



Construction Environmental Management Plan

Site: Hazel Close, Crawley Down
Client: Taylor Wimpey South Thames
Planning Authority: Mid Sussex District Council

Revision Status

Rev	Date	Issue Description	Prepared by	Ref
A	Sept 2019	Construction Environmental Management Plan (CEMP): Planning Condition 4 & Condition 5	Dominic Thomas	TW/HCCD/00/CEMP
B	Oct 2019	Construction Environmental Management Plan (CEMP): Planning Condition 4 & Condition 5 <i>Updated Following Comments From MSDC</i>	Dominic Thomas	TW/HCCD/00/CEMP-B
C	Apr 2020	Construction Environmental Management Plan (CEMP): Planning Condition 4 & Condition 5 <i>Updated to inc. Layout & Ecology Amendments</i>	Dominic Thomas	TW/HCCD/00/CEMP-C
D	Jun 2020	Construction Environmental Management Plan (CEMP): Planning Condition 4 & Condition 5 <i>Updated to inc. Key project dates & Ecology Amendments</i>	Dominic Thomas	TW/HCCD/00/CEMP-D

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PREAMBLE

In preparing this Construction Environmental Management Plan, the following issues have been addressed, to discharge Condition 4 and Condition 5 of the Planning Conditions specified by Mid Sussex District Council:

Planning Condition 4	Location in Document
<p>No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) has been submitted to and approved in writing by the local planning authority. Thereafter the approved CMP shall be implemented and adhered to throughout the entire construction period. The CMP shall provide details as appropriate but not necessarily be restricted to the following matters;</p>	
a) the anticipated number, frequency and types of vehicles used during construction;	Section 2.3
b) the method of access and routing of vehicles during construction;	Section 2.3
c) the parking of vehicles by site operatives and visitors;	Section 2.1.5 , 2.2.1 , 2.2.3 , 2.3
d) the loading and unloading of plant, materials and waste;	Section 2.2.1 & 2.3
e) the storage of plant and materials used in construction of the development;	Section 2.2.3 , 2.3 & 3.3
f) the erection and maintenance of security hoarding;	Section 2.1.1
g) 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);	Section 2.2.4
h) details of public engagement both prior to and during construction works, including contact details for members of the public;	Section 2.1.3
i) a scheme to minimise dust emissions from the site;	Section 3.1 & 3.2
j) proposed construction hours within the site.	Section 2.2.1
Planning Condition 5	Location in Document
<p>No development shall commence until a wildlife/habitat protection and mitigation plan, setting out the practical measures to be taken to avoid impacts during site preparation and construction phases, has been submitted to, and approved in writing by, the local planning authority.</p> <p><u>These details may be incorporated into a Construction Environmental Management Plan (CEMP).</u></p> <p>The development shall then be carried out in accordance with the approved details.</p>	<p>Section 3.5</p> <p><i>Incorporates Ecologists recommendations – reports located in Appendix One</i></p>

