
**CARLESS
EXPLORATION LTD.**

**LIDSEY FARM WELLSITE
BOGNOR REGIS , WEST SUSSEX.
REINSTATEMENT PROPOSALS**

PLAN REFERRED
TO IN DECISION
NOTICE DATED
19 FEB 1986

NOVEMBER 1985
COUNTY PLANNING DEPT.

LIDSEY FARM, BOGNOR REGIS

HYDROCARBON EXPLORATION WELLSITE

RESTORATION AND AFTERCARE SCHEME

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- Plan No. AR-4-3. Site Restoration Plan
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1.0

INTRODUCTION

This scheme describes the restoration and aftercare of the Hydrocarbon Exploration Drilling site and access road at Lidsey Farm, Lidsey near Bognor Regis. See plan AR-3-1 attached, which illustrates the site location.

The scheme has been prepared to satisfy condition 3 of the planning permission dated 23rd September 1985, relating to the hydrocarbon exploration programme which is re-produced as appendix I.

2.0

SITE CLEARANCE AND SOILS REPLACEMENT

Once hydrocarbon operations are completed at the site, the well will be plugged and abandoned in accordance with the technical specifications of the Petroleum Division of the Department of Energy and all equipment will be removed from the site.

Work will then commence to remove all imported materials from the site, and to replace the soils that were stored in the perimeter bunds. A standard specification of works is attached as appendix two which should be read in conjunction with the restoration plan AR-4-3 which is also attached.

3.0

ACCESS ROAD TREATMENT

The access road to the site as shown on plan AR-3-1 has two separate parts.

The first 280m includes the bellmouth and the track behind the farm buildings and along the field boundary. The second part is a section of the Water Authority access to the Lidsey Sewage Treatment Works.

Discussion between the Highway Authority, Planning Authority, landowner and the Company will take place once the exploratory drilling and testing is completed. The longer term retention of the improved access for use by farm traffic will then be evaluated.

It is proposed to retain the existing Water Authority road and passing bays in the long term.

4.0

AFTERCARE

The aim of the restoration and aftercare operations is to return the site to its original contours and use. The site was formally part of field parcel 6247 and had been used for some years as arable farmland.

It is proposed to return the field to productive cropping in the first or second season after restoration takes place depending on exactly when restoration operations are completed.

Once the topsoils are replaced and providing the soil and weather conditions are favourable, the restored site will be sown. A detailed restorative cropping programme will be agreed with the farmer, taking advice from the Minister of Agriculture, Fisheries and Food to return the site to its previous use. The area of the former site will be monitored by the Company to evaluate the effectiveness of the restoration. The area will be checked for settlement, compaction and poor drainage and remedial action taken if appropriate.

Monitoring will take place by means of an annual site inspection by the Company for a maximum five years or as directed by the County Planning Officer whichever is sooner.

5.0

TIMETABLING

Planning permission has been granted (Appendix One) for Hydrocarbon Exploration and testing operations. The Company has agreed with West Sussex County Council to only undertake major Civil Engineering works at the site between 1st October and 30th April each year when there is less holiday traffic in the area.

Upon completion of exploration drilling, and any subsequent testing evaluation, a good indication of whether economic deposits of hydrocarbon (or indeed any at all) will be obtained.

Should there not be an economically recoverable volume present, then restoration could take place in the first season following the plugging of the well. Should however, hydrocarbons exist then site restoration would be held in abeyance pending further consultations and planning application submissions as appropriate to recover the hydrocarbons.

APPENDIX ONE

PLANNING PERMISSION

DATED 23rd September 1985

WEST SUSSEX COUNTY COUNCIL

Application No. BN/10/85 & AL/65/85
County Matter Application

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 to 1981

To Carless Exploration Ltd.,
.....
..... 90 Long Acre,
.....
..... LONDON, WC2E 9RD.
.....
.....

In pursuance of their powers under the above-mentioned Act and Orders, the Council hereby notify you that they PERMIT the following development, that is to say:-

The construction of an access road and drilling site; the drilling of an exploratory borehole using a Kenting 34E rig; carrying out a testing programme in the event of hydrocarbons being discovered and the restoration of the site on land north of Lidsey Sewage Works, near Bognor Regis.

to be carried out in accordance with your application and plans (as modified by the undermentioned conditions if any) submitted to this Council on 21st June, 1985..... (and in accordance with the relevant correspondence a copy of which is attached*) and subject to compliance with the conditions specified hereunder:-

