

Final

Phase I Environmental Review

Land East of Great Chart Primary School Longacre Road Singleton ASHFORD Kent TN23

> Prepared for: Kent County Council

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> Date: January 2012

Contract/Proposal No: WSG€ÁFÏ I GÏ			
Issue:	02		
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Date:	January 2012		

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VERSION CONTROL RECORD				
Issue	Description of Status	Date	Reviewer Initials	Authors Initials
01	Draft Report to Client	20/12/10	ЈМ	тн
02	Final Report to Client	04/01/12/	JM	тн

Clie	nt:	Ker	t County Council		
1	Site Address	Lor Sin ASI Ker	Land East of Great Chart Primary School Longacre Road Singleton ASHFORD Kent TN23		
2	Current Use / Description	Site	Use: Open space		
	••••	Are	a: Approximately 0.57 hectares (ha).		
		NG	R: 598950, 141490		
3	Current Setting	orie corr the	The site is an irregular shaped plot comprise of a main roughly rectangular plot of land orientated north to south and a rectangular addition running west from the south west corner. Adjacent areas to the north, east and south are residential properties. Land to the west of the site (and north of the addition) is school playing fields. The site is located in a predominantly residential area of Ashford , in Kent.		
4	Assessment	~	Site Inspection	×	Environmental Health Information
	Basis (√/≭)	~	Map History	×	Environment Agency Information
		~	Environmental Database	×	Petroleum Licensing Information
		~	Planning History	~	Geology and Hydrogeology
		×	Trade Directory Records	×	Review of Previous Reports
5	Ground Contamination Assessment	No site Site Surf to the non but Rise Ren Rise In te hist Sur For the			

6	Current Use	The site is currently occupied by open rural type open space.		
•		A site inspection indicated a low potential to impact soil and groundwater.		
-	l listern of the			
7	History of the Site and	The Site		
	Surrounding Area	The earliest historical records reviewed for the site from 1876 show the site to be vacant agricultural land, with an enclosure with buildings to the north, beyond which is further agricultural land. A track from the enclosed land crosses the site at the mid point of the western boundary extending across the site to the south eastern corner of the site.		
		Other than the disappearance of the track, and part of drainage system crossing the south west corner of the site, it appears to remains unaltered through to current mapping.		
		Aerial photographs from 1947 confirm the agricultural use at this time.		
		The Surrounds		
		The earliest historical records reviewed for the site from 1876 show the site to be primarily surrounded by rural land to the south, east and west. Land approximately 100m to the north west shows an enclosed building surrounded by a moat. The building is later identified as Singleton Manor.		
		By 1898 a "Drain" is shown to approximately 50m to the east and by the 1960's a drainage system extending south from the moat is shown to the west By 1968 a drain is shown running from the northern boundary of the subject site with a track adjacent to it. The drain runs to the east linking up to the drain that runs north - south.		
		Residential development built up around the subject site to the north east, east and south through the 1960s, 70sand 80's and is immediately adjacent to the subject site's northeastern, boundary by 1985. Residential development is shown immediately adjacent to the eastern boundary by 1992 and adjacent to the southern boundary by 1993.		
		The land to the west and north west of the site has been in agricultural use until the early 1990s when it formed school playing fields for Great Chart school. The school's principal buildings were developed some 10m to 50m to the west of the subject site.		
Subsequent historical mapping does not show any notable activities immediately surrounding the site.		Subsequent historical mapping does not show any notable changes in land use or activities immediately surrounding the site.		
		More recent mapping of the site and surrounding area up to the year 2010, does not illustrate any significant changes to surrounding land use or activities.		
8	Previous Report Review	No previous Reports were available for review.		
9	Regulatory	Environmental Database		
	Authority Information	According to an independent, third party environmental database, there are no landfills or waste transfer facilities within 250m of the site boundary, ie, within the Planning Consultation Zone.		
		There are six historical landfills listed within 1000m of the site. Most entries relate to the same or related sites some 600m to 800m to the southwest at Chilmington. Most detail is held for the site at Chilmington operated by KCC until the license lapsed in June 1978. The site was allowed to take: Chemical Wastes; Construction And Demolition Wastes; Excavated Natural Materials; House, Commercial + Industrial Waste; Old Vehicles/Machinery. The site was licensed to take Equal to or greater than 75,000 and less than 250,000 tonnes per year. Due to distance and geology, the waste disposal sites are considered not to represent a significant risk to the subject site.		

