

WE LISTEN, WE PLAN, WE DELIVER

Geotechnical Engineering and Environmental Services across the UK.

PROPOSED SCHEME OF INVESTIGATION AT

104 LOWER HYTHE STREET
DARTFORD
KENT
DA1 1BW



JOMAS ASSOCIATES LTD

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Report Title: Scheme of Investigation for 104 Lower Hythe Street, Dartford, Kent, DA1 1BW

Report Status: Final

Job No: P2883J2099/te

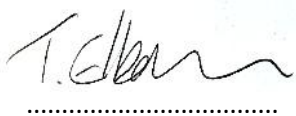
Date: 18 December 2020

QUALITY CONTROL - REVISIONS

Version	Date	Issued By

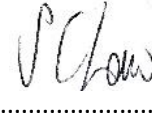
Prepared by: JOMAS ASSOCIATES LTD For: CROWN COAST PROPERTY GROUP

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.....

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1 INTRODUCTION

1.1 Introduction

- 1.1.1 Crown Coast Property Group (“The Client”) has commissioned Jomas Associates Ltd, to produce a scheme of investigation, for proposed investigations to further assess the risk of contamination posed by the ground conditions at a site referred to as 104 Lower Hythe Street, Dartford, Kent.
- 1.1.2 The proposed development is understood to comprise the demolition of the existing structures to allow the construction of a 5-storey building comprising commercial use at ground floor level and eleven residential units with associated parking, amenity and landscaping.
- 1.1.3 For the purposes of the contamination risk assessment, the proposed development is considered as ‘residential without plant uptake’ end use scenario.
- 1.1.4 A plan of the proposed development is provided in Appendix 1, Figure 2.
- 1.1.5 Planning permission has been granted by Dartford Borough Council with several conditions related to contaminated land. This document has been produced to address Condition 3 Part 2 of application reference DA/20/00588/FUL. Condition 3 is reproduced in full below:

Condition 3

No development approved by this planning permission shall commence until a strategy to deal with the potential risks associated with any contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:

-) all previous uses;*
-) potential contaminants associated with those uses; -a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site. NB (The submitted report fulfils this function, but for completeness we include this part of the overarching condition)*

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. This should include appropriate Groundwater monitoring.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

1.2 Previous Investigations

- 1.2.1 A Preliminary Ground Contamination Risk Assessment that has been prepared by a third party was supplied to Jomas Associates at the commencement of this investigation. Table 1.1 details the document supplied:

Table 1.1: Supplied Reports

Title	Author	Reference	Date
Preliminary Ground Contamination Risk Assessment Report	Ashdown Site Investigation Ltd	P13653R13615	24 th October 2019

- 1.2.2 The Preliminary Ground Contamination Risk Assessment will form the basis for this scheme of investigation.

1.3 Objectives

- 1.3.1 The objectives of this document are as follows:

) Produce a scheme of investigation for proposed land contamination risk assessments

1.4 Scope of Works

- 1.4.1 The following tasks were undertaken to achieve the objectives listed above:

) Review of works undertaken and published by others;

) Production of a scheme of investigation for proposed land contamination risk assessments

1.5 Limitations

- 1.5.1 Jomas Associates Ltd has prepared this report for the sole use of Crown Coast Property Group, in accordance with the generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon by any other party without the explicit written agreement of Jomas Associates Limited. No other third party warranty, expressed or implied, is made as to the professional advice included in this report. This report must be used in its entirety.

- 1.5.2 The records search was limited to information available from public sources; this information is changing continually and frequently incomplete. Unless Jomas Associates Limited has actual knowledge to the contrary, information obtained from public sources or provided to Jomas Associates Limited by site personnel and other information sources, have been assumed to be correct. Jomas Associates Limited does not assume any liability for the misinterpretation of information or for items not visible, accessible or present on the subject property at the time of this study.

- 1.5.3 Whilst every effort has been made to ensure the accuracy of the data supplied, and any analysis derived from it, there may be conditions at the site that have not been disclosed by the investigation, and could not therefore be taken into account. As with any site, there may be differences in soil conditions between exploratory hole positions. Furthermore, it should be noted that groundwater conditions may vary due to seasonal and other effects and may at

times be significantly different from those measured by the investigation. No liability can be accepted for any such variations in these conditions.

- 1.5.4 Any reports provided to Jomas Associates Limited have been reviewed in good faith. Jomas Associates Limited cannot be held liable for any errors or omissions in these reports, or for any incorrect interpretation contained within them.

