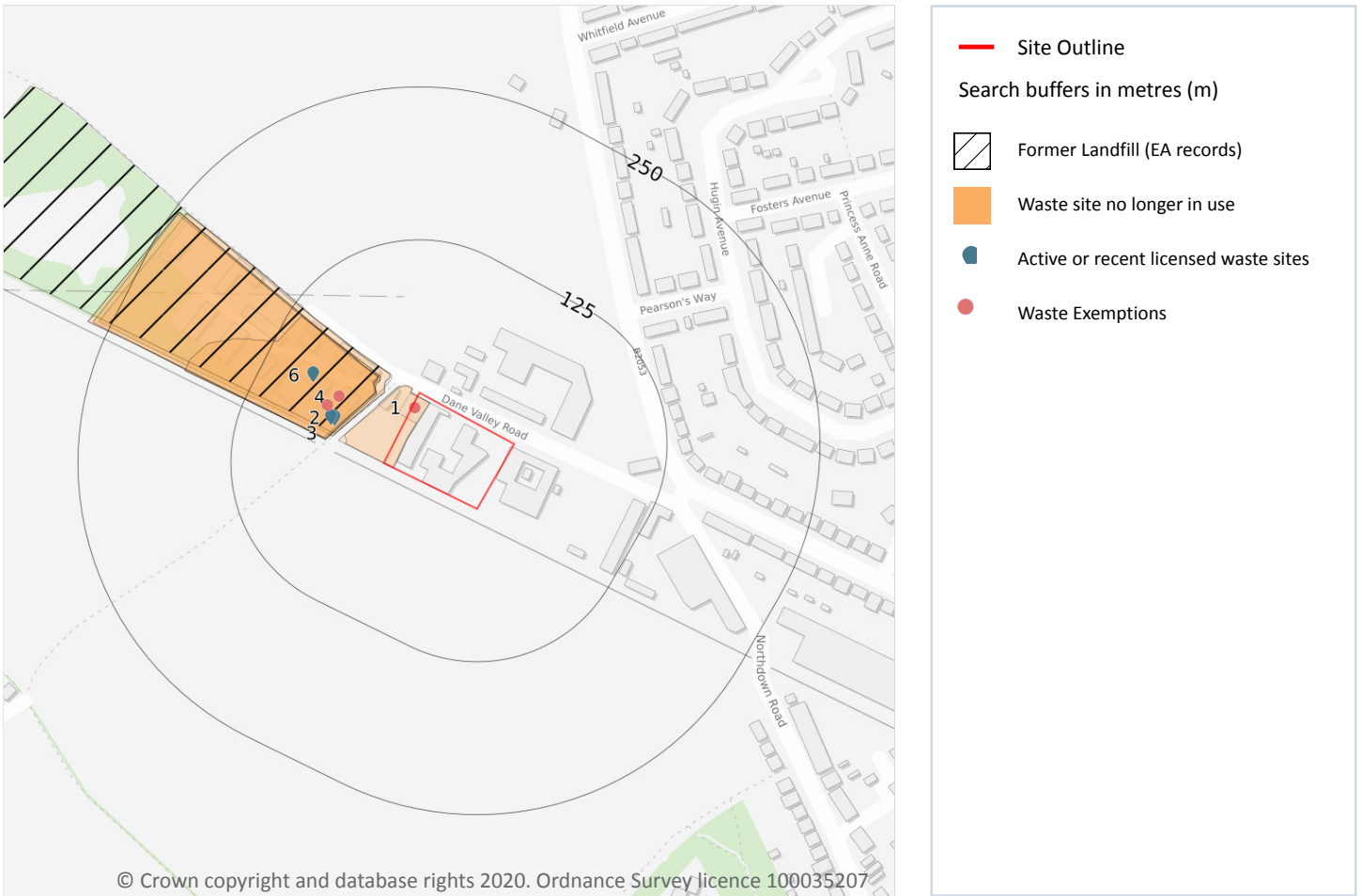
These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

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

Distance	Direction	Use	Date
0	on site	Car Breakers Yard	1980
0	on site	Car Breakers Yard	1993

This data is sourced from Ordnance Survey/Groundsure.

