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DESK STUDY REPORT

Site: CGT Properties Site, Coombe Valley Road, Dover, Kent CT17 0EX

Prepared for: CGT Properties

Date: 1st July 2011

Registered in England. Company Registration No: 3014370
Registered Office: 7 Clarendon Place, King Street, Maidstone, Kent ME14 1BQ

ISO 9001 : 2000
REGISTERED FIRM

SITE: CGT site, Coombe Valley Road, Dover, Kent CT17 0EX

JOB NUMBER: 04950/17

DATE: 1st July 2011

	Name	Position	Signature	Date
Prepared by	Keith Huxley	Head of Environmental Division (Director)		01/07/11
Checked by	Martin King	Managing Director		1/07/11.
On behalf of Soiltec Laboratories Limited				

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1. Introduction

Soiltec Laboratories were instructed by Peter Thomason and Associates on behalf of CGT Properties to carry out a Desk Study of the site at Coombe Valley Road, Dover, Kent CT17 0EX (grid reference 630620 142220). The site is approximately 21 metres above ordnance datum in the town of Dover, Kent.

The desk study would mainly comprise of a walkover survey of the site, review historical land use, review historical maps, assess the environmental sensitivity of the site and surrounding areas, review geological maps, investigate pollution incident registers, abstraction and discharge consents and liaise with the relevant personnel at the local authority if necessary.

The main sources of the information are, but not limited to; The Environment Agency, Ordnance Survey, The Coal Authority, British Geological Survey, English Nature and The Health Protection Agency.

The development site is currently occupied by the remains of office/commercial buildings and a yard/car parking areas. It is proposed clear the remainder of the site and construct fourteen residential dwellings with private gardens and off road parking. The dwellings will be constructed in a terrace of three, one terrace of five, one terrace of four and a pair of semis.

Site plans showing the site location, existing and proposed layout of the site is shown in appendix 1, site plans.

2. The Site and Surrounding Areas

2.1 Location and Setting

The site is on the south side of Coombe Valley Road in the town of Dover, Kent. It is located in an area of mixed use of industrial/commercial and residential.

An aerial photograph of the site is shown in appendix 2.

Immediately to the north of the site on the opposite side of Coombe Valley Road are new residential apartments at the junction of Coombe Valley Road and Primrose Road with residential houses beyond. To the northwest on the opposite side of Coombe Valley Road are two small works units comprising of a gym and a small joinery business, and residential houses. To the northeast on the opposite of Coombe Valley Road is a haulage depot.

Immediately to the west of the site is Randolph Road and its associated residential houses with a few residential houses in Masons Road and the grounds of Buckland Hospital, which is approximately 200m from the site beyond. At the junction of Randolph Road and Coombe Valley Road is a derelict commercial building.

Immediately to the south of the site is an area of waste ground at a much higher elevation than the site (approximately 8m at the south end of the site) with an area of scrub/woodland, an allotment garden and scrubland beyond, which rises steeply going south. Beyond the scrubland are residential houses that are more than 240m from the site.

Immediately to the east of the site is a concrete access drive. On the opposite side of the access drive is a Transco site and gasholder. Beyond the gasholder is an area of waste ground that was used for car parking and storage as part of the Transco site. Further to the east are residential houses in Edgar Road, a few lock up garages and the main London to Dover

railway line approximately 240m from the site. Beyond the railway line are residential houses.

The site covers an area of approximately 3230m^2 rectangular in layout and at split levels with each area level. The north area of the site nearest to Coombe Valley Road is approximately 2.5m lower than the south area of the site with a retaining wall between the two areas. The adjacent site to the south is approximately 12m higher than the north area of the site.

2.1.1 Walkover Survey

The walkover survey was carried out on the 30th June 2011. At the time of the walkover survey the site had been cleared of all the former buildings although the concrete floor slabs remained. The area around the former building in the north area was completely hard cover of tarmac that had been used for parking and access. The area around the former building in the south area was also completely hard cover of concrete that had also been used for parking and access with the outline of the former tanks in this area clearly visible. At the south boundary of this area was a small brick shed that appeared to extend into the steep embankment. Access could not be gained into the shed.

There were stockpiles of brick/block rubble and some waste timber on the south area of the site.

There was very little vegetation on the site with only weeds growing between the concrete slabs in both areas, although there were established trees along the north boundary with Coombe Valley Road. At the south boundary was a very steep upward embankment that was heavily overgrown with trees and wild shrubs. All vegetation on and adjacent to the site appeared to be in a very healthy condition.

No visible or olfactory contamination was noted anywhere on the site.

There were drainage gullies and manhole covers within the former parking and access areas.

There were no fuel tanks or evidence of former heating oil tanks or other fuel tanks on the site.

A site plan showing the former and proposed site layout and the immediate surrounding areas is shown in appendix 1 (p3). Also shown on this site plan are the locations and view direction of the photographs of the site that were taken during the walkover survey. The site photographs are shown in appendix 3.

There are no current fuel stations registered within 500m of the site.

There are no high pressure oil/fuel pipelines within 500m of the site.

This is shown in appendix 5, Environmental Maps (current land use map).

2.2 Hydrology

There are no surface water features on, adjacent to, or near the site. The nearest river/stream, a primary river, The River Dour, that is approximately 360m northeast of the site at its nearest point.

This is shown in appendix 5 (hydrology – detailed river network and river quality map).