2 SITE SETTING

2.1 Site Information

2.1.1 The site location plan is appended to this report in Figure 1, Appendix 1.

Table 2.1: Site Information

Name of Site	-
Address of Site	104 Lower Hythe Street, Dartford Kent DA1 1BW
Approx. National Grid Ref.	TQ 5420 7450
Site Occupation	Disused car workshop/garage
Local Authority	Dartford Borough Council
Proposed Site Use	Demolition of existing buildings for the construction of new mixed commercial and residential development.

2.2 Desk Study Overview

- 2.2.1 As referenced in Table 1.1, a Desk Study report has been produced for the site and issued separately (Ashdown Site Investigation, 2019). A brief overview of the desk study findings is presented below. Reference should be made to the full report for detailed information.
- 2.2.2 A review of historical ordnance survey maps indicated that at the time of the earliest edition (1885) the site was occupied by residential and school buildings. Maps from the 1960s indicate a garage on the centre of the site and by the 1970s a second garage is identified in the west of site. The second garage was subsequently removed and is no longer present.
- 2.2.3 The site is reportedly located within an area of extensive industrial activity, including chemical works (1209m south-east), iron foundries (60m south-west) and gas works (50m north-west).
- 2.2.4 Information provided by the British Geological Survey indicated that the site is directly underlain by superficial alluvial deposits underlain by the White Chalk Subgroup.
- 2.2.5 The superficial deposits directly underlying the site are identified as a Secondary (undifferentiated) aquifer with the underlying solid deposits identified as a Principal Aquifer.
- 2.2.6 The site is reported to lie within a Source Protection Zone 1, with the closest abstraction reported 165m south-east of site.
- 2.2.7 The nearest surface water feature is reported to be a pond 89m south-east.
- 2.2.8 Preliminary intrusive investigation was recommended to determine if contamination, vapours or landfill gas are present on the site.
- 2.2.9 The conceptual site model is reproduced in Table 2.2 overleaf, adapted from that provided within the Ashdown report.

Table 2.2: Conceptual Site Model (Modified from Ashdown report)

Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk	Linkage Number
Existing/historical garage workshops, including vehicle inspection pit within existing building	End Users	Petroleum Hydrocarbons, VOC Compounds and Land Gases	Dermal contact with soil and dust (indoor & outdoor)	Yes	High	Moderate	High	1
			Ingestion of soil and indoor dust	Yes	High	Moderate	High	2
			Consumption of home-grown produce and attached soil	No private gardens proposed			N/A	
			Inhalation of soil dust (indoor and outdoor)	Yes	High	Moderate	High	3
			Inhalation of vapours	Yes	High	Moderate	High	4
			Inhalation of soil gases/ Risk of explosion	Yes	Low	Moderate	Low/Moderate	5
	End Users (via Water Supply Pipework)	Petroleum Hydrocarbons and VOC Compounds	Contamination of incoming services	Yes	High	Moderate	High	6
Groundwater	Petroleum Hydrocarbons and VOC Compounds	Migration to groundwater	Yes	Moderate	Severe	High	7	
Underground fuel/waste oil storage tanks within eastern area of site	End Users	Petroleum Hydrocarbons, VOC Compounds and Land Gases	Dermal contact with soil and dust (indoor & outdoor)	Yes	High	Moderate	High	8
			Ingestion of soil and indoor dust	Yes	High	Moderate	High	9
			Consumption of home-grown produce and attached soil	No private gardens proposed			N/A	
			Inhalation of soil dust (indoor and outdoor)	Yes	High	Moderate	High	10
			Inhalation of vapours	Yes	High	Moderate	High	11
			Inhalation of soil gases/ Risk of explosion	Yes	Moderate	Moderate	Moderate	12

