

Land at Kingsland Laines, Reeds Lane/London Road, Sayers Common, Hassocks

# Construction Environmental Management Plan

LINDEN HOMES SOUTH EAST

Land at Kingsland Laines, Reeds Lane/London Road,  
Sayers Common, Hassocks

### Revision Schedule

11<sup>th</sup> June 2019

Rev:	Date:	Details:	Prepared by:	Reviewed by:	Approval by:
01	11/06/2019	First draft	Matt Shelley		
02	14/10/19	Revision 1	Matt Shelley		
03	06/01/2019	Revision 2	Steffan Pederson		

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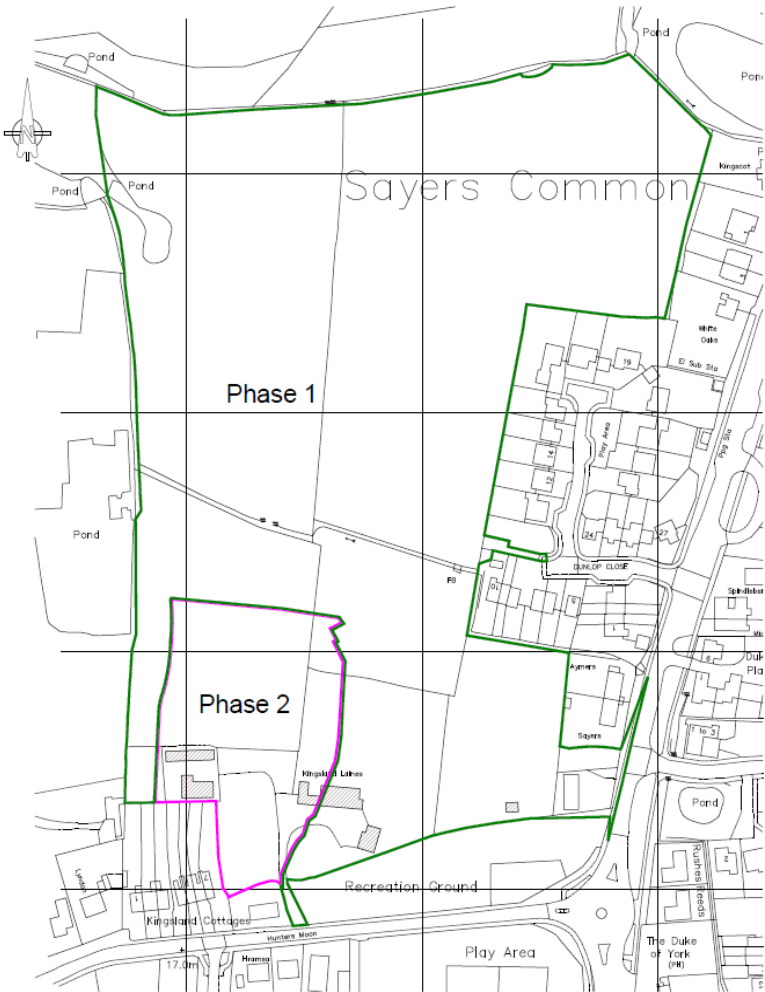
# 1.0 Introduction

## 1.1 Background

The site was previously used as agricultural land. The site has a gross acreage of 14.79 and (8.22 acres' net).

The site has the benefit of an outline planning consent and signed S106 agreement for 120 units, a care home, two retail units and a community centre. The permission dictates a 30% affordable housing provision. The RM application for phase 1 only, which is for 120 residential units, was submitted in March with validation awaited. For the RM application, the care home, community centre and retail units has been shaded out and titled Phase 2. All the planning application reports have been thoroughly reviewed by the whole team.

Fig. 1.1



## 1.2 Purpose

1.2.1 The purpose of this CEMP report is to set out the proposed methods that will be adopted to safely manage construction related activities which will be undertaken as part of the redevelopment.