3. Historical Site Use

3.1 1865 to 1907

The study of the historical maps of the site, some of which can be found in appendix 4, Historical Maps, shows that the site was undeveloped in 1865 and was in an area of open land/farmland. Coombe Valley Road to the north was constructed although was called Union Road at this date. Most of the residential houses in the area were not constructed. Further to the east the main railway line was constructed with a few residential houses and a brewery beyond. Further to the southwest was a Union Workhouse.

By 1871 most of the houses in Prospect Place to the east had been constructed as well as those further to the northeast in Edgar Place. On the opposite side of Union Road immediately to the north is a gasworks on the site of what is now the haulage depot. Primrose Road had been constructed with a pub at the junction of Primrose Road and Union Road, which is now the site of the new apartments.

By 1897 the site remained undeveloped but shows an embankment running across the centre of the site from west to east. The site to the southeast had been partly developed with what could be a large residential house. The access drive off Union Road immediately to the east of the site had also been constructed. The remainder of the houses in Prospect Place had been constructed and the gasworks the north had been expanded. More houses had also been built in the area including a few immediately to the west in Randolph Road. Allotment gardens were immediately to the south, further to the southeast and to the northeast on what is now the site of the gasholder. The allotment garden to the south had two buildings on the site that could be a residential house and an outbuilding.

The site remained unchanged until at least 1907. The gasholder immediately to the northeast had been constructed by 1907 as well as additional houses in Randolph Road to the west.

3.2 1937 to 1973

By 1937 the site is marked as a corporation yard, which included the site to the south although no buildings are on the site, including those that were on the site to the south. The immediate surrounding areas remained unchanged at this date.

By 1956 two tanks/gasholders and a large industrial/commercial building has been constructed on the site. Tanks/gasholders/silos are marked to the northeast adjacent to the large gasholder and there is a large building on the site immediately to the northeast of these tanks. A large commercial building is also on the site to the south. The houses that were in Randolph Road immediately to the west appear to be prefab type dwellings at this date.

The site and immediate surrounding area appears to have remained unchanged until at least 1969, although a small square tank is marked at the mid eastern boundary on the 1969 map as well as other small square structures, possibly tanks, between the two main tanks/gasholders and the main building and at the west boundary of the site. Union Road has been renamed Coombe Valley Road. The site remained unchanged until at least 1973. Tanks had been built on the site immediately to the southeast by 1969.

3.3 1979 to Date

By 1979 the site had been redeveloped with the commercial/office buildings that remained on the site until recently, which is marked as a depot on the 1984 map. The surrounding areas had also been redeveloped with an office building marked on the site to the west on the opposite side of Randolph Road. The tanks and some of the buildings are no longer marked on the site to the east, but the gasholder remained. There are commercial buildings marked to the east of the gasholder and this area is marked as a depot, and a gasholder station on the 1995 map. The gasworks are also no longer marked to the north of Coombe Valley Road on

the 1984 map. The buildings to the east of the gasholder are no longer marked by 2002 and the existing houses in Randolph Road to the west were built in the early 1990's.

3.4 Planning & Uses

Following an assessment of the Dover District Council planning website there has been three historical planning applications for the site apart from the current proposal outlined in section 1 above. The planning history is tabulated below.

Date	Planning Details
1987	Extension and alteration to existing building material store to provide additional capacity – decision unknown
1995	Conversion of part offices into hire centre – decision unknown
2002	Tool hire centre and associated parking – decision unknown

The current land use data indicates that there are several current or former 'industrial sites' within 500m of the site.

The nearest (within 100m) is located on the site, which is marked as a 'depot'. The next nearest are the gasholder on the Transco site 25m to the east, the site of the gym on the opposite side of Coombe Valley Road that is marked as a 'depot' 25m northwest, the small joinery business 35m northwest, a works site 65m northwest in Primrose Road, an electricity pylon that is on the scrubland 65m to the south, a small electricity sub station 85m to the north in Primrose Road and the haulage depot 85m to the northwest.

Of these sites and the others listed, only the Transco site is likely to have any impact to the site.

This is shown in appendix 5, Environmental Maps (current land use map, points 1, A, 3, B, C, 7, 8, 11 and 12).

4. Environmental Sensitivity

4.1 Site Sensitivity

The site is not within a site of special scientific interest, a special protection area, special area of conservation, RAMSAR (wetlands) site, a nature reserve, environmentally sensitive area, a world heritage site, an area of outstanding natural beauty or a national park.

The site is within an area that is designated as a nitrate vulnerable zone.

There is an area of outstanding natural beauty (Kent Downs) 360m northwest of the site at its nearest point.

This is shown in appendix 5 (designated environmentally sensitive sites map).

The site is not within an area that is at risk of flooding from rivers or sea without defences.

There is a zone 3 floodplain (designated as an area that has an annual probability of flooding equal to or greater than 1% for rivers and 0.5% for sea) – High Probability, that is approximately 280m northeast of the site at its nearest point.

This is shown in appendix 5 (Environment Agency flood map).

4.2 Potentially Contaminative Use

The site is within an area of potentially contaminative use from former brick manufacture, gravel/chalk/sand pits, graveyard, haulage depot and/or gasworks. The site is adjacent to an existing gasholder and appears to have been part of the larger former gasworks site.

There are historic surface ground workings, historic underground workings and/or current ground workings marked on the ground workings map in appendix 5, which shows up to 250m from the site.

