



Construction Environmental Management Plan

Site: Ockley Lane, Hassocks

Client: Taylor Wimpey South Thames

Planning Authority: Mid Sussex District Council

Revision Status

Rev	Date	Issue Description	Prepared by	Checked By:	Ref
A	Aug 2021	CEMP: to discharge Conditions 6 & 7– Issued for Comment	Dean Pincham AaPS Tech IOSH	Dominic Thomas CMaPS Tech IOSH	OLH/TW/CEMP
A1	Dec 2021	CEMP: to discharge Conditions 6 & 7– Amendment following comments	Dean Pincham AaPS Tech IOSH	Dominic Thomas CMaPS Tech IOSH	OLH/TW/CEMP-A1
B	Dec 2021	CEMP: to discharge Conditions 6 & 7– Amendment following comments	Dean Pincham AaPS Tech IOSH	Dominic Thomas CMaPS Tech IOSH	OLH/TW/CEMP-B
C	Dec 2021	CEMP: to discharge Conditions 6 & 7– Amendment following comments	Dean Pincham AaPS Tech IOSH	Dominic Thomas CMaPS Tech IOSH	OLH/TW/CEMP-C
D	Feb 2022	CEMP: to discharge Conditions 6 & 7– Amendment following comments	Dean Pincham AaPS Tech IOSH	Dominic Thomas CMaPS Tech IOSH	OLH/TW/CEMP-D

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PREAMBLE

This Construction Environmental Management Plan (CEMP) has been developed to discharge Conditions 6 and 7 of the Planning Conditions specified by Mid Sussex District Council on application: DM/18/4979

The above planning condition cover a mixed used development comprising 500 dwellings, as well as a primary school.

This CEMP has been developed to cover the residential development only, and covers all works associated with the construction of all 500 dwellings and associated infrastructure, drainage and landscaping. The construction of the Primary School will be procured separately, and is not covered within the CEMP. The developer of the Primary School will submit their own documents specifically covering the school parcel.

DM/18/4979: Planning Condition 6	Location in Document
No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters.	
• Anticipated number, frequency and types of vehicles used during construction	Section 2.3
• The method of access and routing of vehicles during construction	Section 2.3
• The parking of vehicles by site operatives and visitors	Section 2.3
• The loading and unloading of plant, materials and waste	Section 2.2.4 & 2.3
• The storage of plant and materials used in construction of the development	Section 2.3 & 2.1.2
• The erection and maintenance of security hoarding	Section 3.1
• 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
• Details of public engagement both prior to and during construction works	Section 2.1.3

DM/18/4979: Planning Condition 7	Location in Document
No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall address	, 3.2 & Appendix One
• control of noise and vibration from construction work, including the compacting of ground (in line with section 7.2 of the submitted Environmental Statement Technical appendix G: Noise, Dec 2018);	Section 2.2.2
• dust control measures (in line with section 7.4 of the submitted Environmental Statement Technical appendix B; Air Quality, Dec 2018);	Section 3.2
• policy for burning on site, and	Section 3.5
• Site Contact details in case of complaints.	Section 2.1.3
The approved Plan shall be adhered to throughout the construction period.	

