



## REMEDIATION STRATEGY

**SOUTHWICK NURSERY  
15 ROMAN WAY  
SOUTHWICK  
WEST SUSSEX**

**PROJECT REFERENCE: P17682**

**REPORT REFERENCE: R17136**

**Report Beneficiary: Darren Tanner**

| Document Control     |        |                                                         |                                        |
|----------------------|--------|---------------------------------------------------------|----------------------------------------|
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| Report Section       |        | Prepared By                                             | Approved By                            |
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## TABLE OF CONTENTS

|           |                                                        |          |
|-----------|--------------------------------------------------------|----------|
| <b>1.</b> | <b>INTRODUCTION</b>                                    | <b>1</b> |
| <b>2.</b> | <b>SITE LOCATION</b>                                   | <b>1</b> |
| <b>3.</b> | <b>REMEDIATION STRATEGY</b>                            | <b>1</b> |
| 3.1       | Options Appraisal                                      | 2        |
| 3.2       | Protection of Human Health                             | 2        |
| 3.3       | Protection of Controlled Waters                        | 3        |
| 3.4       | Protection of Services                                 | 3        |
| 3.5       | Protection of Construction Workers                     | 3        |
| 3.6       | Discovery Strategy                                     | 4        |
| <b>4.</b> | <b>VERIFICATION PLAN</b>                               | <b>5</b> |
| 4.1       | Stripped Formations and Placement of Geotextile Marker | 5        |
| 4.2       | Cover System Depth                                     | 5        |
| 4.3       | Services                                               | 5        |
| 4.4       | Imported Materials                                     | 5        |
| 4.5       | Sampling Rates                                         | 7        |
| 4.6       | Radon Protection Measures                              | 7        |
| <b>5.</b> | <b>POST REMEDIATION RISK ASSESSMENT</b>                | <b>8</b> |

## FIGURES AND APPENDICES

### FIGURES

Figure 1      Site Location Plan

### APPENDIX A

Proposed Development Plan

### APPENDIX B

Planning Decision Notice

### APPENDIX C

Checklist for Verification Report

## 1. INTRODUCTION

It is proposed to develop Southwick Nursery, located at 15 Roman Way, Southwick, West Sussex. The development proposals are understood to comprise the demolition of the existing nursery buildings and the construction of a 4 bed dwelling with areas of parking and private garden. A copy of the proposed development layout is presented in Appendix A.

The development has been approved by Adur District Council, Planning Ref: ADW/1805/22. As part of the planning application, Environmental Health were consulted who requested the imposition of a planning condition with respect to contaminated land, which was incorporated as Condition 6 of the planning decision notice. A copy of the decision notice is included as Appendix B.

Ashdown Site Investigation Ltd. has previously undertaken a ground investigation at the site and provided a ground contamination risk assessment<sup>1</sup>. The report identified complete pollutant linkages and concluded that either further investigation works should be undertaken, or it should be assumed that remedial measures were necessary.

Ashdown Site Investigation was commissioned to provide a remediation strategy in relation to Condition 6 parts (3) and (4). The scope of the works covered by this report, and the terms and conditions under which they were undertaken, were set out within the offer letter dated 9<sup>th</sup> January 2026. The instruction to proceed was received on behalf of the client.

## 2. SITE LOCATION

The site is located south of Roman Way, Southwick, West Sussex and is centred on the approximate Ordnance Survey national grid reference 524335, 105786. A site location plan is presented as Figure 1.

## 3. REMEDIATION STRATEGY

Current best practice guidance recommends that any remedial action proposed for the site should be justified. The pollutant linkages identified by the quantitative risk assessment are considered to provide sufficient justification for remedial works.

The remediation works have been developed to meet the technical objectives for the development, the major drivers behind which are:

- To achieve successful remediation within a particular timescale and budget;
- Familiarity with the methodology by the developer/groundworker;
- Confidence that the remediation can be carried out by good technical practices; and
- Likely success of the style of remediation.