There are historic surface ground workings marked on the site, which are 'unspecified ground workings' (point A). There are historic ground workings marked immediately to the east on the Transco site that are also marked as 'unspecified ground workings' (point B), 'unspecified heap' (point E) and an 'unspecified pit' (point 14). Also marked are 'unspecified ground workings' (point C) and an 'unspecified pit' (point D) immediately to the southeast. Historical ground workings, cuttings, are also marked on the railway land (point F) further to the east of the site.

The nature of these ground workings on and adjacent to the site is not known and could affect the site. Therefore an assessment of the quality of the underlying soils and a geotechnical investigation should be carried out.

There are historic underground workings marked. This was a railway tunnel that is 325m east of the site at its nearest point that is unlikely to affect the site.

There are no current ground workings within 250m of the site.

There are no areas of made ground, reclaimed ground, infilled ground, disturbed ground, worked ground or landscaped ground marked within 1000m of the site as shown on the artificial ground map in appendix 5.

There is one electrical sub-station within 100m of the site. This is located approximately 85m north of the site in Primrose Road and is unlikely to impact the site from this distance if had leaked or is leaking.

4.3 Landfill and Waste Transfer Sites

There are no current or former EA registered historical licensed landfill sites or local authority registered licensed landfill sites within 500m.

This is shown in appendix 5 (landfill and other waste sites map).

There are no current or former registered waste treatment or other waste sites within 500m.

4.4 Hydrogeology

There is an area classified by the Environment Agency as overlying a secondary aquifer within the superficial geology 5m northwest of the site at its nearest point. There is no data for the site.

These include a wide range of rock layers or drift deposits with an equally wide range of water permeability and storage. Secondary aquifers are subdivided into two types:

Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers;

Secondary B - predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

This area is classified by the Environment Agency as overlying a secondary 'A' aquifer.

The site is classified by the Environment Agency as overlying a principal aquifer within the bedrock geology. These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

The site therefore could be classified as overlying a major aquifer although is not within a groundwater source protection zone (SPZ). However, there is a SPZ that is 30m northwest of the site at its nearest point.

This is all shown in appendix 5 (hydrogeology maps).

4.5 Geology

According to geological information, Institute of Geological Sciences sheet 290 Dover, the site is underlain by Middle Chalk with Head Brickearth in Coombe Valley Road.

The superficial deposits and landslips map in appendix 5, shows that there are no superficial deposits on the site.

Head (silt and gravel) underlies Coombe Valley Road approximately 5m to the north (area 1 on the map). There are also superficial deposits of Head (clay, silt, sand and gravel) approximately 110m northeast, Alluvium (clay, silt, sand and gravel) approximately 320m northeast, Head Deposits (silt and gravel) 450m south and Clay with Flints Formation (clay, silt, sand and gravel) 460m northwest of the site at their nearest points.

These are areas 2, 3, 4 and 5 on the map.

There are no landslips within 1000m.

It is shown on the bedrock and faults map in appendix 5 that New Pit Chalk Formation, area 1 (chalk of very high permeability) is the main bedrock formation on the site with Lewes Nodular Chalk Formation, area 2 (chalk of very high permeability) 30m to the southeast.

There is one fault line marked within 500m. This is located 290m northeast of the site (line marked 13) and is recorded as being a 'normal' fault.

There are five previously drilled boreholes marked within 250m of the site.

The nearest is located 85m northwest of the site and is recorded as being 43m deep.

This is shown in appendix 5 (borehole records map).

5. Water Abstractions, Discharge Consents and Pollution Incidents

5.1 Discharge Consents
There are five current or former licensed discharge consent points within 500m of the site.

The nearest is located 60m north of the site at the haulage depot for the discharge of surface water into a saline estuary. This discharge is unlikely to impact the site. The next nearest discharge consent is 370m northwest of the site for the discharge of storm water overflow (not water company) into land. This discharge and the others listed are highly unlikely to impact the site.

This is shown in appendix 5 (environmental permits, incidents and registers map, points 1 to 5).

5.2 Abstraction Consents
There are ten current groundwater abstraction consents within 1000m of the site.

The nearest is located 45m northwest of the site for potable water supplies. The other abstractions are for various industrial uses as well as potable water supplies.

There are no current surface water abstraction consents within 1000m of the site.

There are fourteen current abstraction consents for potable water supplies within 2000m. The nearest are mentioned above.

This is all shown in appendix 5 (hydrogeology – abstraction licence, SPZ and potable water abstraction maps), which shows up to 500m only.

5.3 Pollution Incidents and Permits
There are no recorded pollution incidents within 500m of the site.

This is shown in appendix 5 (environmental permits, incidents and registers map).

There are current or former authorised activity enforcements within 500m of the site.

There is a former keeping of radioactive substances licence (RAS) located 40m southeast of the site. This was the former vehicle body repairers, Jenkins and Pain that vacated the site in 2001, which is when the RAS was revoked/cancelled. This would have been very small quantities and unlikely to impact the site.

The Transco site immediately to the east is also registered as having a hazardous substance consent and a registered notification of installations handling hazardous substances site (NIHHS). Verification will be required to assess whether there has been any historical impact from this site. It is unlikely that there is any current impact to the site.

These are also shown in appendix 5 (environmental permits, incidents and registers map, points B, A and 7).

6. Mining Hazards, Subsidence and Radon

6.1 Mining
The site is not within an area that may be affected by historic mining or coal mining hazards and the shallow mining hazard is classed as ‘low hazard’.

There are no natural cavities within 500m of the site.

There are no recorded non-coal mining cavities within 500m of the site and the site is within an area where the non-coal mining activity is classed as 'rare'.