1. The development for which permission is hereby granted must be begun not later than the expiration of one year beginning with the date of this permission.
2. All buildings, plant, machinery both fixed and otherwise and any engineering works connected therewith on the application site (including any hard surface constructed for any purpose) shall be removed from the application site within the following period, unless otherwise extended by the County Planning Authority, namely 18 months from the date hereof or six months from the completion of testing, as provided for in condition 24 whichever is the earlier. All land where such buildings, plant, machinery or works stood shall be restored to a standard suitable for farming purposes to the satisfaction of the County Planning Authority. Notwithstanding this, any plant or equipment required to make the site safe to a specification agreed with the Department of Energy in accordance with the Petroleum (Production) Regulations 1976 may remain in position.
3. A restoration and aftercare scheme describing the restoration and aftercare of the drilling site and route of the access road shall be submitted for the approval of the County Planning Authority within two months of the date of this permission. The submitted scheme shall:-

(i) specify the steps to be taken in the restoration of the site to agricultural uses,

Date 23rd September, 1985, Signed *E. M. Holdsworth*
County Secretary.

PTO

N.B. The reasons for imposing the above conditions as specified after the conditions.
* The words in brackets do not apply unless a copy of the relevant correspondence is attached.
Your copy of the application, determined as above, is returned herewith for your records.

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES. 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.

NOTES

TOWN AND COUNTRY PLANNING ACT 1971

(1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 36 of the Town and Country Planning Act, 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. (The statutory requirements include Sections 70, 71 and Schedule 12 paragraph 2(2) of the Town and Country Planning Act 1971.)

Appeal forms are available from: Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 8DJ.

(2) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

(3) In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

(4) Where this decision will result in the provision of a building or premises to which the public are admitted; or to office, shop, or railway premises; or to colleges, school or educational buildings, attention is drawn to the need to make certain provisions for the benefit of disabled persons. Attention is drawn to Sections 4, 7, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 and to the Code of Practice of Access for Disabled to Buildings. This Code of Practice is Number B.S. 5810: 1979 and may be obtained from the British Standards Institution, 101 Pentonville Road, N19 ND. Attention is also drawn to Design Note 18 "Access for the Physically Disabled to Educational Buildings" which may be obtained from the Department of Education and Science, Elizabeth House, York Road, London SE1 7PH.

(5) 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 Public Health Acts, Buildings Regulations or Control of Pollution Act 1974.

(6) The grant of planning permission does not entitle developers to obstruct a public right of way. Development, in so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under section 209 or 210 of the Town and Country Planning Act 1971 for the diversion or extinguishment of the right of way has been made and confirmed. Nor should it be assumed that an order, once made, will invariably be confirmed.

Further correspondence about this application should quote the reference number at the top right hand corner of the front of this form.

WEST SUSSEX COUNTY COUNCIL

Application No. BN/10/85 & AL/65/8

CONTINUATION SHEET

CONDITIONS (CONTINUED)

3. (Continued)

(ii) specify the steps to be taken in the management of the land over a period of five years from the completion of the initial restoration works to restore the physical characteristics of the land, so far as it is practicable to do so, to what they were when it was last used for agriculture,

(iii) be carried out as approved by the County Planning Authority.

Where the County Planning Authority, after consultation with the Ministry of Agriculture, Fisheries and Food, agree in writing with the person or persons responsible for undertaking the aftercare steps that there shall be lesser steps or a different timing between steps, the aftercare scheme shall be carried out in accordance with that agreement.

4. No work of construction of the access road and drilling site shall commence until a site office with a connection to the public telephone network has been established on or adjacent to the site in a position to be agreed with the County Planning Authority who shall be advised of the name of the company's resident site representative and the site telephone number prior to the commencement of the works.
5. Site preparation works and restoration work shall not be carried out except between the hours of 0730 and 1800 on weekdays, 0730 and 1300 on Saturday, or at any time on Sunday or recognised Public Holidays. No plant or equipment shall be used on the site except with adequate silencers which shall be maintained in efficient working order.
6. The bellmouth of the access road connecting with the A29 road shall be constructed and completed to the final specification of, and to the satisfaction of, the County Planning Authority before any other work is undertaken.
7. No equipment or vehicles, other than those required to form the crossing, access road and turning space hereinafter referred to, shall be brought on to the site until:
 - (a) The crossing between the boundary of the site and the adjoining carriageway has been constructed to a specification to be agreed with the County Planning Authority.
 - (b) The access road serving the development has been constructed surfaced and drained to the satisfaction of the County Planning Authority.
 - (c) Provision for the turning, unloading and parking of vehicles has been made within the curtilage of the site as agreed with the County Planning Authority.

PTO

Date 23rd September, 1985.