It is noted that although the risk assessment report has been submitted to the local authority (application ref: AWDM/0053/26), a formal response has not yet been provided. The remediation strategy proposed is provisional based upon local authority approval of the risk assessment.

Additional measures may be required following comment from the local authority.

---

<sup>1</sup> Project Ref: P17510, Report Ref: R17103, 19<sup>th</sup> December 2025, Issue 1.

### 3.1 Options Appraisal

The driver for remediation at the site is the presence of made ground soils containing concentrations of lead that may pose an unacceptable level of risk to human health in the context of the development. There are no in situ or ex situ remediation techniques available to reduce the concentrations of lead within the made ground soils to below that of the published screening values.

The recommended works must be achievable by the groundworker, using techniques that they are familiar with. It is therefore considered that the remediation proposals could either comprise the complete removal of the contaminant source (the made ground soils), or the provision of a cover system to sever the contaminant pathways in areas where the end users may reasonably be expected to be exposed to the soils or soil derived dust.

Given the depths of made ground recorded by the investigation, both approaches are likely to be equally straightforward and either would be an effective approach to reducing the risk to end users of the site to an acceptable level.

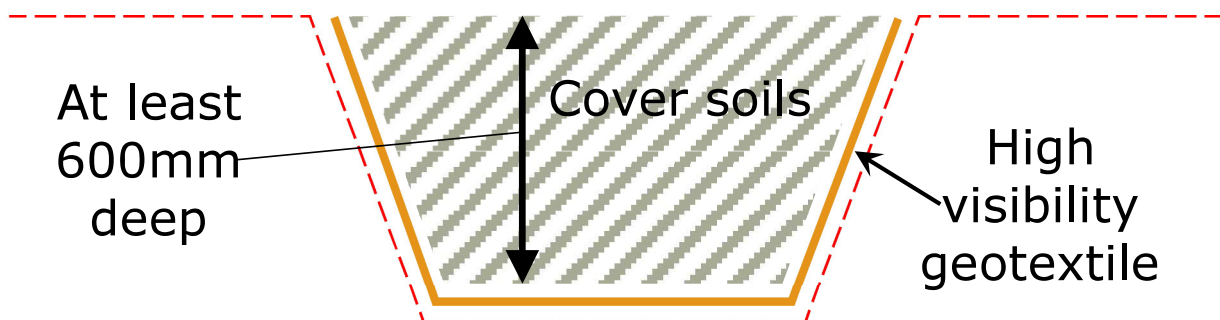
The site also lies within an area where basic radon protection measures are required in new buildings.

### 3.2 Protection of Human Health

#### 3.2.1 Garden/Soft Landscaping

Within all areas of garden and/or soft landscaping, the made ground soils will be removed either to expose the undisturbed soils, or to a sufficient depth to allow the placement of at least 600mm of verified "clean" imported soils. The cover system soils must be underlain by a high visibility geotextile marker which laps up the sides of the excavation to prevent future intermixing between the cover system soils and the residual made ground.

A schematic cross section of the cover system construction is shown below.



The depth of the cover system specified represents "two spade depths" to allow for planting of trees, shrubs etc. without residents coming into contact with the contaminated soils remaining at depth.

Should any small planting beds be proposed where the presence of concrete haunching or other adjacent fixtures may prevent the full 600mm of cover being installed, then the made ground should be excavated to the maximum feasible depth, the high visibility geotextile marker placed, and the area backfilled to ground level with "clean" cover soils.

Should any tree planting be proposed within areas of general soft landscaping, then the depth of the cover system must be locally deepened to that required for the tree pit.

Elsewhere on the site the presence of building cover, driveway, car parking and other permanent access ways comprising hard cover will act to sever the contaminant pathways and thereby reduce the risk to end users to an acceptable level.

### **3.2.2 Radon Protection Measures**

The design of the radon protection measures must be undertaken by a suitably qualified person. The installation works must be carried out by suitably qualified and experienced personnel, and the installation must be verified by an appropriate third party.