This is all shown on the mining, extraction and natural cavities map in appendix 5.

6.2 Subsidence

The clay swelling/shrinking subsidence hazard is classed as 'negligible hazard' (soils that are predominantly non plastic).

The landslides ground stability hazard is classed as 'negligible hazard' and 'very low hazard' immediately to the north.

The ground dissolution subsidence hazard is classed as 'negligible hazard' and 'very low hazard' immediately to the north.

The compressible subsidence hazard is classed as 'negligible hazard'

The collapsible ground stability hazard is classed as 'very low hazard'.

The running sand stability hazard is classed as 'negligible hazard'.

All the above are shown on the mining and ground stability maps in appendix 5.

6.3 Radon

There are between 3% and 5% of properties in the area that are above the action level for radon and therefore basic radon protection measures are necessary in new buildings or extensions (see section 7.7, additional notes).

7. Recommendations

7.1 General

From the investigations carried out for this desk study the site was undeveloped and within an area of open land/farmland in the mid 1800's that remained undeveloped until at least 1907. By 1937 the site was used as a corporation yard although no buildings were on the site at this date. By the mid 1950's tanks and additional industrial/commercial buildings were constructed on the site that were most likely part of the adjacent gasworks site. The gasworks site was later redeveloped and the site redeveloped with the office/commercial buildings during the late 1970's or early 1980's that were recently demolished. A gasholder has remained on the site immediately to the east to date.

It is most likely that the tanks and industrial/commercial buildings that were on the site were part of the gasworks site and it is known the office building in the north area that was recently demolished was used as an office for a construction company with storage facilities and latterly one of the buildings was used as a tool hire facility.

The site is classified as overlying a major aquifer of very high permeability, within the bedrock geology but is not within a groundwater source protection zone (SPZ), although there are designated SPZ's nearby.

There are also groundwater abstractions for potable water in the area (within 100m).

There are no surface water abstractions in the area.

The site is not within a flood risk area.

The foul water discharge for the new dwellings will be discharged via the existing local mains system.

Surface water drainage will also be discharged via the existing local mains system.

7.2 On-Site Contamination Impact

From the investigations carried out for this desk study it is possible that the site has been impacted from its former uses and that there could be sources of contamination on the site.

There are no recorded pollution incidents on the site that could have impacted the site.

It is unlikely that there could be landfill gases impacting the site from on site sources.

7.3 Off-Site Contamination Impact

The findings of this desk study also indicate that contamination impact to the site from the immediate surrounding areas is possible.

There are no recorded pollution incidents near the site that could have impacted the site.

It is also unlikely that there could be landfill gases impacting the site from off site sources.

7.4 Conceptual Model

Using the Contaminated Land Exposure Assessment (CLEA) model and associated Contaminated Land Reports (CLR) framework to assess sites, a Source – Pathway – Receptor approach is used.

Source – contamination
Pathway – e.g. via air, soil or water
Receptor – e.g. humans, groundwater or surface waters

If any of the above elements are missing i.e. there is no pollution linkage, then it is considered that there is no significant risk associated with contamination and the site cannot be determined as being contaminated. If there is a pollution linkage the potential risks to the identified receptors need to be assessed.

7.4.1 Source(s)

The sources of contamination on this site from its former uses are:
Heavy metals (ground workings, gasworks site, corporation yard)
Polyaromatic hydrocarbons (groundworkings, gasworks site, oils and lubricants from vehicles, corporation yard)
Total petroleum hydrocarbons, heavy and lighter fractions (groundworkings, gasworks site, fuels, oils and lubricants from vehicles, corporation yard)
Cyanides (gasworks site)
Sulphur Compounds (gasworks site)
Phenols (gasworks site)
BTEX Compounds (fuels, paint thinners)
Asbestos (corporation yard, former buildings following demolition)
Verification for landfill gases required (residual biodegradable contaminants on and off site)

7.4.2 Pathway(s)
It is intended to construct fourteen residential dwellings with private gardens and off road parking.

Using the CLEA model the potential pathways for a residential site are:
Ingestion of soils/groundwater/surface water
Ingestion of dusts, gases and vapours (indoors and outdoors)
Dermal contact with soils/groundwater/surface water
Ingestion of contaminated vegetables and or soils attached to vegetables (if applicable)
Leachate via soakaways (if applicable)

The potential pathways for this site are:
Ingestion of soils
Ingestion of dusts, vapours and gases (indoors and outdoors)
Dermal contact with soils
Ingestion of contaminated vegetables and or soils attached to vegetables (if applicable)

7.4.3 Receptor(s)
The potential receptors for this site are:
Construction staff – low to moderate risk with appropriate PPE
Residents on site – moderate risk
Residents off site – very low risk (currently not impacted, no change after development works)
Existing Buildings and Services off site – very low risk (currently not impacted, no change after development works)
New Dwellings and Services – moderate risk
Groundwater – moderate risk if soakaways installed on site. The groundwater is currently being abstracted by Folkestone and Dover Water Services Limited for public water supplies approximately 50m from the site and therefore it is inferred that the groundwater at present is not being significantly impacted by this or other sites in the area i.e. low risk.

A schematic diagram of the conceptual model for the site dated 01/07/11 is shown in appendix 6, conceptual model.

7.5 Investigation Work Recommended
7.5.1 General
As outlined above it is possible that there are sources of contamination on this site from the former uses (corporation yard and part of the gasworks site).

It is also possible that the site could have been impacted from the immediate surrounding area (gasworks).