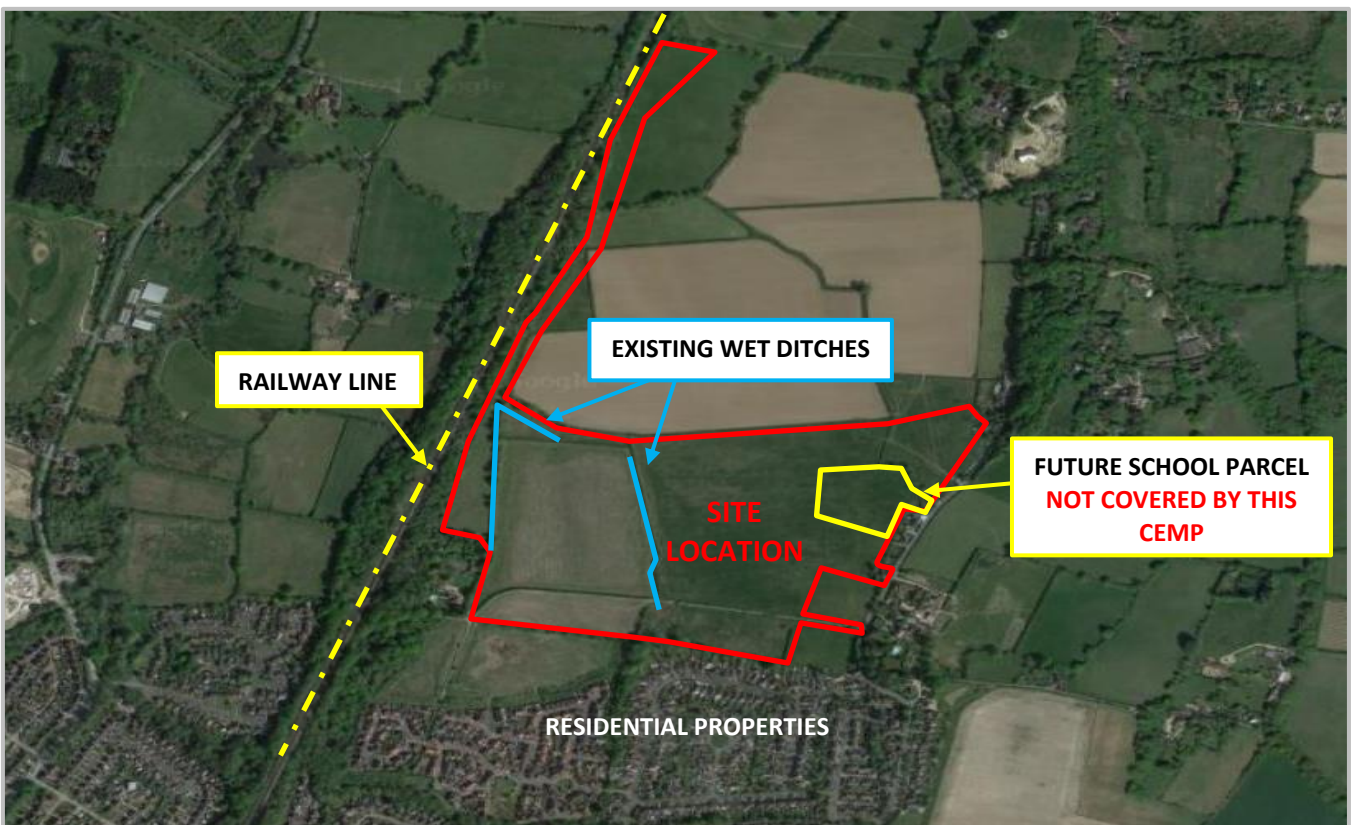
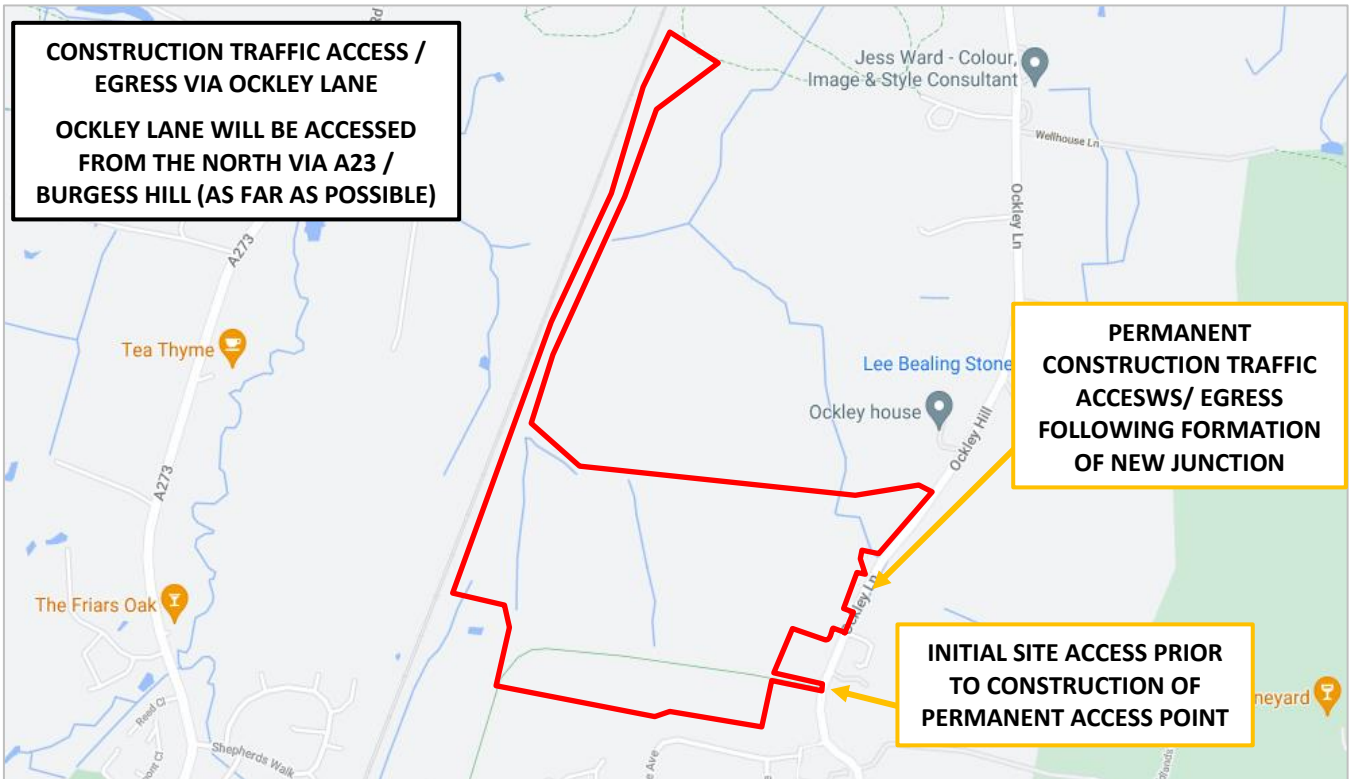
This Construction Environmental Management Plan will be strictly adhered to during the construction of the development, in the interests of residential amenity, public convenience and highway safety, including preventing inconvenient obstruction and delays to public transport and service vehicles and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

