

FLS SURVEYORS LLP

Construction Consultants and Environmental Assessors
Kimberely House, The Forstal, Mersham, Ashford, Kent TN25 6NY
Email : francisslegg1965@gmail.com Mobile : 07956 153158

SUMMARY DESK TOP STUDY

MULBERRY COTTAGE,
HIGH STREET,
ROMNEY MARSH,
Lydd
TN29 9BB

APPLICATION NUMBER 20/1936/FH
FOR THE ERECTION OF SEVEN DWELLINGS, TOGETHER WITH PARKING AND
LANDSCAPING, FOLLOWING THE DEMOLITION OF THE EXISTING OUTBUILDINGS



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1.0 INTRODUCTION

Hume Planning Consultancy Ltd on behalf of Mr R Green propose to construct Seven dwellings on the land to the North and East of Mulberry Cottage.

This report provides information on the historic development of the site together with potential contaminants on the site.

This report has been prepared based on the findings of investigations into the site conditions using current available data which has been recovered from Envirocheck to provide environmental data in relation to the site and surrounding area.

Where possible, local sources have been researched to gain a better understanding of the site conditions. As part of this review, research has been undertaken with the Local Authority and the Environment Agency as to the site condition.

We can confirm that this report has been prepared based on the information gained and that this information is not exhaustive, and that subsequent research may reveal additional facts that may influence the reporting.

Where possible, this information has been researched. All geological information has been researched using the British Geological Society website, (the geology viewer).

The accuracy of map extracts cannot be guaranteed, and it should be recognized that different conditions on site may have existed between subsequent to the various map surveys. We can confirm that within the assessment of the site, various websites have been visited and as such, we cannot confirm the validity of these sites and as such, this information is accepted de facto and without prejudice.

It should be confirmed that the extent of review of this report has undertaken a broad review of on site features which would promote a contamination ground risk, however, this does not include ecological features and in particular Japanese Knotweed which should be reviewed under separate cover. A review of the site will be made to confirm the extent of obvious Asbestos product or sheet materials either on the surface of the site soils or evident above ground, however, does not constitute a full Asbestos Survey by any means. This should be sought under separate cover.

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This Desk Top Study has been prepared by F L S Surveyors LLP. In support of a planning application by Hume Planning Consultancy Ltd on behalf of Mr R Green for the proposed development, comprising an application for up to 7 dwellings including sustainable drainage systems, landscaping and associated infrastructure and development.'

The site is located within the Romney Marsh Landscape Character Area. The area is generally flat and has some trees and low level vegetation. To the North along the site boundaries are drainage dykes and beyond that is agricultural land and the Romney Marsh and Rye Bay Site of Specific Scientific Interest The remaining site boundaries adjoin residential development, with Tourney Hall and Mulberry Cottage to the West, properties along Jaarlen Road to the East and two new dwellings to the South which have recently been constructed.

In terms of the relevant history of the site, planning permission was refused on 9th August 2013 for the erection of 14 dwellings. The refusal was due to the level of flood risk and the impact on neighbours.

Whilst the LPA refused permission for the 14 dwellings the principle of residential development was accepted.

The site is not constrained by trees, drainage or ecology and the relevant statutory consultees raised no objections.

This report will assess the potential environmental impact of the existing and historical use of the site on the proposed development sufficient to document the level of risk and impact on future users and the environment.

The client is proposing to develop residential dwellings with gardens.

Decision Notice Relating to Contaminated Land No decision notice is in place.

Report Objectives The objectives of the project were as follows: -

- A review of the geological, hydrological and hydrogeological setting of the site, and public domain environmental information to build up an understanding of the site and its environmental setting/sensitivity.
- Review of historical land uses for the site and surroundings with a particular emphasis on identifying potential ground hazards and on-site and off-site contamination sources.
- A visual walkover inspection of the site to review current and recent site activities, the condition of the site, potential ground related hazards and activities or areas that might

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have the potential to cause ground contamination as well as possible indicators of contamination;
and

- Preparation of a Conceptual Site Model (CSM) with a view to identifying potentially significant source pathway-receptor linkages followed by a qualitative risk assessment.