Signed

E. H. Goldworth

County Secretary

CONTINUATION SHEET

CONDITIONS (CONTINUED)

8. The access to the site shall be designed, laid out and constructed with kerb radii, width and sightlines in all respects to the satisfaction of the County Planning Authority.
9. The gradient of the access shall not be steeper than 1 in 30 for a distance of 20 metres from the nearside edge of the existing public carriageway.
10. Provision shall be made within the site to the satisfaction of the County Planning Authority to prevent water discharging onto the public highway.
11. (i) The proposed access shall not exceed 7 metres in width and shall be laid out to provide visibility splays on each side of the access to the satisfaction of the County Planning Authority. These splays shall be defined by:-
 - (a) A line 4.5 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of the A29 road.
 - (b) Lines 90 metres long on each side of the access, measured along the nearer edge of the carriageway of the A29 road from their intersection with the centre line of the proposed access.
 - (c) The straight lines joining the termination of the above lines.

(ii) The above mentioned splay areas shall be provided before any other work on the site is commenced and shall thereafter remain free from any obstructions to visibility in excess of 0.6 metres above the level of the adjoining carriageway.
12. Before commencement of the erection of the drilling rig on the drilling site the first 150 metres of the site access road commencing at the carriageway edge of the A29 road shall have been constructed to a minimum width of 7.0 metres. Also passing bays shall have been provided on the access road at the positions shown on plan AR4-2-1 that accompanied the application and additionally in the vicinity of the position marked A-A on that plan. Such laybys shall be of a minimum width of 6.5 metres inclusive of the carriageway of the access road and of 25 metres in length. At the drilling site entrance adjacent to the security hut, a road width to provide a turning space of a minimum of 8.5 metres shall have been provided and shall be maintained free of obstructions or parked vehicles throughout the drilling and testing period.
13. The existing public rights of way adjacent to the site shall remain undisturbed unless legally stopped up or diverted prior to the commencement of the development hereby approved. The presence of the public rights of way shall be indicated by warning notices in positions and of a wording, size and design to be agreed in writing with the County Planning Authority prior to the commencement of the works and thereafter maintained in a satisfactory condition until the County Planning Authority agrees in writing that they are no longer required.

Date 23rd September, 1985.

Signed



PTO

WEST SUSSEX COUNTY COUNCIL

BN/10/85 & AL/65/E
Application No.

CONTINUATION SHEET

CONDITIONS (CONTINUED)

14. At no time shall any building or site construction material be stacked or stored on any road, footpath or the access road to the site in such a manner that access by vehicles or pedestrians is impeded.
15. No access or egress shall be obtained over the length of the Southern Water Authority Sewage Works access road extending from the A29 road to a point 160 metres eastward of that junction for the purposes of site and access road construction or the servicing of the drilling site other than in an emergency situation. Signs, to a design and wording to be agreed with the Minerals Planning Authority, shall be erected to indicate this prohibition prior to the commencement of the works hereby permitted.
16. No vehicles shall leave the site in such condition that earth and mud adheres to the wheels in a quantity which may introduce a hazard or nuisance on the road system of the area.
17. Except in the case of emergency, no commercial vehicles shall enter or leave the site except between the hours of 0730-1800 on Monday to Friday or 0730-1300 on Saturday.
18. The exploration for the testing of hydrocarbons and subsequent restoration hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plans contained in the application and with such details as are subsequently agreed by the County Planning Authority and no variations or omissions shall take place without the prior agreement in writing of the County Planning Authority.
19. No gas flaring shall be carried out at the site before details of procedures and methods have been submitted to and approved by the County Planning Authority. Such approval and the conditions attached thereto shall be deemed to be incorporated into this permission as though set out on this notice.
20. The development shall not be commenced until full details of the method and place of disposal of surplus excavated material, slurries, debris, mud and water resulting from the drilling have been submitted to and approved by the County Planning Authority.
21. All measures described in Report 2749/B accompanying the application to reduce sound emissions shall be applied to and maintained in good effective order on all machines and other noise sources on the drilling site throughout the period of operations. The rig to be used for the drilling of the proposed well shall be silenced at least to a standard equivalent to the Kenting 34E rig described in the information supporting the application. If so required by the County Planning Authority tests shall be carried out in order to demonstrate that the rig does conform to the above mentioned description and in such circumstances the County Planning Authority may instruct that, except for carrying out testing of noise levels, all drilling shall cease until measures have been taken to silence the rig to that standard.

PTO

Date23rd September, 1985.....

Signed

E. H. Holdsworth

County Secretary.