		There are no active Environmental Permits to operate a Part B installation under the PPC Regulations, Integrated Pollution Control and Integrated Pollution Prevention and Control Permits listed within the environmental database within 250m of the site.		
		The nearest Environmental Permit to operate a Part B installation under the PPC Regulations (formerly referred to as LAPPC Permits) is located approximately 700m to the east and is applied to a petrol filling station (PFS). Due to distance and geology, the PFS site is considered not to represent a significant risk to the subject site.		
		There are no active discharge consents registered within 250m of the site. The closest active discharge consents is located approximately 600m to the north of the site, for the release of treated effluent from domestic premises to surface water. Due to distance hydrology and geology, the discharge is considered not to represent a significant risk to the subject site.		
		No prosecutions or enforcement actions have been taken against the subject site or sites within 1000m. There are however five reported pollution incidents to controlled waters within 500m of the site. All the incidents are categorised as minor and due to distance hydrology and geology, the incidents are considered not to represent a significant risk to the subject site.		
		There are no Control of Major Accident Hazardous Site (COMAH) sites, Planning Hazardous Substance Consent sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites or Explosive Sites listed within 1000m.		
		There is one environmentally sensitive area identified within 1000m of the site, which is Ashford green corridor, located approximately 700m to the north of the site.		
		Planning Department		
		ENVIRON has not requested additional information from the Planning Department at this stage.		
		Environmental Health Department		
	ENVIRON has not requested additional information from the Environmental He Department, at this stage. Petroleum Licensing Authority			
		ENVIRON has not requested information from the Petroleum Licensing Authority at this stage.		
		Environment Agency		
		ENVIRON has not requested information from the Environment Agency regarding flood information at this stage.		
10	Environmental	Geology/ Hydrogeology		
	Setting	The EA groundwater vulnerability map confirms that the site is situated on non productive strata.		
		The site is not situated within a EA designated groundwater Source Protection Zone designed to protect the local potable water supply and there are no licensed groundwater abstractions within 1000m of the site.		
		The site is listed as being in a nitrate sensitive zone but overall can be considered to have a low sensitive with regard to groundwater vulnerability.		
		1		

	Hydrology
	From ordnance survey maps, it is evident that the closest surface water features is the "Drains" that crosses the south western portion of the site.
	There is one licensed surface water abstraction within 1km of the site. The abstraction is operated by KCC for Lake and Pond flowthtough, with water taken from the River (Grt Stour).
	According to the EA, none of the site area is located in an area at risk of flooding from rivers or seas without defences.
	There may also be private (unlicensed) abstractions (that are generally of smaller scale). <i>This information can be requested from the Local Authority Environmental Health Department who would charge a fee for the search.</i>

Annex A: Selection of Historical Maps

Historical Mapping Legends

Ordnance Survey County Series 1:10,560	Ordnance Survey Plan 1:10,000	1:10,000 Raster Mapping
Gravel Sand Other Pit Pit Pits	رور کو	Gravel Pit Refuse tip or slag heap
Orchard Quarry	Sand Pit Disused Pit	Rock Scattered)
Reeds Marsh	Refuse or Lake, Loch	ີ້ໍ້ຳັ Boulders ິ Boulders (scattered)
	Dunes	Shingle Mud Mud
Mixed Wood Deciduous Brushwood	ネネ Coniferous ふ の Non-Coniferous 木 木 Trees	Sand Sand Sand Pit
		Slopes Treatment Top of cliff
	ஒ் ் Orchard இதை Scrub \\'ஸ் Coppice	General detail Underground detail
Fir Furze Rough Pasture	יזר Bracken איזענעי Heath איז איז א Kough יזר Grassland	— — — — Overhead detail ++++++++++ Narrow gauge railway
Arrow denotes <u>a</u> Trigonometrical flow of water Station	العند Marsh کند Reeds کند Saltings	Multi-track Single track railway railway
-∱• Site of Antiquities • Bench Mark	Direction of Flow of Water Building	County boundary Ci∨il, parish c (England only) •••••• community boundary District, Unitary,
Pump, Guide Post, Well, Spring, Signal Post Boundary Post • 285 Surface Level	Glasshouse Sand	Metropolitan, Constituency London Borough boundary boundary
Sketched Instrumental	Pylon — — □ — — Electricity Transmission Pole Line	Area of wooded Area of wooded vegetation Area of wooded
Main Roads Fenced Minor Roads Fenced		
Un-Fenced Un-Fenced	Cutting Embankment Standard Gauge Multiple Track	
Sunken Road Raised Road	Road '''∏''' Road Level Foot Single Track Under Over Crossing Bridge	今 今 Orchard 化 Coppice 今 今
Road over Railway River	Siding, Tramway or Mineral Line 	ஸர், Rough ஸர், Grassland ஸி//ச Heath
Railway over Level Crossing	— — Geographical County	∩o_ Scrub _⊻∠ Marsh, Salt J⊻∠ Marsh or Red
Road over River or Canal	Administrative County, County Borough or County of City Municipal Borough, Urban or Rural District,	Water feature Elow arrows
Road over Stream	Burgh or District Council Burgh or District Council Borough, Burgh or County Constituency Shown only when not coincident with other boundaries	MHW(S) Mean high Mean low water (springs) Mean low water (springs)
County Boundary (Geographical)	Civil Parish Shown alternately when coincidence of boundaries occurs	Telephone line (where shown)
County & Civil Parish Boundary	BP, BS Boundary Post or Stone Pol Sta Police Station	← Bench mark ∧ Triangulation
+ · + · + · + Administrative County & Civil Parish Boundary County Borough Boundary (England) Co. Boro. Bdy.	Ch Church PO Post Office CH Club House PC Public Convenience F E Sta Fire Engine Station PH Public House	Point feature Pylon, flare s
— — — — County Burgh Boundary (Scotland)	FB Foot Bridge SB Signal Box Fn Fountain Spr Spring	or Mile Stone)
Co. Burgh Bdy	· · · · ·	🕂 Site of (antiquity) Glasshouse
Co. Burgh Bdy. ^y ^v . Rural District Boundary RD. Bdy.	GP Guide Post TCB Telephone Call Box MP Mile Post TCP Telephone Call Post MS Mile Stone W Well	General Building

