

Corporate Post Room
11 2 JUL 2017

Contaminated Land Risk Assessment

For:

*The Coach House
(The Old Vicarage)
Aldington Road
Lympne, Hythe
Kent CT21 4LE*

*Desktop Study Compiled by Judith East, Owner-
Occupier of the land for 33 years*

In accordance with

*The Environment Agency Contaminated Land
Report 11*

May 2017

Basic Site Information

1. Name of Site:

The Coach House, Aldington Road, Lympne CT21 4LE

(Address for the planning application is The Old Vicarage, Aldington Road, Lympne CT21 4LE)

2. Owners' names and address:

Edgar John and Judith East, The Old Vicarage, Lympne, Hythe, Kent CT21 4LE

Before development site ownership will be transferred to:

Charlotte East, The Old Vicarage, Lympne, Hythe, Kent CT21 4LE

3. Description of site:

The Coach House is an outbuilding of The Old Vicarage, Grid Ref TR121349, a residential property situated next to the village hall and opposite the primary school in the centre of the village of Lympne. Plate 1 shows the area of the new development in red. It lies on the west side of the main dwelling and is adjacent to the village hall and playground to the west and the playing field to the south. Aldington road runs to the north of the site

4. Current situation:

The Old Vicarage is an owner occupied residential property and the Coach House is used as a garage and a store for bicycles, garden furniture, toys and tools. The area around the Coach House is used as part of the Old Vicarage garden and is mainly left wild, with also a pile of logs for use on a wood burning stove.

No chemicals are used in the Old Vicarage garden. Public recreation land borders the site on two sides and no chemicals are used on that land. An agricultural field on the east side of The Old Vicarage is used for grazing animals and no chemicals are used there.

Gas fired central heating was installed in The Old Vicarage when mains gas was connected to the property in 1983. Before that the house was heated by open fires. The village hall is heated by a system run by electricity. No oil has ever been stored on either property.

Foul water from The Old Vicarage and the village hall is piped to the main sewer in Aldington Road.

Rainwater is channelled to soakaways. There are no springs or streams on the development site or on adjacent lands and the water table is approximately 30 feet below ground level.

5. History:

Between 1860 and 1870 Commissioners for the Church of England bought the land from the owner of Lympe Castle to build a new and enlarged vicarage for the parish of Lympe. Plates 2, 3, 4 and 5 are from Ordnance Survey maps 1882, 1898, 1907 and 1938 showing the Vicarage surrounded by agricultural land belonging to Lympe Castle. Plate 6 shows the whole village of Lympe in 1978.

In the late 1970s the owner of Lympe Castle transferred ownership of the fields to the west and south of The Vicarage to Lympe Parish Council for public use. A village hall and playing fields were developed on that site.

In 1982 the last vicar retired and moved out of the vicarage. Lympe was amalgamated with neighbouring parishes with the new vicar living in Aldington. The vicarage in Lympe was put up for sale and was bought by the present owners in 1983. They have lived there continually since 1983 and it has been solely a family home and garden to the present time.

The field to the east of The Old Vicarage remains as farmland and has been used for animal grazing since before 1983.

6. Conclusion:

There are no pollutants or harmful contaminants on the site.

