



CONSTRUCTION MANAGEMENT PLAN

LAND TO THE SOUTH OF SCAMPS HILL, SCAYNES HILL ROAD, LINDFIELD,
WEST SUSSEX

VISTRY HOMES SOUTHEAST

MID SUSSEX DISTRICT COUNCIL

REVISION STATUS

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PREAMBLE

This Construction Management Plan has been developed to discharge Condition 2 of outline Planning Permission specified on application: APP/D3830/W/16/3152641 (DM/15/4457) and DM/20/2763

This Construction Management Plan has been developed for the overall development. All works carried out in the development (by all appointed Principal Contractors including external PC appointments for initial work phases prior to Vistry Homes Southeast taking over as PC) will be carried out in accordance with this document.

Condition 2 – Construction Management Plan
<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 LPA. Thereafter the approved CMP shall be implemented and adhered to throughout the entire construction period.</p> <p>The CMP shall provide details as appropriate, but not necessarily be restricted to, the following matters:</p> <ul style="list-style-type: none"> • The anticipated number, frequency and types of vehicles used during construction. • The method of access and routing of vehicles during construction • The parking of vehicles by site operatives and visitors • The loading and unloading of plant, materials, and waste • The storage of plant and materials used in construction of the development. • The erection and maintenance of security hoarding. • 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) • Details of public engagement both prior to and during construction works • Scheme to minimise dust, dirt, and noise emissions from the site during the period of construction • Hours of construction/working.

1.0 DESCRIPTION OF PROJECT

The site will be developed by Vistry Homes Southeast to construct 200 new residential properties.

The development is for a new residential development containing 200 properties, with access, open space including play areas, and associated planting. The development includes a mix of single storey and two storey dwellings.

The overall development site will be split into various phases of works, and separate areas will be under the control of one Principal Contractor. There are likely to be various external Contractor appointments for initial groundworks/landscaping phases.

The Principal Contractor will have securely and clearly segregated the site, with a compound / site offices / welfare / parking area, and with the relevant HSE F10 Notification forms.

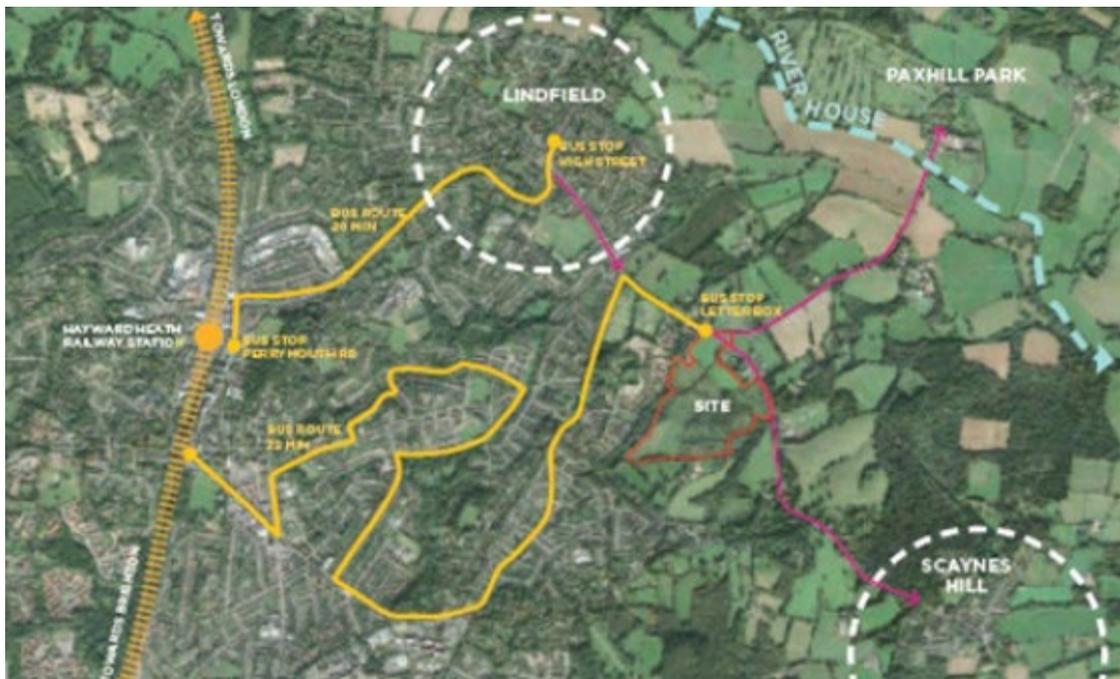
This Construction Management Plan has been developed for the overall development. All works carried out in the development (by all appointed Principal Contractors) will be carried out in accordance with this document.