	End Users (via Water Supply Pipework)	Petroleum Hydrocarbons and VOC Compounds	Contamination of incoming services	Yes	High	Moderate	High	13	
	Groundwater	Petroleum Hydrocarbons and VOC Compounds	Migration to groundwater	Yes	Moderate	Severe	High	14	
Made ground associated with historical site development/demolition of buildings	End Users	Dermal contact with soil and dust (indoor & outdoor)	Dermal contact with soil and dust (indoor & outdoor)	Yes	Moderate	Moderate	Moderate	15	
		Ingestion of soil and indoor dust	Ingestion of soil and indoor dust	Yes	Moderate	Moderate	Moderate	16	
		Consumption of home-grown produce and attached soil	Consumption of home-grown produce and attached soil	No private gardens proposed				N/A	
		Inhalation of soil dust (indoor and outdoor)	Inhalation of soil dust (indoor and outdoor)	Yes	Moderate	Moderate	Moderate	17	
	End Users (via Water Supply Pipework)	Inhalation of soil vapours	Inhalation of vapours	Identified contaminant(s) do not pose a risk via this pathway				N/A	
		Inhalation of soil gases/ Risk of explosion	Inhalation of soil gases/ Risk of explosion	Identified contaminant(s) do not pose a risk via this pathway				N/A	
		Contamination of incoming services	Contamination of incoming services	Identified contaminant(s) do not pose a risk via this pathway				N/A	
		Groundwater	Migration to groundwater	Migration to groundwater	Yes	Very Low	Minor	Very Low	18
Off-site industrial land use	End Users	Petroleum Hydrocarbons and VOC Compounds	Dermal contact with soil and dust (indoor & outdoor)	Yes	Low	Moderate	Low/Moderate	19	
			Ingestion of soil and indoor dust	Yes	Low	Moderate	Low/Moderate	20	
			Consumption of home-grown produce and attached soil	No private gardens proposed				N/A	
			Inhalation of soil dust (indoor and outdoor)	Yes	Low	Moderate	Low/Moderate	21	

			Inhalation of vapours	Yes	Low	Moderate	Low/Moderate	22
			Inhalation of soil gases/ Risk of explosion	No potential gas source identified			N/A	
	End Users (via Water Supply Pipework)	Petroleum Hydrocarbons and VOC Compounds	Contamination of incoming services	Yes	Very Low	Moderate	Low	23

2.3 Local Authority Correspondence

2.3.1 Jomas Associates have also contacted Kent Trading Standards and Dartford Borough Council in an attempt to obtain any additional information on fuel storage or contamination issues relating to the site.

2.3.2 Kent County Council Trading Standards provided the following response:

“Thank you for your enquiry regarding the history of the above site. This enquiry has been dealt with under Regulation 5 of the Environmental Information Regulations 2004. Receipt for your payment has been provided by email.

Having carried out extensive checks of our database, and both our current and archived paper records for this address, I have been unable to locate any information relating to the current or historical presence of underground fuel tanks on the site, nor any storage of licensable products.

Please note that all information provided is taken from the current and archived site records held by KCC Trading Standards, and is not in the direct knowledge or recollection of the undersigned officer, and as such no responsibility can be taken for any inaccuracies discovered from the information provided.”

2.3.3 Dartford Borough Council provided the following response:

“I apologise for not getting back to you sooner regarding this. Unfortunately we don’t hold information regarding the underground tanks or pollution incidents at the site in question.

Information may be available from the petroleum licensing officer at Kent County Council Trading Standard.”

2.3.4 Full correspondence is provided in Appendix 2.

3 PROPOSED SCHEME OF INVESTIGATION

3.1.1 The proposed site investigation has been developed with reference to BS5930 (2015) '*Code of practice for ground investigations*' and BS10175 (2011) '*Investigation of potentially contaminated sites – Code of Practice*'.

3.1.2 A summary of the proposed works are as follows:

-) 2No cable percussion boreholes to 20mbgl or refusal);
-) 5No windowless sampler boreholes to 5-6mbgl (or refusal)
-) 5No combined gas and groundwater monitoring wells (provisionally, installed up to 10mbgl in the cable percussive boreholes and 2mbgl in windowless sampler boreholes)
-) 4No foundation inspection pits
-) 4No return gas and groundwater monitoring visits (including groundwater sampling)
-) Laboratory chemical and geotechnical testing.

3.2 Site Constraints

3.2.1 The existing buildings prevent deep boreholes from being constructed within their footprint, so these will be limited to external areas. Windowless sampler boreholes and foundation inspection pits will be undertaken within the footprint of the existing structures.

3.3 General methodology for assessment of specific potential pollutant linkages

3.3.1 Table 3.1 below provides an overview of the methodologies to be employed for the generic quantitative risk assessment of the potential pollutant linkages identified the Conceptual Site Model, as detailed in Table 2.2.