The risk to human health, the end users could be classed as moderate. Low to moderate risk for the construction staff with the appropriate PPE.

The risk to the existing buildings and below ground services off site now and on completion of the development could be classed as very low (currently not impacted, no change after development works).

The risk to the new dwellings and below ground services could be classed as moderate.

The site overlies a major aquifer but is not within a source protection zone (SPZ), although there is a designated SPZ nearby and there are also groundwater abstractions for potable water supplies approximately 50m from the site.

The surface water drainage is to be discharged via the existing local mains system.

Foul drainage will be via the existing local mains system.

It is therefore necessary to carry out an intrusive investigation of the site to assess whether there are contaminants on the site that are likely to impact the identified receptors and assess the associated risk.

7.5.2 Sampling Locations and Analysis

Soils should be taken from across the site within the footprint of the former and proposed buildings/structures, hard cover parking areas and proposed soft landscaped areas (gardens), and analysed for a general suite of determinands that must include heavy metals, cyanides, sulphur compounds, phenols, polyaromatic hydrocarbons and total petroleum hydrocarbons (heavier fractions) as a minimum.

Selected soils should also be analysed for TPH's (lighter fractions) and BTEX compounds.

Surface/near surface soils should also be screened for the presence of asbestos fibres.

Verification for the presence of landfill gases on the site should also be carried out to assess whether there are any landfill type gases being produced from on site or off site residual biodegradable materials. It should also be noted that chalk strata can give slightly elevated carbon dioxide levels.

7.5.3 Timescale

The intrusive investigation work could be carried out immediately subject to approval of these recommendations by the local authority.

7.6 Excavated Soils

Any excavated soils that are produced as part of the construction work that are to be removed from the site to landfill, chemical analysis will be required to classify the 'waste' in conjunction with the EU Landfill Directive that came into effect in 2005, which defines the criteria for the chemical analysis and classification of materials that are to be disposed to landfill.

However, advice should be sought from any proposed haulier and in particular the proposed receiving tip, which suites of chemical analysis would be required prior to removal of any materials from the site.

The different strata excavated (if applicable) should be segregated and analysed separately prior to disposal off site

7.7 Additional Notes

Should any contaminants be encountered during the investigation or development works that were not expected analysis must be carried out to identify the type and extent of the contamination.

During the construction work, exposed soils should be protected from any accidental leakage or spillages from stored oils/fuels or chemicals used in the construction work, if any, to prevent any potential impact to the site or controlled waters.

If surface water soakaways of any type are installed on the site, soil samples must be taken from the location and discharge depth of the soakaways to verify that there are no leachable contaminants that are likely to impact the groundwater. Additionally, approval and a discharge consent will be required from the Environment Agency for the surface water drainage system to be discharged via a soakaway.

Guidance must be sought from the Building Research Establishment (BRE) document 211 for the use of basic radon protection measures in new buildings.

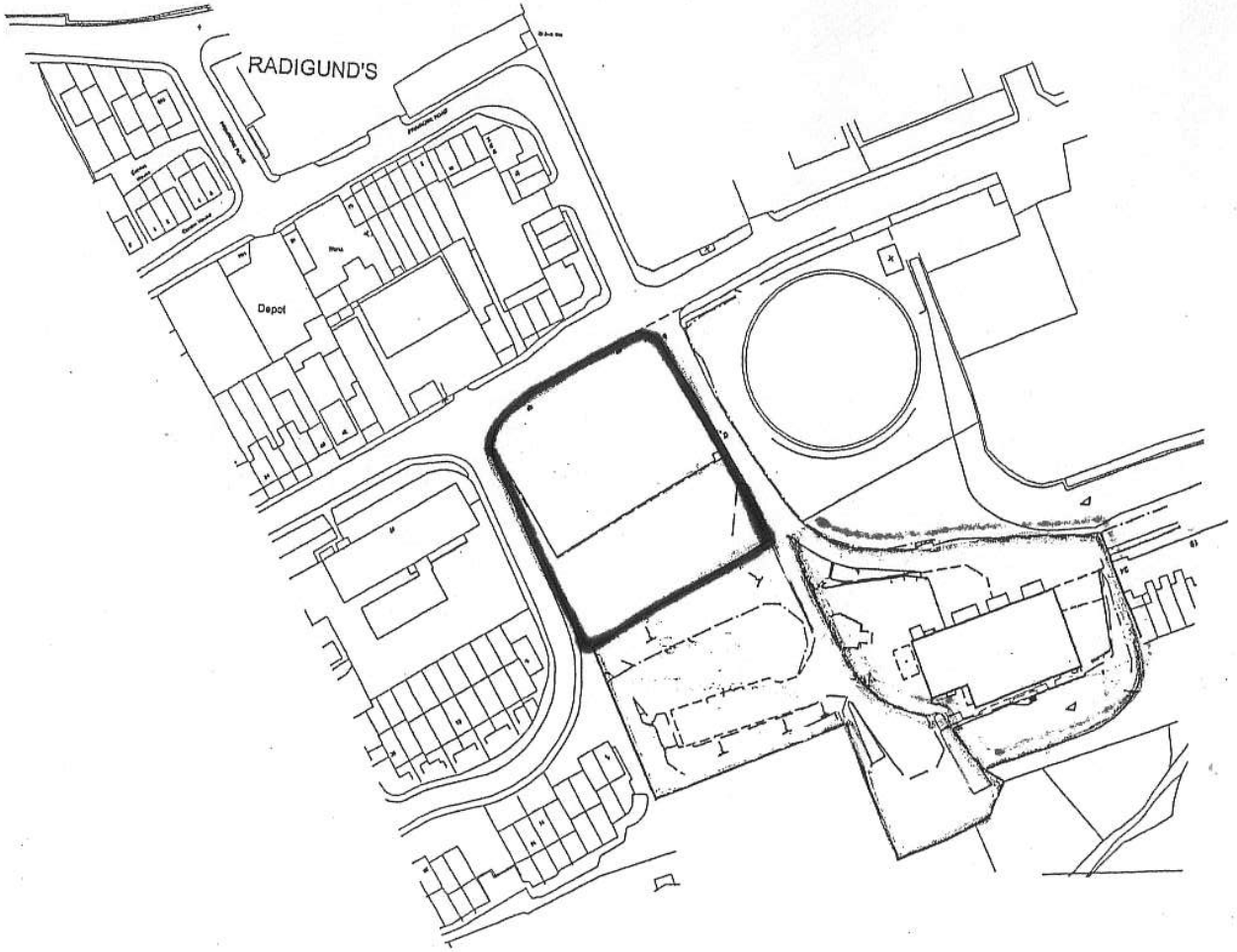
It must also be noted that if any imported soil is to be used in the development works chemical analysis must be carried out to confirm that it is suitable for use on this site.