Waste and landfill



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		
0	on site	Type of Site: Car Breaker's Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1993
0	on site	Type of Site: Car Breakers Yard Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1980
25 m	NW	Type of Site: Refuse Destruction Depot Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1954
26 m	NW	Type of Site: Refuse Destruction Depot Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1954
31 m	NW	Type of Site: U.D.C. Refuse Destructor Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1932
31 m	NW	Type of Site: Refuse Destructor Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1939
32 m	NW	Type of Site: Refuse Destructor Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1871
32 m	NW	Type of Site: Refuse Destructor Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1871
33 m	NW	Type of Site: Refuse Destructor Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1938
33 m	NW	Type of Site: Refuse Destructor Site Address: N/A	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon	Details: N/A Date: 1932

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

Waste Exemptions

A waste exemption permit is given to a premises when there is a waste operation at the site that is exempt from needing an environmental permit. Each exemption has specific limits and conditions that the holder must operate within.

ID	Distance	Direction	Details		
1	0	on site	Site Address: UKPN Broadstairs (Depot), Oakwood Industrial Estate, Dane Valley Road, Broadstairs, CT10 3JJ Permission ref: WEX182725	Holder: UK Power Networks Holdings Ltd Agricultural/Non-agricultural: Not on a farm	Permission category: Storing waste exemption Permission description: Storage of waste in a secure place
4	57 m	NW	Site Address: OLD COUNCIL YARD, UNIT 8A, DANE VALLEY ROAD, ST. PETERS, BROADSTAIRS, CT10 3JJ Permission ref: WEX145516	Holder: THANET METALS LIMITED Agricultural/Non-agricultural: Not on a farm	Permission category: Storing waste exemption Permission description: Storage of waste in a secure place
5	57 m	NW	Site Address: OLD COUNCIL YARD, UNIT 8A, DANE VALLEY ROAD, ST. PETERS, BROADSTAIRS, CT10 3JJ Permission ref: WEX145516	Holder: THANET METALS LIMITED Agricultural/Non-agricultural: Not on a farm	Permission category: Treating waste exemption Permission description: Recovery of scrap metal

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

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		
25 m	NW	Site Address: Dane Valley, Shallows Road, Thanet, Kent Waste Licence: Yes Site Reference: 2200/7264 Waste Type: Inert, Industrial, Commercial, Household Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: 01/01/1976 Licence Surrendered: - Licence Holder Address: -	First Input: 31/12/1930 Last Input: - Control Measures: -

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

Active or recent licensed waste sites

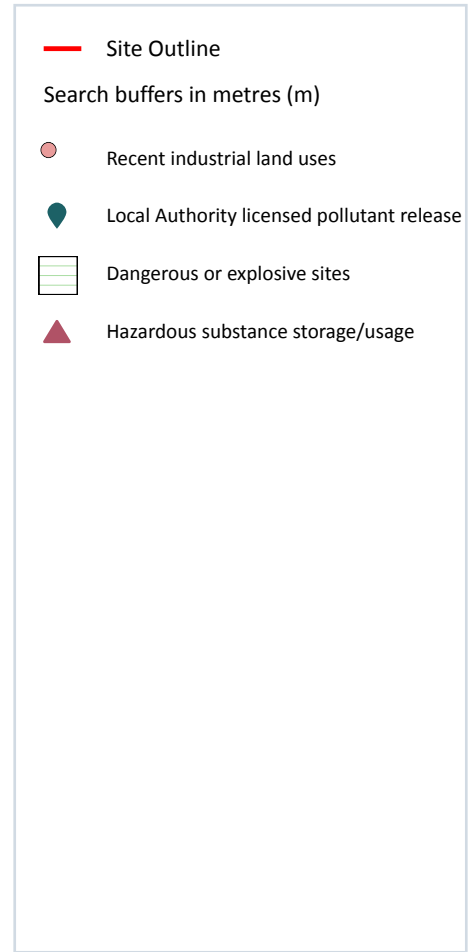
These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

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

ID	Distance	Direction	Address	Type	Size	Status
2	53 m	NW	Units 1 And 2, Dane Valley Road, St Peters, Broadstairs, Kent, CT10 3JJ	Metal recycling, vehicle storage & depollution	Small	Issued
3	53 m	NW	Units 1 And 2, Dane Valley Road, St Peters, Broadstairs, Kent, CT10 3JJ	Vehicle Depollution Facility	Small	Issued
6	84 m	NW	Unit 4-10, Dane Valley Industrial Estate, Dane Valley Road, Broadstairs, Kent, CT10 3JJ	ELV Facility	Small	Issued