1.1 Project Title & Location

The site extends to circa 25.173 ha (62.201 acres) and is in Mid Sussex District Council near Lindfield and Haywards Heath.

The new scheme for Walstead Park has the potential to connect to the adjacent Heathwood Park development and provides the benefits of a new Country Park within its boundaries.

The closest train station is Haywards Heath and the main access to the site is from Scamp Hill (Scaynes Hill Road).



Site Description & History

The site is approximately 25.2 hectares (Ha) and comprises 10 parcels of land, some of which are used for arable grazing. The parcels of land are bounded by mature/semi-mature trees and hedgerows, with standing water noted across the central-western portion of the site during the period of the investigation. The topography of the site is characterised as undulating and is subdivided into several valley formations and generally slopes towards Northlands Brook along the western site boundary. A single derelict barn structure was identified in the eastern side of the site.

The site has primarily remained undeveloped as an agricultural use with ponds present on-site and wells present in the northern and south-western part of the site. In addition, land drain is detailed on the south-western portion of the site. A tank is detailed as being present on historical mapping within the north-western portion however it is considered this was likely a water tank opposed to a fuel tank.

Historically the surrounding site area is predominately agricultural or residential with not industrial type land uses noted within influencing distance (<100m) of the development site.

Site Boundaries

NORTH	The site is bounded to the north by Scaynes Hill Road
EAST	To the east by Walstead Place Care Home and Snowdrop Lane.
SOUTH	To the south is Lyoth Lane.
WEST	To the west by Northlands Brook with residential thereafter.

1.2 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.

Client & Principal Designer (PD for housing)	Company Address Tel	Vistry Homes South East Linden House, Guards Avenue, Caterham, Surrey, CR3 5XL 01883 334400
Principal Designer & CDM Advisor: Infrastructure Works	Company Address Tel	Vistry Homes South East Linden House, Guards Avenue, Caterham, Surrey, CR3 5XL 01883 334400
Designer – Planning Architect	Company Address	FINC Architects & Designers 61 New London Road, Chelmsford, Essex CM2 0ND

	Tel	01245 933988
Designer – Civil & Structural Engineer	Company Address	ATCN Consulting Civil & Structural Engineer ACTN Consulting Ltd. 268 Bath Road, Slough, Berkshire, SL1 4DX Greenway Business Centre
	Tel	+441753 708947
Designer – Landscape Architect Eco/Arb Consultant)	Company Address	Liz Lake Associates 1, The Exchange, 9 Station Rd, Stansted Mountfitchet, Stansted CM24 8BE
	Tel	01489808088
Geotechnical Consultant	Company	Omnia Geo-Environmental, Geotechnical, Acoustics, Air Quality, Ecology
	Address	3-6 The Quarterdeck, Port Solent, Portsmouth, PO6 4TP
	Tel	01489808088

2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 Site Security & Protection of the General Public

The boundaries will be secured with the installation of 2.4m high hoarding and weighted Heras panels. 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's style fencing in the interim period.

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 Scaynes Hill Road.

Protection of the public

Vistry is 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 Contractor(s) 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 their sites 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.

Liaison with the Public

In accordance with Mid Sussex District Council's Construction Charter for Developers, the Principal Contractor will display a notice board outside of the site entrance with names and telephone numbers of staff who can easily be contacted to respond to the concerns of residents, businesses, and others.

In advance of works commencing a letter will be sent to the adjacent residents, Lindfield Parish Council, Lindfield Rural Parish Council, and surrounding businesses giving warning and an understanding of the initial programme of works.

Further to the above we will be informing adjacent residents, Lindfield Parish Council, Lindfield Rural Parish Council, and surrounding businesses in advance of any known works likely to cause a disturbance such significant noise, dust, extended working hours and disruption of traffic in advance.

Principal Contractors will issue letters/emails on monthly basis to keep them inform of site activities.

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.

2.2 Control of On-Site Working Conditions

Construction 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.

Operatives will be permitted access to the site from 07:00 to prepare for works, however no work, will start before 08:00. No work will be undertaken outside the hours agreed. Parking for contractors will be available onsite, within the compound.

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

No deliveries will be permitted to wait outside the site; 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 and movement of large vehicles to take place outside of school pick up and drop off periods during term time.

Construction delivery hours will be restricted to:

- 09:00 - 16:00 – Mondays to Fridays
- 09:00 – 13:00 Saturdays

No construction traffic or delivery vehicles will be permitted to park on any of the public roads surrounding the development – all parking will be accommodated on site.