Table 3.1 - General methodology for assessment of specific potential pollutant linkages

Pollutant linkage reference as per Table 4.3	Methodology
1, 2, 3, 4, 8, 9, 10, 11, 15, 16, 17, 19, 20, 21, 22	<p>Collection of analytical results from soil and comparison with generic assessment criteria relevant to human health risk assessment for receptors within a “residential without plant uptake” end use criteria. The will comprise Suitable 4 Use Levels (S4UL) as published by LQM/CIEH, 2015/Category 4 Screening Levels as published by DEFRA, or Generic Assessment Criteria for human health risk assessment published by CL:AIRE, 2010. Where no published assessment criteria are available, generic assessment criteria will be derived using the CLEA model, as published by the Environment Agency.</p>
7,14,18	<p><u>Multiple lines of evidence including:</u></p> <p>Collection of analytical results from groundwater and comparison with generic assessment criteria relevant to controlled water receptors and human health receptors (Environmental Quality Standards, Drinking Water Standards, World Health Organisation Standards)</p> <p>Presence of phase separated liquids (DNAPL, LNAPL) to be determined via interface probe within installed monitoring wells.</p> <p>Visual / olfactory evidence of potential contamination encountered during sampling of soil and groundwater</p> <p>Semi quantitative assessment of the potential mobility in groundwater of potential contaminants detected in soils, with reference to CL:AIRE (2017) Petroleum Hydrocarbons in Groundwater.</p>
5, 12	<p>4No return ground gas monitoring visits, with possible further visits if considered necessary. Assessment in accordance with CIRIA C665 and BS8485:2015</p> <p>If considered necessary following the assessment using the lines of evidence above, bulk gas sampling may be undertaken.</p>
4, 11, 22	<p><u>Multiple lines of evidence including:</u></p> <p>Collection of analytical results from soil, groundwater (if present) and comparison with generic assessment criteria relevant to human health risk assessment for receptors within a “residential without plant uptake” end use criteria. The will comprise Suitable 4 Use Levels (S4UL) as published by LQM/CIEH, 2015/Category 4 Screening Levels as published by DEFRA, or Generic Assessment Criteria for human health risk assessment published by CL:AIRE, 2010. Where no published assessment criteria are available, generic assessment</p>

Pollutant linkage reference as per Table 4.3	Methodology
	<p>criteria will be derived using the CLEA model, as published by the Environment Agency.</p> <p>Collection of analytical results from groundwater and comparison with generic assessment criteria relevant to human health risk assessment from vapour inhalation from a dissolved phase source, as published by SoBRA, 2017.</p> <p>Presence of phase separated liquids (DNAPL, LNAPL) to be determined via interface probe within installed monitoring wells.</p> <p>Visual / olfactory evidence of potential contamination encountered during sampling of soil and groundwater</p> <p>Screening of monitoring well headspaces with a photo – ionisation detector (PID) to gauge levels of volatile organics in the subsurface</p>
6, 13, 23	<p>Screening of soil results against generic criteria for polyethylene pipework.</p> <p>Requirements to be discussed with proposed utility supplier.</p>

3.4 Proposed Exploratory Locations

3.4.1 Proposed exploratory locations are shown in Figure 3, with justifications provided below in Table 3.2

Table 3.2 – Justification of Exploratory Hole Locations

Exploratory Location	Exploration Type	Location justification	Proposed stratum target for response zone of installation
BH1	Cable Percussion Borehole	Non-targeted to provide site coverage.	Install to 10m. Anticipated within chalk.
BH2	Cable Percussion Borehole	In close proximity to suspected tank location (indicated by man-holes and vent pipes).	Install to 10m. Anticipated within chalk.
WS1	Windowless Sampler Borehole	In close proximity to suspected tank location (indicated by man-holes and vent pipes).	Install to 2m. Anticipated within alluvium.
WS2	Windowless Sampler Borehole	Within footprint of existing structure/former garage/workshop	Install to 2m. Anticipated within alluvium.

Exploratory Location	Exploration Type	Location justification	Proposed stratum target for response zone of installation
WS3	Windowless Sampler Borehole	Targetting former garage in west of site	Install to 2m. Anticipated within alluvium.
WS4	Windowless Sampler Borehole	Non-targeted to provide site coverage.	NA
WS5	Windowless Sampler Borehole	Non-targeted to provide site coverage.	NA
HTP1	Hand Dug Foundation Inspection Pit	Positioned to investigate foundations.	NA
HTP2	Hand Dug Foundation Inspection Pit	Positioned to investigate foundations.	NA
HTP3	Hand Dug Foundation Inspection Pit	Positioned to investigate foundations.	NA
HTP4	Hand Dug Foundation Inspection Pit	Positioned to investigate foundations.	NA

3.5 Drilling Methodology and Borehole Construction

- 3.5.1 Boreholes will be advanced using a cable percussion rig and windowless sampling rig, as well as hand excavation. Drilling rigs will be operated by experienced and qualified personnel.
- 3.5.2 Monitoring wells will be constructed with a 10mm shingle filter pack surrounding the response zones of the wells, and extending typically 100- 200mm above the response zones to minimise the risk of blocking the well with overlying bentonite seals. Bentonite seals will be installed immediately above the response zone.
- 3.5.3 All monitoring wells will be installed with 50mm pipe, caps and bungs with gas taps, and a metal cover set flush to the surrounding hardstanding.