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

Current and recent industrial



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	0	on site	Ash Automotive Gallery - Unit 7 Lamberts Yard, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	0	on site	Commercial Vehicle Repairs - Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
4	0	on site	D C Motorcycles - Unit 12 Lamberts Yard, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Scrap Metal Merchants	Recycling Services

ID	Distance	Direction	Company / Address	Activity	Category
3	0	on site	The Metal Workshop - Unit 9 Lamberts Yard, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
5	21 m	NE	Lamberts M O T Centre - Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	41 m	NW	T P Bodyworks - Unit D Old Council Yard, Dane Valley Road, St Peters, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
7	45 m	NE	Pylon - Kent, CT10	Electrical Features	Infrastructure and Facilities
8	46 m	NW	Graham T Motors - Unit 2 Old Council Yard, Dane Valley Road, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	50 m	NW	Dane Valley Vehicle Services - Unit 1 Old Council Yard, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
9	50 m	NW	Thanet Metal Recycling - Unit 1 Old Council Yard, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Scrap Metal Merchants	Recycling Services
11	54 m	SE	Electricity Sub Station - Kent, CT10	Electrical Features	Infrastructure and Facilities
12	63 m	NW	Valiant Motors - Unit B Old Council Yard, Dane Valley Road, St Peters, Broadstairs, Kent, CT10 3JJ	Secondhand Vehicles	Motoring
13	80 m	N	Pylon - Kent, CT10	Electrical Features	Infrastructure and Facilities
14	84 m	NW	B G Motors - Unit 4 Old Council Yard, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
15	84 m	NW	Graham T Motors - Unit 2 Dane Valley Road, St Peters, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
16	85 m	SE	Depot - Kent, CT10	Container and Storage	Transport, Storage and Delivery
17	98 m	NW	In Signs - Unit 1-2 Old Council Yard, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Signs	Industrial Products
18	113 m	NW	Carmatched Com Ltd - The Yard Copperleaf Business Park, Dane Valley Road, Broadstairs, Kent, CT10 3AT	Secondhand Vehicles	Motoring

ID	Distance	Direction	Company / Address	Activity	Category
19	129 m	SE	Electricity Sub Station - Kent, CT10	Electrical Features	Infrastructure and Facilities
20	130 m	NW	G P S - Unit 2 Copperleaf Business Park, Dane Valley Road, Broadstairs, Kent, CT10 3AT	Vehicle Repair, Testing and Servicing	Repair and Servicing
22	139 m	NW	Faraday Fabrications - Unit 3 Copperleaf Business Park, Dane Valley Road, Broadstairs, Kent, CT10 3AT	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
23	144 m	NW	Business Park - Kent, CT10	Business Parks and Industrial Estates	Industrial Features
24	150 m	NW	Tony's Metalwork - Unit A Old Council Yard, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
25	152 m	NW	Traditional Furnishings - Unit A3, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Furniture	Consumer Products
26	155 m	SE	Autoprep UK - A, Oakwood Industrial Estate, Dane Valley Road, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
27	155 m	SE	M Y Space Self Storage - Northdown Trading Estate, Dane Valley Road, Broadstairs, Kent, CT10 3JL	Container and Storage	Transport, Storage and Delivery
28	161 m	NW	John Ferguson Spares Ltd - Unit 6 Copperleaf Business Park, Dane Valley Road, Broadstairs, Kent, CT10 3AT	Hobby, Sports and Pastime Products	Consumer Products
30	166 m	SE	Kent Car Craft - Unit 1 Oakwood Trading Estate, Dane Valley Road, St. Peters, Broadstairs, Kent, CT10 3JJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
31	170 m	NW	Thanet Enterprise Centre - Kent, CT10	Business Parks and Industrial Estates	Industrial Features
32	209 m	SE	Pylon - Kent, CT10	Electrical Features	Infrastructure and Facilities
33	239 m	SE	Gas Governor - Kent, CT10	Gas Features	Infrastructure and Facilities
34	245 m	SE	Electricity Sub Station - Kent, CT10	Electrical Features	Infrastructure and Facilities
35	247 m	NW	Pylon - Kent, CT10	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Dangerous or explosive sites

These records relate to facilities that use or have used large amounts of hazardous or explosive materials. They are regulated under the Control of Major Accident Hazards (COMAH) Regulations 2015. Historical facilities may have been regulated under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 and the Amendment Regulations 2002. The purpose of the COMAH Regulations is to help prevent major accidents involving dangerous substances and limit the effects to people and the environment of any accidents which do occur. They can be an indication to wider industrial processes with a potential to cause ground contamination.