The scope of this report which define the following: -

- Any immediate risks identified within the site that may promote a high risk to the immediate site conditions.
- Any current site use features that would promote a risk that required 'quick' action.
- Any construction or medium-term risks within the site which may be present during the construction process within the site.
- Any long-term risks within the site that may require long term assessments or interim monitoring.
- Any risks within the site that may change upon the change in use of the site to form the proposed development.

2.0 LEVEL OF TECHNICAL CONFIDENCE EXPECTED

The scope of this report has been prepared in order to assess the historical impact of the site and any previous site uses on the existing and proposed development scheme. The level of risk will be prepared and assessed based on historical mapping and environmental information which has been gained to support the development of this report.

Whilst this is the case, gaps in map records and information will be in place that would reduce the readers confidence of the information sought. As such, this report has been prepared as a preliminary or Indicative Report with a Medium Confidence Level.

3.0 MANAGEMENT CONSTRAINTS

The site investigation has been prepared based on a budget and time scales which has been agreed with the client.

The desk top study fees have been agreed at this time which will dictate a way forward.

4.0 BROAD CHARACTERISTICS OF THE SITE

The site is approx. 0.47 hectares in area and comprises an underutilised parcel of land. The site is located within the Romney Marsh Landscape Character Area. The areas is generally flat and has some trees and low level vegetation. To the North along the site boundaries are drainage dykes and beyond that is agricultural land and the Romney

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Marsh and Rye Bay Site of Specific Scientific Interest The remaining site boundaries adjoin residential development, with Tourney Hall and Mulberry Cottage to the West, properties along Jaarlen Road to the East and two new dwellings to the South which have recently been constructed.

Current use of land: Open grass land (garden)

Previous use of site - The site forms a grass field forming part of the garden of Mulberry Cottage

5.0 SURROUNDING LAND USES

The surrounding land uses are detailed below: -

- To the North along the site boundaries are drainage dykes and beyond that is agricultural land and the Romney Marsh and Rye Bay Site of Specific Scientific Interest The remaining site boundaries adjoin residential development, with Tourney Hall and Mulberry Cottage to the West, properties along Jaarlen Road to the East and two new dwellings to the South which have recently been constructed

6.0 SITE RECONNAISSANCE

The site walk over visit was undertaken in February 2024 on which the weather conditions were recorded slightly overcast.

7.0 ACCESS

The site area is accessed from the High Street that currently serves Tourney Hall, Mulberry Cottage and the two new dwellings to the South. The private driveway was recently resurfaced and widened. A turning head has been provided to enable manoeuvrability of cars and refuse vehicle turning on site.

8.0 SITE AREA

The site area forms a grass field which forms the garden of Mulberry Cottage. The grass has been left to grow with some area of nettles and brambles. To the northern and Eastern boundaries of the site there is some substantial vegetation providing screening from the longer views across agricultural land and adjoining neighbours.

There are a number of brick built garages on the site which are due to be demolished. There is a swimming pool and enclosure this is to be infilled and demolished.

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No features are in place that would promote a contamination risk.

Vegetation Grasses and plants are in place across the site.

The boundary of the site is formed by a well-established hedge with trees also in place.

9.0 FUEL TANKS

By examination of the site no above ground tanks are in place, no features are present to suggest that any below ground fuel tanks would be in place within the site area.

10.0 ASBESTOS CONTAINING MATERIALS

No Asbestos containing materials were reviewed within the site area.

A full assessment for asbestos within any made ground should be completed, if encountered, in order to fully consider risk from Asbestos.

11.0 EFFLUENT, SITE DRAINAGE AND SERVICES

Limited service or drainage was seen in place

No service search is known to us therefore the location condition nor status of any services is known.

various searches have been undertaken in order to assess the risk associated with the development of the site from the historical and current use of the site and surrounding area.