3.6 Soil Sampling and Laboratory Testing

- 3.6.1 Soil samples will be obtained in appropriate containers relevant to the proposed analysis. Samples for chemical analysis will be stored in cool boxes with ice packs and dispatched to a UKAS and MCerts accredited laboratory on the day of sampling.
- 3.6.2 It is proposed that soil samples will be obtained at regular intervals throughout each exploratory borehole. Indicative depths of proposed soil sampling are 0.1m, 0.25m, 0.5m, 1m, followed by metre intervals thereafter to the base of the boreholes (or any depth at which evidence of contamination is observed). It should be noted, however, that the exact sampling regime will be determined by the ground conditions proven during the investigation.

3.6.3 Soil samples will be screened with a photo-ionisation detector (PID) device to screen for volatile contaminants within the samples. Samples with high PID readings (together with observations of visual / olfactory evidence of contamination made during the investigation) will be prioritised for laboratory analysis for petroleum hydrocarbons, polyaromatic hydrocarbons, and volatile organic compounds.

3.6.4 Jomas propose to undertake the following analyses on soils samples:

-) 8No samples for a standard suite of contaminants comprising metals, inorganics, speciated PAHS, and banded TPH (C10-12, C12-16, C16-21 & C21-40)
-) 6No samples will be scheduled for an extended hydrocarbon suite which includes TPHCWG and BTEX (in place of the banded TPH), and a volatile organic compound (VOC) suite.
-) 3No soil samples for Total Organic Content
-) 6No samples for asbestos screen

3.6.5 Table 3.3 below outlines the determines contained within the standard testing suite:

Table 3.3: Basic Suite of Determinands

DETERMINAND	LIMIT OF DETECTION (mg/kg)	UKAS ACCREDITATION	TECHNIQUE
Arsenic	1	Y (MCERTS)	ICPMS
Cadmium	0.2	Y (MCERTS)	ICPMS
Chromium	1	Y (MCERTS)	ICPMS
Chromium (Hexavalent)	4	Y (MCERTS)	Colorimetry
Lead	1	Y (MCERTS)	ICPMS
Mercury	0.3	Y (MCERTS)	ICPMS
Nickel	1	Y (MCERTS)	ICPMS
Selenium	1	Y (MCERTS)	ICPMS
Copper	1	Y (MCERTS)	ICPMS
Zinc	1	Y (MCERTS)	ICPMS
Boron (Water Soluble)	0.2	Y (MCERTS)	ICPMS
pH Value	0.1 units	Y (MCERTS)	Electrometric
Sulphate (Water Soluble)	0.0125g/l	Y (MCERTS)	Ion Chromatography
Total Cyanide	1	Y (MCERTS)	Colorimetry
Speciated/Total PAH	0.05/0.80	Y (MCERTS)	GCFID
Phenols	1	Y (MCERTS)	HPLC
Total Petroleum Hydrocarbons (banded)	-	N Y (MCERTS)	Gas Chromatography

3.6.6 The expanded hydrocarbon suite will include TPHCWG and volatile organic compounds.

Table 3.4: Expanded Hydrocarbon Suite of Determinands

DETERMINAND	LIMIT OF DETECTION (mg/kg)	UKAS ACCREDITATION	TECHNIQUE
TPHCWG inc BTEX/MTBE	<0.1-<10	Y (MCERTS)	GC/MS – GC/FID
Volatile Organic Compounds	<1	Y (MCERTS)	HS-GC/MS

3.7 Groundwater Sampling and Laboratory Testing

3.7.1 Groundwater sampling will be undertaken as part of the proposed monitoring programme. 5No groundwater sample analyses have been proposed, although this will depend on the position of the water table and availability of groundwater for sampling.

3.7.2 Low flow sampling has been selected as the most appropriate sampling methodology to assess the groundwater by minimising sediment content in the samples. This procedure purges groundwater within the well prior to sampling, with simultaneous monitoring of water quality parameters such as dissolved oxygen, conductivity, pH and temperature which indicate, once stabilised readings are obtained, that fresh groundwater is entering the well. This in general accordance with guidance published within BS10175 (2011) '*Investigation of potentially contaminated sites – Code of practice*'.

