

Proposed Residential Development
on
land east of Kings Way, Burgess Hill, West Sussex.

The Construction Environmental Management Plan

Persimmon Homes Ltd

Version 2, April 2015

1. Introduction

- 1.1 Outline planning permission for residential and mixed use development on land east of Kings Way, Burgess Hill under planning application reference 12/01532/OUT.
- 1.2 Outline planning condition 5 requires the developer to submit and have approved by the Council a Construction Method Statement: the phased programme of construction works; the means of access and road routing for all construction traffic associated with the development; details of a scheme for monitoring noise, dust and vibration, details of wheel washing facilities; construction work including delivery times; details of a means of suppressing dust; details of all external lighting; details of areas for the loading, unloading, parking and turning of vehicles; details of the areas to be used for the storage of plant and materials; details of the temporary construction site enclosure; details of any construction accesses; details of appropriate public consultation; and details of a scheme to protect residential properties from noise. This document provides the above information, along with Plans A1 and Compound/STD.
- 1.3 All contractors and sub-contractors working on site are required to comply with the measures specified in this Management Plan.

2. Working Hours

- 2.1 To minimise the disturbance to local residents, the operation of plant or machinery and the acceptance of deliveries will not take place outside of the following hours:

Monday to Fridays 0800hrs and 1800hrs

Saturday 0900hrs and 1300hrs

and shall not be carried out at any time on Sundays or Public Holidays

- 2.2 There will be no continuous 24 hour activities except in an emergency or on any Sunday or Bank Holiday working, unless agreed in advance with Mid Sussex District Council.
- 2.3 The starting and warming up of engines/equipment outside the working hours (as detailed in point 2.1) will not be allowed.

3. Site Organisation

- 3.1 The location of the site compound for all contractors working at the site is shown on the attached plan. It will remain in its current form and layout for the duration of the new proposed development works until such times as out of necessity, a new location is required to facilitate completion of the development. It will continue to be kept secure at all times and will be maintained in as clean and orderly fashion as possible. A layout of the site compound has also been provided.

- 3.2 The site compound will continue to be lit outside working hours by 4 halogen lights that will be set on timers and PIR for intruder purposes only. The lights will be purely for the purposes of site safety and security.
- 3.3 Lighting will, as at present, be located and directed with cowls where necessary to prevent intrusive light spillage directed in the first instance toward existing and future residential properties to the west and south.
- 3.4 As far as is reasonably practicable the visual intrusion of the construction site on nearby residents will be contained and limited.
- 3.5 Any security cameras will be located and directed so that they do not intrude into nearby residential properties.
- 3.6 Temporary office building for supervisory staff, welfare facilities and secure storage units will remain in position within the construction compound.

4. Protective Fencing

- 4.1 Protective fencing, other than hedgerow protection fencing referred to at Section of the Plan, will be erected around all construction areas prior to site work commencing and subsequently be maintained in good condition.
- 4.2 The fencing will be removed and/or relocated to a new position only when safe to do so.

5. Noise and Vibration

- 5.1 Noise and vibration mitigation measures have been set out within the Environmental Statement (April 2012) and the following mitigation measures will be implemented.
- 5.2 Screens/hoardings will be retained around the site compound to mitigate noise levels where practicable.
- 5.3 All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded.
- 5.4 All materials will be handled, stored and used in a manner that minimises noise.
- 5.5 Plant and equipment will be shut down when not in use. Engine compartments will be closed when equipment is in use.
- 5.6 Semi-static equipment will be sited as far away as reasonably practicable from residential dwellings.
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- 5.8 Should piling on site be required it will be in accordance with the engineers designs and calculations and carried out in accordance with current regulations.
- 5.9 All complaints received about noise or vibration will be investigated immediately and where necessary, work practices will be modified.
- 5.10 Site policy for this site dictates that radios/stereos are not allowed externally and radios/stereos are only allowed inside when the building is enclosed.