The details of the design of radon protection measures and their verification should be forwarded to the local authority and any other relevant regulator (e.g. building control) and warrantor prior to installation.

### **3.3 Protection of Controlled Waters**

The risk assessment did not identify any unacceptable risks to controlled waters beneath the site and therefore no specific remedial works are considered necessary in this regard.

### **3.4 Protection of Services**

Unless confirmed otherwise in writing by the water supply company, it must be assumed that barrier pipe is required for all new water supply connections.

All service providers' requirements must be fully adhered to in order to reduce the risk to end users and services to an acceptable level.

Details of any measures required by service providers and confirmation of their implementation should be included within the verification report.

### **3.5 Protection of Construction Workers**

All construction workers must undertake their own risk assessment, based upon the works to be carried out and the proposed method by which this will be achieved, in accordance with current health and safety legislation. Their assessment should take into account all available information about the site, including that present within this report.

Appropriate working procedures and PPE should be adopted to ensure the health and safety of the site operatives. Instruction should be given in the recognition of potentially hazardous materials. All site personnel should be appropriately briefed on the discovery strategy, presented below, and what actions they must take in the event that further evidence of contamination is identified or suspected.

### 3.6 Discovery Strategy

If, during the course of the site clearance and development works, any materials not previously identified by the investigation that are suspected of being 'contaminants' are encountered, then the following procedure will apply:

- All works in that area are to cease and the site manager informed.
- Advice sought from suitably qualified and experienced personnel as to whether any further site inspection, sampling, testing and/or assessment is deemed necessary.
- If required, the conclusions of any assessment and any proposed remedial works (if required) are to be agreed by the local authority.
- If necessary, full details of any remedial works are to be included in the verification report for the site.

Suspected 'contamination' may take the following form, though it is noted that this list is not exhaustive and site operatives should ask if they are at all unsure of any findings:

- Soil or water looks oily and/or has an oily odour
- Soil or water has a solvent type of odour
- Significant quantities of man-made materials within fill such as paint cans, car parts, glass fragments
- Suspected asbestos containing materials (insulating boards, cement, loose fibres etc.)
- Significant volumes of clinker like or ashy material
- Sand bags, and/or subsurface concrete structures
- Animal carcasses or evidence of animal burial pits

## **4. VERIFICATION PLAN**

A checklist summarising the requirements of the verification report is presented within Appendix C.

### **4.1 Stripped Formations and Placement of Geotextile Marker**

For all areas of garden and soft landscaping, the formation level will be inspected prior to placement of any cover soils to confirm either the removal of all made ground soils, or that the excavations are sufficiently deep to enable placement of the required thickness of cover soils, and to document the placement of the high visibility geotextile marker.

A photographic record of all stripped formations will be maintained for inclusion in the verification report.

If for any reason the above inspections are not undertaken for areas where remediation works are required, retrospective verification will be carried out by way of the excavation of trial pits to expose the geotextile in representative locations. In such circumstances these works may be undertaken in conjunction with the works detailed in Section 4.2.

### **4.2 Cover System Depth**

The final depth of cover material placed in all required areas will be confirmed by use of tape measurements made within excavations to the base of the cover soils. In the event that all made ground soils have been removed from site, then the depth of cover soils will not be measured.

Photographic evidence of the depth of cover soils present will be included in the verification report.

### **4.3 Services**

The contractor will provide evidence that the water supply pipe material used is acceptable to the local water supply company.

Confirmation of any other service providers' requirements and evidence to demonstrate adherence to them are to be included in the verification report.

### **4.4 Imported Materials**

No imported materials will be sourced from potentially contaminated (e.g. industrial) sites. It is recommended that chemical testing results are obtained and supplied for comment prior to accepting the soils on site. Obtaining such results does not negate the need to carry out sampling and testing of the soils, once brought onto the site.

Once imported materials have been brought to site they should ideally be stockpiled and protected from cross contamination with any other materials already on site prior to inspection, sampling and testing by Ashdown Site Investigation Ltd. However, if this is not practical, soils may be placed directly into garden areas and then inspected, sampled and tested.