All loads to be accommodated for – the only extraordinary load expected is the piling rig which the site team will manage accordingly.

2.3 Construction Traffic Management Plan

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.

A site car park will be provided for the construction workers located in the compound.

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

There will be a banksman and wheel washing facility at the gate to monitor traffic and keep the road clear.

All construction traffic should not use the Lindfield Highstreet/Lewes Road.

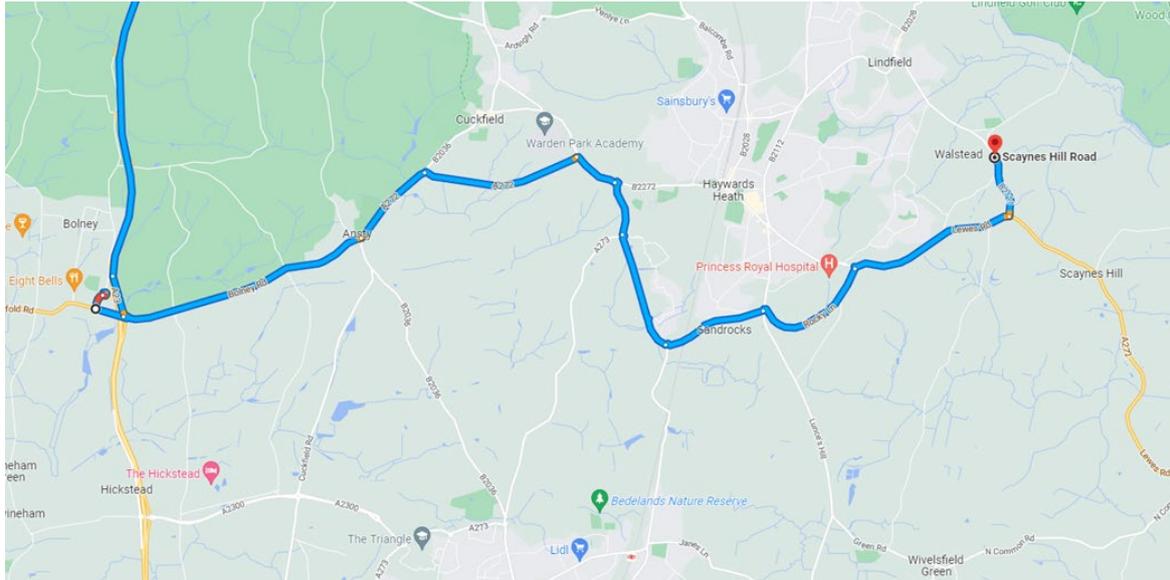
Offsite construction traffic to take the following route:

A23 (S)

- 1) Use the left land to take the A272 slip road to Haywards Heath/Petersfield.
- 2) At the roundabout take the 2nd exit onto Bolney Road/A272.
- 3) At the roundabout, take the 1st exit onto A272.
- 4) At the roundabout, take the 2nd exit and stay on A272.
- 5) At the roundabout, take the 2nd exit onto Tyler's Green/A272.
- 6) At Tyler's Green roundabout take the 2nd exit onto Isaac's Lane/A272.
- 7) At Bolnore roundabout take the 2nd exit onto Traunsetein Way/A272
- 8) Straight over lower village roundabout.
- 9) At highbank roundabout, take the 2nd exit onto Rocky Lane/A272
- 10) At Sandrocks roundabout, take the 2nd exit and stay on Rocky Lane A272
- 11) At Foxhill roundabout, take 3rd exit and stay on Rocky Lane/A272
- 12) At the Birch Hotel roundabout, take the 2nd exit onto Lewes Road/A272
- 13) Turn left onto Beadles Hill
- 14) Continue onto Scaynes Hill Road.
- 15) The development will be on the left-hand side.

A23(N)

- 1) Use the left lane to take the slip road to Petefield/Haywards Heath/Cuckfield/A272/Burges Hill/A2300
- 2) At roundabout take 1st exit
- 3) Turn left onto Cowfield Road/A272
- 4) At the roundabout, take the 2nd exit onto Bolney Road A272.
- 5) At the roundabout, take the 1st exit onto A272.
- 6) At the roundabout, take the 2nd exit and stay on A272.
- 7) At the roundabout, take the 2nd exit onto Tyler's Green/A272.
- 8) At Tyler's Green roundabout take the 2nd exit onto Isaac's Lane/A272.
- 9) At Bolnore roundabout take the 2nd exit onto Traunsetein Way/A272
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- 14) At the Birch Hotel roundabout, take the 2nd exit onto Lewes Road/A272
- 15) Turn left onto Beadles Hill
- 16) Continue onto Scaynes Hill Road.
- 17) The development will be on the left-hand side.