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

Distance	Direction	Company	Address	Operational Status	Tier
195 m	S	British Gas	British Gas, North Down Road, Broadstairs	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive/Groundsure.

Hazardous substance storage/usage

Authorisations are granted by the Local Authority to facilities that handle or store large amounts of substances that are hazardous in accordance with Planning (Hazardous Substances) Regulations 2015/Planning (Hazardous Substances) (Wales) Regulations 2015. This could include explosive substances like hydrogen and natural gas or toxic substances like chlorine. They can be an indication to wider industrial processes with a potential to cause ground contamination.

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

ID	Distance	Direction	Application Reference No	Application Status	Address	Details
29	166 m	SE	No Details	Approved	Transco PLC, Broadstairs Holder Station, Northdown Road, St Peters, Broadstairs, Kent, England, CT10 2UW	No Details

This data is sourced from Local Authorities.

Local Authority licensed pollutant release

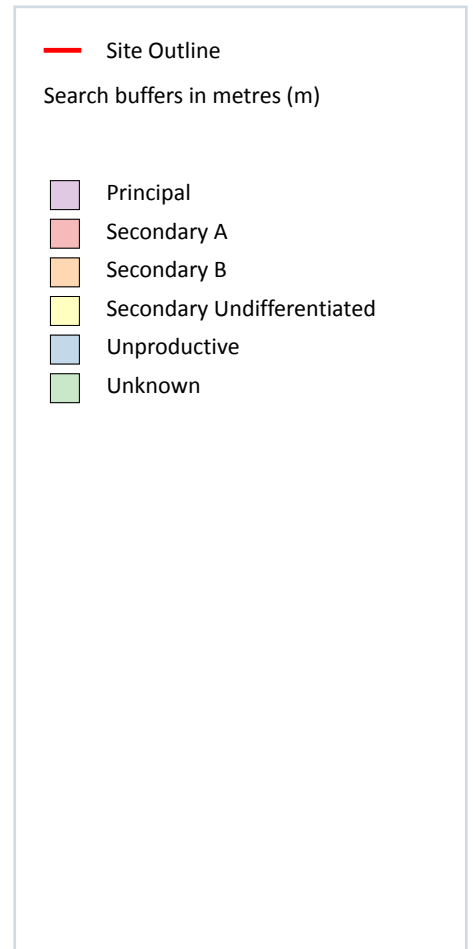
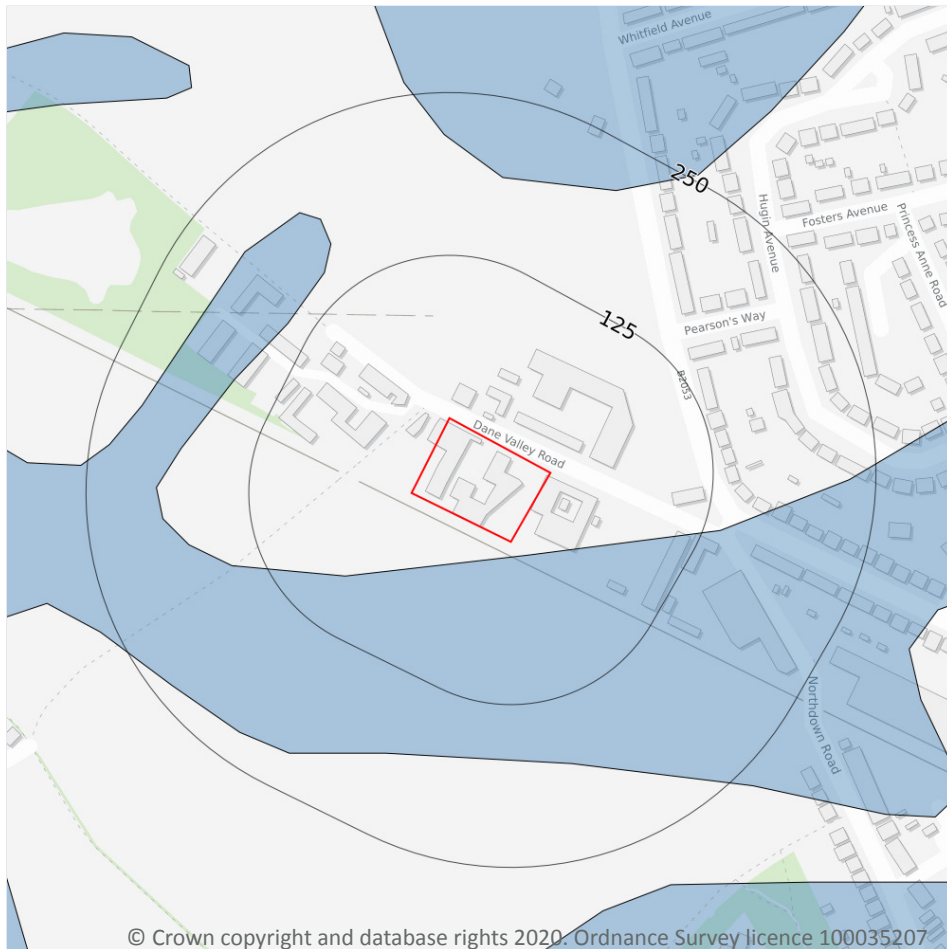
Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