#### 4.4.1 Soils for use in soft covered areas.

The table below summarises the soil screening values<sup>2</sup> against which any imported soils will be assessed.

Table 1. Calculated soil screening values for imported soils

| Contaminant         | Screening Value (mg/kg) | Contaminant          | Screening Value (mg/kg) |
|---------------------|-------------------------|----------------------|-------------------------|
| Arsenic             | 37                      | Fluorene             | 170                     |
| Cadmium             | 11                      | Phenanthrene         | 95                      |
| Chromium            | 910                     | Anthracene           | 2400                    |
| Copper              | 2400                    | Fluoranthene         | 280                     |
| Lead                | 200                     | Pyrene               | 620                     |
| Mercury             | 40                      | Benz(a)anthracene    | 7.2                     |
| Nickel              | 180                     | Chrysene             | 15                      |
| Selenium            | 250                     | Benzo(b)fluoranthene | 2.6                     |
| Zinc                | 3700                    | Benzo(k)fluoranthene | 77                      |
| Hexavalent Chromium | 6                       | Benzo(a)pyrene       | 2.2                     |
| Water Soluble Boron | 290                     | Indeno(123-cd)pyrene | 27                      |
| Naphthalene         | 2.3                     | Dibenz(ah)anthracene | 0.24                    |
| Acenaphthylene      | 170                     | Benzo(ghi)perylene   | 320                     |
| Acenaphthene        | 210                     | Asbestos             | None detected           |

It is noted that the SSV are only protective of long-term risk to human health and do not necessarily represent suitable concentrations for planting or landscaping. If necessary, a horticulturalist should be consulted in this regard.

All soils must be free from any visual or olfactory evidence of suspected petroleum hydrocarbon contamination and must not contain any significant quantity of putrescible material (incl. wood or paper). Along with testing for the contaminants listed above, testing will also be undertaken to confirm the absence of any significant concentrations of petroleum hydrocarbons.

All soils used as surface dressing or as part of the cover system must be free from propagules of aggressive weeds, fragments of glass, bricks, concrete, wire or other potentially hazardous foreign matter and bulk vegetative growth, in order to ensure negligible risk of subsequent weed problems (introduced in the soil) or traumatic injury.

In the event that any individual sample of imported material records concentrations of contaminants above the screening values listed above, the following method of assessment will be undertaken:

- Statistical analysis of the results, along with an assessment of whether any statistical 'outliers' should be removed from the dataset and treated as 'hotspots'. If the data indicates that the majority of the

<sup>2</sup> Comprising 'Suitable For Use Levels' (S4ULs), 'The LQM/CIEH Suitable 4 Use Levels, 2015' and for lead, the Category 4 Screening Level (C4SL), SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination. Final Project Report, published by DEFRA, 2014.

soil mass as a whole may be considered to contain contaminant concentrations below the screening values then it may be deemed suitable to remain.

- Depending on the findings of the analysis additional testing (which may include retests of the original sample) may be undertaken along with further analysis of the results to determine if this is representative of a widespread issue, or may be attributed to a smaller part of the site, or batch of imported soils.
- Liaison with the regulators may be undertaken to agree whether or not the materials are to be considered suitable to remain.

Where testing and analysis identify a significant failure and the procedures above do not provide sufficient evidence that the imported materials are suitable to remain, then the imported soils will be removed and replaced with other suitable soils.

#### **4.5 Sampling Rates**

All imported soils will be subject to verification testing at a rate of 1 sample per 50m<sup>3</sup>, with a minimum of three samples tested per batch of soils.

A batch in this instance is considered to refer to soils provided from a single supplier, and brought to site on the same day, or on consecutive days e.g. if 16 loads were delivered to site across a Monday, Tuesday and Wednesday, they would be considered as one batch, but if 3 loads were delivered on a Monday, and 5 loads 10 days later, these would be considered separate batches, even if the same supplier was used.