1.2.2 The overarching aim is to provide a safe environment for the site workforce and the surrounding neighbouring community throughout the life span of the construction period.

1.2.3 *Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of: hours of construction working; measures to control noise affecting nearby residents; wheel cleaning/chassis cleaning facilities; dust control measures; pollution incident control and site contact details in case of complaints. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.*

1.2.4 The CEMP therefore has the following objectives, to:

- Provide details of the CEMP to be applied to provide a safe environment for traffic, road users, pedestrians, cyclists and construction staff
- Ensure that impacts on road users are managed and mitigated
- Ensure that appropriate access is maintained to neighbouring properties
- Outline how potential construction related logistics and vehicle movements will be managed

1.2.5 This document has been prepared by Linden Homes and utilises relevant currently available information regarding the proposed construction programme and site practices.

## 1.3 Structure

1.3.1 The remainder of the CEMP report is set out as follows:

- Section 2 provides information on the construction practices
- Section 3 presents details of the site access arrangements
- Section 4 summarises the construction activities, in transport terms
- Section 5 outlines the ongoing development of the CMP

## 2.0 Construction Practices

### 2.1 Site Perimeter Security

2.1.1 The boundaries will be secured with the installation of 2.4m high hoarding or weighted Heras panels to MJA design. The maintenance of the structural stability and visual appearance of the hoarding will be carried out at regular intervals. We will endeavour to install the inner site boundaries at the earliest possible opportunity and these boundary's will be temporarily secured using metal Heras style fencing in the interim period.

2.1.2 The site hoarding line will be positioned at the site boundaries, wherever possible. The gates to the entrance of the site will be positioned within the site boundary to allow vehicles to pull on to site and reduce any disruption to Reeds Lane and B2118, London Road

### 2.2 Programme and Construction Activities

2.2.1 The site works will commence after the relevant surveys have been carried out and ecological and environmental reports have been compiled and any works deemed necessary are completed.

2.2.2 The site will be broken into distinct phases. The 1<sup>st</sup> section of road and bell mouth will need to be formed before significant site activities can commence. This will provide a safe environment to base operations from. Works will be progressed in a sequential manner as **Fig 2.1**. The Oversites and associated areas of hard-standing will be provided to each home prior to superstructures being constructed as far as reasonably practical. This will provide a hard standing to work from. This approach will significantly reduce the amount of mud and detritus material being carried off site on vehicle tyres, a jet / wheel wash facility will also be provided at site entrance / exit to further mitigate this potential issue.

**Fig 2.1**



2.2.3 Site waste will be sorted and segregated into classified skips and compacted where appropriate, to reduce the number of vehicle movements which are required. Waste will be recycled wherever possible by the respective waste hauliers.

2.2.4 The project programme and associated construction activities are scheduled for commencement in January 2020 with an overall duration of approximately 36 months.

## 2.3 Good Working Practice

2.3.1 Throughout the construction phase of the development, good working practices will be adopted to manage and reduce and associated impacts upon the local community. The following will therefore be undertaken:

### Control of Noise

- Designated and supervised areas for the storage of materials, storage of plant and equipment, site accommodation, parking and loading and unloading of vehicles.
- Agreed construction methodology to minimise generation of noise, vibration and dust.
- All plant shall be switched off when not in use, or where this is not practicable, throttled down to a minimum.
- Wherever practicable, all plant and equipment shall be powered by main electricity in preference to locally powered sources such as diesel generators.
- All compressors and generators shall be 'sound reduced' models fitted with properly lined and sealed acoustic covers or enclosures, which shall remain closed whenever the machines are in use.
- All vehicles, plant and machinery used during the operations shall be fitted with effective exhaust silencers and all parts of such vehicles, plant or machinery shall be maintained in good order and repair and shall be in accordance with manufacturer's recommendations.
- Wherever practicable, rotary drills and 'busters' activated by hydraulic or electric power shall be fitted with effective mufflers or silencers of the type recommended by the manufacturers.
- Noisy plant or equipment shall be sited as far away as possible from noise sensitive receptors.
- All site personnel will be inducted before commencement on site ensuring that they are briefed of all site rules and restrictions.
- Linden Homes will ensure that neighbouring residents likely to be affected by the works are notified about the proposed works prior to commencement.