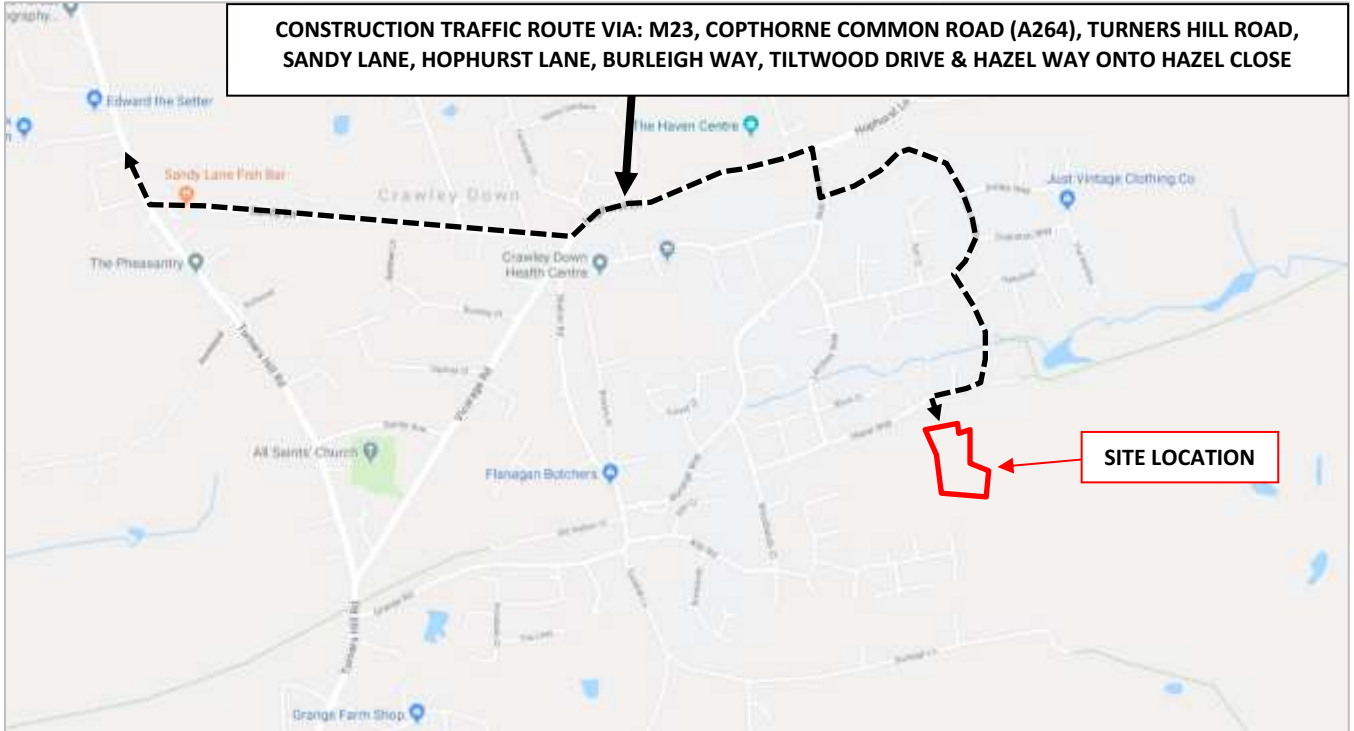
This Construction Environmental Management Plan will be strictly adhered to during the construction of the development, in the interests of residential amenity, public convenience and highway safety, including preventing inconvenient obstruction and delays to public transport and service vehicles and to emergency vehicles.

1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

The site is located off Hazel Close in the village of Crawley Down, West Sussex (Mid Sussex District), and is centred approximately on the National Grid Reference TQ 35267 37486.

This Construction Environmental Management Plan covers all works associated with the site which will be developed by Taylor Wimpey South Thames.



1.2 SCOPE OF WORKS + CONSTRUCTION PROGRAMME

1.2.1 Scope of Works

The site will be developed by Taylor Wimpey South Thames to construct 60 new residential properties, comprising 42 open market homes and 18 affordable housing units (including 1 bed maisonettes with private access) with gardens, parking and associated infrastructure including attenuation ponds and a LEAP.

The site will be developed in two phases of works, with initial works being carried out by an external Principal Contractor to be appointed by Taylor Wimpey:

- **External PC – Groundworks:**
 - Off-Site S278 Works on Hazel Close to form a new permanent entrance into the site.
 - On-Site Groundworks involving the construction of site roads, installation of new services and drainage infrastructure including geocellular attenuation tanks and a road culvert, formation of swale and attenuation ponds, construction of retaining walls up to around 2.4m and construction of housing foundations to DPC level
- **Taylor Wimpey as PC – Superstructure Phase:**
 - Following the completion of the initial Groundworks, Taylor Wimpey will take over the site for the construction of the housing superstructure (as well as any remaining groundworks necessary), fit out works, and landscaping including installation of all LEAP equipment and the construction of a timber footbridge.



EXTRACT FROM DEVELOPMENT LAYOUT
LAYOUT PROVIDED FOR INDICATIVE PURPOSES, POTENTIALLY SUBJECT TO MINOR ALTERATIONS

1.2.2 Site Description & Boundaries

The site is roughly ‘l-shaped’ and slopes downwards towards the northern boundary.

The site comprises a relatively featureless grassed field surrounded by mature trees / areas of dense woodland (Burleigh Wood & Rushetts Wood), occupied residential properties and open fields.

There is an existing pond along the eastern boundary on the edges of the area of Rushetts Wood.

There are drainage ditches along the sites eastern, southern and western boundaries. A partially collapsed wooden footbridge cross the ditch along the eastern boundary providing access to the adjacent field.