WEST SUSSEX COUNTY COUNCIL

Application No. .BN/10/85. & AL/65/

CONTINUATION SHEET

CONDITIONS (CONTINUED)

22. Any departure from the noise reduction procedures described in the supporting information shall not be carried out without prior consultation with and the written agreement of the County Planning Authority.
23. The Company shall make every endeavour not to withdraw and replace the drilling string between the hours of 2200 and 0700 other than in the case of emergency. In the event of failure to comply with this request a written explanation of the reasons for that failure shall be prepared by the engineer in charge of drilling at the time within 24 hours of the occurrence and sent to the County Planning Authority without delay.
24. In the event of a hydrocarbon find, subsequent testing shall take place only in accordance with a scheme to be submitted to and approved beforehand in writing by the County Planning Authority. The scheme shall specify the nature of the work, details of any equipment and structures required, their siting and means of noise control. The duration of testing shall not exceed six months unless otherwise agreed in writing by the County Planning Authority.
25. Fire precautions and fire fighting equipment shall be maintained at the site to the satisfaction of the County Planning Authority throughout the operations hereby authorised. In considering compliance with this condition the County Planning Authority will refer to the schedule of requirements of the County Fire Officer, a copy of which is attached to this permission.
26. No tank, container or other receptacle placed on the site in order to contain oil, fuel or any other potentially polluting fluid shall be used unless it is surrounded by a bund or overspill catchment capable of containing 110% of the volume of the storage unit.
27. No liquid waste or trade effluent shall be discharged from the site into any drain or watercourse without the written consent of the Southern Water Authority.
28. This permission shall enure solely for the benefit of CARLESS EXPLORATION LTD. and no other company or individual.
29. A copy of this decision notice, submitted and approved plans, and the submitted supporting information provided with the application shall be kept at the site office and terms and contents of all documents made known to supervisory staff on the site.

REASONS FOR CONDITIONS

1. To comply with Section 41 of the Town and Country Planning Act 1971.
2. To ensure the restoration of the site to a safe and satisfactory condition on the completion of the testing works which are a temporary activity.

PTO

Date 23rd September, 1985.

Signed

E. H. Holdworth

County Secretary

WEST SUSSEX COUNTY COUNCIL

Application No. BN/10/85 & AL/65/1

CONTINUATION SHEET

REASONS FOR CONDITIONS (Continued)

3. To ensure the satisfactory restoration of the site to agricultural use.
- 4, 18, 19, 24. To enable the County Planning Authority to exercise control over the detailed development of the site in the interests of the amenities of the area.
- 5, 17, 21, 22, 23. In the interests of the amenities of the area.
- 6 - 11 inclusive, 15, 16. In the interests of highway safety.
12. In the interests of highway safety and to provide adequate access to the site in the event of an emergency.
13. To safeguard the rights of the public.
14. To ensure that satisfactory access is available to the site at all times.
20. To ensure the satisfactory disposal of waste materials arising from the exploration and testing works.
25. To maintain a high standard of precautions against fire.
- 26, 27. To ensure adequate precautions are taken to avoid pollution of the nearby watercourses.
28. To enable the County Planning Authority to review the special circumstances under which this permission is granted in the event of a change of operator.
29. To ensure all persons involved in the development are conversant with the terms of this permission.

Date 23rd September, 1985.

Signed

County Secretary.

APPENDIX TWO

SPECIFICATION OF WORKS

APPENDIX 2

SPECIFICATION OF WORKS: SITE CLEARANCE AND SOILS REPLACEMENT

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1.0

DESCRIPTION OF THE WORKS

The reinstatement of the Wellsite will be in accordance with this specification and Contract Drawings and Bills of Quantities supplied to the Contractor by the Engineer.

Works include reinstatement of the Wellsite including the removal of fencing and gates, stone fill and concrete structures. Earthworks include re-grading of subsoil and dressing with topsoil.

2.0 PRECAUTIONARY MEASURES

2.1 Access Roads

All on and off site roads to be kept in clean order to the satisfaction of the Engineer throughout contract period.

2.2 Protection of Works to be Retained

The Contractor shall ensure that all parts of existing work that are to be retained are not damaged in any way. Any structures that have to be removed close to an item to be retained shall be cut away and stripped out with care, reducing the amount of making good to a minimum. Any damage that occurs to structures or items to be retained or re-covered for re-use on the site shall be made good by the contractor.

2.3 Removal of Site Debris and Waste Materials

The Contractor shall be responsible for ensuring that all waste material removed from site shall be carted to a tip facility appropriately licenced under the Control of Pollution Act (1974), where applicable.

The Contractor shall also be responsible for the clearance of general litter and debris from the area surrounding the site.