## Air Quality Management Plan / Control of Dust

- The requirements of the Control of Substances Hazardous to Health Regulations 2002 will be met using the Hierarchy of Control.
- Local dust extraction equipment will be fitted to grinding machinery and masonry and silica-based materials will be cut using water suppression / wet cut methods.
- Concrete / mortar batching will be avoided where possible. During dry weather and in the absence of any local or national water restrictions in place, water suppression / sprays will be used for the damping down of any process likely to generate airborne dust.

## Control of Run-Off / Fuel Management

- Road washing facilities, via a mechanical road brush will be used when any extensive mucking away takes place to avoid spreading mud and debris along the highway.
- All site traffic will exit the site via a wheel / jet washing facility installed at the site exit / entrance on London Road to help reduce any potential impact on the local highway network.
- All fuel for plant will be segregated and stored in double bunded fuel storage containers with the provision of a fuel spill kit. If there is any significant fuel spillage, then this will be managed by Linden Homes specialist 24-hour response cleaning contractor.
- A silt management plan has been created by RSK Environment Ltd. the document will be followed and reviewed in conjunction with site works.

## Management of Contractors

2.4.2 Individual contractors will incorporate relevant requirements in respect of environmental control, based largely on the standard of 'good working practice' as well as Statutory Requirements. Potential contractors will be required to demonstrate how they will achieve best practice, how targets will be met and how potential affects will be minimised.

2.4.3 The following will be put in place to assist the management of contractors:

- A Pre-Construction Health and Safety Management Plan setting out the construction methodology and relevant legislation, guidelines and best practice
- A Code of Construction Practice (CCP), which is intended to establish framework for the environmental aspects of the Pre-Construction Health and Safety Management Plan. This document will apply to all construction work, building site activities, cleaning and maintenance, transpiration of materials, spoil, landscaping activities, and includes both preventative and mitigation measures

- All Contractor appointments will be subject to Linden Homes Pre-Qualification Procedures (PQQ) to ensure competency

### Response to Complaints

2.4.4 Any complaints will be logged on site.

### Respectful

2.4.5 Respectful and safe standards of dress will be required always. Lewd or derogatory behaviour and language will not be tolerated and managed under Linden Homes disciplinary yellow / red card procedure. Pride in the management and appearance of the site and surrounding environment is to be shown at all times. Operatives will be instructed in dealing with the public at induction briefing.

## 3.0 Site access

3.1.1 The Site is to be accessed off of London Road, preliminary access will be gained via the existing drive in front of the garages to Sayers and Amers where will remove the existing hedges and tree line to gain access in to field behind, our ground works contractor will then form the bell mouth on to London road and then proceed installing the road into site. Once this entrance is established the site access gate will be positioned further back on to site which will allow a pull in area for deliveries to ensure London Road does not become a holding area for vehicles awaiting access onto site.



## 4.0 Construction Activities

### 4.1 Working Hours

4.1.1 The hours of operation during which construction related activities will occur, will be as follows:

- Monday to Friday - 08:00 – 18:00
- Saturday - 09:00 – 13:00
- No work will be carried out on Sundays or Bank Holidays

4.1.2 Any work operations to be undertaken outside of the hours set out above will be subject to prior arrangement with the local authority.

### 4.2 Construction Equipment and Vehicles

4.2.1 During construction, planned lifting operations will be undertaken using a Forklift and Mobile crane. These activities will include lifting Bricks, blocks, Trusses, plasterboard and similar bulk deliveries.