3.7.3 The chemical testing suite for groundwater, will comprise a range of contaminants as follows:

-) *Organic chemicals:* aromatic hydrocarbons, aliphatic hydrocarbons, petroleum hydrocarbons, phenol, polyaromatic hydrocarbons, volatile organic compounds
-) *Metals, cyanide, nitrate, sulphate and sulphide*

3.8 Ground Gas Monitoring

3.8.1 4No return monitoring visits are proposed to measure ground gas and groundwater levels within the installed wells. A GA5000 unit will be used to monitoring ground gas concentrations, including carbon dioxide, methane carbon monoxide and hydrogen sulphide, as well as flow rate.

3.8.2 VOC levels will also be measures using a hand-held photoionization detector.

3.9 Reporting

3.9.1 The above works will be reported within a combined factual and interpretive report, with interpretive assessments undertaken in accordance with the appropriate standards applicable to the assessment being undertaken.

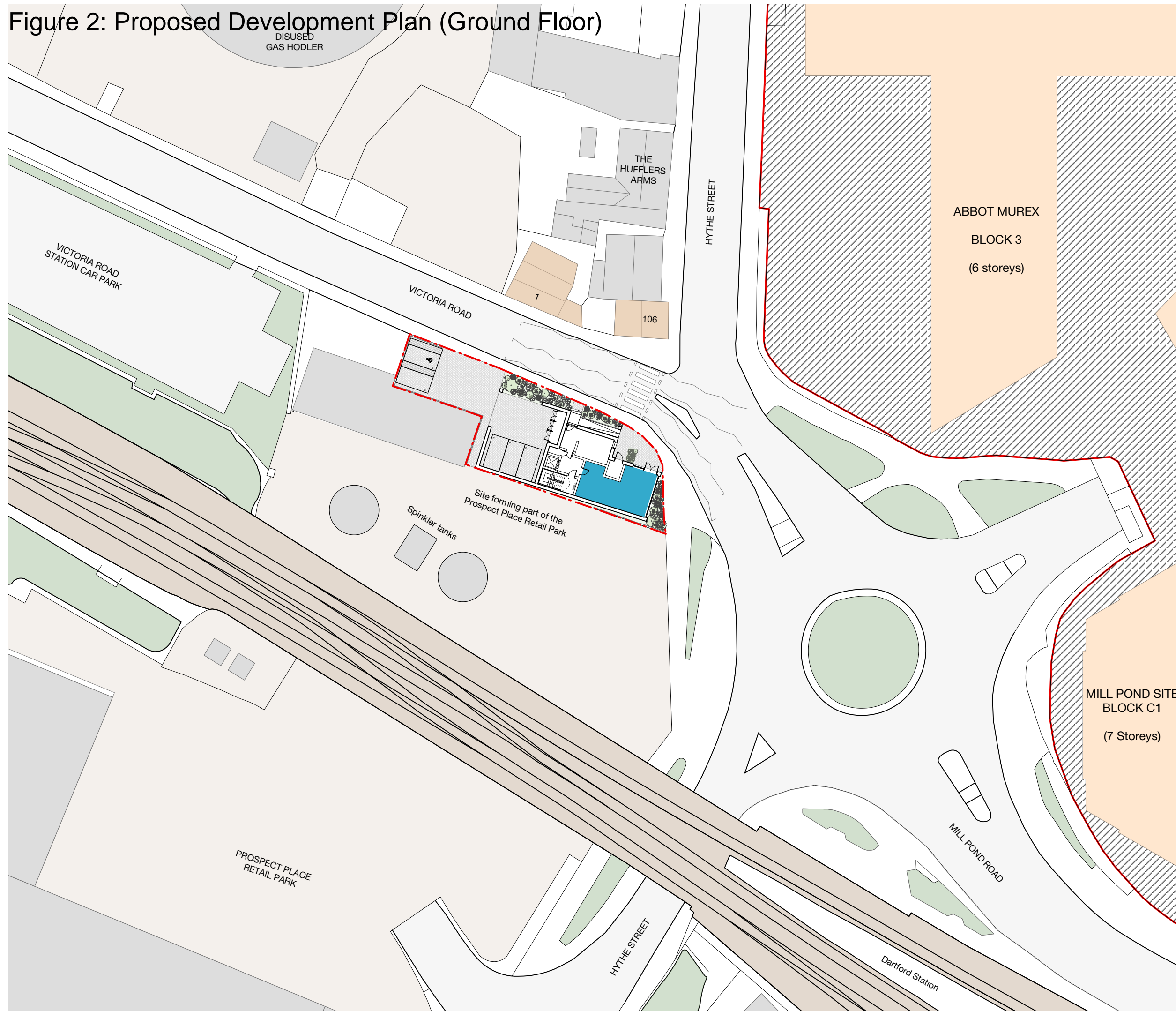
3.9.2 Alongside the factual and interpretive reporting, the report will include (in appendices) full exploratory hole logs, laboratory test certificates and results of return ground gas and groundwater monitoring.