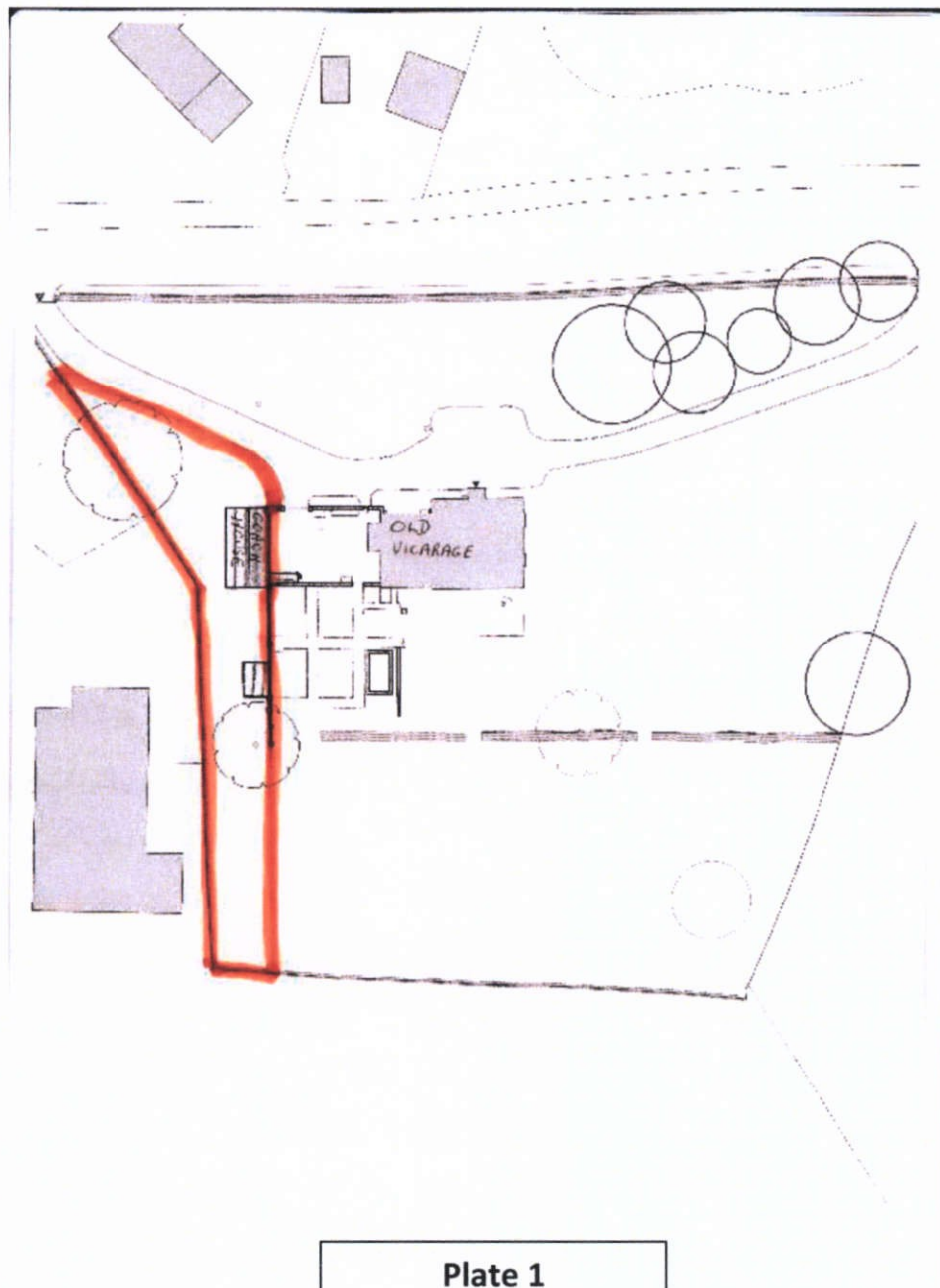


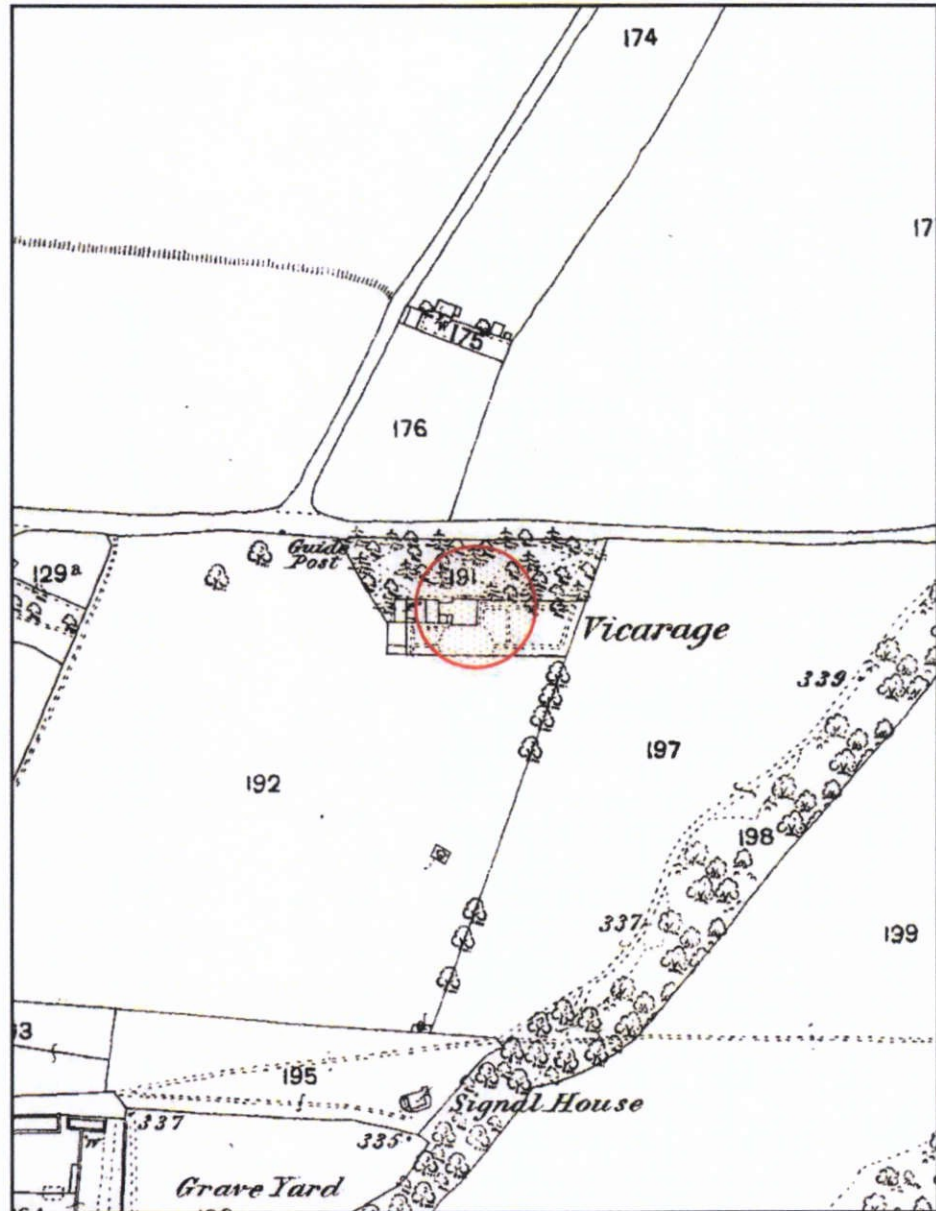
Plate 1

County Series

County: Kent

Published: 1882

Scale 1:2500 2.5 inches to 1 mile



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Plate 2