**VIEW FACING NORTHWARDS ACROSS THE SITE TOWARDS
HAZEL CLOSE**



**VIEW OF POND WITHIN RUSHETTS WOOD ALONG EASTERN
BOUNDARY**

1.2.3 Key Dates

The below dates are the dates currently proposed by Taylor Wimpey. Prior to the commencement of any works, the below dates will be agreed with Mid Sussex District Council and other relevant statutory bodies.

S278 & Groundworks Start: External PC	October 2020 (Approx.)
Superstructure Start Date: Taylor Wimpey takeover as PC	December 2020 (Groundworker’s PC contract approx. 12 weeks)
Project Completion	Summer 2022

1.3 PROJECT DIRECTORY

Duty-holders will carry out their duties as defined by the CDM Regulations 2015 to ensure that all requirements of the CDM Regulations 2015 are met.

The Client will ensure that a suitably competent Principal Designer, Principal Contractor and Design Team are appointed to oversee the project and afford all project members sufficient time to plan and mobilise their activities.

1.3.1 Key CDM Duty Holders & Project Team Members Currently Appointed

Client & Principal Designer	Company	Taylor Wimpey South Thames
	Address	Thornetts House, Challenge Court, Barnett Wood Lane, Leatherhead, Surrey, KT22 7DE
	Tel	01372 385 800
CDM Support Advisor	Company	GHPC Group Ltd
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
	Tel	01344 304 800
Principal Contractor – Superstructure Phase	Company	Taylor Wimpey South Thames
	Address	Thornetts House, Challenge Court, Barnett Wood Lane, Leatherhead, Surrey, KT22 7DE
	Tel	01372 385 800
Principal Contractor - S278 & Groundworks Phase	Company	<i>To be appointed following tender process</i>
	Address	
	Tel	
Planning Architect	Company	Cooper Baillie Limited
	Address	Connaught House, 24 Guildford Rd, Bagshot, GU19 5JN
	Tel	01276 450 039
Working Drawings Architect	Company	WADP
	Address	62 Well La, Horsell, Woking, GU21 4PS
	Tel	01483 763 028
Civil Engineer	Company	MJA Consulting
	Address	Ipsum Court, 24 The Quadrant, Abingdon Science Park, Abingdon, Oxfordshire, OX14 3YS
	Tel	01235 555 173
Structural Engineer	Company	Gurney Consulting Engineers
	Address	Hallmark House, 10-12 St Johns Rd, Woking, GU21 7SE
	Tel	01483 721721
Landscape Architect & Arboricultural Consultant	Company	Fabrik
	Address	4 Emerson St, London, SE1 9DU
	Tel	020 7620 1453
Ecologist	Company	CSA Environmental
	Address	Dixies Barns, High Street, Ashwell, Hertfordshire, SG7 5NT
	Tel	01462 743 647
Geotechnical Engineer	Company	Card Geotechnics Limited
	Address	4 Godalming Business Centre, Woolsack Way, Godalming, Surrey, GU7 1XW
	Tel	01483 310 600
Energy & Sustainability	Company	Energist
	Address	College Farm Workshops, Tetbury Rd, Cirencester, GL7 6PY
	Tel	01285 700 641



2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 SITE SECURITY + PROTECTION OF THE GENERAL PUBLIC

2.1.1 Security + Segregation

The Principal Contractor will ensure the boundaries of the site are fully secure from trespassers / members of the public / children and other site personnel as well as being completely separate from surrounding areas and operations.

Visitors will be directed (by signage at the entrance gate and by any personnel present on the locked gate) to the site office, accessed by clearly defined pedestrian routes, where they will sign in and be inducted (as appropriate for the nature of their visit) by the Site Manager, prior to being permitted on-site.

The Principal Contractor will ensure the site for which they are responsible is fully enclosed with appropriate fencing (Heras / hoarding) and controlled access gates with regular signage with the Principal Contractor's name, so the site is completely autonomous from any surrounding areas, clearly defined and separated before any works commence on-site.

All site boundaries will be monitored daily by the Site Manager to ensure any deficiencies / breaches are dealt with quickly and to ensure when the site is left at the end of each working day, security of the site boundary is robust.