These include: -

- Environmental Data Search 1:10,000.
- Environmental Data Search 1:2,500.
- Site Sensitivity Maps and Data Sheets.
- Historical Maps.
- Internet Search.
- Local Authority Search – Planning Files.
- Consultation with Site Owner / Architect.

12.0 INFORMATION ON HISTORIC and CURRENT ACTIVITIES IN THE SITE and SURROUNDING AREA

The history of the site's land-use and development from Victorian times onwards has been researched from Ordnance Survey, (O.S.) maps.

Reference to historical maps provides invaluable information regarding the land use/history of the site, but historical evidence may be incomplete for the period pre-dating the first edition and between successive map references.

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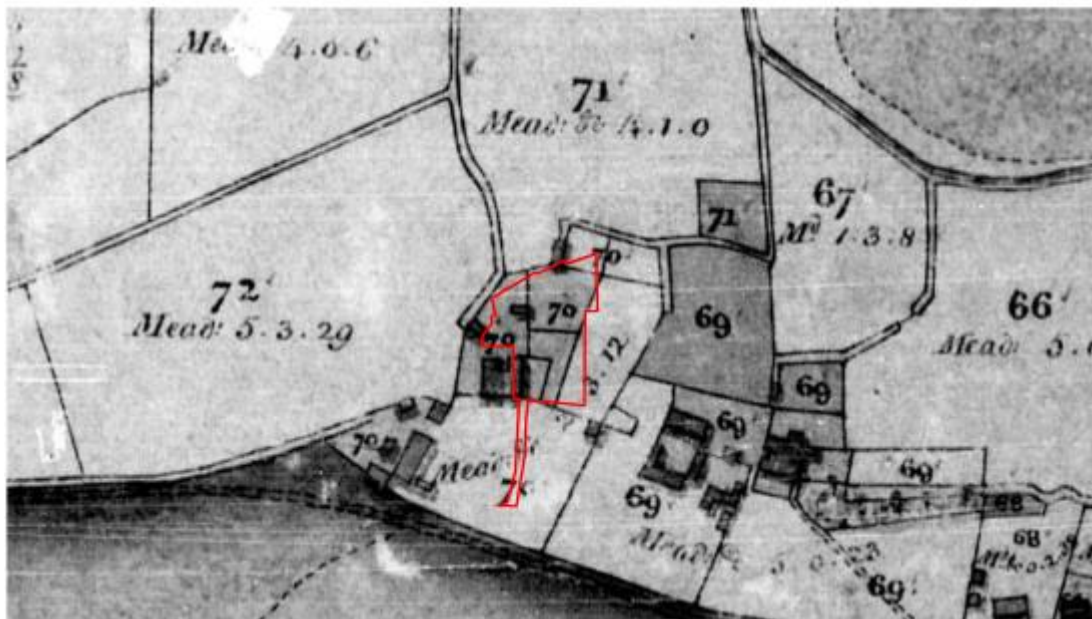
The site is not constrained by trees, drainage of ecology and the relevant statutory consultees raised no objections

The Council have prepared a Romney Marsh Landscape Character Assessment which categorises the site as falling within the Dungeness Shingle Landscape Character Area. The landscape area includes the historic town of Lydd which the assessment refers to as having strong visual and cultural connections with Dungeness.

The application site includes the land to the North and East of Mulberry Cottage. A single swimming pool to the North East and sheds occupy the application site.

The Tithe map dated 1837 fig 1 below indicates a garden area directly east of the Tourney Hall and an orchard in the North East corner of the land holding, adjacent to a sheepfold.