Delivery notes for imported soils will be required to demonstrate compliance with testing rates.

#### **4.6 Radon Protection Measures**

A copy of the verification report for the radon protection measures will be provided for inclusion in the verification report.

## 5. POST REMEDIATION RISK ASSESSMENT

The remedial works set out in this report are considered to remove or sever the identified pollutant linkages. A post remediation conceptual model is presented in the following table.

*Table 2. Post Remediation Conceptual Model for End Users – Potential Pollutant Linkages and Assessment of Risk*

| Contaminant Source                                                                                                                                                                           | Remedial Measures                                                                                                                                                             | Potential Pathway(s)                   | Assessment of Risk to Human Health            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-----------------------------------------------|
| <b>Made ground soils across the site.</b>                                                                                                                                                    | <b>Garden/Soft Landscaping Areas</b><br>Removal of all made ground soils<br><b>OR</b><br>Placement of 600mm of verified cover soils over a high visibility geotextile marker. | Pathways severed by remedial measures  | No significant pollutant linkages identified. |
|                                                                                                                                                                                              | Provision of barrier pipe<br><b>OR</b><br>Other pipework acceptable to the local water supply company.                                                                        |                                        |                                               |
|                                                                                                                                                                                              | Provision of building cover, driveway, car parking and other permanent access ways comprising hard cover                                                                      | Pathways severed by construction works |                                               |
| <b>The site is reported to be within an area where between 5% and 10% of properties are above the action level requiring radon gas protection measures to be installed in new buildings.</b> | Installation of appropriately designed radon protection measures. Verification undertaken by third party.                                                                     | Pathways severed by remedial measures  | No significant pollutant linkages identified. |