2.1.2 Protection of the Public

Taylor Wimpey are fully committed to protecting members of the public from the construction risks associated with this project. As such, as part of the Construction Phase Plan developed for the project, Taylor Wimpey as Principal Contractor will be vigilant to the possibility of works areas being accessed by unauthorised persons (particularly children and teenagers who may see it as an exciting place to play) and ensure that a high standard of housekeeping practices are implemented across the site to ensure they reduce the risk of potential injury to trespassers, if they manage to gain access to the site.

All materials, plant and tools will be fully secured/supervised when not in use and particularly at the end of the working day. Material storage/compound areas will be fully secured.

2.1.3 Liaison With Public

Taylor Wimpey will adopt the principles of Mid-Sussex District Council's "*Construction Charter for Developers*" (see [Appendix One](#)).

A member of the site team will be allocated to liaise with adjacent residents to inform them of any potentially disruptive works (which may include noise, dust or temporary obstruct access), so that the works can be safely managed around the existing residents.

A notice board will be displayed outside of the site with key information for the public, including the contact telephones of the Principal Contractor (Site Manager & office number), so that the public can contact them in the event of any issues or complaints.

2.1.4 Signage

Appropriate H&S Signage will be placed around the construction site guiding traffic and pedestrian routes, giving warnings of hazards and potential dangers (such as "Danger: Keep Out" etc.) and instructing conduct within the site boundaries (such as "Do not remove security fencing" / "Appropriate PPE must be worn..." etc.). Public routes and crossings will be fully signed.

2.1.5 Inductions

The Principal Contractor's Site Manager is responsible for project induction training and will ensure each site worker receives induction training specific to the site and to the type and place of work. This will take place before the site operative commences work for the first time on site.

The induction will concentrate on the Principal Contractor's management provisions, site rules, safety provisions as well as the particular site risks involved with the project and the environmental & ecological considerations of the project. Evidence of all induction training carried out and names of personnel, who have undertaken formal induction training together with when they were inducted, will be recorded and filed on-site.

Specifically during the induction process, operatives will be informed of housekeeping matters, particularly the need to respect surrounding neighbours to the site and the need to keep noise to a minimum; particularly when entering and leaving the site. Working hours and restrictions on timing/method of deliveries will be clearly explained. Contractors working on-site employed by others (e.g. Utilities), will be inducted as all other site operatives and visitors. Information concerning their works and co-ordination / co-operation with other site operatives will be discussed and agreed with the Project Manager / Site Manager prior to commencement of their works on-site, as appropriate.

Tool Box Talks will be held by contractors and the Principal Contractor regularly (as appropriate), and these will be recorded by the Principal Contractor.



2.2 CONTROL OF ON-SITE WORKING CONDITIONS

2.2.1 Site Working Hours & Deliveries

Working hours will be restricted to 08:00 – 17:30 Mondays to Fridays and 09:00 – 13:00 Saturdays with no works permitted on Sundays or Bank Holidays. The site will be open for vehicular access only from 07:30 each working day to make sure operatives are not waiting outside the gates. **The Principal Contractor will ensure that working hours are agreed with Mid Sussex District Council prior to any works commencing on-site, and these will be strictly controlled during the works.**

No work, audible or otherwise (including site clearance and deliveries), will be undertaken outside the hours agreed.

The Principal Contractor will ensure that these working hours are communicated to all contractors & site operatives during the Site Induction and are strictly enforced throughout the works.

Where possible, deliveries will also be coordinated to avoid peak traffic hours and to avoid the opening/closing times of local schools. No deliveries will be permitted to wait outside the site outside these hours; drivers will make alternative arrangements when waiting for access to site and all suppliers will be informed of these restrictions at the point of placing the order. Deliveries will be coordinated as far as possible to reduce multiple HGVs accessing the site at the same time – due to the constrained access and routes leading to the site, Taylor Wimpey will communicate to all Contractors / suppliers that rigid wagon and drag trailers are used for deliveries rather than articulated lorries where practicable.

Taylor Wimpey will request suppliers where to deliver using rigid lorries rather than articulated lorries due to the constrained nature of the access and routes leading to the site.

All delivery traffic will be banked and guided as required on and off-site in accordance with the site Traffic Management Plan, restrictions to the driver's vision and other vehicles and plant in the vicinity.

No construction traffic or delivery vehicles will be permitted to park on any of the public roads surrounding the site for loading or unloading purposes – all parking, loading and unloading will take place in the designated site areas.