1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

The site is located to the east of Ockley Lane, and to the north of Hassocks Village in the Mid Sussex District of West Sussex. The site is centred approximately on the National Grid Reference TQ 31331 16430.

This Construction Environmental Management Plan covers all works associated with the residential development procured by Taylor Wimpey.



1.2 NATURE OF SITE, SCOPE OF WORKS + CONSTRUCTION PROGRAMME

1.2.1 Scope of Works

The new Taylor Wimpey South Thames development will involve the construction of 500 new residential properties which includes gardens, car parking, a new primary school, public open space (POS) including play areas, and ponds.

- 350 Private houses (18 2 bed flats and 2, 3 4 & 5 bed houses)
- 113 Affordable rented housing (80 1-2 bed flats/coach houses and 2, 3 and 4 bed houses)
- 37 Affordable shared ownership (2 & 3 bed houses)

It is envisaged the site will be developed in four phases of works which is yet to be confirmed by Taylor Wimpey:

- **External PC – Site-Wide Infrastructure & S278 Works:**
 - S278 Works involving the upgrade of Ockley Lane and formation of new permanent access into the development,
 - Construction of main development spine road, utilities, pumping station, and foul and surface water drainage including ponds
- **External PC – Phase 1 Housing Parcel (Plots 1 – 267) – Groundworks**
 - Construction of the secondary roads, sewers, and new services infrastructure, general site earthworks, landscaping and construction of housing foundations within Phase 1 area
- **TW as PC – Phase 1 Housing Parcel (Plots 1 – 267) – Main Construction Phase**
 - Following handover from the Groundworker, Taylor Wimpey will takeover the site as Principal Contractor for the Superstructure Phase to construct the superstructure including all remaining groundworks as necessary, construction of the housing superstructure involving brick and blockwork, fit-out works and landscaping within Phase 1 area.
- **TW as PC – Phase 2 Housing Parcel (Plots 268 – 500) – Main Construction Phase**
 - Similarly to the Phase 1 Main Construction / Superstructure Phase, following as Phase 1 nears completion, TW will begin construction on the Phase 2 residential area (Plots 268-500) and remain as PC until completion of the whole residential development.



EXTRACT FROM SITE PLANNING LAYOUT – PROVIDED FOR REFERENCE ONLY



1.2.2 Site Description & History

The site is an open flat field of grass land, covering an area of approximately 29.9 hectares, and is essentially level in topography.

A drainage ditch is located along the western area of the site and second ditch is located within the centre of the site.

Numerous mature trees and hedgerow are located within and around the site boundaries.

Site History

It is understood that the site has always been used for agricultural purposes.

Site Boundaries

North: The site is bounded to the north by the farmland.

East: The site is bounded to the east by trees, occupied residential properties, and Ockley Lane.

South: The southern boundary is formed by trees and occupied residential properties.

West: The site is bounded to the west by trees, railway line and a residential property.

1.2.3 Build Direction & Site Set-Up Plans

Build Sequencing Plan and Compound Position are shown on the Construction Traffic Management Plan in [Appendix One](#).

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 Currently Appointed

Client & Principal Designer	Company	Taylor Wimpey South Thames	
	Address	Thornetts House, Challenge Court, Barnett Wood Lane, Leatherhead, KT22 7DE	
	Tel	01372 385 800	
Principal Contractor (All Housing)	Company	Taylor Wimpey South Thames	
	Address	Thornetts House, Challenge Court, Barnett Wood Lane, Leatherhead, KT22 7DE	
	Tel	01372 385 800	
Principal Contractor – Infrastructure	Company	O'Halloran & O'Brien Limited	
	Address	197 – 199 Garth Road, Morden, Surrey, SM4 4NE	
	Contact	Brian Bonnyman	Tel 020 8337 5527
	Email	brian@ohob.co.uk	
Principal Contractor – Phase 1 Groundworks	Company	<i>To be appointed following tender process.</i>	
	Address		
	Tel		
CDM Support Advisor	Company	GHPC Group Ltd	
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP	
	Tel	01344 304 800	
Principal Contractor – Groundworks	Company	<i>TBC following tender process</i>	
	Address		
	Tel		
Designer – Planning Architect	Company	Cooper Baillie	
	Address	Connaught House, 24 Guildford Road, Bagshot, Surrey, GU19 5JN	
	Tel	01276 450 039	

***Note: Details of contact persons / Site Managers for other work phases / PC appointments will be included in an updated version of this CEMP once confirmed.**

1.3.2 Other Currently Appointed Project Team Members

Site Investigation	Company	Southern Testing
	Address	Keeble House, Stuart Way, East Grinstead, West Sussex, RH19 4QA
	Email	enquiries@southerntesting.co.uk
Ecologist	Company	The Ecology Partnership
	Address	Thorncroft Manor, Thorncroft Dr, Leatherhead, KT22 8JB
	Email	info@ecologypartnership.com

2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 SITE SECURITY + PROTECTION OF THE GENERAL PUBLIC

2.1.1 Security + Segregation

The Principal Contractor will ensure their site is fully enclosed with heras fencing (as a minimum) and controlled access gates, so the site is completely autonomous from any surrounding areas, clearly defined and separated before any works commence on-site, and fully secured from trespassers / members of the public / children.