Fig 1

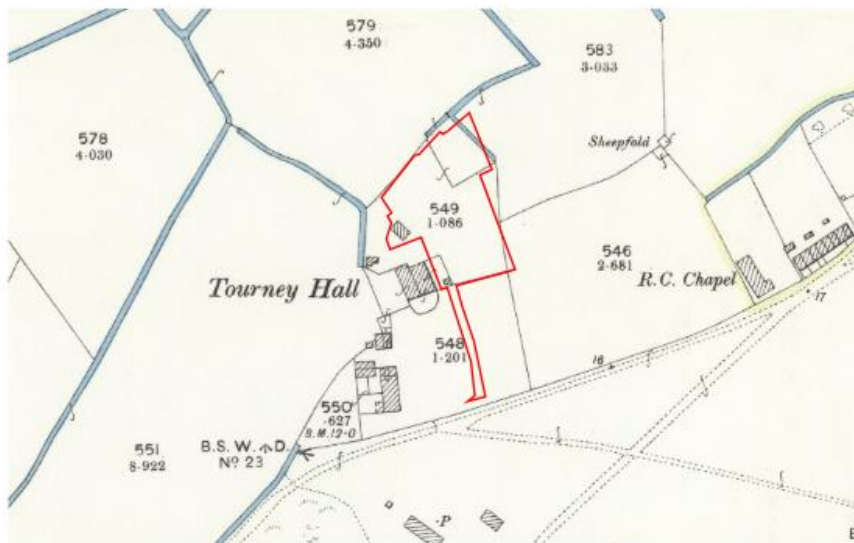


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By 1898 the historic maps indicate Tourney Hall was divided into two parts down its centre with enclosed gardens to its East and West sides, as well as a meadow to the South. There were two outbuildings to the North at this time and the orchard area appears as a separate plot. Fig 2

Fig 2. 1898



In 1907 a series of outbuildings located North of the house appear, as well as two more structures to the East and North East. Boundary planting running East to West dividing the Southern meadow and then Northern garden is also depicted. Fig 3

Fig 3 1940



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By 1940 the separate buildings to the South West were demolished. Presumed farm buildings. This left just two outbuildings to the North of the house.

The current application site is approached from the South, along the Eastern driveway that leads to Tourney Hall.

The application site is characterised by a collection of modern brick built structures. A swimming pool and glass enclosure. These are all to be demolished. These appear to have housed the gardening items as well as a sit on lawn mower and a swimming pool. We could see no areas that we would consider could give rise to any contamination of the surrounding areas.

The site is well sheltered from its surroundings by trees and vegetation along the boundary. It is considered historically the application site formed the garden and pasture of Tourney Hall.

13.0 FLOOD RISK

The site is located within flood risk Zones 1, 2 and 3 which benefits from existing flood defences and identified as an area falling within NIL, Low and moderate risk of flooding on the climate change hazard maps in the strategic Flood Risk Assessment for the district. In conclusion the development site meets the requirements of the NPPF and that issues relating to flood risk can be mitigated through the design choice and preparation.

14.0 FINDINGS AND ASSESSMENT

14.1 Ground conditions

Ground conditions encountered on site comprised access driveway and turning circle of made up ground of tarmac over gravel and sand.

The remaining site was of garden area with no visual signs of olfactory evidence of contamination observed on the site.

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The conceptual Model for the site must follow the Source Pathway receptor

The Conceptual Model for the site must follow the source Pathway receptor pollution linkage and for the risk to exist the linkage must be complete.

A source of contamination may be contaminated soils or ground water. A pathway is the mechanism by which a pollutant is transferred to an entity (a receptor) which may be damaged by the contaminant. Receptors may, amongst others, include environmental receptors, such as ground water, and human receptors, such as future and current uses of the site and structures.