6. Traffic Management and Public Access

- 6.1 All construction traffic will approach and leave the site via the access onto Kings Way at the west of the site.
- 6.2 All heavy goods vehicles associated with the development will be advised that they should approach the site entrance from the south and should leave the site by turning left at the entrance heading south on Kings Way.
- 6.3 HGV movements and other deliveries to the site will be restricted as far as reasonably possible to as to avoid peak traffic flow periods (i.e. 0800-0900 and 1700-1800).
- 6.4 Car sharing will be encouraged amongst the workforce in order to minimise traffic movements.
- 6.5 Current car parking for construction workers will be retained adjacent to the contractors compound as shown on the accompanying plan. No car parking will be allowed in or around the current development.
- 6.6 All deliveries will be organised by the Site Manager meaning they are able to ensure there is sufficient space on site to take a delivery. In addition, the Site Manager is able to co-ordinate the delivery time to make sure adequate staff are onsite at the delivery time.

7. Movement Storage and Treatment of Bulk Materials and Spoil

- 7.1 Construction materials and spoil will be stored in accordance with a health and safety plan.
- 7.2 The spoil that is generated from the development proposals will be re-used on site wherever possible. Any contaminated spoil will be removed and taken to an appropriately licensed landfill for disposal.
- 7.3 Subsoil and topsoil will be separated and stored correctly for use after construction. Subsoil will not be compacted, disturbed or drained which could cause problems with its subsequent use.

8. Dust and Odour Control

- 8.1 Best practicable means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.
- 8.2 Areas of hard standing associated with the development will be constructed as soon as possible.
- 8.3 All plant and equipment will be checked prior to use to ensure that it is in good working order and repair, and conforms to manufacturers or statutory emissions standards. Any defective items of plant shall not be used.
- 8.4 All processing plant and vehicles carrying loose aggregate and workings will be covered or shielded to reduce/avoid dust emissions.
- 8.5 In periods of dry weather and where practicable, all soil stockpiles and surfaces will be dampened down with water to reduce dust emissions.
- 8.6 Where practicable, material stockpiles will be located away from the site boundary.
- 8.7 All earthworks will be sealed or re-planted as early as practicable to minimise dust.
- 8.8 Where practicable, on site aggregate handling will be carried out in enclosed areas.
- 8.9 No materials will be burnt on site.
- 8.10 Proper consideration will be given to wind conditions and the location of sensitive receptors such as those dwellings beyond the development sites western boundary when activities are likely to emit dust, aerosols, fumes or odours.
- 8.11 Site toilets will be located well away from sensitive receptors.
- 8.12 A programme will be established for off-site road sweeping/washing where required and all traffic exiting the site will be subject to systematic wheel washing.
- 8.13 A speed limit of 10mph will be imposed on all construction vehicles at the site.
- 8.14 Visual inspections of areas contiguous to the development site, with particular reference to sensitive locations will be undertaken as a routine on a weekly basis and are recorded within the weekly Site Manager Report. Dust deposition checks will be used to inform any remedial measures that need to be employed at the site.
- 8.15 Entrance highway condition will be addressed by vacuum road brush cleaning on a minimum of a daily basis or as necessary. Use of a jet wash

within the site to help clean vehicles before joining the public highway will be used as conditions dictate.

8.16 Any identified recurring generators of dust will be replaced or improved.

9 Storage of Fuels and Oils and Other Hazardous Materials

9.1 Special care will be taken during deliveries, particularly when fuels and hazardous materials are involved. Deliveries will be supervised at all times, tanks and containers will be labelled with the nature and volume of their contents and the content levels will be checked prior to delivery to prevent overfilling.

9.2 Loading and unloading delivery areas will be clearly marked and isolated from the surface water drainage system and/or bare ground. Raised kerb surrounds may be needed, with drainage to the foul sewer when possible. Delivery pipes will be fitted with automatic cut-off valves to prevent overfilling.

9.3 Vandalism and theft are frequent causes of pollution. Lockable valves are fitted on all storage tanks/containers, fences will remain secured and gates kept locked. Where possible, materials will be stored under cover and potential pollutants will be transferred into safe storage without delay.