ping

Underground detail Narrow gauge railway Single track railway Civil, parish or community boundary Constituency boundary

Non-coniferous

Marsh, Salt Marsh or Reeds

water (springs)

transmission line

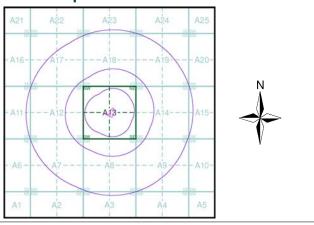
Pylon, flare stack or lighting tower

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Kent	1:10,560	1876	2
Kent	1:10,560	1898	3
Kent	1:10,560	1908	4
Kent	1:10,560	1908	5
Kent	1:10,560	1908	6
Kent	1:10,560	1931	7
Kent	1:10,560	1938	8
Kent	1:10,560	1940	9
Historical Aerial Photography	1:10,560	1947	10
Ordnance Survey Plan	1:10,000	1961 - 1962	11
Ordnance Survey Plan	1:10,000	1974 - 1975	12
Ordnance Survey Plan	1:10,000	1985 - 1988	13
Ordnance Survey Plan	1:10,000	1993	14
10K Raster Mapping	1:10,000	1999	15
10K Raster Mapping	1:10,000	2006	16
10K Raster Mapping	1:10,000	2011	17

Historical Map - Slice A



Order Details

Order Number: Slice: Site Area (Ha): Search Buffer (m):

36950030_1_1 Customer Ref: Great Chart Primary School National Grid Reference: 598950, 141490 А 0.57 1000