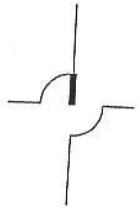
A copy of this report should be forwarded to Dover District Council or other regulators/insurers if applicable for their consideration and approval prior to the commencement of any site works.

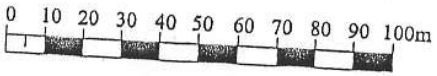
K.D.Huxley CSci CChem MRSC AMIEnvSc
Date: 01/07/11

APPENDIX 1

SITE PLANS







Notes:

Please report all discrepancies, errors and omissions.

Verify all dimensions on site before commencing any work or use of preceding area drawings.

All materials, components and workmanship are to comply with the relevant British Standards, Codes of Practice, and appropriate manufacturers recommendations. Best practice in trade shall apply.

For all specialist work, see relevant drawings.

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Revisions :
rev date revision

bdb design

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01227 470000 www.bdbdesign.co.uk

Ladydown Limited
Proposed Residential Development
Coombe Valley Road
Dover, Kent

Site Location Plan

Scale 1:1250@A3
Date April 2011
Drawing number 2151-01
Revision


Works
New Apartments
Coombe Valley Road
Depot
Gas Holder
Randolph Road
1
2
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42
46
57
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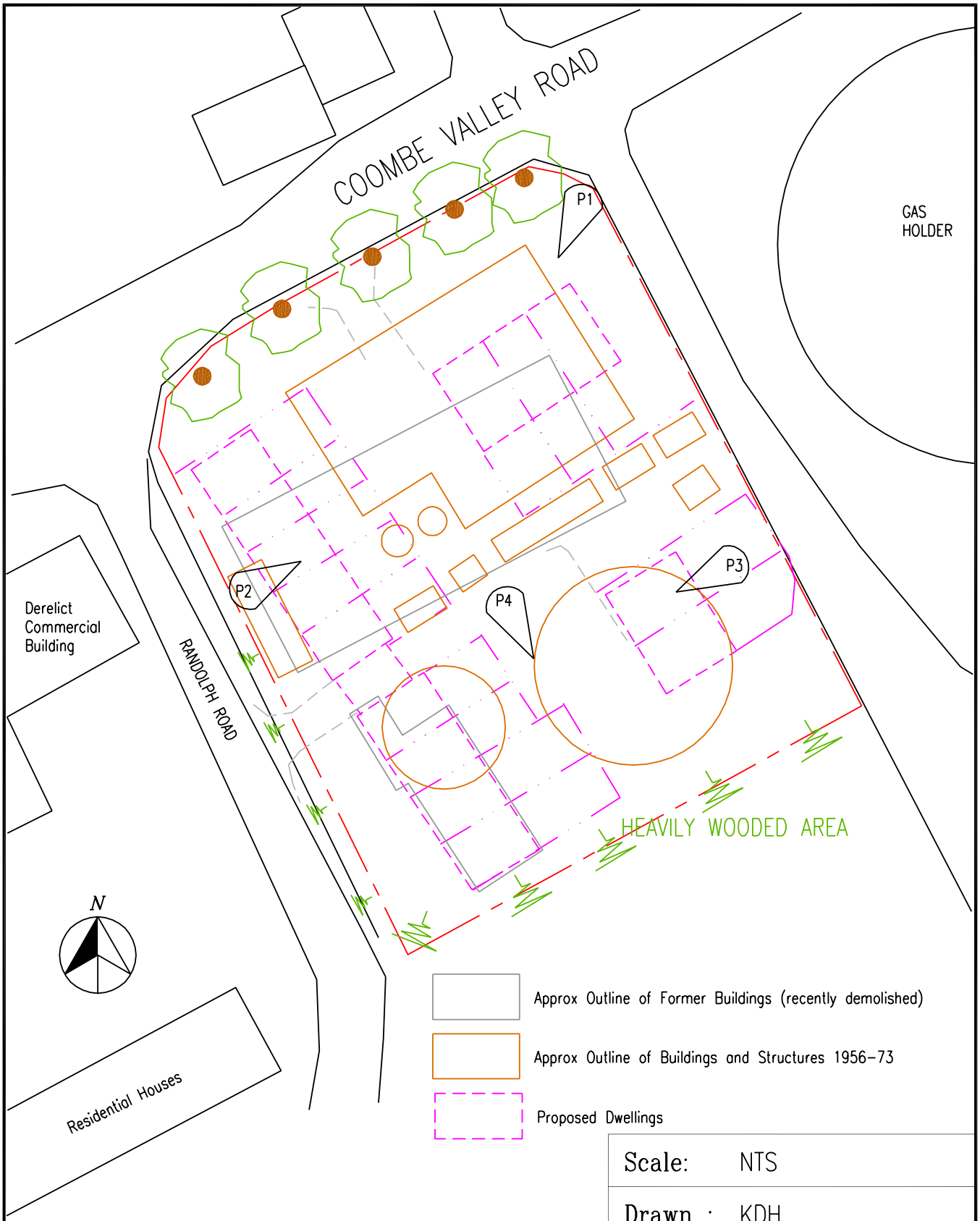
12
20