Should a source pathway receptor link be found then a further intrusive investigation may be required to investigate the possible linkage. The next stage of the process is to qualify the risk to determine site specific targets for any contaminants that may have been found. The investigation work has provided further assessment of the conceptual model of the site which is detailed below

Conceptual Site Model Summary

Source	Pathway	Receptor	Risk Justification
Presence of potential contaminants from previous land use on & adjacent to site	Environmental Infiltration and percolation into underlying ground	Groundwater	RISK: Low - The site is located over a minor aquifer with soils of a high leaching potential. It is not located within a groundwater SPZ but is within a CAMS area and is at risk from flooding. Laboratory analysis indicates negligible to low concentrations of contaminants within made ground and natural strata on site. It is unlikely at the concentrations encountered that a significant risk is posed to the groundwater. Groundwater samples may be required to confirm this risk rating.
	Environmental Lateral migration of contaminants through the ground and service water run off.	Surface Water	RISK: Very Low - The site is susceptible to flooding. One surface water feature was identified within 250 m of the site. Laboratory analysis indicates negligible to low concentrations of contamination within soils. This is not considered to pose a significant risk by lateral migration.
	Human Health – Soil Ingestion Dermal Contact	Construction/Ground workers	RISK: Low - There is a potential risk to ground workers during the development of the site when access to potentially contaminated soils will be unrestricted, however there is not considered to be significant contamination present at the site as sample concentrations are negligible to low.
	Dust Inhalation (outdoor/indoor) Vapour inhalation (Outdoor/Indoor)		RISK: Low – There is a potential risk of dust inhalation of asbestos fibres if asbestos is disturbed during the demolition of the buildings. However it is not known if asbestos is present within the buildings. RISK: Low - There is the possibility for ground gas to migrate to the site from the in filled land located within 250 m of the site. However, ground gas monitoring indicates a low risk from elevated levels of carbon dioxide and a very low risk from levels of methane.

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	Human health – Soil Ingestion	Future Residents/Users	RISK: Very Low: - Ingestion of potentially contaminated soil is possible but unlikely after construction as the plans provided indicate the site will be mostly covered by hard standing with some areas of soft landscaping and gardens. Soil concentrations did not exceed the generic assessment criteria for human health.
	Dust Inhalation (Indoor and Outdoor)		RISK: Very Low: - Inhalation of potentially contaminated dust is possible but unlikely after construction as the plans provided indicate the site will be mostly covered by hard standing with some areas of soft landscaping and gardens. Soil concentrations did not exceed the generic assessment criteria for human health.
	Dermal Contact		RISK: Very Low: - Dermal contact with potentially contaminated soils is possible but unlikely after construction as the plans provided indicate the site will be mostly covered by hard standing with some areas of soft landscaping and gardens. Soil concentrations did not exceed the generic assessment criteria for human health.
	Vapour inhalation (indoor/outdoor)		RISK: Very Low: - Vapour inhalation (outdoor) is unlikely following construction as the plans indicate the site will be mostly covered by hard standing and/or buildings. There is no evidence at this stage to suggest that volatile contaminants exist at the site. Soil concentrations did not exceed the generic assessment criteria for human health and gas concentrations observed on site were low.
	Plant Uptake (vegetables)		RISK: Very Low: - There are garden areas planned for the new development this may include areas for growing vegetables for consumption. However the risk of contamination is considered to be low. Soil concentrations did not exceed the generic assessment criteria for human health.
	Buried Services (Water Pipes)		RISK: Very Low: - The risk to buried services is possible but unlikely in the soils beneath the site. Soil concentrations did not exceed the generic assessment criteria for human health however samples would need to be taken directly adjacent to water pipes to confirm this risk if required.

15.0 CONCLUSION

The limited site survey investigation did not highlight for any potential contaminants on the site or adjacent to the site. We could not find any visual asbestos containing materials on any of the buildings to be demolished. However we would recommend a survey is carried out by a suitably qualified contractor before these are demolished. Risk to human health is possible during the demolition/construction phase of the development when removal of buildings, hard standings and access to potentially contaminated soils is unrestricted. However the visual risk is low.

The information gained from Envirocheck and the EA web site has provided sufficient information at this stage. The assessment of the site should take into account the groundwater regime within the site area and the possible risk from both on-site and off-site contamination. Should heavy or persistent contamination be identified within any Phase 2 or intrusive investigation, consultation will be required and will be undertaken.