3.0 SITE CLEARANCE

3.1 Removal of Waste Water

Prior to any other operations being carried out on site, the Contractor shall extract all the waste water that currently lies in the PVC lined ditches, mud pit, cellars and the cesspit. All waste water shall be carted off to disposal facilities licenced for these purposes under the Control of Pollution Act (1974).

3.2 Removal of Site Drainage System

Following extraction of waste water the Contractor shall remove the PVC liner from the sides and bottom of the existing site ditches and mudpit. All liner material shall be collected up and removed from site to a licenced tip.

Break out and remove any site foul drainage system leading up to the septic tank.

Remove and clear away septic tank.

3.3 Removal of Hard-Surfacing

The Contractor shall break out and remove the hardcore and Terram matting making up the car park, site hut areas and water storage area.

The Contractor shall break out the hardcore filling and Terram matting making up the drilling platform area.

Drainage pipes, water supply valves, temporary fences around the mudpit and sumps and other extraneous debris associated with the hardstanding areas shall be removed.

The Contractor shall remove the lower depths of hardcore and Terram matting by means of a flat-bladed grader or bucket so as to avoid mixing the stone with the subsoil.

3.4 Removal of Cellars

The walls of the cellars shall be broken up and removed from site to a minimum depth of 1800mm below finished ground level. Remove angle iron ledge supports.

3.5 Recovery of Gates

Carefully remove gates and posts and re-fix to original positions as indicated.

3.6 Removal of Water Supply

Dismantle and remove from site the two 47,500 gallon water storage tanks. Remove sand bed, concrete bases and the hardcore with Terram underlay.

3.7 Removal of Signs

All temporary road signs shall be removed, when all other works are complete.

4.0 DRAINAGE WORKS

4.1 Filling in of Ditches

The Contractor shall fill in the existing boundary ditches of the site with subsoil taken from the storage mounds on site, and shall compact the fill as directed by the Engineer.

The cellar, mudpit and septic tank voids shall be filled with stone underlay, blinded with "Terram" and topped with subsoil all as contract drawing.

5.0

EARTHWORKS

5.1

Regrading of Subsoil Material

Following removal of all hardcore, PVC liners and extraneous site debris the Contractor shall spread the subsoil lying in mounds on site. Subsoil shall be regraded and compacted in 300mm layers, the Contractor paying particular attention to compaction in the areas previously occupied by the cellars, mudpit and site ditches. Regrading shall only take place when the soil is dry and friable and not likely to be compacted or smeared by the operation of machinery.

All subsoil material shall be regraded to a depth just below the finished levels shown on the Contract Drawing unless otherwise specified. Where finished levels are not given, the levels of the subsoil material shall be such that the finished surface will be a smooth, even fall between the finished levels on the boundary of the area.

Whilst spreading and regrading the subsoil the Contractor shall avoid excessive compaction and loss of material. Should excess subsoil be available it shall be used at the discretion of the Engineer in areas that would benefit from a raising of the levels.

5.2

Subsoil Cultivation

Following regrading of the subsoil the Contractor shall deep-tine cultivate the subsoil over the whole site, including the subsoil and topsoil areas. The ground shall be worked using an approved tractor-drawn or mounted deep-tine cultivator to a depth of no less than 600mm and at centres of not more than 500mm.

Deep-tine cultivation shall only commence when the soil is dry and friable and not likely to be compacted or smeared by the operation of machinery. The direction of drag of the subsoiler shall be agreed on site with the Engineer.

5.3

Replacement and Grading of Topsoil and Importation

The Contractor shall spread the topsoil from the existing stockpile to finished levels, as shown on the Contract Drawing. Regrading shall be carried out by approved methods so that there is an even depth of topsoil over the regraded subsoil.

All topsoiled areas shall be finely graded with a light blade grader to bring them to a uniform and even grade at the correct finished levels and to remove all minor hollows and ridges. Grading shall only be carried out when the soil is dry and friable and not likely to be compacted or smeared by the operation of machinery.

Where finished levels are not given, the levels shall be such that the finished surface will be a smooth, even fall between the boundaries of the area. Any area unduly compacted during the work of grading shall be loosened by tine cultivation to sufficient depth to ensure that the compacted layer is efficiently broken up. The use of heavy rollers to roll out mounds will not be permitted.

Topsoil Cultivation

All topsoil within the site boundaries, whether replaced or existing insitu, shall be brought to condition by rotovating to a minimum depth of 150mm. Following rotovation the site shall be drag or chain harrowed to remove all vegetable matter brought to the surface during any of the above operations. This shall be removed along with any extraneous material, debris and stones exceeding 50mm ring, loaded up and carted to the licenced tip. The finished surface shall be clear of vegetation and debris and of a suitable fine tilth for seeding.