4.2.2 The Plant equipment will be operated by competent and licensed operatives who will provide evidence of their relevant training to the site management team.

4.2.3 Careful consideration will be maintained segregating pedestrians, plant and vehicular movements to the entire site under a Traffic Management Plan which will be prepared prior to commencement of the construction phase and reviewed throughout the construction period.

4.2.4 Several types of heavy vehicles will serve the site during the construction phase. These are expected to include the following:

- Light van: used by individual contractors, typically during the final 'fit out' of the development, typically 7.2 metres long and 2.2 metres wide
- Rigid skip Lorries: for removal of waste and spoil, typically 7.5-metre-long and 2.5m wide
- Tipper bodied rigid Lorries: for removal of waste and spoil, typically 10.2-metre-long and 2.5m wide

- Box / flatbed rigid and articulated lorries: for the delivery of plant, prefabricated modules and other construction materials, typically 16.5m long and 2.5 metres wide
- Articulated low loader: for the delivery of plant, typically 16.5-metre-long and 2.5 metres wide

### 4.3 Vehicle Routing and Management

4.3.1 All site traffic during construction will be advised of the appropriate transport routes that should be used. It will be the responsibility of the Construction Project Manager to ensure that all freight operators are informed of the location and timings for collection and deliveries from the site and that appropriate plans are provided.

4.3.2 Warning signage will be provided locally to the site entrance warning of the 'Site Entrance' and 'Construction Activities' to ensure that road users and pedestrians are aware of potential construction related vehicle movements.

4.3.3 For Heavy Goods Vehicles, a designated routing strategy will be in place which will be supported by specific construction signage as appropriate. It is proposed that vehicles will access/egress the site from London Road.

4.3.4 No deliveries are to be use Reeds lane.

4.3.5 Once sufficient site infrastructure is in place all delivery's will be directed to the haul road for off-loading into the appropriate material storage area.

4.3.6 Sufficient space will be made available on site to enable vehicles to manoeuvre in and out of the development.

4.3.7 Any interaction with the public and the public highway will be minimised by segregation and the use of trained banksman, as appropriate. The use of a banksman will ensure that:

- Vehicle manoeuvres into and out of the site, as well as along London Road are monitored and assisted
- That vehicles whenever possible do not stop at inappropriate locations on the highway causing disruption to traffic
- That all loading/unloading is undertaken on site or at a location which has been agreed with as part of the construction programme.

- There will be strict speed limits on site any company ignoring them will be asked not to return to site.

4.3.8 The above strategy should assist in minimising the impact of the development on surrounding residential roads, and Reeds Lane/London Road.

4.3.9 Linden Homes will provide a separate information briefing form for hauliers / suppliers of material as detailed in **Appendix A** which will give details for the following:

- Routes for construction vehicles
- Types of vehicles expected
- Vehicle frequency and time of arrival and departure
- Temporary traffic measures to be used during the construction period

4.3.10 Due to the locality of neighbouring residents, deliveries will be restricted to between the hours of 08:00 and 16.00 to avoid road network congestion periods. Any interaction with the public will be minimised by segregation and use of trained banks man as appropriate.

## 4.4 Delivery Booking System

4.4.1 A delivery booking system will be produced and operated by the contractors and site management, with a view to managing the following potential issues:

- Queuing of construction vehicles outside of the site
- Arrival of unscheduled deliveries
- Deliveries failing to arrive
- Ensuring that delivery vehicles are fully utilised where practicable
- Preventing vehicles from arriving early on the off chance that they can be unloaded early
- Ensuring that appropriate banks man and personnel are available for facilitate the delivery on site

4.4.2 With the above in mind, the delivery booking system will contribute towards mitigating any negative potential transport related implications associated with the construction of redevelopment on local residents.

## 4.5 Vehicle 'Muck' Control

4.5.1 As referred previously, hard standings will be installed early in the construction phase and a wheel / jet wash facility will be available on site at entrance/ exit point for use on vehicles and tyres, as well as body work if appropriate, to minimise the carriage of any spoil and mud off site onto the local road network.