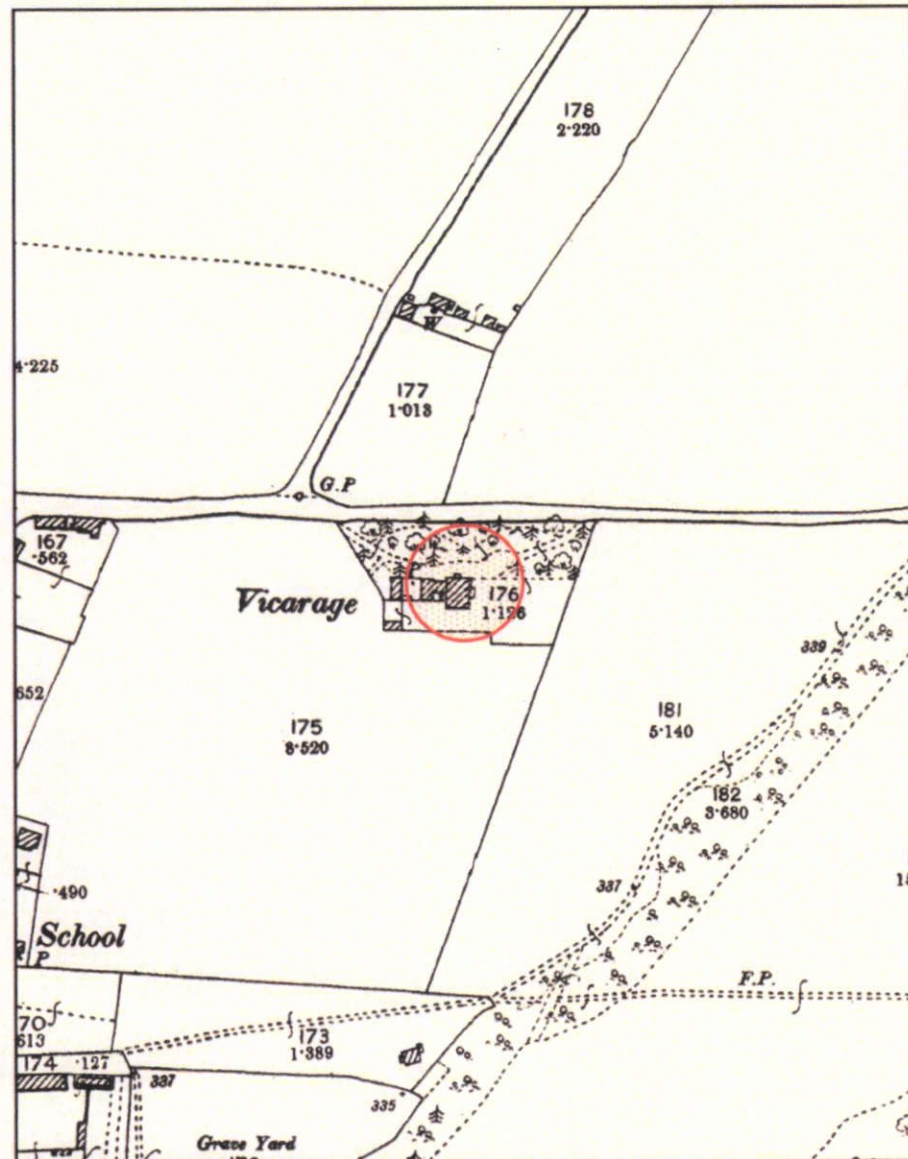
P460400200414

County Series

County: Kent

Published: 1898

Scale 1:2500 25 inches to 1 mile



© Landmark Information Group and Ordnance Survey 2007