APPENDIX 1 – FIGURES

PROJECT NAME	Hythe Street	CLIENT	Crown Coast Property Group Ltd
TITLE	Site Location Plan	PROJECT NO.	P2883J2099
DATE	December 2020	FIGURE NO.	1

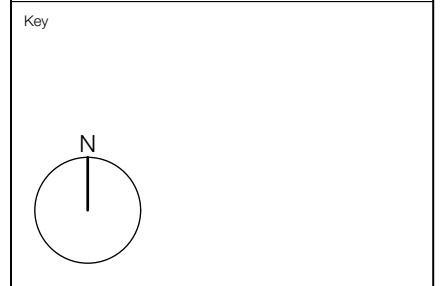


Figure 2: Proposed Development Plan (Ground Floor)



General Notes
 © Copyright Stephen Davy Peter Smith Architects 2020
 These proposals are subject to the approval of all Statutory Building Control requirements and the requirements of all Statutory Authorities and Service Providers.
 The site boundaries and surroundings are based on the following:
 • OS Map
 The site boundaries are those described by the client.
 These drawings are to be read in conjunction with all other relevant documentation produced by Stephen Davy Peter Smith Architects and other consultants employed by the client.

- Specific Notes
- SITE BOUNDARY
 - 1 BED / 2 PERSON
 - 2 BED / 3 PERSON
 - 2 BED / 4 PERSON
 - OFFICE



P6	CM	PLANNING ISSUE	14/05/20
P5	NBR	Issued for information	08/04/20
P4	NBR	Issued for information	06/04/20
Rev	Drawn	Notes	Date
P4	PS	08/04/20	
Rev	Checked	Date	Approved Date

REVISIONS

Client	
Crown Coast Property Group	
A - APPROVED	
B - APPROVED WITH COMMENTS	
C - DO NOT USE	

CLIENT APPROVAL

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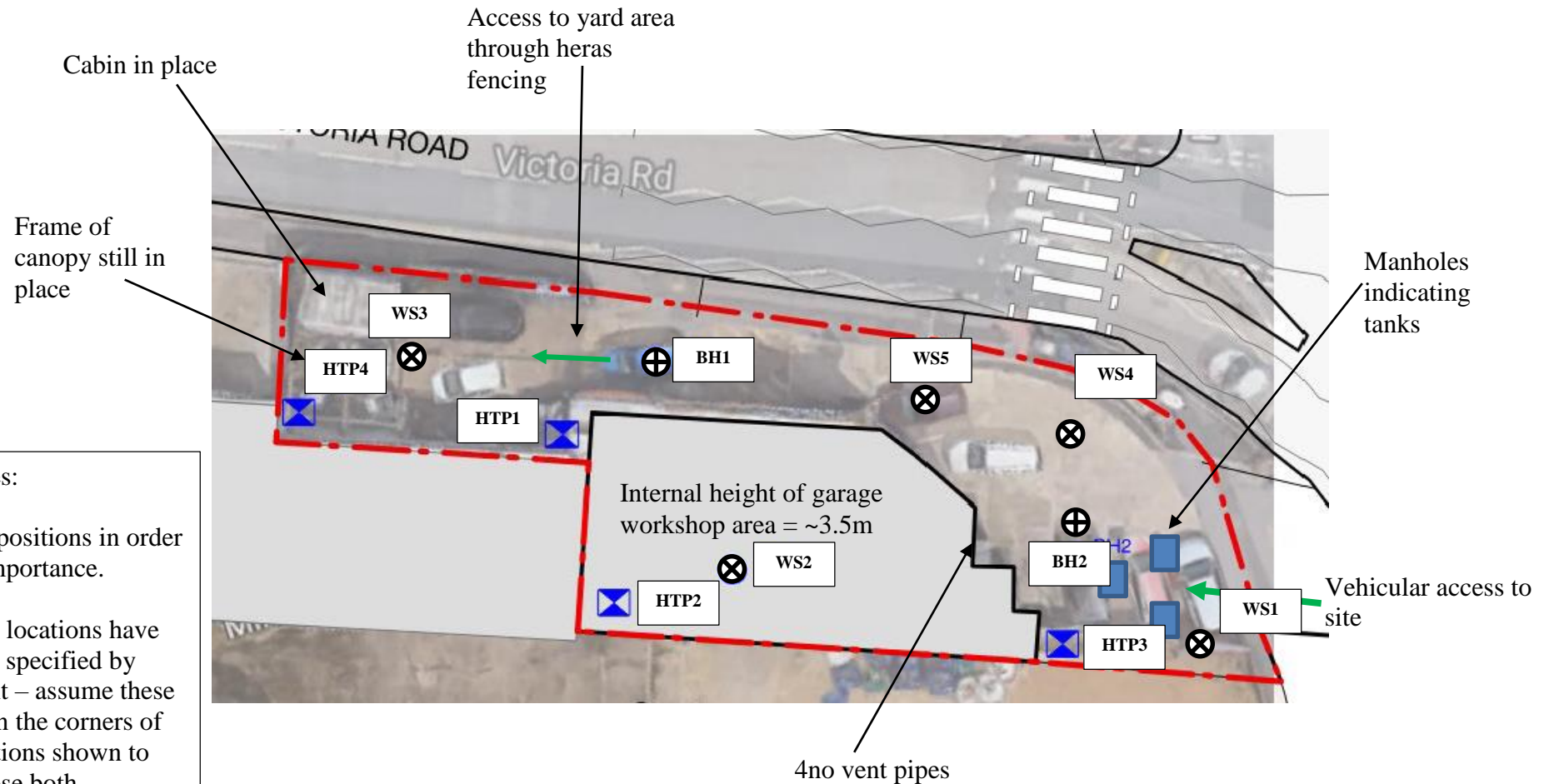
Project
 Hythe Street
 Dartford