9.4 A notice will remain displayed stating that valves and trigger guns must be locked when not in use.

9.5 Any oil storage tank and oil stored in drums will continue to be sited on an impervious base within an oil-tight bund with no drainage outlet. All fill pipes, draw pipes and sight gauges will continue to be enclosed within the bund, and the tank vent pipe will be directed downwards into it. The base and bund walls will as at present be impermeable to the material sited and be 110% of the capacity of the largest tank in the bund. The bund is suitable for its purpose, checked daily and there are spillage kits onsite should an accident occur.

9.6 Storage of oil tanks/drums at or above roof level will be avoided.

9.7 Any oil pipelines to be installed at the site will be situated in an accessible position above the ground where possible. Underground oil storage tanks and pipelines have to be laid underground, it will be placed in a protective sleeve or duct with open grating covers for inspection purposes.

9.8 Leaking or empty oil drums will be removed from the site immediately and disposed of via a licensed waste disposal contractor.

9.9 Bowsers will be stored within the site security compound when not in use.

9.10 Before any tank is moved or perforated at the end of a contract, all contents and residues will be emptied by a competent operator for safe disposal.

- 9.11 Mobile plant will be refuelled in a designated area, on an impermeable surface, away from any drains or bare ground. A spill kit will be kept in close proximity. Vehicles will never be left unattended during refuelling and valves will not be jammed open. Hoses and valves will be checked regularly for signs of wear and these will be turned off and securely locked when not in use. Diesel pumps and similar equipment will remain on drip trays to collect minor spillages. The drip trays will be checked regularly and any accumulated oil removed for disposal.
- 9.12 Correct facilities are provided for storage and disposal of paint and liquid wastes.
- 9.13 Equipment and plant such as tanks, bunds, pipe work and drains will be checked and maintained on a regular basis. Any corrective work necessary will be carried out as soon as possible.
- 9.14 The use of pesticides and herbicides will follow guidance outlined in the Environment Agency's Pollution Prevention Guidelines (PPGs).
- 9.15 A register of hazardous material with associated handling and disposal methods (i.e. beyond the COSHH mandatory register for health and safety) will be kept on site at all times.
- 9.16 The quantity of hazardous materials on-site will be minimised. All hazardous materials will be stored on site in accordance with a health and safety plan.

10. Water and Ground Conditions

- 10.1 Where possible waste materials will, in the following order of preference, be reduced, re-used, recycled and disposed of.
- 10.2 Attempts will be made to avoid the over-specification of materials, thereby reducing wastage. Pre-fabrication, which minimises material use and waste through controlled off-site processes and where there is a high level of quality control in a factory environment, also reduces failure and increases component durability/lifetime with associated environmental benefits, will be sought wherever possible.
- 10.3 Any ground contamination by spillage of fuel oils and hydraulic oils during construction will be excavated and removed to an appropriately licensed waste disposal site.
- 10.4 The site is regarded as free from contamination. However, if during site preparation/construction activities, contaminants are identified, analysis will be undertaken to ascertain the nature of the contaminants and steps taken to remediate the ground and remove the contaminants. Removal will then be undertaken by a licensed contractor and the contaminants deposited in an appropriately licensed landfill.