Visitors will be directed (by signage at the entrance gate and by any personnel at the site gates) to the site office accessed via clearly defined pedestrian routes. Visitors will sign in and be inducted (as appropriate for the nature of their visit) by the Site Manager, prior to being permitted 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 part of the Construction Phase Plans developed for the project, the Principal Contractors 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). The Principal Contractor will ensure a high standard of housekeeping practices are implemented across the site with particular emphasis on any off-site work areas 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

Prior to any works commencing, TW will proactively communicate with Mid Sussex District Council to keep them informed of site planning arrangements. Letters will be posted to properties surrounding the site (no less than 10 days prior to commencement which will include the email and phone number of the Site Manager who will be responsible for dealing with resident concerns) to notify residents of the proposed works commencing. Following the aforementioned initial letter the Taylor Wimpey Site Management Team will post quarterly newsletters to residents to inform them of any potentially disruptive works (which may include noise, dust or temporary obstruct access). All communication letters / newsletters will be shared with Mid Sussex District Council.

Taylor Wimpey will also have a member of the site team allocated to liaise with adjacent residents on an ad-hoc basis, as well as Mid Sussex District Council 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 (inc. out of hours emergency contact) of the Principal Contractor (Site Manager & Office Number), so that the public can contact them in the event of any issues or complaints. A named Site Manager has not yet been designated, however name of the Site Manager and contact details will be provided to Mid Sussex District Council, once they have been appointed. This document will be updated to include details of the Site Manager once appointed.

If complaints are received from local residents, these will be documented in a diary or log held on site by the Site Manager.

2.1.4 Signage

Appropriate health and safety 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 Training & Inductions

The Site Manager is responsible for inductions and will ensure each operative receives an induction 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 and safety provisions as well as the particular site risks and the environmental & ecological considerations of the project. Evidence of all induction training carried out and names of personnel, who have undertaken a formal induction together with when they were inducted, will be recorded and filed on-site.

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. They will also be informed of the necessity to ensure all parking is within the site boundary, and will be given clear instructions on how to deal with deliveries of materials etc., to prevent any congestion on the public highway.

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

In compliance with Condition 19 working hours will be restricted to:

- **08:00 – 18:00 Mondays to Fridays**
- **09:00 – 13:00 Saturdays**
- **No works permitted on Sundays or Bank Holidays.**

No work, audible or otherwise, will be undertaken outside the hours agreed.

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

Taylor Wimpey will endeavour to restrict deliveries (particularly large loads) during peak traffic times and school opening/closing times to minimise disruption to the local area.

At point of placing orders, suppliers will be informed of this restriction, and will be requested to deliver outside of peak hours. In the event that any deliveries arrive at site prior to works commencing at 08:00, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 08:00, and any idling HGVs will be instructed to have their engines switched off.

Where possible, the Site Manager will coordinate deliveries throughout the day to avoid the need for multiple HGVs to access the site at the time. There will be a designated materials storage area provided within the site compound with sufficient space for loading and unloading HGVs deliveries. No HGVs will be permitted to load or unload from public roads at any time.

In the unlikely event that works are required outside of the approved working hours Taylor Wimpey will engage with Mid Sussex District Council in advance of any such works commencing to formally agree a variation, undertake appropriate consultation with local stakeholders and residents and provide a named contact for ongoing liaison which will be prominently displayed on the site including out of hours contact details which will be made available to the Council's Environmental Health Team.

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 (so far as is reasonably practicable) Environmental Health Requirements.

No works will be carried out on the site outside of the approved 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, in order to ensure that any issues can be dealt with fairly and expeditiously. Local residents, schools and businesses will be kept regularly informed of progress of works. 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. Any radios/entertainment devices will only be used at a level which will not cause undue disturbance to the neighbouring areas
- 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 e.g. hospitals, schools, etc. then a further reduction in sound emission may be required and will be achieved by the use of barriers or acoustic housings.