2.2.2 Control of Noise & Vibration

Construction works, by their very nature, can generate significant noise levels which can present a nuisance to the surrounding areas when works are being carried out. In recognising this, Taylor Wimpey expects all contractors to adhere to Environmental Health Requirements and current regulations.

No works will be carried out on the site outside of the allowed working hours – specified in [Section 2.2.1](#) above. All activities will be assessed for anticipated noise levels prior to works commencing, taking into account the potential for amplification of noise due to the layout of the site. Further, all plant and equipment brought to site will be well maintained and operated in accordance with the manufacturer's instructions and will comply with the [Control of Noise at Work Regulations 2005](#).

Taylor Wimpey recognise that maintaining good relationships with those living and working in the vicinity of the site is important. Identifying noise levels as a risk to the surrounding area (whether nuisance or safety) as early as possible in the process is a priority for Taylor Wimpey, to ensure that any issues can be dealt with fairly and promptly. The Site Manager will be available for contact for any interaction with the public during the works.

Methods for reducing noise levels as far as practicable by the use of attenuation materials or such like, will be specified, and remain in place for the duration of the works. Specifically, the following areas will be required of all work activities;

- Comply generally with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works.
- Noise levels from the works will be kept to a minimum
- Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance.
- Every care will be taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment.
- All plant will be switched off or reduced to idle when not in use.
- Noise producing plant will be sited as far as possible from dwellings, offices and other noise sensitive premises. Where the latter are particularly noise sensitive then a further reduction in sound emission may be required and will be achieved by the use of barriers or acoustic housings.

If piling is required for some of the units. Taylor Wimpey will use CFA (Continuous Flight Auger) piles to reduce vibration impact where possible.



2.2.3 Compound Position, Site Car Parking, Visitor Provisions, Plant and Equipment

All visitors will report to the Site Office for an appropriate induction by the Site Manager. Parking facilities will be made available for visitors to site, and clearly signposted. The site car park will be provided within the site to accommodate operatives and construction vehicles during the development of the site, to avoid obstruction of the adjoining highway and in the interests of road safety.

All large building materials will be stored within the site, within the vicinity of housing plots as they are being constructed – smaller materials and particularly any which represent a hazard to health, will be stored in the locked compound area. Waste segregation and storage areas will be provided within the compound, to be arranged in line with the provisions set-out in [Section 3.5](#).

In order to review all plant and equipment brought onto site, any machinery brought on-site by subcontractors will be notified and authorised by the Site Manager or Assistant Site Manager and recorded on the Mobile Plant Register.

2.2.4 Road Cleaning Regime

Taylor Wimpey as Client will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

The initial sections of site roads will be constructed and tarmacked to base course once the site entrance has been formed into the site, to provide a suitable hardstanding area for delivery vehicles. This will reduce the likelihood of HGV wheels becoming covered in mud, and will limit the need for wheelwashing.

When required, a wet wheelwash facility in the formed of a manned jetwasher will be positioned at the site egress point, so that any muddy vehicles can be washed down prior to leaving the site.

Taylor Wimpey, and their appointed Groundworker, will ensure a roadsweeper is available when required to ensure the site roads are kept free of mud throughout the development.

The Site Manager will regularly monitor the site roads and Hazel Close for dirt and debris, and will arrange for road sweeps when necessary – this is likely to be more frequent during Groundworks (when there are more earthworks being carried out) and during periods of inclement weather. The roadsweeper will sweep the site roads and Hazel Close in the event any mud is tracked out of the site.

Road sweepings and debris will be disposed of through the Principal Contractor's own waste management arrangements – road sweepers will either be discharged off-site, or if on-site will be discharged using appropriate methods in compliance with the [Environmental Protection Act 1990](#).

2.2.5 Welfare Provision

The Principal Contractor will provide welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015 – these facilities will be in place prior to construction works commencing. Details of the welfare facilities will be specified in the Principal Contractor's Construction Phase Plan, which will be submitted to the Principal Designer for review prior to works commencing.

Taylor Wimpey's Safety Advisor will undertake a Client Monitoring Visit in the early stages of the works to ensure that the welfare provisions specified by the Principal Contractor in the Construction Phase Plan are in place, appropriate to the numbers of personnel on-site and are being regularly cleaned & maintained.

The Principal Contractor will be required to locate welfare and compound provisions within the development site boundary and will agree all arrangements with the Client prior to commencement of works on-site, to ensure that proposals are in accordance with their intentions for the site.