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

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
21	138 m	NW	Brett Concrete, Dane Valley Road, Broadstairs, Kent, CT10 3JJ	Thanet District Council	Use of Bulk Cement	Part B	Enforcement: No Enforcement Notified. Date of Enforcement: No Enforcement Notified. Comment: No Enforcement Notified.

This data is sourced from Local Authorities.

Superficial hydrogeology



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.

Distance	Direction	Designation
12 m	S	Unproductive

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

Bedrock hydrogeology



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- 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.

Distance	Direction	Designation
0	on site	Principal

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
MARGATE CHALK MEMBER	MACK-CHLK	CHALK

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
Point features
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features

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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.

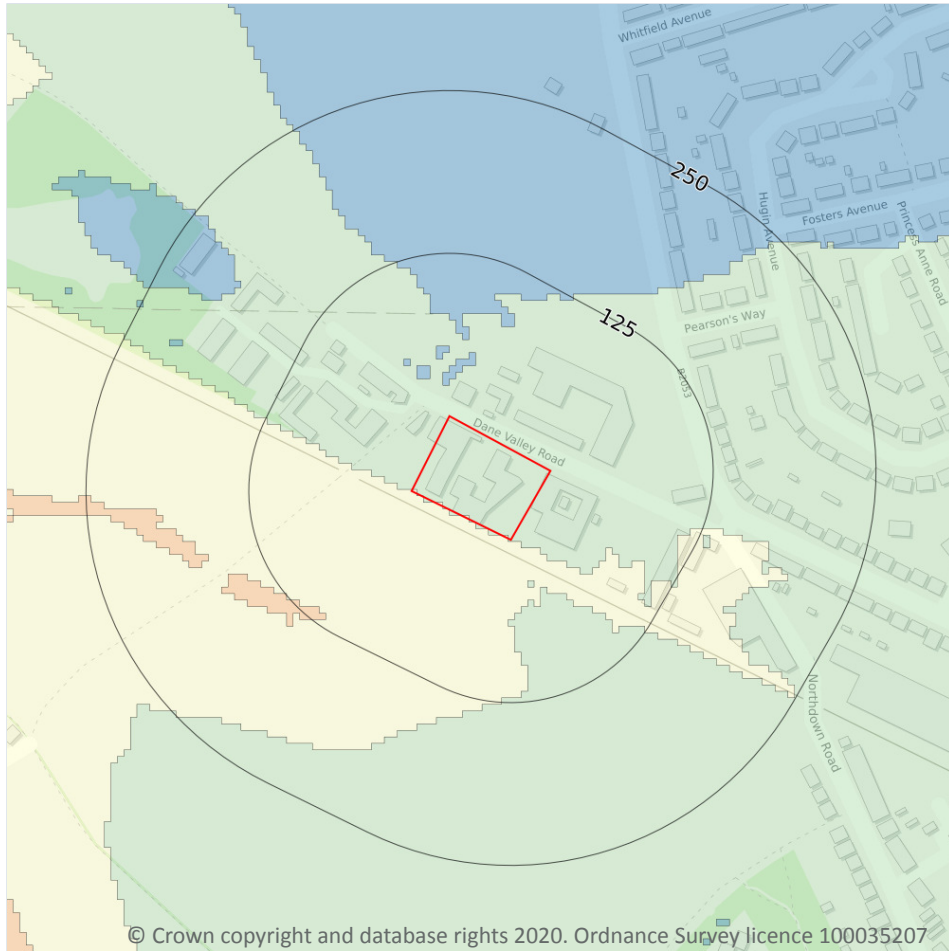
Distance	Direction	Details
52 m	SW	Zone: 3 Description: Total catchment