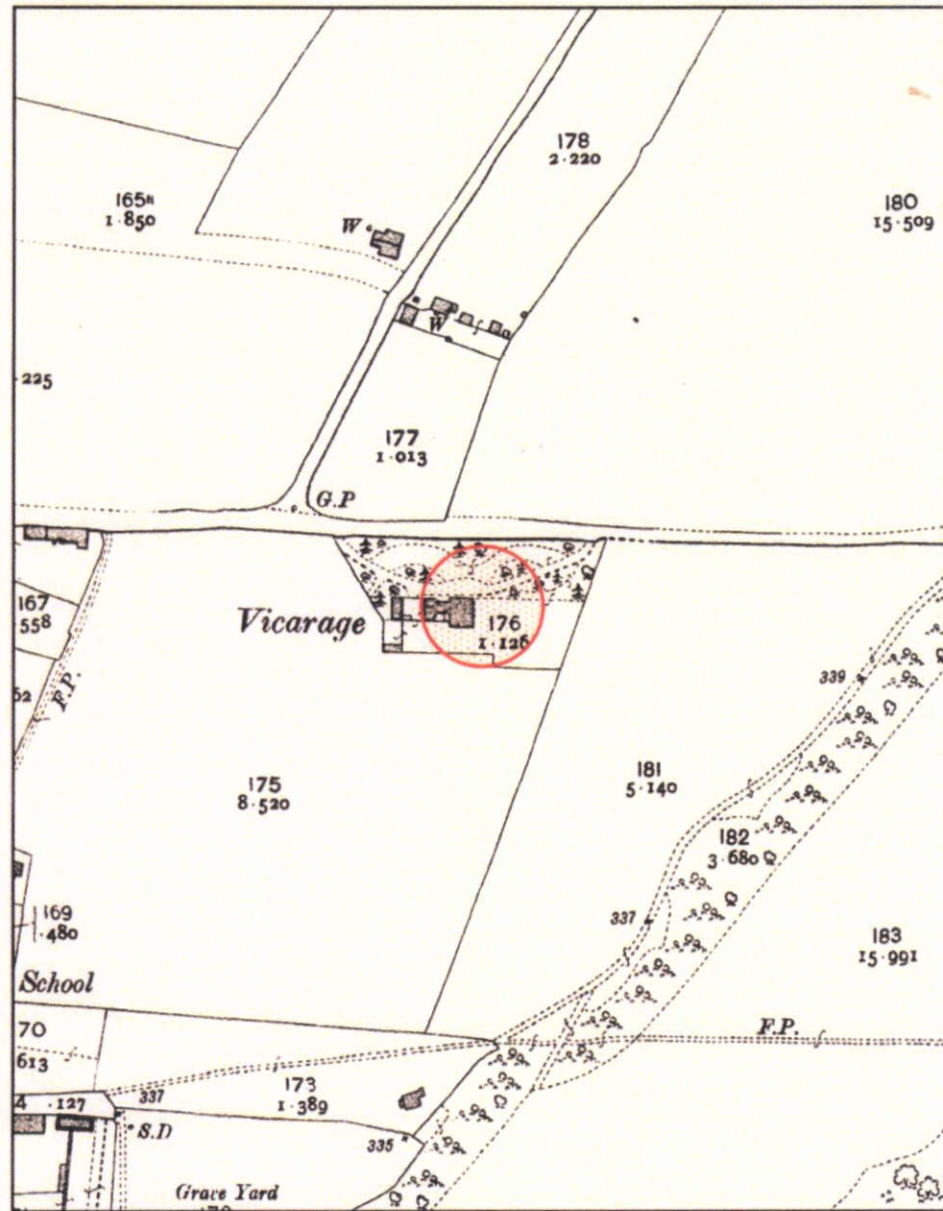
Plate 3

County Series

County: Kent

Published: 1907

Scale 1:2500 25 inches to 1 mile



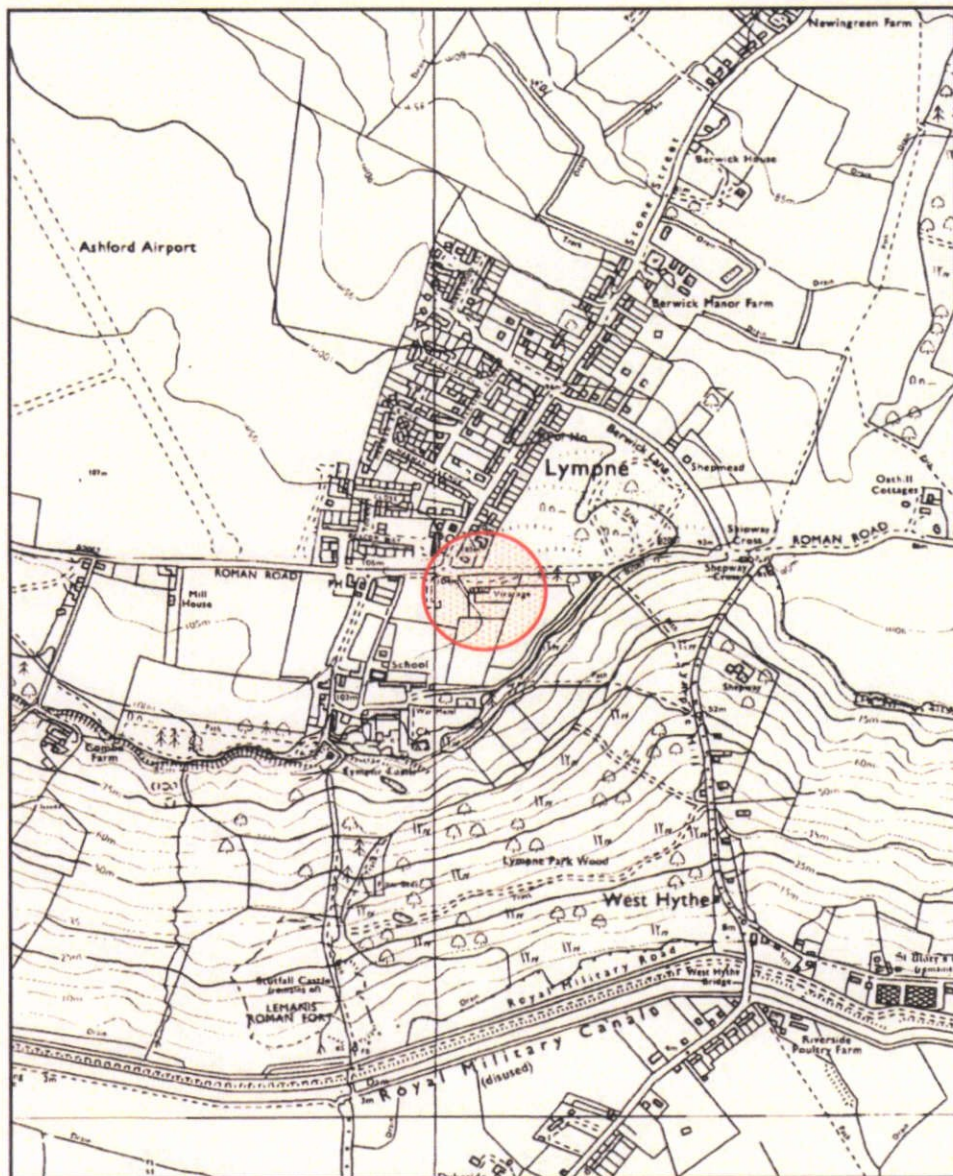
© Landmark Information Group and Ordnance Survey 2007