All welfare provision will be provided in accordance with Taylor Wimpey's Minimum Requirements for Site Accommodation and Welfare which sets out the minimum requirements for:

- | | | |
|--------------------------|---|-----------------------|
| - Toilet Facilities | - Temporary Portable WC / Wash-stations | - Facilities for Rest |
| - Drinking Water | - General Site Accommodation | - Electrical Supplies |
| - Cleaning of Facilities | - Facilities for Changing Clothes | |

2.3 TRAFFIC MANAGEMENT STRATEGY & TRAVEL PLAN

The site will be accessed from the west via the M23, exiting onto Cophorne Common Road (A264), before turning right at the roundabout junction onto Turners Hill Road. Travelling southwards construction traffic will then turn left onto Sandy Lane, then left again adjoining Hophurst Lane, before turning right onto Burleigh Way. Construction traffic will then turn left onto Tiltwood Drive before turning left onto Hazel Way which leads to Hazel Close on the left.

Hazel Close is a narrow residential road providing access to the surrounding occupied residential properties. The sites access point is situated directly adjacent to the driveways of occupied residential properties, therefore the Principal Contractor will ensure that access is maintained for the residents at all times and manage all vehicles accessing/egressing the site through the use of banksman/traffic marshals to ensure the safety of the public/residents.

Hazel Way, Tiltwood Drive and Burleigh Way are all relatively narrow residential roads which are used by residents for parking – as these roads are fairly narrow construction traffic may have to give way to local traffic when required. Burleigh Way also serves as part of a bus route.

Hophurst Lane, Sandy Lane and Turners Hill Road are also residential roads and will be shared with local traffic accessing the surrounding houses and businesses, therefore increased levels of traffic can be expected during peak hours.

Crawley Down Village C of E School is located in the centre of Crawley Down village (approximately 515 metres from the development site), therefore increased levels of traffic can also be expected in the area during school opening/closing hours.

Details of the access routes to the site will be communicated to delivery companies at the point of placing orders, to ensure delivery traffic follows the correct route and does not impact on residents, local businesses and school.

Construction traffic will be directed to the site by road signage placed at key junctions around the area – Taylor Wimpey will agree the position of signage with the Local Highways Authority and/or Highways England prior to commencing works.

A Traffic Management Plan will be displayed at the site entrance, and in the site office and compound, clearly showing all site traffic movement, pedestrian walkways, speed limits, machinery workings zones etc.

To protect pedestrians from possible contact with vehicles, there will be designated pedestrian walkways which will be segregated from the road using 1m high red and white metal barriers. The pedestrian walkways will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

All loading and unloading from delivery vehicles and construction traffic (including building materials, finished or unfinished products, parts, crates, packing materials and waste) will take place inside the site compound only, as shown on the Traffic Management Plan.

There will be a separate designated parking area for cars. The car park will be located away from the compound where loading and unloading will take place, to separate these vehicles from HGVs.

There will be a total of around 20-25 parking spaces for cars at the site for operatives' cars and vans. To minimise vehicular movements through the residential area, and to minimise any disruption to local residents, Taylor Wimpey will encourage all site operatives to share cars and utilise public transport where possible to keep site traffic volumes to a minimum – it is expected that the majority of Construction Workers will access the site via car/vans and will do so using the same routes as all construction traffic (detailed above).

The roads outside the site will be kept clear at all times with clear access for fire appliances and emergency services.



3.0 DETAILED ENVIRONMENTAL PROVISIONS

3.1 PROTECTION OF WATER, LAND ENVIRONMENT, AIR QUALITY & POLLUTION PREVENTION

The Client, Principal Contractor, and all Contractors on this project will ensure the protection and integrity of all watercourses and drainage systems and associated flora and fauna (particularly the existing pond, and the Ancient Woodland adjacent to the east and west of the site) by preventing any surface water run-off or potential sources of contamination from reaching the pond and other watercourses / drainage systems and the areas of Ancient Woodland.

All surface water drainage from impermeable areas and roads will pass through trapped gullies prior to being discharged into any watercourse. These drains will be blocked with straw bales or terram. As appropriate, gullies will have gully guards which will be regularly inspected and replaced or cleaned as necessary, with a record kept. Gully bags will be fitted to prevent silt run off into existing drainage systems where necessary.