Taylor Wimpey will notify the residents of any potentially disruptive works to reduce complaints. Upon request, copies of the letters will be sent to Mid Sussex District Council for their records.

In addition to the above the Principal Contractor will ensure that they adhere to *Section 7.2 of the Environmental Statement (Technical Appendix G: Noise, Dec 2018)*, prepared by *Alpha Acoustics & Environmental* for the duration of the development. This is included in [Appendix One](#), however the key points of mitigation during construction include:

- The construction compounds will be laid out so to minimise noise impacts by locating noisy operations well away from receptors and using on site structures and materials to screen noise where practicable and necessary.
- The use of inherently quiet plant. All major compressors and generators will be 'sound reduced' models fitted with properly lined and sealed acoustic covers, which will be kept closed whenever the machines are in use; all pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Machines in intermittent use will be shut down in the intervening periods between work or throttled down to a minimum.
- All ancillary plant such as generators and pumps will be positioned so as to cause minimum noise disturbance, and where necessary, acoustic enclosures will be provided.
- Typical level of noise will be monitored by an appropriate trained site operative during critical periods and at sensitive locations.
- Localised noise barriers will be erected as necessary around items such as generators or high duty compressors.



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

The site compound, materials storage areas, welfare facilities, parking areas and sales areas will all be located within the site boundary. These areas will be shown on the **Construction Traffic Management Plan** located in [Appendix One](#).

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.

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, silos and storage containers will be provided within the compound.

2.2.4 Road Cleaning Regime and Wheel Washing Facilities

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 section of site roads will be constructed and tarmacked to base course as early as possible, 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.

Wet wheelwash facility in the form of a manned jetwasher will be permanently positioned within the site to allow any muddy water to run off prior to vehicles leaving the site.

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

The Site Manager will regularly monitor the site roads and Ockley Lane (in the area adjacent to the site entrance) 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 Ockley Lane (in the area adjacent to the site entrance) 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 full welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015 – these facilities will be in place prior to construction works commencing on-site and this will be confirmed by the Principal Designer to the Client, following review of the Construction Phase Plan.

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

2.2.6 Monitoring Arrangements

The Site Manager will be responsible for the day to day management of the site, and will ensure that all restrictions / provisions noted in this CEMP are undertaken.

A copy of the approved Construction Environmental Management Plan will be kept within the site office at all times for the Site Team to use for reference purposes.

Additionally, all site arrangements will be carried out in accordance with Taylor Wimpey's own Health and Safety and Environmental Management System (details of this can be made to Mid Sussex District Council on request).

Taylor Wimpey's internal SHE Advisor will conduct a monthly review to ensure that the provisions are adhered to.

2.3 TRAFFIC MANAGEMENT STRATEGY

2.3.1 Site Access / Egress for Construction Vehicles including Deliveries

Construction traffic will access/egress the development directly off Ockley Lane.

Prior to the construction of the new permanent access point off Ockley Lane, the site will temporarily be accessed via the existing track road which runs through the site. It has been agreed with West Sussex County Council (WSSCC) that the temporary access off Ockley Lane (as shown on the Construction Traffic Management Plan in [Appendix One](#)) will be used for a period of up to 6 months until the main site access is created. The haul road across the open space of the site (shown on Construction Traffic Management Plan) will be of a base course construction.

It has been agreed with WSSCC that Taylor Wimpey will encourage the majority of construction traffic and HGVs to approach the site from the A23 to the north via the Burgess Hill. Construction traffic will also be guided to leave the site via the same route. Where HGVs must travel to the site from the south, it will be encouraged that the route taken from the A23 would be via the B2112 and the northern section of Lodge Lane.

These instructions will be shared to all Contractors visiting the site when they are appointed and regular reminders will be given throughout the construction phase.

Whilst best endeavours will be used to encourage movements via these routes it must be expected that inevitably there will be some instances where construction traffic will take other routes. This will be monitored throughout the build to try and ensure where mistakes are made, those responsible do not repeat offend.