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

Flood Risk



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 risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

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Ground stability



Natural ground subsidence



— Site Outline

Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

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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.

Natural geological cavities

There is a record of a naturally occurring geological cavity, or an area which may contain such cavities, within 250 metres of this property.

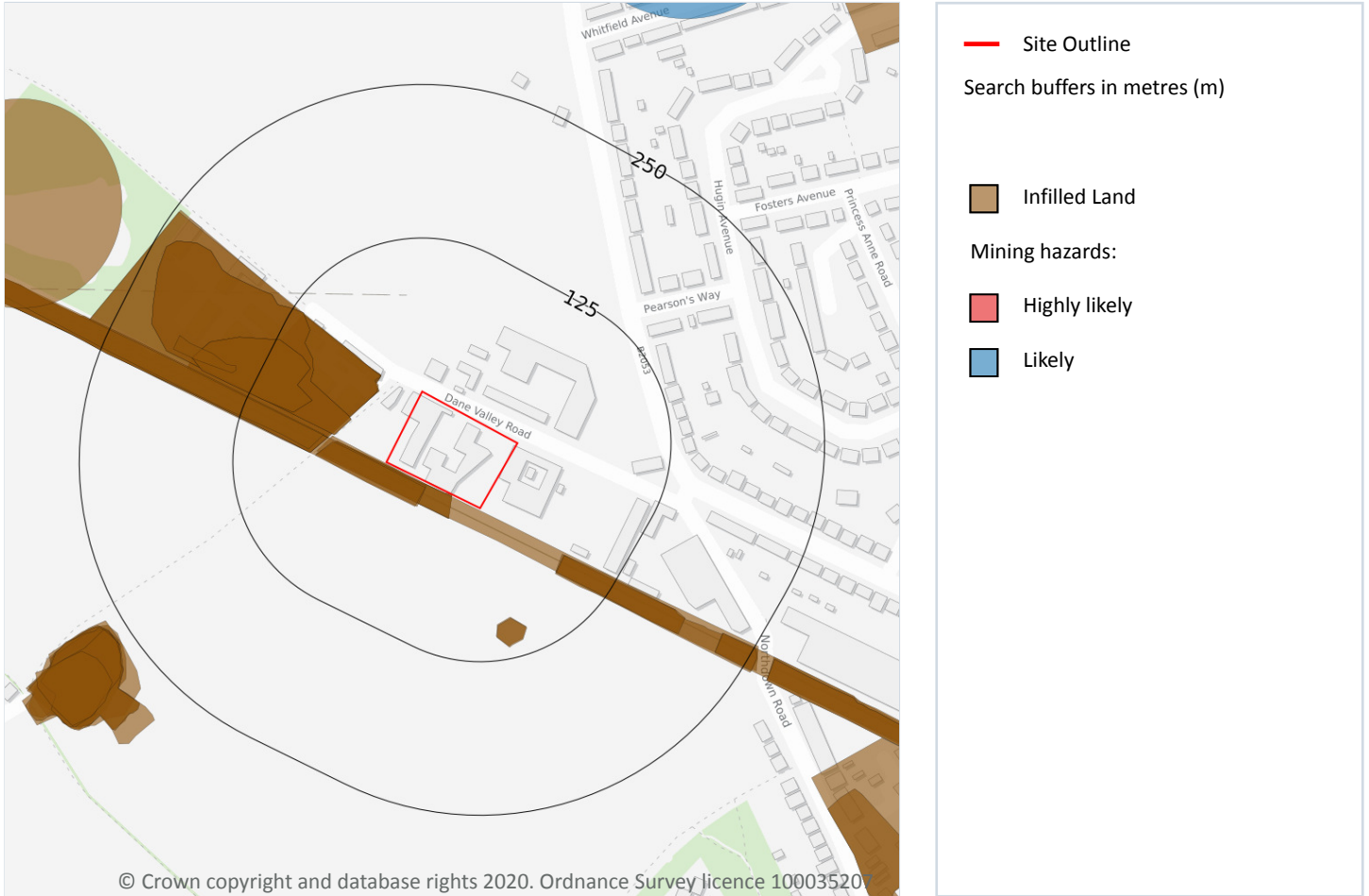
Geological cavities and holes may have the potential to cause ground stability problems such as subsidence, surface collapses, mass movement and landslides. However, this does not confirm whether the property will be directly affected.