If silt spillage is identified, it will be treated as a priority to stop the flow and contain the spillage before it enters surface water drains or watercourses/ground. Road sweepings will be discharged safely as outlined in [Section 2.2.4](#).

Any excess sediment or silt slurries on site roads, particularly close to the site entrance/egress points will be regularly removed, which may be several times per day depending on site conditions/stage of construction (likely to be more frequent during groundworks and fill stages).

Sediment and silt slurries will be stored within the site or an agreed storage area, away from gullies, drains and surface water receptors, to prevent being passed into surface water drainage systems and gullies. It may be necessary to construct a temporary bunded area to contain the material, allowing it to dry – regular maintenance and cleaning of the bunded area would be undertaken to ensure continued capacity during wetter conditions.

To prevent polluting waters, there will be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. No pumped water will be discharged into the live drainage system without having been filtered through a silt interceptor.

To ensure air quality, Taylor Wimpey as Client and when Principal Contractor, will ensure adequate damping down and dust mitigation procedures are clearly specified within the Construction Phase Plan, and will ensure they are enforced on-site throughout the works.

These procedures will include managing loose materials (damping down / covered in windy conditions), and monitoring and recording dust levels during the site inspection process. All work areas will be well ventilated to prevent dust build up. Dust will be minimised during cutting operations of blocks etc. by ensuring use of equipment with on-tool water suppression.

To control smoke and noxious fumes, there will be no burning permitted on-site and all plant will be maintained in good working order.

Please also refer to [Section 3.2](#).

A 15m Buffer Zone will be established from the Ancient Woodland abutting the sites eastern and western boundaries (as outlined in the Wildlife Protection and Mitigation Plan prepared by CSA Environmental) prior to any works commencing.

During the construction phase Tree Protection Fencing will be installed at the edge of this 15m buffer to protect the woodland and component trees from possible damage, in line with the Tree Protection Plan (TPP) *(to be agreed with Mid Sussex District Council as part of detailed planning consent)*.

3.2 DUST SUPPRESSION & MONITORING

To ensure air quality, Taylor Wimpey and their appointed Principal Contractors will implement a dust monitoring regime adopting the main principles the Institute of Air Quality Management's [Guidance on Monitoring in the Vicinity of Demolition and Construction Sites](#).

Prior to construction commencing, as part of the site set-up, the Site Manager will carry out a risk assessment to identify the following:

- the most sensitive site boundaries (those adjacent to Hazel Close, occupied residential properties and areas of woodland) and who may be harmed or nuisanced by dust (residents, motorists and protected species)
- activities (and programme) which are likely to generate significant dust levels such as breaking out/crushing hardstanding, groundworks during dry weather, stockpile/spoil heap management and earth movements, management of haul roads
- appropriate mitigation measures to manage dust during these activities
- appropriate monitoring measures during these activities

During the construction phase, the Site Manager will review the risk assessment on a minimum monthly basis, to plan ahead for programmed works and anticipated dry or windy weather conditions, and for any changes to site boundaries (i.e. when units become occupied and new residents live opposite the site working areas). The risk assessment will be reviewed more frequently when higher dust risk activities are being carried out and when there are significant changes to the site set-up / boundaries.

The proposed mitigation measures will include:

- Constructing the initial site roads and tarmacking to base course once at an early stage in the programme, to provide a suitable hardstanding area for delivery vehicles.
- Hard surfacing long term haul routes to reduce site vehicles traversing unmade ground
- Regular damping down and sweeping of site roads to reduce dirt and mud being moved by vehicles
- on-tool water suppression during cutting operations of blocks and hardstanding
- use of mobile dust suppression units or bowsers during removal/crushing of hardstanding and during significant earth/material movements where practicable
- careful planning of stockpile/spoil heap locations to avoid "double-handling" materials and earth
- positioning of stockpiles and spoil heaps away from sensitive areas of the site i.e. residential properties (either at opposite areas of the site, or where not practicable due, a minimum of 10m from the site boundary)
- covering small material stockpiles where practicable
- seeding long-term spoil heaps of earth where practicable
- visual assessment of dust levels during high risk dust activities by the supervisors managing those operations
- visual assessment of dust levels on a daily basis by the Site Manager
- positioning of dust monitors around the site boundary adjacent to Hazel Close and any occupied properties, and recording dust levels on a minimum weekly basis (more frequent during dry/windy conditions and during higher risk dust-generating activities)

Dust and dirt will also be controlled by the road cleaning and wheel wash measures outlined in [Section 2.2.4](#)

3.3 FUEL STORAGE AND USE

Any facilities for the storage of oils, fuels or chemicals will be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound will be at least equivalent to the capacity of the tank plus 10%.