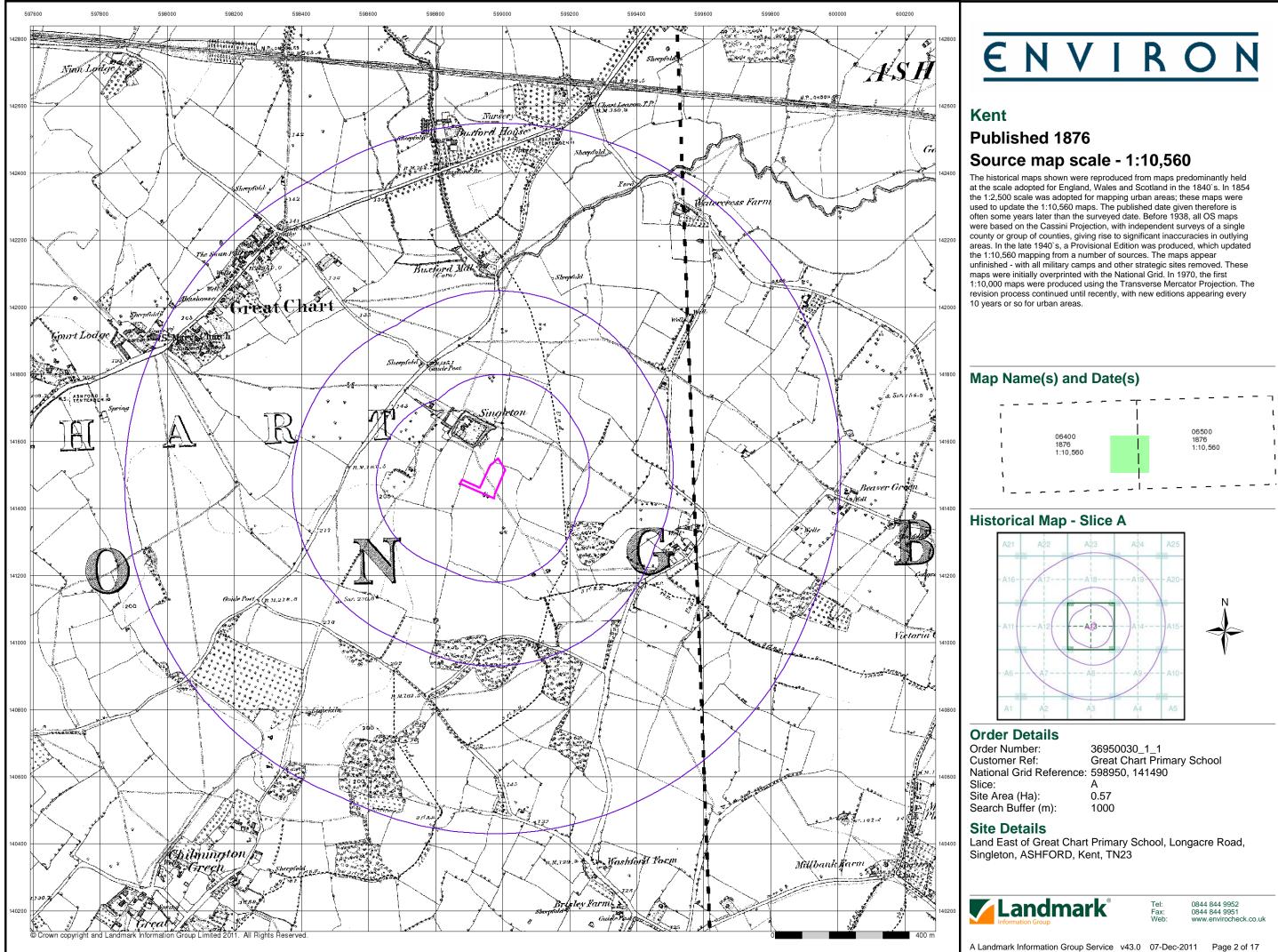
Site Details

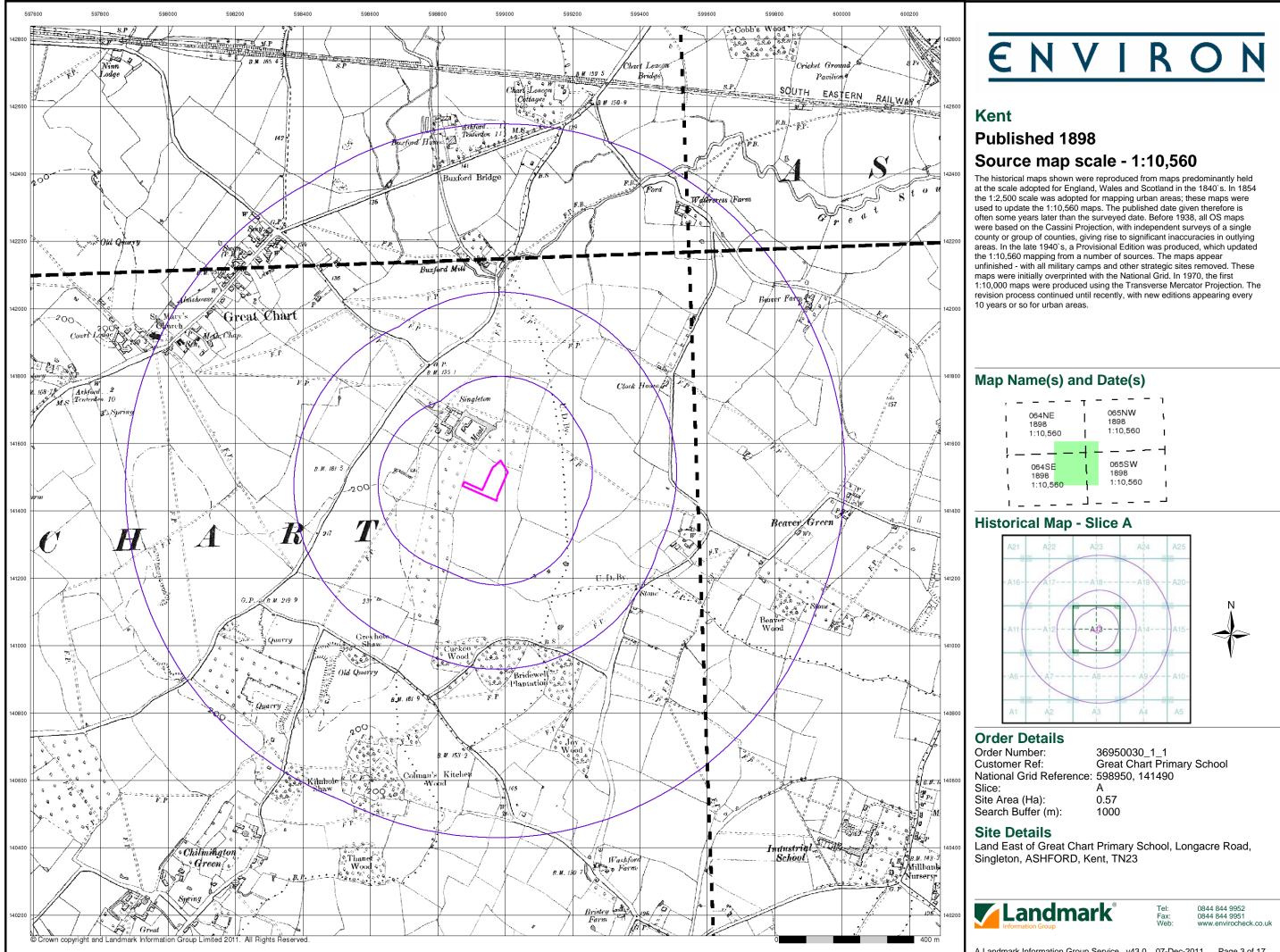
Land East of Great Chart