	Scale: NTS
	Drawn : KDH
Location : CGT Site, Coombe Valley Road CT17	Report: 04950/17
Title : Former and Proposed	Fig. No.: 1

APPENDIX 2

AERIAL PHOTOGRAPH

Aerial Photograph of Study Site

NW ▲ N NE

◀W

E▶

SW ▼ S SE

Aerial photography supplied by Getmapping PLC.
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Site Name: CGT SITE DOVER, CT17 0ET
Grid Reference: 630625,142226
Size of Site: 0.33 ha

APPENDIX 3

SITE PHOTOGRAPHS

PHOTOGRAPH 1

Looking southwest across the north area of the site showing the former building floor slab and retaining wall between the north and south areas of the site. The adjacent residential houses in Randolph Road are in the background.

PHOTOGRAPH 2

Looking northeast across the north area of the site. The gasholder on the adjacent Transco site is immediately beyond the trees in the background.

PHOTOGRAPH 3

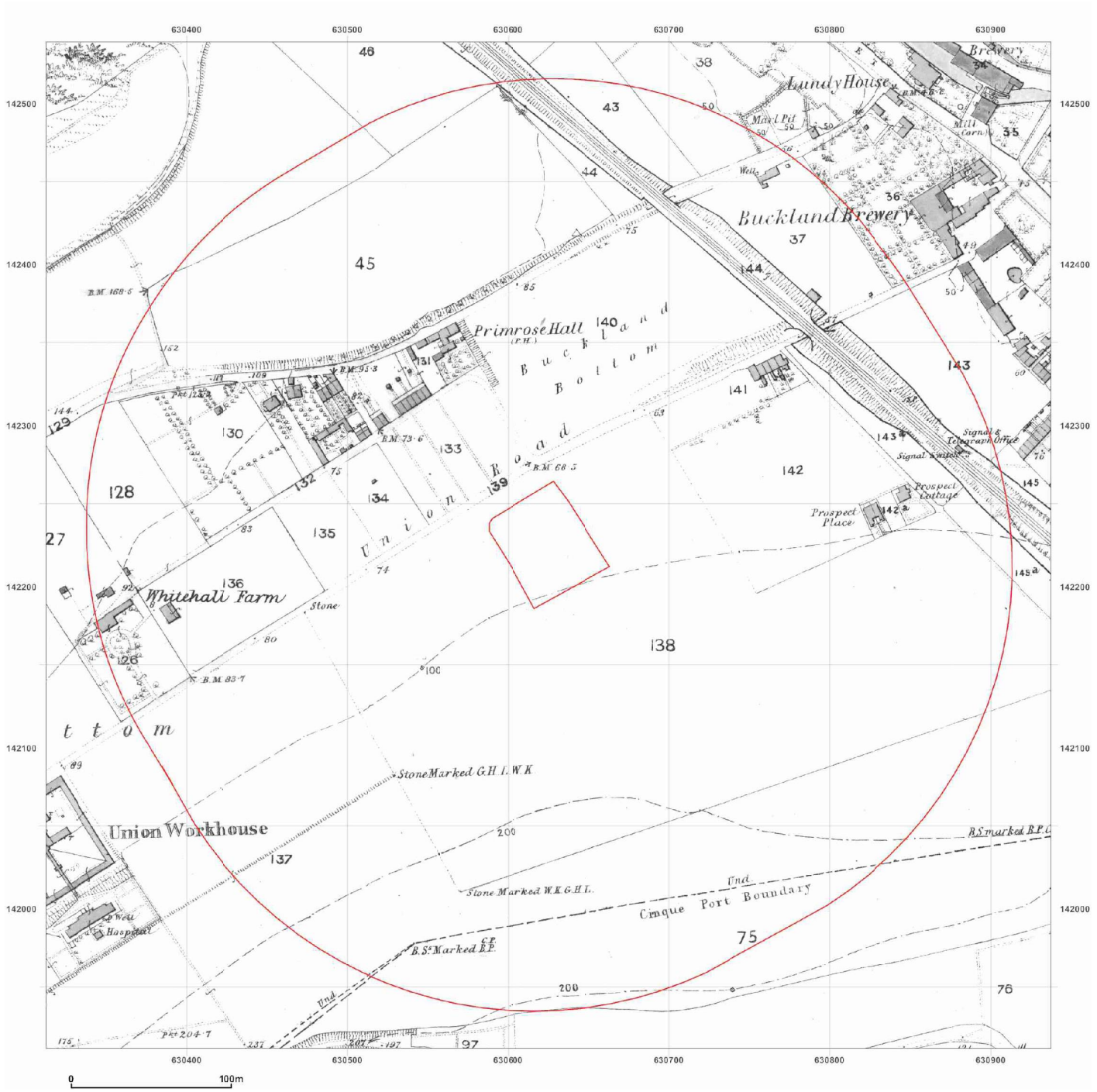
Looking southwest across the south area of the site showing the outline of one of the former tanks that was in this area and the stockpiled brick/block rubble. The adjacent residential houses in Randolph Road are in the background.