In agreement with Mid Sussex District Council and Local Highways Authorities, directional signage will be displayed at key junctions in the area.

During the Construction Phases there will be sufficient space to turn vehicles on-site, and all vehicles will access and egress the site in forward gears. No vehicles will be permitted to reverse into, or out of, the site.

No construction vehicles, plant, tracked machinery will be permitted to operate until works commencing at 08:00. In the event that any deliveries arrive at site prior to works commencing at 08:00, delivery vehicles will be permitted entry to the site to avoid any disruption to local roads, however no unloading or loading will be permitted to take place until work commencement at 08:00, and any idling HGVs will be instructed to have their engines switched off.

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.

To protect pedestrian operatives from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic 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.

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.

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 compounds only.

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

Soil compaction will be minimised by adhering to routes indicated on the site traffic management and by minimising plant movements across unprepared ground.

The Construction Traffic Management Plan showing the location of the proposed site compound, materials storage and contractor/visitor parking areas is included in [Appendix One](#).

2.3.2 Traffic Management for Maintaining Access to Woodside Grange Residents

Woodside Grange is an existing residential property situated to the west of the development site. This property is primarily accessed from the south via the Clayton Mills development, but maintains a legal right of access over footpath 5K for vehicles, and therefore clear, unobstructed access will be maintained at all times.

Prior to works commencing, The Principal Contractor will prepare a detailed phased Traffic Management Plan, which will clearly demonstrate how the temporary traffic management arrangements will be managed throughout the various construction phases to ensure that safe vehicular and pedestrian access is maintained for the residents of Woodside Grange and those using the footpath at all times.

Works will be fully segregated from the public at all times. To minimise disruption to Woodside Grange residents during these works, the site team will notify the Woodside Grange residents in advance of those works commencing, and a member of the site team will be made available as a dedicated point of contact for them to liaise with. The Site Manager will proactively liaise with the Woodside Grange residents to ensure a good relationship is maintained at all times.

During any works where the existing track access needs to be disrupted, such as construction of new roads, drainage or utilities or services infrastructure or landscaping across the existing track, a temporary road surface may be constructed to ensure continued access for the Woodside Grange residents.

At all times, a safe route for vehicles and pedestrians (public and operatives) will be provided.

Working areas will be carefully planned, with the works segregated from the road by secure fencing or hoarding. Loading bays on the plots fronting onto the road will be located at the rear of the new plots, to enable the plots to be constructed without forklifts loading directly off the existing track.





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 by preventing any surface water run-off or potential sources of contamination from reaching watercourses / drainage systems.

All surface water drainage from impermeable areas and roads will pass through trapped gullies prior to being discharged into any watercourse. 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.

All road gullies will be fitted with gully bags or terram to prevent silt run off into existing drainage systems. All gullies will be visually checked on a regular basis by a member of the Site Management Team (minimum weekly, and more frequently as required during periods of wet weather and when significant earth movements are being carried out) and will also be checked during Health, Safety & Environmental Inspections. If the condition of any gully bag or terram has deteriorated by becoming worn, or if the gully bag has filled with mud/silt it will be replaced (or cleared) on the day of inspection.

Any excess sediment or silt slurries on site roads, particularly close to the site entrance/egress points will be regularly removed to reduce the risk of mud/silt entering gullies. This 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. Road sweepings will be discharged safely as outlined in [Section 2.2.4](#).

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.

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

3.2 DUST SUPPRESSION & MONITORING

It is likely that dust will be created during dry and windy conditions on the site, particularly during earthworks. Dust mitigation procedures will be detailed in the Construction Phase Plan, will be strictly enforced on-site throughout the work by the Site Manager. These procedures will include managing loose materials (damping down / covered in windy conditions), monitoring and recording dust levels during the site inspection process.

Dust will be monitored and recorded through the site inspection process and water will be used for damping down when instructed by the Site Manager. 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.

Throughout the construction period, care will be taken to ensure the adequate control of dust from vehicles delivering and removing materials to and from the site.