Plate 4

National Grid Series

Published: 1978

Scale 1:10,560 6 inches to 1 mile



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Specification for an archaeological watching brief at The Old Vicarage, Aldington Road, Lympne, Hythe, Kent CT21 4LE.

1. Introduction

- 1.1 This specification is concerned with an archaeological watching brief to be maintained during proposed development at The Old Vicarage, Aldington Road, Lympne (NGR 612060 134935 approximate). The site is located within the parish of Lympne in the local government administrative area of Shepway District Council.
- 1.2 The site has planning permission for the "*erection of a two storey dwelling with associated garage following demolition of existing outbuilding*". The Local Planning Authority's planning reference for the scheme is Y16/1380/SH.
- 1.3 The Local Planning Authority has placed the following condition (4) on the reserved matters consent:
- 4) *No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification, which has been submitted to and approved by the Local Planning Authority.*
- Reason: To ensure that feature of archaeological interest are properly examined and recorded.*
- 1.4 This will involve archaeological monitoring of groundworks connected with the development and recording of any features revealed, by an archaeological contractor (a watching brief).
- 1.5 **The watching brief should be maintained throughout the programme of intrusive ground excavation. The archaeological contractor will confirm the extent of proposed ground excavations in advance with the site developer and inform the County Archaeological Officer that arrangements are in place for appropriate monitoring.**
- 1.6 The proposed development site is located at The Old Vicarage, Aldington Road, Lympne, Hythe, Kent CT21 4LE. The site is located on the southern side of Aldington Road, which is located towards the southern edge of the village. The property is bounded to the west by Lympne Village Hall, to the south by the village recreation ground and to the east by an area of paddocks and scrub adjacent to Aldington Road. According to the mapping of the British Geological Survey the site, which is located at an elevation of some 105m

aOD, is situated on underlying geology consisting of sandstone of the Hythe Formation.

2. The Archaeological Potential

- 2.1 The proposed development site is located in an area of archaeological potential associated with its position close to the possible junction of two Roman roads and in an area where a number of past discoveries of Prehistoric, Romano-British, early medieval and medieval activity have been recorded.
- 2.2 Further information on the above is provided in the County Historic Environment Record held in the Planning Department, Invicta House, County Hall, Maidstone, ME14 1XX (telephone 01622 221543)

3. Objectives

- 3.1 The objectives of the archaeological watching brief are to contribute to heritage knowledge of the area through the recording of the archaeological remains exposed as a result of excavations in connection with the groundworks.

4. Proposed Groundworks

- 4.1 The groundworks for the proposed development will involve the erection of a new dwelling, plus any other access or service works.
- 4.2 Full details of groundworks have not been submitted and the archaeological contractor should clarify the extent of the works with the developer before work begins.

5. Method

- 5.1 The archaeological contractor will monitor the excavations for **all groundworks**. Excavation should be undertaken, where possible, using a flat bladed bucket and preferably in a single direction to enable archaeological remains to be recorded prior to disturbance from being driven over. **If possible archaeological remains are encountered, machine excavation will cease to allow the remains to be investigated further.**
- 5.2 The archaeologist will inspect the surfaces revealed. Any archaeological structures or features revealed will be recorded in plan and section as appropriate according to Section 6 below. **The main contractor will allow the archaeological contractor reasonable time and resources to undertake any inspection or recording required.**

- 5.3 Further limited excavation may be necessary to clarify the extent and nature of some archaeological deposits. In this case, the archaeological contractor will undertake the excavation by hand.
- 5.4 If significant remains are unexpectedly encountered the archaeological contractor will inform the County Archaeological Officer and the developer immediately and further mitigation measures will be agreed.

6. Recording

- 6.1 All structures, deposits and finds are to be recorded according to accepted professional standards.
- 6.2 All recording points used should be accurately tied into the National Grid, preferably by theodolite, and located on to the 1:1250 map of the area.
- 6.3 Plans indicating the location of all archaeological features encountered are to be drawn at an appropriate scale, located on the site plan and levelled with respect to OD. An overall site plan is to be maintained at a scale of 1:100.
- 6.4 All plans are to be accurately tied in to the site grid. All plans and sections are to be drawn on polyester based drafting film and clearly labelled.
- 6.5 All archaeological contexts are to be recorded individually on context record sheets. A further more general record of the work comprising a description and discussion of the archaeology is to be maintained as appropriate.
- 6.6 A full black and white and colour (35mm transparency) photographic record of the work is to be kept. The photographic record is to be regarded as part of the site archive. The archaeological contractor is to provide the County Archaeological Officer with a selection of photographic images which reflect the archaeological findings and investigations undertaken on this site.
- 6.7 All artefacts recovered during the excavations on the site are the property of the Landowner. They are to be suitably bagged, boxed and marked in accordance with the United Kingdom Institute for Conservation, Conservation Guidelines nos. 2 and on completion of the archaeological post-excavation programme the landowner will arrange for them to be deposited in a museum or similar repository agreed with the County Archaeological Officer and the Local Planning Authority.
- 6.8 The site archive, to include all project records and cultural material produced by the project, is to be prepared in accordance with *Guidelines for the preparation of excavation archives for long-term storage (UKIC 1990)*. On completion of the project the Applicant will arrange for the archive to be deposited in a suitable museum or similar repository to be agreed with the County Archaeological Officer and the Local Planning Authority.