Primary School, Longacre Road, Singleton, ASHFORD, Kent, TN23



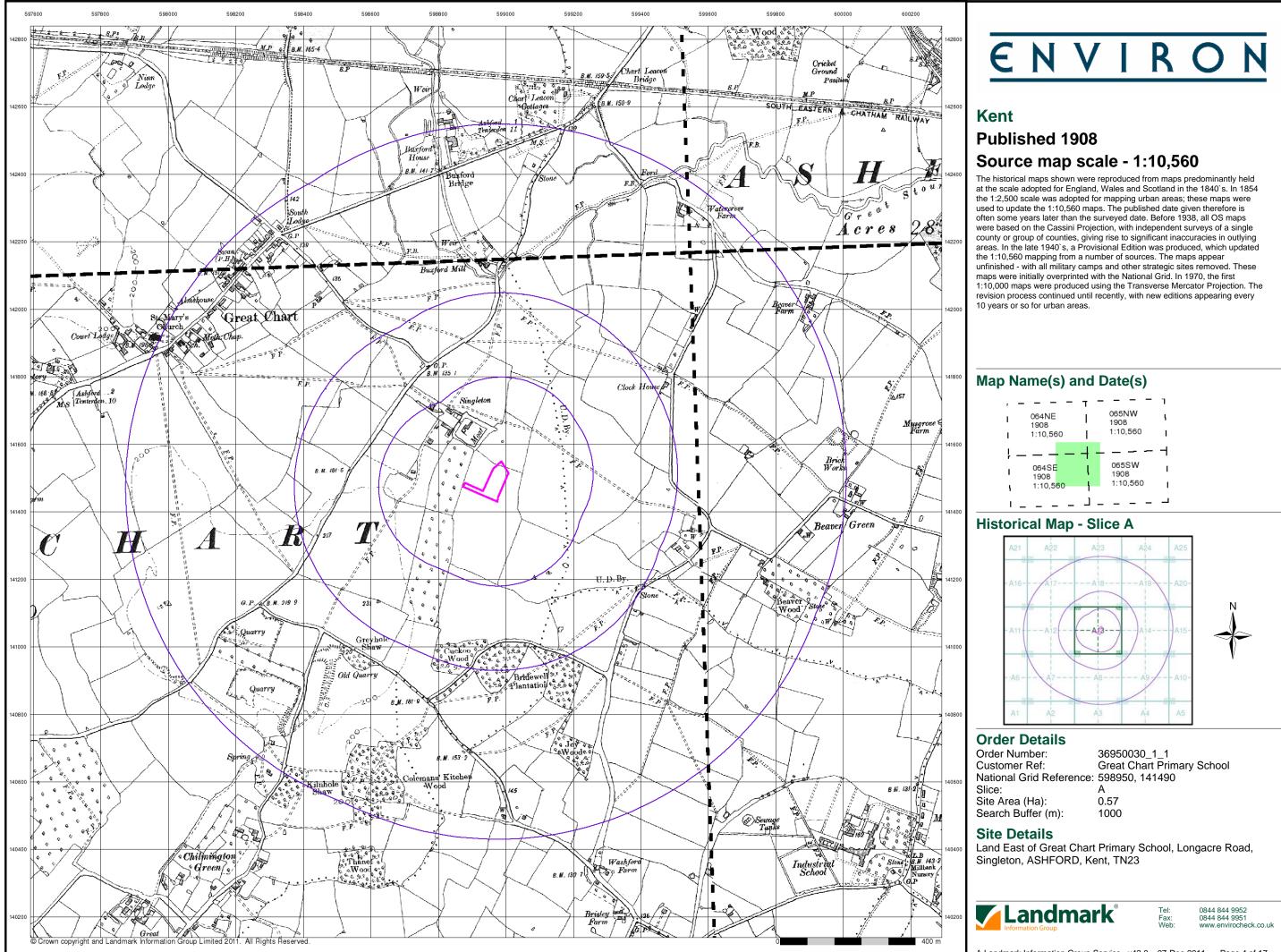
Tel: Fax: Web:

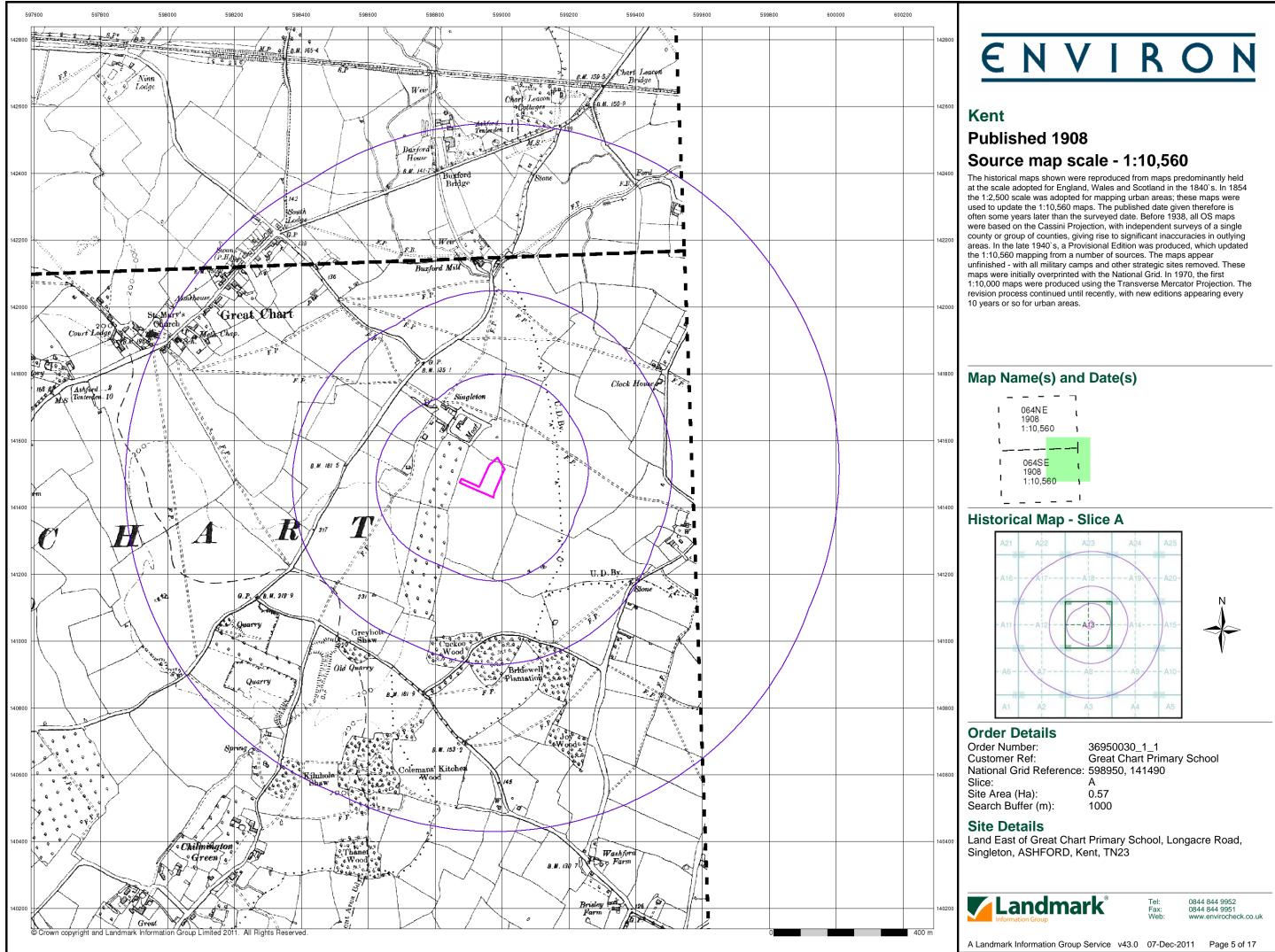
0844 844 9952 0844 844 9951 www.envirocheck.co.uk