Drop heights, when loading and unloading materials, will be minimised. All dusty loads will be sheeted appropriately.

In areas of work close to sensitive properties, the Site Manager will undertake regular dust monitoring inspections of boundaries (as part of regular Site Inspections) to ensure that dust levels are monitored and controlled and where necessary will ensure that suitable dust suppression methods are employed to deal with any residual issues in these areas.

To control smoke and noxious fumes, there will be no burning permitted on-site and all plant will be maintained in good working order. Careful consideration will be given to timing, weather conditions and methodology when laying bitumen.

In addition to the above the Principal Contractor will ensure that they adhere to *Section 7.4 of the Environmental Statement (Technical Appendix B: Air Quality, Dec 2018)*, prepared by Alpha Acoustics & Environmental for the duration of the development. This is included in [Appendix One](#), however the key points of mitigation during construction include:

Methods for reducing dust levels as far as practicable and will be specified, and remain in place for the duration of the works. Specifically, the following areas will be required of all work activities;

- Limit areas of working during construction so that vehicles are confined within an area that can be subjected to appropriate dust control.
- Erect solid barriers around the site boundary in vicinity of sensitive receptors where practicable.
- Dust generating activities to be located away from sensitive receptors (where possible);
- Fully enclose site or specific operations where there is a high potential for dust generating activities;
- All site personnel will be fully trained;
- There will be a trained and responsible manager on site during working times to maintain a dust event logbook and carry out site inspections;
- There will be no run off of mud or water from the Site;
- Stockpiles will be located as far as possible from sensitive properties and ecological receptors, taking account of the prevailing wind direction;
- Hard surface site haul roads will be maintained to minimise mud and dust build up;
- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken;
- Use water as a dust suppressant where applicable
- Stockpiles will be covered, enclosed or kept sheeted

3.3 GROUND CONTAMINATION & REMEDIATION

The Site Investigation Report by Southern Testing Environmental & Geotechnical Consult (*December 2017, Ref: J13373*) found that all tested contaminants were recorded below the relevant GAC. It is therefore considered that there should be no unacceptable risks to end users of the site with respect to the shallow soils. No radon protection is required on this site.

Reporting of Unexpected Contamination

All operatives will be instructed on the agreed procedures for dealing with any material encountered during ground works that is either contaminated or suspected to be contaminated.

Should there be any evidence of unrecorded contamination discovered on-site, Mid Sussex District Council will be contacted immediately, with site activities in the area affected temporarily suspended until a method and procedure for addressing the contamination is agreed upon in writing with Mid Sussex District Council and/or other regulating bodies.

An investigation and risk assessment and, where necessary, a remediation strategy and verification plan will be prepared in order to outline how this unsuspected contamination will be dealt with.

3.4 FUEL STORAGE AND USE

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

If there is multiple tankage, the compound shall 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 Bowsers
- Security
- Dealing with Spills
- Prevention of Contamination of Rivers & Streams
- Storage and use of other chemicals (quantities less than 200L)

3.5 WASTE MANAGEMENT

As Client and as Principal Contractor, Taylor Wimpey will develop a full Site Waste Management Plan for the development, a copy of which will be provided to the Mid Sussex District Council. Each appointed Contractor will be required to work within the requirements of this Plan. **All arrangements will be in line with the Taylor Wimpey specific waste management system.**

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

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.



APPENDIX ONE

Due to the size of the below documents, all appendices are available in the following Dropbox Link:

www.dropbox.com/sh/nvy74srd04araoo/AAD7nplwSwa-Mv9CifrhLJSYa?dl=0

1. Taylor Wimpey's Construction Traffic Management Plan
2. Environmental Statement (Technical Appendix B: Air Quality, Dec 2018), by Alpha Acoustics & Environmental – refer to Section 7.4.
3. Environmental Statement (Technical Appendix G: Noise, Dec 2018), by Alpha Acoustics & Environmental – refer to Section 7.2.