7. Reporting

- 7.1 On completion of the archaeological watching brief the archaeological contractor will agree with the County Archaeologist a programme for the reporting of the results of the work. The reporting of the watching brief will be commensurate with the results but as a minimum must stand as a sufficiently detailed report on the archaeological monitoring to serve both future research and inform future planning decisions taken on the site.
- 7.2 Where the watching brief is being undertaken following an earlier evaluation, the results of the evaluation should be fully integrated within the report of the watching brief.

Report circulation

- 7.3 Copies of all reports are to be provided to:
- the Developer
 - the County Archaeologist
 - the Local Planning Authority
 - Local Historical Society
 - the project archive.
- 7.4 When submitting the report to the County Archaeologist the archaeological contractor should provide written confirmation that the report has been submitted to the above parties.
- 7.5 If the archaeological contractor is required, contractually, to only submit reports directly to the developer or their agent, the archaeological contractor must inform the County Archaeologist in writing that they have completed the report and to whom it has been forwarded to. The archaeological contractor must ensure that the developer is made aware of the need to circulate the report as in 7.3 above.

Reporting of watching briefs with limited remains

- 7.6 If the watching brief has resulted in limited archaeological remains being recorded then the archaeological contractor will complete the necessary post excavation works and produce a **'Watching Brief Report'** within 4 weeks of the completion of the watching brief (see sections 7.8 to 7.12 below).

Reporting of watching briefs with significant archaeological remains

- 7.7 If significant archaeological remains are recorded then within 3 months of completion of the watching brief the archaeological contractor will undertake an assessment of the results and produce a MAP2 **'Post-excavation Assessment Report'**. This report will set out a programme of post excavation works through to completion of a **'Full Report'** and **'Publication'** of the findings (see sections 7.13 to 7.17 below).

Contents of a 'Watching Brief Report'

- 7.8 The archaeological contractor may determine the general style and format of the Watching Brief Report but it must be completed in accordance with this specification. The report must provide sufficient information and assessment to enable the County Archaeologist and the Local Planning Authority to stand as a detailed report on the archaeological fieldwork for future research and to inform on any future planning decisions for the site.
- 7.9 Reports that do not provide sufficient information or that have not been compiled in accordance with the relevant sections of this specification will be returned to the archaeological contractor for revision and resubmission.
- 7.10 The report is to include as a minimum:
- 7.10.1 An **Abstract** summarising the scope and results of the archaeological watching brief.
- 7.10.2 An **Introduction** including:
- the location of the site including National Grid Reference;
 - an account of the background and circumstances of the work;
 - a description of the development proposals, planning history and planning reference together with the planning condition (where appropriate);
 - the scope and date of the fieldwork, the personnel involved and who commissioned it;
 - the nature of potential impacts arising from the proposals;
- 7.10.3 An account of the **Archaeological Background** of the development site including:
- geology, soils and topography;
 - any known existing disturbances on the site;
 - background archaeological potential of the site. This should include a summary of the known Historic Environment Record entries generally within a 500m radius of the boundaries of the site. The HER entries should be quoted with their full KHER identifier (e.g. TR36NW 12);
 - summary of any previous phases of archaeological investigation at the development site;
 - any constraints on the archaeological monitoring.
- 7.10.4 The **Methodology** employed during the watching brief must be detailed in the report. Simply referring to the methodology outlined in the specification is not acceptable. Any aims and objectives specified in the specification should be included as should any further objectives identified during the course of the watching brief. The frequency of monitoring visits, ground works observed and any constraints experienced while carrying out the monitoring should be detailed.

- 7.10.5 The report should include a quantification of the archive contents, their state and future location.
- 7.10.6 A description of the **Results** of the archaeological monitoring. This description must include for each area observed:
- the dimensions of the area observed;
 - the nature and depth of overburden soils encountered;
 - description of all archaeological features and finds encountered in each area observed, their dimensions, states of preservation and interpretation;
 - a description of the geological subsoil encountered across the site;
 - heights related to Ordnance Datum should be provided for each feature and deposit.
 - for complex remains a Harris Matrix diagram should be provided.
- 7.10.7 The **Finds** recovered during the course of the watching brief should be described, quantified and assessed by artefact type within the report. The report should also provide an indication of the potential of each category of artefact for further analysis and research. For each category of artefact the report should describe the method of processing, any sub-sampling, conservation and assessment undertaken. Where appropriate local reference collections will be referred to for descriptive and analytical consistency. Any implications for future archive, conservation or discard of the artefacts should also be detailed.
- 7.10.8 The report should include a table showing the contexts, classes and quantity of artefacts recovered, together with their date and interpretation.
- 7.10.9 The report must include an assessment of the **Environmental** potential of the site. Details should be provided of any environmental sampling undertaken in connection with the fieldwork and the results of any processing and assessment of the samples. The report should describe the method of processing, any sub-sampling and assessment. Any potential for future analysis of the samples or environmental remains recovered from the evaluation should be described. Implications for future archive, conservation or discard of environmental samples or remains should be detailed.
- 7.10.10 The report should include, as appropriate, tables summarising environmental samples taken, together with the results of processing and assessment.
- 7.10.11 Any results from the watching brief involving the application of archaeological scientific techniques e.g. specialist dating should be included in the watching brief report.
- 7.10.12 An **Interpretation** of the archaeology of the site, including its location, extent, date, condition, significance and importance. This should include, even if no archaeology is identified as present on the site, description of areas of disturbance, non-archaeological deposits and changes in geological subsoil where appropriate.