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

Distance	Direction	Data type	Superficial Deposits	Bedrock Deposits	Cavity Type and Number
0	W	Polygon	Brickearth/he ad	Chalk Group, Thanet Sand Formation	Solution Pipe x 3

This information is obtained from the natural cavities dataset, which is supplied and digitally combined by Peter Brett Associates.

Non-natural ground subsidence



Infilled land

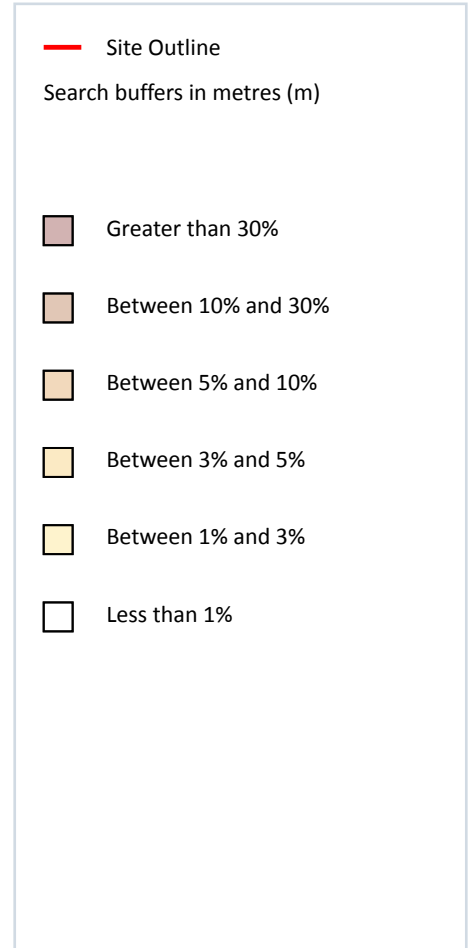
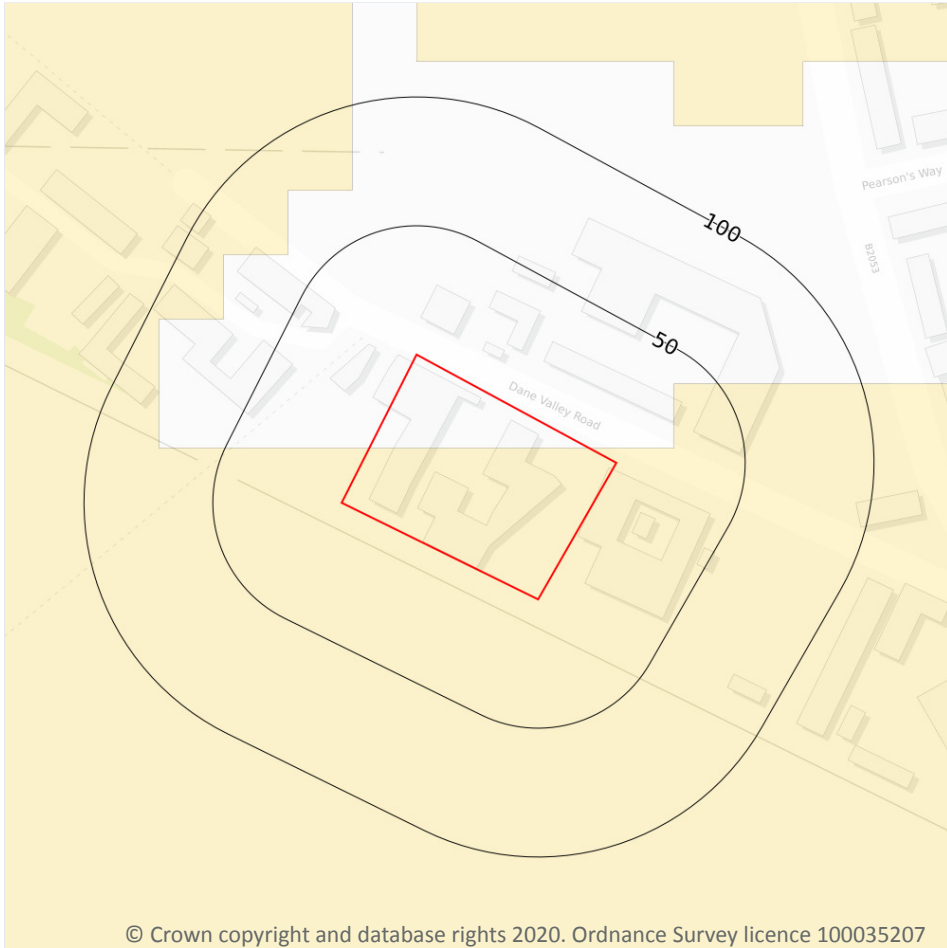
Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural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

