Sunshine Day Nursery, 6 Tarmount Lane, Shoreham-By-Sea, West Sussex, BN43 6DA

Planning Ref: AWDM/1774/19
Demolition of Existing Cottage & Garages (8 Tarmount Lane) & Construction Part Two-Storey & Part Single-Storey Extension to East, First Floor Extension over Existing Flat Roof Extension at Rear & Glazed Link to Existing Nursery Building (Amended Resubmission of AWDM/0463/19).

Remediation Strategy
Please refer to Preliminary Site Investigation & Risk Assessment Report:
Section 1 - Southern Testing Environmental & Geotechnical.
Section 2 ,3, 4 & 5 – Groundsure Ltd

In accordance with the conclusions and recommendations of the report, during site clearance, the developer will ensure the following:

1. A targeted ground investigation is undertaken by Southern Testing to assess the chemistry of the shallow soils in the possible former tank areas with respect to the proposed end use.

2. A generic quantitative risk assessment will be included using residential with home produce assessment criteria.

3. The ground investigation will include ground water monitoring and sufficient information will be collected to clarify whether a legacy of contamination derived from the former fuel storage in the south and centre poses any unacceptable risks.

4. Any remedial or mitigation measures suggested by this risk assessment will be undertaken and verified prior to occupation.

5. A watching brief will be maintained during excavations. If unexpected contamination is encountered, then works will cease and further assessment by Southern Testing will be undertaken to determine if remedial actions are required.

6. The topsoil and subsoils used in the feature planting area is suitable for the proposed use and in accordance with the report. Records will be kept (such as soil testing, consignment notes, etc) to show the suitability of the soils.

7. Health & Safety risk assessment will be addressed as part of the Construction Design Management 2015 Regulations. This will address the potential exposure to construction staff, future maintenance staff and off-site users.

8. The building and services materials will be used in accordance with Building Regulations Approved Document C: Site preparation and resistance to contaminants and moisture (2010) and UK Water Industry Research (UKWIR), 'Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites', Ref: 10/WM/03/21, January 2011.

On completion of the works, the developer will ensure:

9. A verification plan providing details of the data collected in order to demonstrate that the works are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action will be prepared.

10. A verification report demonstrating completion of the works set out in the remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report will include results of sampling and monitoring carried out in accordance with the verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.