## FIGURES

Figure 1 Site Location Plan



## Unit 3

itchling

Site

Project Ref

P17682

Figure No

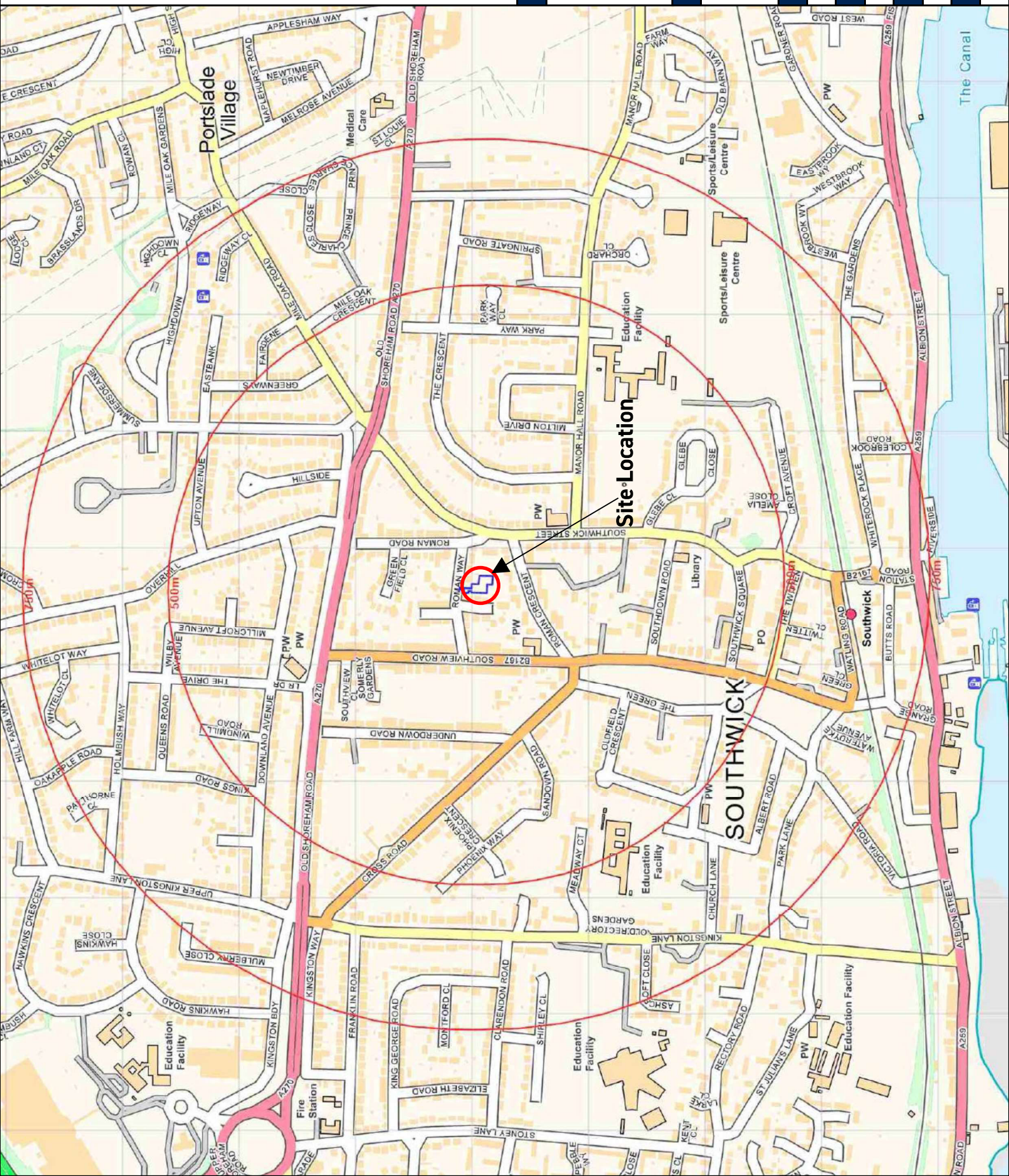
1

Drawing Title

## Site Location Plan

Scale

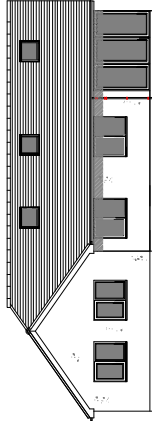
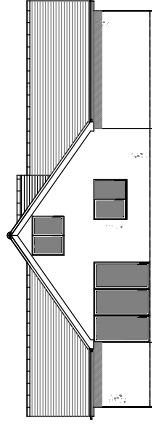
Not To Scale



## **APPENDIX A**

### Proposed Development Plan

This architectural drawing shows a side elevation of a building. The left side features a gabled roof with a large, dark, triangular window. The wall below the roof is covered in vertical lines. To the right, a series of rectangular windows are arranged vertically, with some having dark shutters. The drawing is a black and white line art illustration.



1m 2m 3m 4m 5m 6m 7m 8m 9m 10m  
1:100 Scale Bar

NOTES:

ROOF: smooth grey tile  
WALLS: Rendered white

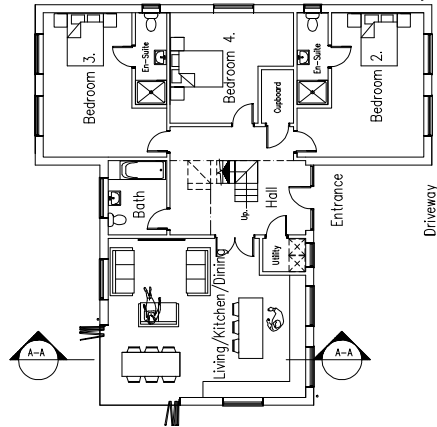
WALLS: rendered white  
WINDOWS & DOORS: UPVC double glazed windows and doors  
New 2 metre high timber fence erected around site boundary  
Rainwater gullies connected into new soakaways  
Paving graded to level access front door  
New inspection chamber to connect to existing FW run

DO NOT SCALE FROM THE DRAWING EXCEPT FOR PLANNING PURPOSES. THIS DOCUMENT IS TO BE USED IN CONNECTION WITH OTHER DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECT'S CONTRACTUAL AND TECHNICAL SPECIFICATIONS, DRAWINGS, AND NOTATIONS.

ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS BY SITE MEASUREMENT BEFORE ORDERING MATERIALS OR MANUFACTURING COMPONENTS.

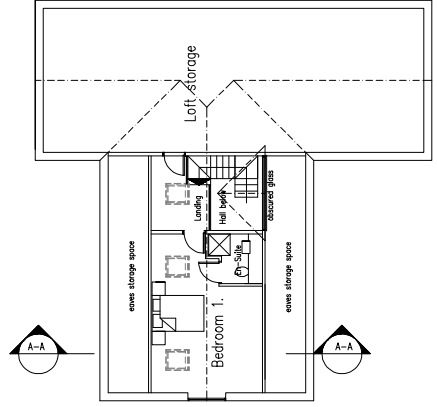
SUBSTITUTE MATERIALS & PRODUCTS TO THOSE NAMED WILL BE ACCEPTABLE IF PROVEN TO BE OF EQUAL OR HIGHER PERFORMANCE AND NOT IN CONFLICT WITH OTHER ELEMENTS.



1m 2m 3m 4m 5m 6m 7m 8m 9m 10m  
1:100 Scale Bar

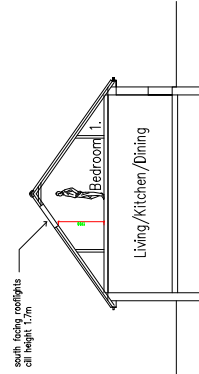


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1:100 Scale Bar



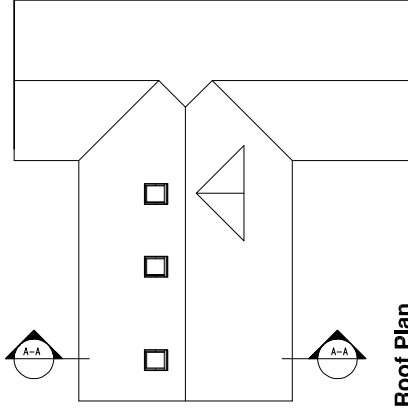
1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1:100 Scale Bar



1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1:100 Scale Bar



|   |         |                                          |
|---|---------|------------------------------------------|
| 3 | 5/26/22 | What balcony removed from east elevation |
|---|---------|------------------------------------------|

**Project:** Proposed Development  
At: Southwick Nursery  
15 Roman Way  
Southwick  
Brighton  
BN42 4TN

Dramina titles

Plans & Elevations As Proposed  
Incl. Site Plan

Client: Darren Tanner

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|        |          |            |    |
|--------|----------|------------|----|
| Scale: | As Shown | Paper size | A1 |
|--------|----------|------------|----|

Date: 24.10.2022

Rev'n  
07

**Note:** All dimensions to be checked on site.

## **APPENDIX B**

### Planning Decision Notice

Ms Debbie Marriage  
DJM Town Planning  
16 Faidene  
Southwick  
Brighton  
BN42 4QN

## **PLANNING PERMISSION**

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015**

**APPLICATION NUMBER: AWDM/1805/22**

### Details of Development

**DEMOLITION OF NURSERY BUILDINGS AND CONSTRUCTION OF 1NO. CHALET BUNGALOW**

### Location of Development

**SOUTHWICK NURSERY 15 ROMAN WAY SOUTHWICK WEST SUSSEX BN42 4TN**

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 3rd November 2022.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.



Gary Peck  
Planning Services Manager  
03/02/2023

## SCHEDULE

### Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

| Reference/Drawing Number       | Version      | Date Rec   |
|--------------------------------|--------------|------------|
| BLOCK & LOCATION PLAN          | Drg 04       | 03.11.2022 |
| PLANS & ELEVATIONS AS PROPOSED | Drg 03 Rev E | 02.02.2023 |

**Reason:** *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason:** *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-  
the anticipated number, frequency and types of vehicles used during construction  
- HGV construction traffic routings shall be designed to minimise journey distance through the AQMA's;  
the method of access and routing of vehicles during construction;  
the parking of vehicles by site operatives and visitors;  
the loading and unloading of plant, materials and waste;  
the storage of plant and materials used in construction of the development;  
the erection and maintenance of security hoarding;  
a commitment to no burning on site;  
the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);  
details of public engagement both prior to and during construction works; and  
methods to control dust from the site.