Drawing Ref. HYT - DS - 00 - 00 - DR - A - P003	Job No. 1843
Purpose of Issue PLANNING	Scale 1:500 @ A3

Drawing Title
Proposed Site Plan

Project Ref - Drawing No - Status - Revision
HYT - P 003 - S 2 - P 6

PROJECT NAME	Hythe Street	CLIENT	Crown Coast Property Group
TITLE	Completed Exploratory Hole Plan	PROJECT NO.	P2883J2099
DATE	December 2020	FIGURE NO.	3



Notes:

WS positions in order of importance.

HTP locations have been specified by client – assume these are in the corners of locations shown to expose both foundations.

APPENDIX 2 – CORRESPONDENCE



Mr T Elbourne
JoMass Engineering Environmental
6-9 The Square
Stockley Park
Uxbridge
UB11 1FW

TRADING STANDARDS
P O Box 320
Ashford
Kent TN24 8AS
Tel: 03000 412020

Our Ref: 158161
Email: Karen.hopkins@kent.gov.uk
Ask for: Karen Hopkins
Date: 12 November 2020

Dear Mr Elbourne

**Environmental Information Regulations 2004
Reeves Garage, 104 Hythe Street, Dartford**

Thank you for your enquiry regarding the history of the above site. This enquiry has been dealt with under Regulation 5 of the Environmental Information Regulations 2004. Receipt for your payment has been provided by email.

Having carried out extensive checks of our database, and both our current and archived paper records for this address, I have been unable to locate any information relating to the current or historical presence of underground fuel tanks on the site, nor any storage of licensable products.

Please note that all information provided is taken from the current and archived site records held by KCC Trading Standards, and is not in the direct knowledge or recollection of the undersigned officer, and as such no responsibility can be taken for any inaccuracies discovered from the information provided.

Yours sincerely

Karen Hopkins
Trading Standards Officer

Tom Elbourne

From: James Fox <james.fox@dartford.gov.uk>
Sent: 17 November 2020 12:07
To: 'te@jomasassociates.com'
Subject: Reeves Garage And Yard 104 Lower Hythe Street - Dartford

Dear Mr Elbourne

I apologise for not getting back to you sooner regarding this. Unfortunately we don't hold information regarding the underground tanks or pollution incidents at the site in question.

Information may be available from the petroleum licensing officer at Kent County Council Trading Standard.

Regards

James Fox
Scientific Officer

Environmental Health Partnership
Dartford & Sevenoaks- working together

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Sevenoaks District Council | Council Offices | Argyle Road | Sevenoaks | Kent | TN13 1HG
Online: www.sevenoaks.gov.uk

Dartford Borough Council | Civic Centre | Home Gardens | Dartford | Kent | DA1 1DR
Online: www.dartford.gov.uk

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