7.10.13 A **Conclusion** with a summary of the archaeological results and how any archaeology observed relates to the development site. The effects of the development works on the archaeological remains should also be described. The report should highlight any areas of significant archaeological deposits that remain preserved within the development site. Particular note should be made of any variations in the depth of overburden covering any archaeological deposits revealed.

7.10.14 The report should include comments on the effectiveness of the methodology employed and the confidence of the results and interpretation.

7.10.15 Figures / illustrations – The report should include sufficient illustrations to support descriptions and interpretations within the report text. Figures are to be fully cross-referenced within the document text. As a minimum the report should include the following figures:

- a site location plan tied into the Ordnance Survey at 1:1250 or in the case of larger sites at 1:2500. The plan should also include at least two National Grid points and show the site boundary;
- a plan at 1:100 or 1:200 showing the layout of the development groundworks clearly indicating the areas observed. The plan should show significant archaeological features, coloured by phases or period as related to the development site. Where possible, projection of archaeological features outside of the areas observed should be included on the plan. This plan should also include two National grid points;
- plans of the features revealed in each of the excavation areas at a larger scale e.g. 1:20 or 1:50; such plans are to also illustrate areas of disturbance, change in subsoil and location of sections; The location of significant finds and samples taken should also be indicated;
- relevant section drawings and soil trench profiles as appropriate;
- illustrations and/or photographs of significant finds should be included where appropriate.

7.10.16 All report illustrations must be fully captioned and scale drawings must include a bar scale. Standard archaeological drawing conventions must be used. Plan and section illustrations must include the numbers of all contexts illustrated. North must be included on all plans and should be consistent. Sections must indicate the orientation of the section and the Ordnance Datum height of the section datum.

7.10.17 Black & White or Colour photographs should be included where appropriate to illustrate the archaeology of the site, the development operations or the range of soil profiles encountered. All photographs should be appropriately captioned.

7.11 The report will be submitted to the County Archaeologist in a bound hard-copy and in digital format. The digital copy will be supplied for preference in .pdf format or alternatively in .rtf format accompanied by digital copies of

images, plans and maps in .bmp, .tif or .jpg format. The medium should be either on a PC-formatted floppy disk, on a PC CD-ROM (CD-R format only). Whichever software is used the digital files must be supplied in a PC readable format.

Contents of a 'Watching Brief Assessment Report'

- 7.13 The 'Archaeological Watching Brief Assessment Report' will follow the format and requirements detailed in 7.8 to 7.12 above.
- 7.14 In addition the report will include an assessment of the results of the archaeological monitoring and their potential to address both the original research aims and objectives of the project and any further research objectives identified during the course of the on-site and post excavation works.
- 7.15 The report will detail any further analysis necessary on the project records, artefact and environmental assemblages to achieve the research potential identified in the assessment. A justification should be included for each analysis proposed.
- 7.16 The report will set out a timetable for completion of analysis and reporting, detailing all individual tasks to be completed, resources required and the key personnel involved. The proposal should set out arrangements for monitoring of the post excavation process.
- 7.17 The report should include a synopsis of the proposed '**Full report**' and '**Publication**' and identify the likely destination of the publication.

8. General

- 8.1 The archaeological contractor is to allow the site records to be inspected and examined at any reasonable time, during or after the watching brief, by the developer, the County Archaeological Officer or any designated representative of the Local Planning Authority.
- 8.2 In undertaking the work the archaeological contractor is to abide by :
- all statutory provisions and by-laws relating to the work in question, especially the Health and Safety at Work *etc.* Act 1974;
 - the Institute of Field Archaeologist's *Code of Conduct*;
 - the Institute of Field Archaeologist's *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*.
- 8.3 On completion of the watching brief the archaeological contractor will prepare a consideration of the methodology used, including a confidence rating.
- 8.4 The archaeological contractor is to include with their report a completed copy of the Kent County Historic Environment Record Report Form (see appendix 1)

- 8.5 The archaeological contractor is to provide the County Archaeological Officer with a representative selection of transparencies illustrating the archaeology of the site and the operations of the investigation. These will be deposited with the County HER and will be used for presentations on aspects of the archaeology of Kent.