**Reason:** *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

04. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times:-

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

**Reason:** *In the interests of residential amenity having regard to policy 34 of the Adur Local Plan.*

05. Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Winter groundwater monitoring to establish highest annual ground water levels and winter infiltration testing to BRE DG365, or similar approved, will be required to support the design of any Infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity

**Reason:** *To ensure that the proposed development is satisfactorily drained in accordance with policy 36 of the Adur Local Plan.*

06. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

(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.

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

(3) The site investigation results and the detailed risk assessment (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.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out 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 express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved 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.

**Reason:** *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework and policies 34 and 35 of the Adur Local Plan.*

07. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

**Reason:** *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

08. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

**Reason:** *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

09. No part of the development shall be first occupied until the vehicle parking, EV charging points and turning spaces have been constructed in accordance with details to be submitted and approved by the Local Planning Authority. These spaces shall thereafter be retained for their designated use

**Reason:** *To provide adequate on-site car parking and turning space for the development having regard to policy 28 of the Adur Local Plan.*

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the roofslope of the building.

**Reason:** *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

11. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order with or without modification), the proposed dwelling shall not be extended or altered by means of any development as set out within Classes A, AA, B, C, D and E of Part 1 and Class L of Part 4 of the Schedule to that Order.

**Reason:** *In the interests of amenity and the environment having regard to the nature of the site and policy 15 of the Adur Local Plan.*

12. No development above slab level shall take place until details of the ground source heat pump and its location have been submitted to and approved in writing by the Local Planning Authority. The dwelling shall not be occupied until the heat pump has been installed in accordance with the approved details.

**Reason:** *To ensure that the development is sustainable and makes efficient use of energy having regard to the National Planning Policy Framework and policy 18 of the Adur Local Plan.*

### **Informatives / Notes to Applicant**

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
02. Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method. All design storms must include a climate change allowance, as per <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus 40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage design must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extent of ground water monitoring with the council's engineers. Further detail regarding our requirements are

available on the following webpage:

<https://www.adurworthing.gov.uk/planning/applications/submit-fees-forms>.

A surface water drainage checklist is available on this webpage. This clearly sets out our requirements for avoiding pre-commencement conditions, or to discharge conditions.

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT)  
(ENGLAND) ORDER 2015**

**YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT**

**Appeals to the Secretary of State**

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>.
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

**Purchase Notices**

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.
7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

**Reduced time for making a planning appeal where enforcement action is being taken**

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).

## APPENDIX C

### Checklist for Verification Report

| Item                                                                                                                      | Tick (✓) |
|---------------------------------------------------------------------------------------------------------------------------|----------|
| Local Authority Approval of Risk Assessment and Remediation Strategy                                                      |          |
| Documentation (Including Photographs) of Stripped Formation                                                               |          |
| Documentation (Including Photographs) of High Visibility Geotextile Marker (where made ground remains at formation level) |          |
| Documentation (Including Photographs) Confirming Depth of Cover Soils (where made ground remains at formation level)      |          |
| Supplier Certification for Imported Soils (If Provided)                                                                   |          |
| Delivery Notes for Imported Soils                                                                                         |          |
| Laboratory Test Data for Imported Soils (Sampled on Site)                                                                 |          |
| Documentation (Including Photographs) of Installed Water Supply Pipework                                                  |          |
| Confirmation of Local Water Supply Company's Requirements (If Barrier Pipe is Not Used)                                   |          |
| Confirmation of any Other Service Suppliers Requirements and Evidence to Support Compliance (If Imposed)                  |          |
| Verification Report for Radon Protection Measures                                                                         |          |