PHOTOGRAPH 4

Looking southeast across the south area of the site showing the small brick shed that remains and the steep heavily overgrown embankment that bounds the site.

APPENDIX 4

HISTORICAL MAPS



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Site Details:

CGT SITE DOVER, CT17 0ET

Client Ref: 5500
Report Ref: CMAPS-CM-79032-5500-220611HIS
Grid Ref: 630625, 142226

Map Name: County Series

Map date: **1865**

Scale: 1:2,500

Printed at: 1:2,500

N W E S

Surveyed 1865
Revised 1865
Edition NA
Copyright NA
Levelled NA

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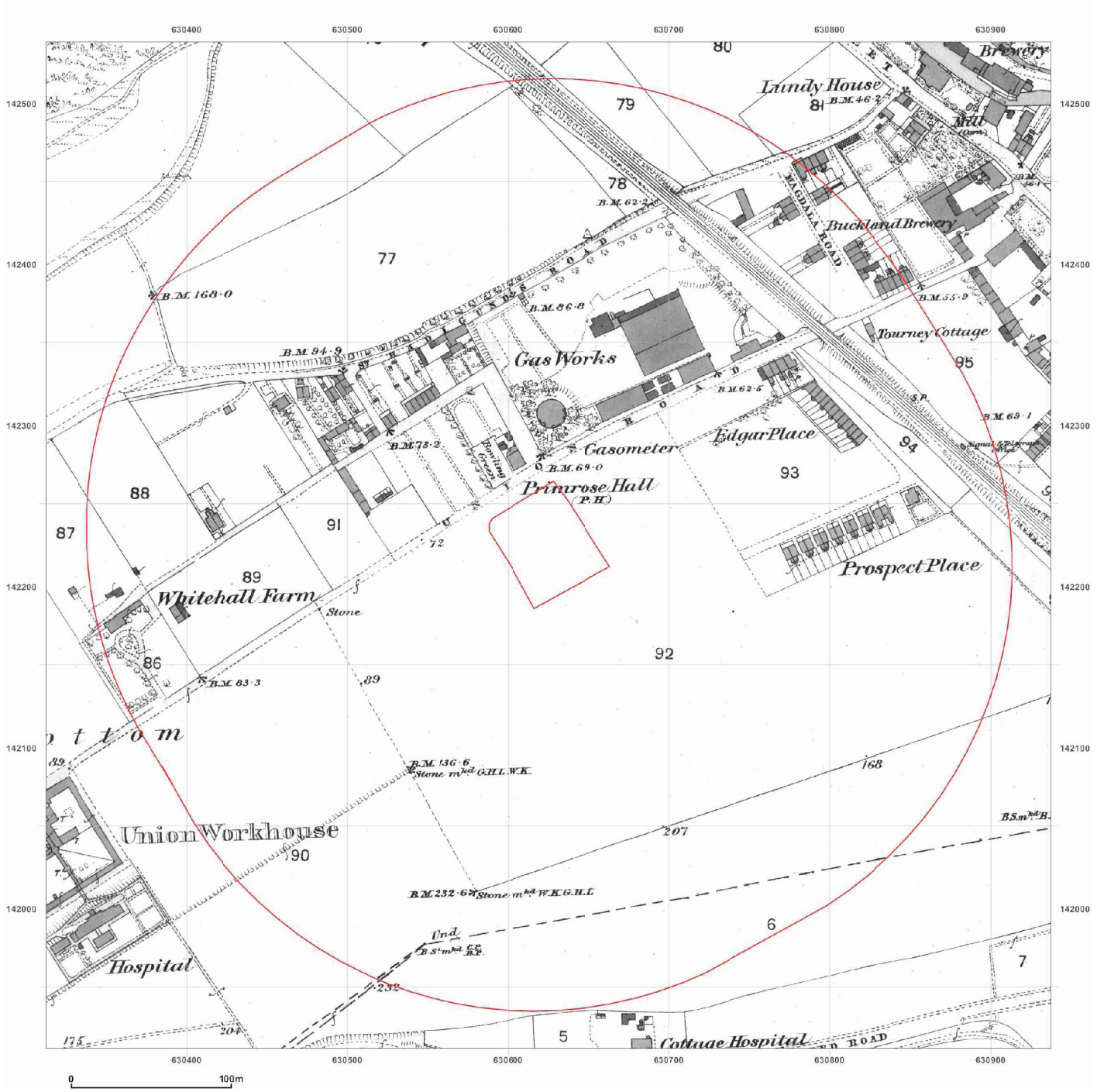
Production date: 23 June 2011

To view map legend click here *Legend*



Ordnance Survey®
Historical Mapping Extract

www.centremaps*live*.com

Site Details:

CGT SITE DOVER, CT17 0ET

Client Ref: 5500
Report Ref: CMAPS-CM-79032-5500-220611HIS
Grid Ref: 630625, 142226

Map Name: County Series

Map date: 1871

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1871
Revised 1871
Edition NA
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Levelled NA

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Production date: 23 June 2011

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