***Heritage Conservation Group, Kent County Council
June 2017***

APPENDIX 1
summary form

Kent County Council Fieldwork Notification & HER



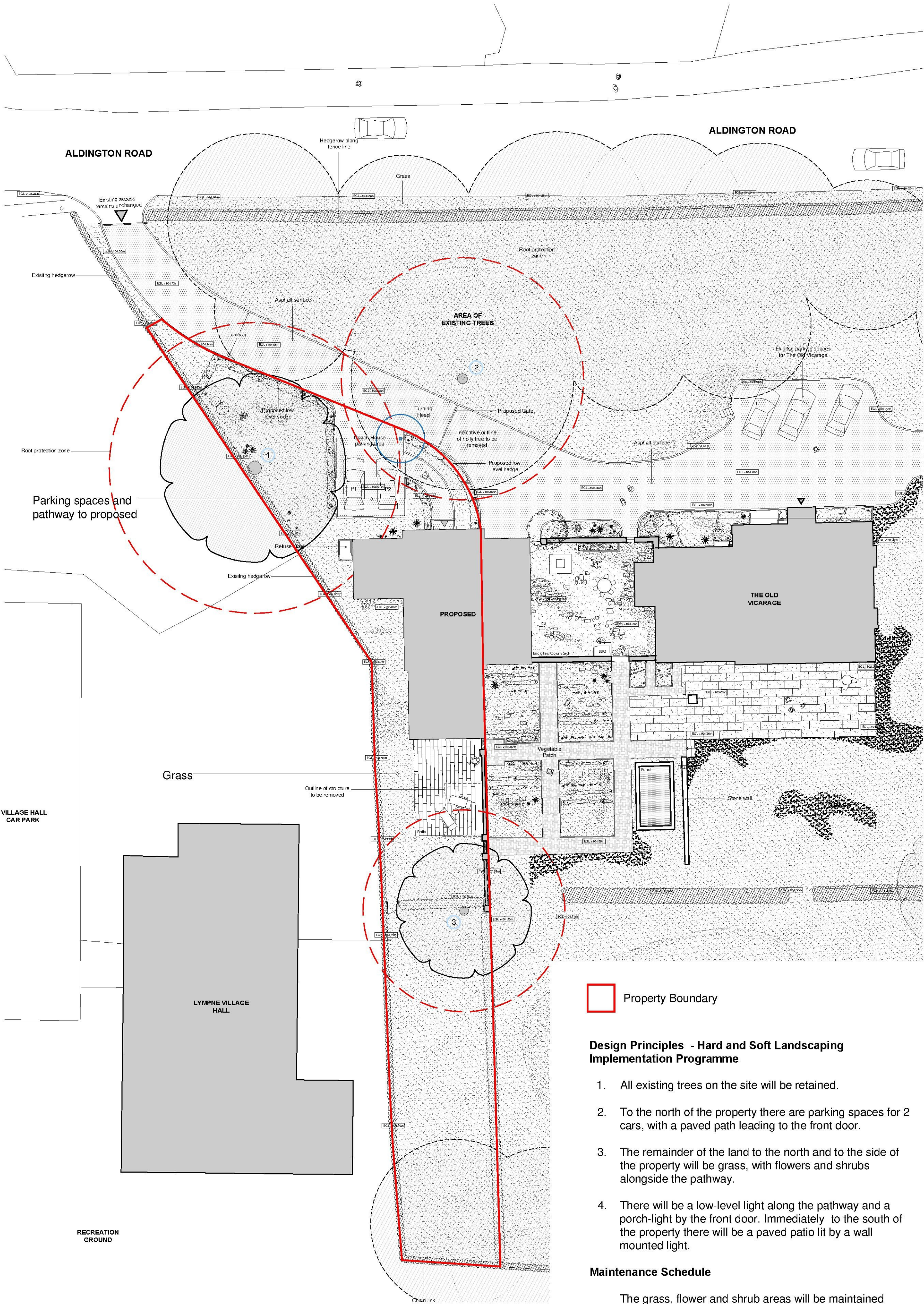
Ragstone blocks



Roof slates



Larch tongue and groove cladding



Property Boundary

Design Principles - Hard and Soft Landscaping Implementation Programme

1. All existing trees on the site will be retained.
2. To the north of the property there are parking spaces for 2 cars, with a paved path leading to the front door.
3. The remainder of the land to the north and to the side of the property will be grass, with flowers and shrubs alongside the pathway.
4. There will be a low-level light along the pathway and a porch-light by the front door. Immediately to the south of the property there will be a paved patio lit by a wall mounted light.

Maintenance Schedule

The grass, flower and shrub areas will be maintained regularly, at least monthly during the winter and fortnightly during the summer. The hard landscaping will be maintained (swept, inspected and any damaged repaired) at least monthly.



THE COACH HOUSE

CONDITION 10

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All dimensions are to be checked on site prior to fabrication and the Architect should be notified of any discrepancy

Do not scale from this drawing

Revisions

Project | The Coach House
Aldington Road, Lympne, Hythe, CT21 4LE

Client | Charlotte, John & Judith East

Title | Condition 10 - Hard and soft landscaping details

Status | **PLANNING DRAWINGS**

Scale@A2 | 1:200 Date | 10.07.17 Drawn | KG Chkd | MW

guy holloway
ARCHITECTS

London | Fourth Floor | 251 Pentonville Road | London | N1 9NG
T +44 (0) 20 7014 4900 F +44 (0)1303 268 214 E london@guyholloway.co.uk W www.guyholloway.co.uk

Kent | The Tramway Stables | Rampart Road | Hythe | Kent | CT21 5BG
T +44 (0)1303 260 515 F +44 (0)1303 268 214 E kent@guyholloway.co.uk W www.guyholloway.co.uk

Project Number Drawing Number Revision

16.039 010

Bin Number