If there is multiple tankage, the compound will be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.

All filling points, vents, gauges and sight glasses will be located within the bund. The drainage system of the bund will be sealed with no discharge to any watercourse, land or underground strata. Any pipework will be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets will be detailed to discharge downwards into the bund.

Tanks will be sited in a safe area, away from manholes and surface water gullies. Tanks will be double-bunded, non-gravity diesel tanks. The Fuel tank and hose will be locked secure when not in use and the site will possess a spill control kit. A clearly defined drip control area will be introduced around the tank. Tanks and surrounds will be regularly inspected for damage, spills or leaks as part of weekly inspection.

All measures to control chemical storage, discharge and spillage will cover;

- Oil Storage tanks in excess of 200 litres
- Double Skinned (twin-walled) tanks
- Proprietary Tank Systems
- Mobile Bowers
- Security
- Dealing with Spills
- Prevention of Contamination of Rivers & Streams
- Storage and use of other chemicals (quantities less than 200L)

3.4 WASTE MANAGEMENT

As Client and as Principal Contractor, Taylor Wimpey will develop a full Site Waste Management Plan for the development and require each appointed Contractor to work within the requirements of this Plan. **All arrangements will be in line with the Taylor Wimpey's own specific waste management procedures.**

The management, handling and disposal of waste and classification of materials will be carried out in line with all current Environmental Legislation and requirements.

There will be no burning on-site (including waste, materials, undergrowth or other vegetation or refuse) throughout the course of the development (both during construction and site preparation works). This restriction is in place in order to protect the environment as well as to safeguard the amenities of occupiers of existing properties within the vicinity of the application site, and site staff.

Re-Use of Site Materials & Minerals

All inert material will be retained and re-used on site where possible, including any material cut from the ground. All plasterboard waste will be collected and returned and the majority of the remaining waste will be removed in compactable skips.

3.5 ECOLOGICAL MITIGATION

The project Ecologist (CSA Environmental) has produced the following reports to discharge Conditions 5 & 6 of the Planning Conditions specified by Mid Sussex District Council which are available for download in [Appendix One](#):

- Ecological Impact Assessment (Jun 2020 – ref: CSA/4332/01 rev B)
- Wildlife Protection and Mitigation Plan (Jun 2020 – ref: CSA/4332/02 rev B)
- Wildlife Habitat Enhancement and Management Plan (Jun 2020 – ref: CSA/4332/03 rev B)

In summary the Wildlife Protection and Mitigation Plan has set out mitigation measures for the following Important Ecological Features (IEFs):

- Habitats and Flora: ancient woodland, hedgerows and trees, the on-site pond
- Fauna: bats, badger, hedgehog (and other small mammals), nesting birds, reptiles, great crested newt (and other amphibians)

All Contractors on-site will adhere to the detailed mitigation measures outlined within the Wildlife Protection and Mitigation Plan located in [Appendix One](#), including protection of retained habitat through tree protection fencing and newt exclusion fencing, sensitive construction lighting, sensitive site clearance methods and timing, and fencing/ramps for open excavations overnight.

Details of these mitigation measures will form part of the Principal Contractors induction process to ensure that the Ecologist's recommendations are carried out in full during the Construction Phase of the project.



4.0 APPENDICES & EXISTING INFORMATION

The following surveys & reports are submitted by Taylor Wimpey separately from this CEMP, however they are available for download via Dropbox for reference: www.dropbox.com/sh/jc0m1j3ly0r8vt7/AAAg90-eOgRtGnMvNkybb9Aa?dl=0

Report/Survey	Date	Company	Reference
Ecological Impact Assessment	Jun 2020	CSA Environmental	CSA/4332/01 rev B
Wildlife Protection and Mitigation Plan	Jun 2020	CSA Environmental	CSA/4332/02 rev B
Wildlife Habitat Enhancement and Management Plan	Jun 2020	CSA Environmental	CSA/4332/03 rev B

The following document is appended directly to this document.

Report/Survey	Date	Company	Reference
Construction Charter for Developers	N/A	Mid-Sussex District Council	N/A