- 10.5 Construction work will take place in such a way as to prevent, contain or limit, as far as reasonable practicable, any adverse impacts arising from the presence of contaminated land or material discovered during construction activities.
- 10.6 All waste materials will be segregated on site.
- 10.7 Separate skips will be used so that wastes can be segregated for recycling and to prevent cross contamination. Used containers (especially if they contain hazardous materials/liquids) may need special handling and the manufacturers instructions will be followed.
- 10.8 Skips will be covered to prevent dust and litter being blown about and rainwater accumulation. They will be regularly inspected and replaced when full.
- 10.9 All waste will be stored in designated areas, isolated from surface drains and bunded to contain any spillages. Rubbish compactors will be covered to prevent the build up of contaminated rain water and drained to a tank/the foul sewer to prevent pollution liquid entering the ground/surface water drains.
- 10.10 If plant/equipment maintenance is carried out on site, used oil will be stored in a bunded area for collection. Oil and fuel filters will be stored in a designated bin in a bunded area for separate collection and recycling.
- 10.11 In order to comply with the Duty of Care regulations the contractor(s) appointed to remove the waste from the site will be registered with the Environment Agency. A written description of the waste will be given to the contractor(s). Where there is hazardous waste for disposal, a more rigorous consignment note system will be followed.
- 10.12 All contractors will comply with all relevant waste regulations including: carriers registration of waste contractors, disposal of licensed facilities, Duty of Care waste transfer notes, waste exemption registration (if applicable) and special waste consignments notes (if applicable).
- 10.13 Where possible, waste materials will be disposed of at sites closest to the development site in order to minimise transport impacts.

11. Hedgerow Protection and Ecology

- 11.1 The ecology/hedgerows will be retained and protected in accordance with the approved drawings. Any protective fencing will remain in position throughout the duration of the works in the relevant phase.
- 11.2 Any remedial or protective work on site and adjacent to construction activity will be carried out by suitably trained and qualified personnel using recognised methods in accordance with the latest guidance.

12. Dealing with Emergencies

- 12.1 A site incident response/emergency plan will define the procedures for dealing with events such as spillages of oil/chemicals and leaking containers. All staff and contractors working at the site will be made aware of the site incident response/emergency plan and will know how to deal within an incident. Training exercises will be undertaken as necessary.
- 12.2 An up to date drainage plan will be maintained and all contractors will be made familiar with the drainage systems, any potential hazards (in particular, how to deal with fire-water runoff) and action to take in an emergency. The plan and other necessary information will be displayed in the site office.
- 12.3 A variety of products/materials will be kept on site for use in the event of a spillage/leakage (e.g.) sand and/or earth bags, proprietary absorbents in the form of granules, sheets pillows or loose powder, leak sealing devices such as pad, clamp or putty and drain seals). The materials will be well maintained, strategically placed at accessible locations and clearly marked with durable notices explaining their uses.
- 12.4 In the event of a major spillage, the Environmental Agency would be notified.
- 12.5 Any ground contaminant by a spillage/leakage of fuel oils/hydraulic oils during construction will be excavated and removed to an appropriately licensed waste disposal site.
- 12.6 Any items used for the clear up of spillage will be disposed of in a similarly appropriate manner.
- 12.7 Health and safety controls will be established in accordance with relevant health and safety procedures including arrangements for the possibility that unforeseen contamination/pollution may be may be encountered during the construction phase.
- 12.8 Personal protective equipment (PPE) will be worn by all construction personnel including, where necessary, hard hats, high visibility clothing and protective footwear.

13 Communication with Local Authority and Local Residents

- 13.1 The Council will be notified of the Developer's intention to commence the development, in accordance with the operative Section 106 Agreement.
- 13.2 On going liaison will be maintained Mid Sussex District Council during the construction period.

13.3 At an appropriate location along the frontage of the site a contact name, telephone number and address for information or complaint purposes will be displayed.

14. General

14.1 All contractors will be made aware of their responsibilities and informed of the ways in which their actions can cause pollution and generate waste and how these can be prevented. They will also be encouraged not to use excessive resources such as water or energy.

14.2 Construction plant/equipment and vehicles will be maintained in order to minimise emissions and maximise fuel efficiency. Hazard warnings will be attached to plant/equipment as necessary.

14.3 Construction work will be carried out so that, as far as reasonably practicable, disturbance to the environment is contained within defined limits and site restoration proposals are implemented in a timely fashion.

14.4 The measures set out in this Plan will be adhered to except where there is demonstrable conflict with safety issues.

14.5 The controls specified within this Construction Environment Management Plan are enforced by the Site Manager and have been sent a copy of this report. The controls are implemented by the Site Manager at toolbox talks and monitored during monthly Health and Safety Reviews.