4.5.2 It is expected that a road cleaner will be contracted to visit the site area once a week in order to clean the roads immediately adjacent to the site, in case any spoil or mud from the site is deposited on the local road network.

## 4.6 Workforce Traffic

4.6.1 Construction contractors will be responsible for encouraging workers to share vehicles or, if appropriate use more sustainable methods such as public transport to access the development thus keeping on street parking to a minimum. The closest main line station is Hassocks station.

4.6.2 A site car park will be provided for the construction workers. This will initially be provided in the western boundary but will need to relocate during the construction phase as work proceeds.

4.6.3 Linden Homes designated point of contact will liaise with local residents and business to ensure that any potential issues in regards to staff movements or deliveries, as well as any other issues, are identified and addressed at the earliest opportunity in order to keep impacts associated with the site to a minimum.

## 4.7 Public Engagement.

4.7.1 Public engagement – Linden Homes follow latest CDM 2015 Regulation and to ensure minimum disruption to its neighbour, public but when anything changes to normal activities, we are distributing letter drop, updating signage, notifying Local Authorities.

4.7.2 Occupiers – it all starts from sales area, home demo, handover pack which contains informant with contact details, customer service and any other question they may have, including emergency number. Linden Homes have strong customer relationship and updates its residents as when required.

4.7.3 Contact Details:

- Site Manager: Matt Shelley  
Email: [Matt.Shelley@LindenHomes.co.uk](mailto:Matt.Shelley@LindenHomes.co.uk)

Phone: 07483 342578

- Contracts Manager: Anatoliy Protas  
Email: Anatoliy.Protas@lindenhomes.co.uk  
Phone: 07702916978
- Construction Director: Tom Dalzell  
Email: tom.dalzell@lindenhomes.co.uk  
Phone: 07423524693

4.7.4 Developer & Neighbours – Meeting with the neighbours will be occurring every two months. Meetings will be hosted in a local venue suitable for the number of residents attending, Meetings will be commencing January 2020 unless otherwise agreed in writing by the LPA and a Representative from the LPA will also be invited to attend the liaison meetings.

## 5.0 Ongoing Development of the CEMP

5.1.1 This document has been prepared by Linden Homes and utilises relevant information which is currently available, regarding the anticipated construction programme and site practices.

5.1.2 It is acknowledged that the contents of this Construction Environmental Management Plan (CEMP) will need to be complied with, unless otherwise agreed with the local authority. The contractors and the project manager will therefore need to work with the local authority to review this CEMP should problems arise in relation to the construction of the development. Any future revised plan will therefore need to be approved by the local authority and complied with thereafter.

5.1.3 The principles identified in this CEMP are considered to form a robust basis and framework for ongoing development and implementation of the CEMP.

5.1.4 As such, it is envisaged that the principles described in this document will be developed in further detail as the construction methodology.

5.1.5 The CEMP may also be revised to maintain compatibility with other documents being developed such as the site-specific Health and Safety Plan. The overarching aim being to provide a safe environment for the site workforce and the surrounding residential community, throughout the duration of construction.

## Appendix A: Information for material haulier / suppliers

### Health and Safety Information & Requirements

Where loading or unloading, operations are to take place at any of our workplaces they must be carried out in such a way as to minimise the health and safety risks to any persons involved in the operation or who may be affected by the operations i.e. our employees, contractors or members of the public. Environmental risks due to spillage / dust etc should also be taken into consideration. We have provided workplace specific information to attach to our order to assist you in formulating risk assessments and safe systems of work for deliveries to our place of work.