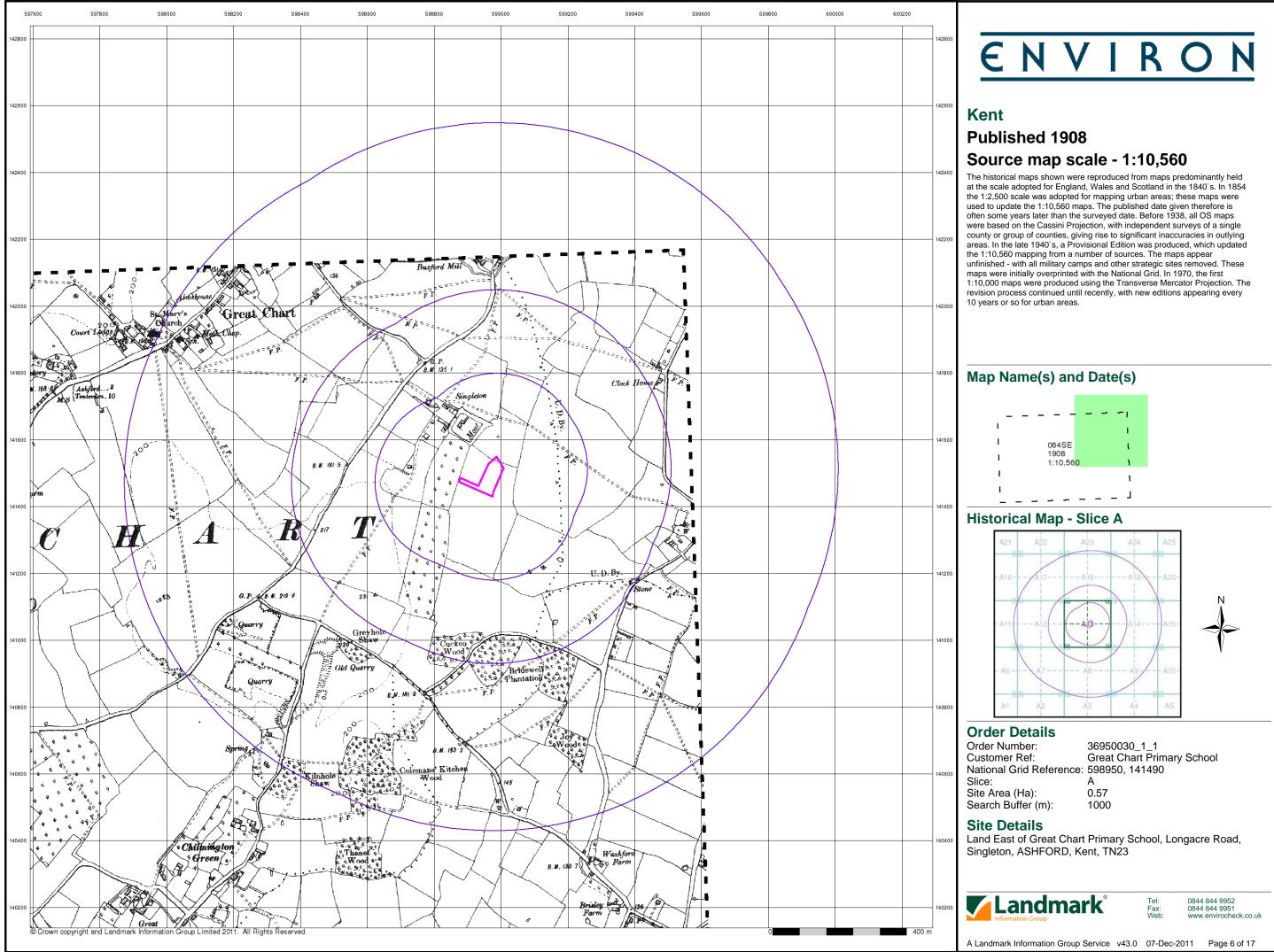


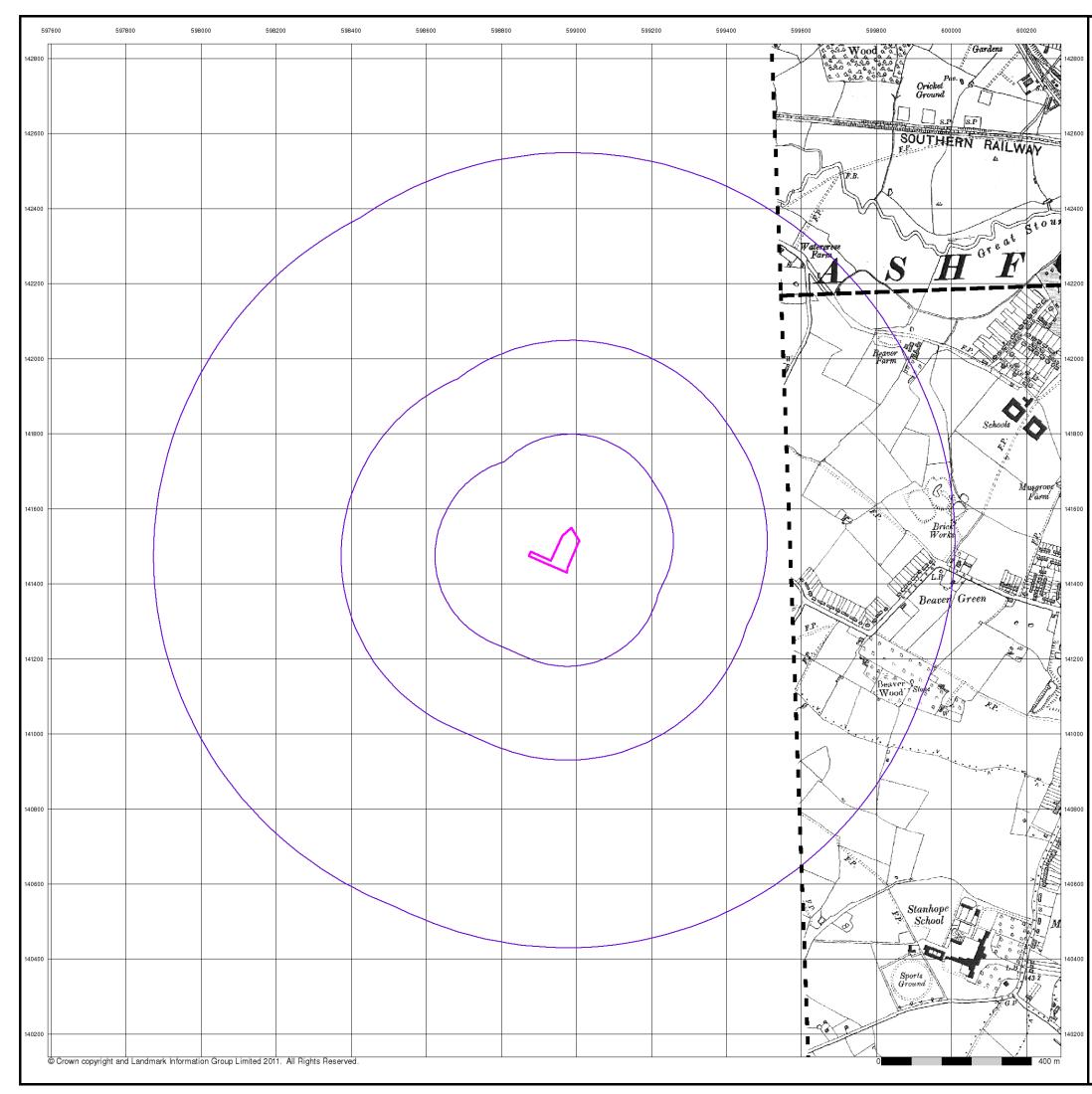


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Kent Published 1931 Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced until recently, with new editions appearing every 10 years or so for urban areas.