3.0 DETAILED ENVIRONMENTAL PROVISIONS

3.1 Good Working Practices to Control Noise, Dust and Run-Off

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. It should be noted that the entirety of the site has been bordered by 2.4m high hoardings in any case, and that the hoarding will act as a buffer to reduce the impact of any escaping noise throughout the construction process.
- All site personnel will be inducted before commencement on site ensuring that they are briefed of all site rules and restrictions.

- Vistry Homes South East 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/spays will be used for the damping down of any process likely to generate airborne dust.
- 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.
- Wagons carrying loose materials will be covered before leaving site and will be damped down if required.
- 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 / spays will be used for the damping down of any process likely to generate airborne dust.
- At least one water bowser will be available within the site from the start of the enabling works to store water for use in damping down materials. Other water storage cubes will be stored in the vicinity of work areas as required.
- When preparing the site areas for construction, the Principal Contractor will seek to strip the topsoil in phases, so that the ground is only disturbed when works are ready to commence in the area. This will proactively reduce large amounts of soil dust being created and will also reduce the amount of spoil heaps required during the initial work phases.
- Managing loose materials (damping down / covered in windy conditions)
- 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.

Control of Run-Off / Fuel Management

- Road washing facilities, via a mechanical road brush will be used regularly 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 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 Vistry Homes Southeast specialist 24-hour response cleaning contractor.

3.2 Protection of Water, Land Environment, Air Quality & Pollution Prevention

The Client, Principal Contractor(s), and all Contractors on this project will ensure the protection and integrity of all watercourses, drainage systems and associated flora and fauna and the drainage 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.

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.

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.

To prevent polluting waters, there will be no discharge of foul or contaminated drainage or trade effluent 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.

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.

A road sweeper will be provided during times where water supply is limited the road sweeper sprays fine water while sweeping the roads clear of dust.

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 are multiple tankages, 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 more than 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

A Site Waste Management Plan, and a Materials Management Plan will be developed by each Developer. Each appointed Principal Contractor will be required to adhere to the SWMP throughout the development.

All inert material will be retained and re-used on site where possible, all plasterboard waste will be collected and returned, and most 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 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.

3.5 Ecological Mitigation During Construction

The Ecological Management Plan includes measures to be employed during construction to avoid adverse effects of dust on trees and other vegetation in the vicinity of retained woodland habitats. These measures will include:

- Use of hard surfaced haul routes
- Damping down and regular cleaning of haul routes during periods of dry weather
- Vehicle washing and wheel cleaning prior to leaving the site
- Locating storage and cement mixing areas away from the woodland edge
- Covering, seeding, or damping of stockpiles
- Monitoring of dust levels

Measures to avoid adverse effects on wildlife associated with retained woodland vegetation during construction will include:

- Fitting of silencers to vehicle exhausts
- Restrictions on working hours
- Use of mufflers or silencers on pneumatic percussive tools
- Use of rotary drills and busters actuated by hydraulic or electrical power for excavating hard material where practicable
- Careful unloading/ loading of vehicles, movement of material or dismantling of scaffolding
- Shutting/throttling down of machinery not in use
- Use of quiet methods of piling where practicable

The following protection measures will be implemented to ensure that wetland habitats within and adjacent to the site (spring & ditches/streams) are protected during the development:

- Avoidance of reduction in ground levels where this may adversely affect contribution of groundwater currently moving from south to north across the site
- Appropriate design and use of any land drains, filter drains and groundwater pumping required to maintain current water levels supporting the woodland, streams, springs, and wet flushes within the site
- Design and implementation of a sensitively designed surface water drainage scheme to maintain the continuity of water entering the woodland from the development area
- During the construction phase, workers will be fully briefed on ecologically sensitive habitats and all construction activities will be conducted in accordance with the ecology management plan.
- Where there is a risk of waterborne pollution entering existing watercourses during construction, a temporary drainage strategy will be implemented to capture waterborne pollution prior to entering the streams or other sensitive aquatic habitats, incorporating settlement tanks and/or interceptors where necessary
- All hazardous liquids and chemicals will be stored and utilised in accordance with the COSHH Regulations.

4.0 APPENDIX

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 vehicle's capability and in accordance with the Department of Transport's Code of Practice "Safety of Loads on Vehicles." (Free download at 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