The following requirements are to be complied with by you, or any employee / subcontractor employed by you to undertake the work on your behalf:

- Drivers must be competent to carry out all necessary tasks associated with the loading or unloading of the vehicle i.e.:
  - hold a relevant HGV licence
  - hold a certificate of training for any equipment they need to operate i.e. lorry loader CPCS Card
  - Have relevant banksman training if involved in reversing vehicles
- Drivers **must** be briefed by the supplier / haulier prior to arrival at the workplace in the safe systems of work for the unloading operations they are to carry out i.e. safe access to vehicle, work at height, fixture of slings etc.
- An unloading / loading assessment or plan **must** be provided specific to the type of materials to be delivered to the workplace and the method of unloading / loading to be carried out by the driver employed on your behalf.
- All vehicles **must** meet the legal requirements for highways i.e. axle loads, tax, insurance etc.
- All lifting equipment **must** be accompanied by its 12-monthly thorough examination certificate and all other lifting accessories have current and valid certification. (6 monthly inspections).



- Drivers **must** wear minimum PPE of high visibility vest, safety footwear, safety helmet.
- On arriving at the workplace all drivers **must** park the vehicle in a safe place and report to a member of the operations management team (unless met at the gate by security and instructed differently).
- Where repeat deliveries are carried out the Drivers **must** report to a designated person and not commence unloading / loading until authorised to do so.
- Drivers **must not** commence loading / unloading until the site-specific Delivery Checklist has been completed and agreed with a member of the operations management team.
- Drivers are responsible for the load whilst it is on the vehicle, and until fully offloaded.
- Where loading takes place on site, the lorry loader driver has the responsibility from the point at which they lift the loads from their position of rest on site to ensure the load is stacked in accordance with the vehicles capability and in accordance with the Department of Transports Code of Practice "Safety of Loads on Vehicles." (Free download at [www.dft.gov.uk](http://www.dft.gov.uk)).

Drivers failing to comply with the above requirements may be asked to leave the workplace. Any drivers putting either themselves or others at risk will be immediately stopped until suitable and sufficient actions have been taken to address any shortfalls.

For further understanding on your duties please refer to the Health and Safety Executive Guidance "Delivering Safely" available for download from:

[www.hse.gov.uk/workplacetransport/information/cooperation.htm](http://www.hse.gov.uk/workplacetransport/information/cooperation.htm)

### Workplace Information

<b>Company Name</b>	<b>Linden Homes South East</b>	<b>Date of Order</b>	TBC
<b>Contract Name</b>	<b>Land at Kingsland Laines</b>	<b>Order No.</b>	TBC
<b>Contract Address:</b>			
<b>Land at Kingsland Laines</b>			
<b>Sayers Common</b>			
<b>West Sussex</b>			
Tel No.: 077483342578		Contact Name: Matt Shelley	

<b>Access / Visitor Controls / Who to report to</b>	All deliveries to be pre-booked with the Site Manager a minimum of 24 hours before. If not booked they risk being turned away. <b>No deliveries before 08:00 or after 16:00.</b> Delivery slots are 1 hour or 2 hourly. All delivery drivers to report to the site office before off loading. All drivers must have full PPE Hard hat, Hi vis vest, steel toe cap boots. All deliveries need a banks man before reversing onto the project.
<b>Vehicle Restrictions</b>	<b>Rigid lorries only</b> , artic's by special appointment only, no wag and drags. If access is needed by the driver to the back of the lorry a means of protection must be supplied to protect falls from height. i.e. hand rail etc. If using a Hiab and lifting equipment the thorough examination certificates must be on the lorry for inspection before unloading can commence, if not the delivery will be sent away.
<b>Parking Restrictions</b>	No parking is available near the site. All deliveries to be pre-booked see above.
<b>Environment / Members of the Public</b>	
<b>Overhead Services &amp; other proximity hazards</b>	N/A
<b>Ground Conditions</b>	Good
<b>Vehicle off loading / loading facilities</b>	Forklift, Hiab, and Moffett
<b>Environmental Considerations</b>	N/A
<b>Other</b>	Please phone the site manager 1 hour before arrival.