



Construction Management Plan (CMP)

Site: Friars Oak, Hassocks

Client: Taylor Wimpey South Thames

Planning Authority: Mid Sussex District Council

Revision Status

Rev	Date	Issue Description	Prepared by	Checked By:	Ref
A	Oct 2022	CMP: to discharge Condition 21 – Issued for Comment	Joseph Power	Dean Pincham IMaPS Tech IOSH	FOH/TWST/CMP
B1	Feb 2023	CMP: to discharge Condition 21 – Issued for Comment <i>Updated following client comments</i>	Joseph Power	Dean Pincham IMaPS Tech IOSH	FOH/TWST/CMP-B1
C2	Mar 2023	CMP: to discharge Condition 21 – Issued for Comment Updated following comments from LPA	Joseph Power	Dean Pincham IMaPS Tech IOSH	FOH/TWST/CMP-C2

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PREAMBLE

This Construction Management Plan (CMP) has been developed to discharge Condition 21 of the Planning Conditions specified by Mid Sussex District Council on application: DM/19/1897

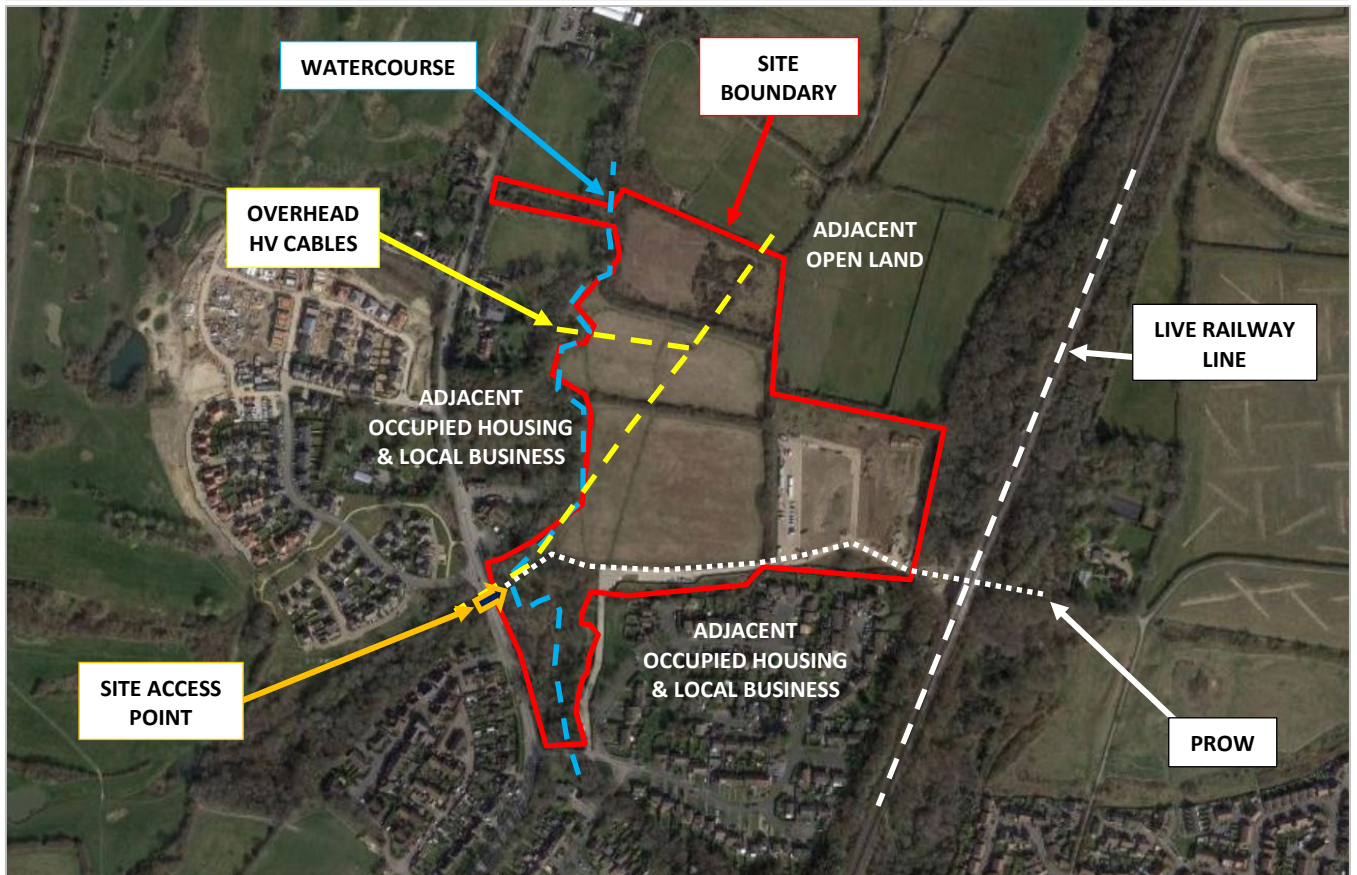
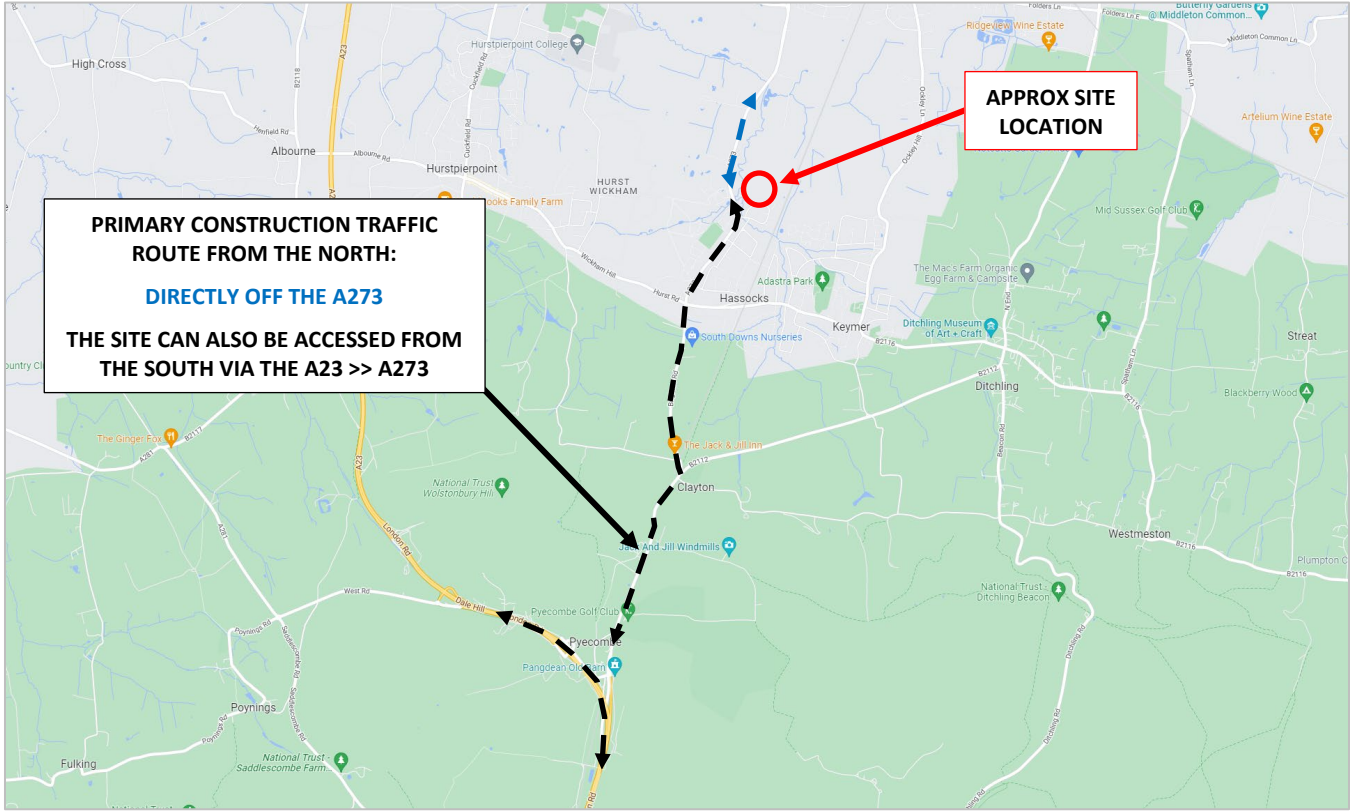
This Construction Management Plan will be strictly adhered to during the development, in the interests of residential amenity, public convenience and highway safety, including preventing inconvenient obstruction and delays to public transport and service vehicles and to emergency vehicles.