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

Distance	Direction	Use	Date
0	on site	Cuttings	1932
0	on site	Cuttings	1905
1 m	SW	Cuttings	1872
3 m	SW	Cuttings	1947
4 m	SW	Cuttings	1938

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



The property is in a radon affected area, meaning the area has a general radon level above the radon Action Level. 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. 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. If you are buying a currently occupied property in a radon affected area, ask the present owner whether radon levels have been measured and, if they have, whether the results were above the radon Action Level. If so, what remedial measures were installed, were radon levels re-tested and did the re-testing confirm the measures have been effective.

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

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

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		Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified	Pollutant release to public sewer	Not identified
Former tanks	Identified	Dangerous industrial substances (D.S.I. List 1)	Not identified
Former energy features	Identified	Dangerous industrial substances (D.S.I. List 2)	Not identified
Former petrol stations	Identified	Pollution incidents	Not identified
Former garages	Identified	Superficial hydrogeology	
Former military land	Not identified	Aquifers within superficial geology	Identified
Former landfill (from Local Authority and historical mapping records)	Not identified	Superficial geology	Not identified
Waste site no longer in use	Identified	Bedrock hydrogeology	
Waste Exemptions	Identified	Aquifers within bedrock geology	Identified
Active or recent landfill	Not identified	Groundwater abstraction licences	Not identified
Former landfill (from Environment Agency Records)	Identified	Bedrock geology	Identified
Active or recent licensed waste sites	Identified	Source Protection Zones and drinking water abstractions	
Recent industrial land uses	Identified	Source Protection Zones	Identified
Current or recent petrol stations	Not identified	Source Protection Zones in confined aquifer	Not identified
Dangerous or explosive sites	Identified	Drinking water abstraction licences	Not identified
Hazardous substance storage/usage	Identified	Hydrology	
Sites designated as Contaminated Land	Not identified	Water courses from Ordnance Survey	Not identified
Historical licensed industrial activities	Not identified	Surface water abstractions	Not identified
Current or recent licensed industrial activities	Not identified		
Local Authority licensed pollutant release	Identified		
Pollutant release to surface waters	Not identified		

Flood Risk

Risk of flooding from rivers and the sea	Not identified
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**

Ground stability

Natural ground subsidence **Identified**

Natural geological cavities **Identified**

Coal mining Not identified

Non-coal mining Not identified

Mining cavities Not identified

Infilled land **Identified**

Radon

Radon **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

Planning constraints

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 Not identified

Registered Parks and Gardens Not identified

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 Environment Agency. 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.

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.

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