DM/19/1897: Planning Condition 21	Location in Document
<p>No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the entire construction period. The Construction Management Plan shall provide and give details for:</p> <ul style="list-style-type: none"> • A timetable for the commencement, construction, occupation and completion of the development • The anticipated number, frequency and types of vehicles used during construction • The method of access and routing of vehicles during construction and directional signage for the purposes of such • The siting and layout of site compounds and welfare facilities for construction workers • The provision of parking of vehicles by site operatives and visitors • The provision for the loading and unloading of plant, materials and removal of waste • The provision for the storage of plant and materials used in construction of the development • The design, erection and maintenance of security hoardings and other measures related to site health and safety • 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 • A scheme to protect existing neighbouring properties from dust and noise emissions • A noise management plan, to include consideration of vibration from construction work including the compacting of ground • Measures to deal with surface water run-off from the site during construction • A scheme for community liaison and public engagement during construction, including the provision of information to occupiers moving onto the site before the development is complete • Contact details of site operations manager, contracts manager, and any other relevant personnel <p>Reason: To allow the LPA to control in detail the implementation of the permission and to safeguard the safety and amenities of nearby residents and surrounding highways and to accord with Policy DP21 of the Mid Sussex District Plan 2014 – 2031</p>	<p>Section 1.2.4</p> <p>Section 2.2.3</p> <p>Sections 1.1 & 2.3</p> <p>Sections 1.2.3, 2.2.3 & Appendix One</p> <p>Section 2.2.3</p> <p>Sections 2.2.1, 2.3 & 3.2</p> <p>Sections 2.1.2, 2.2.1, 2.2.3, 2.3, 3.1 & 3.3</p> <p>Section 2.0</p> <p>Section 2.2.4</p> <p>Section 3.2</p> <p>Section 2.2.2</p> <p>Section 3.1</p> <p>Section 2.1.3</p> <p>Section 1.3</p>

1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

The site is located to the east of London Road, in the village of Hassocks, West Sussex. The site is centred approximately on the National Grid Reference TQ 30232 16698. This Construction Management Plan covers all works associated with the development procured by Taylor Wimpey South Thames.



1.2 NATURE OF SITE, SCOPE OF WORKS + CONSTRUCTION PROGRAMME

1.2.1 Scope of Works

The site will be developed by Taylor Wimpey South Thames (TWST) to construct 130 new bespoke residential properties. There will be a total of 22 house types and 2 flat blocks, there are also 4 flats in two 2 storey blocks attached to one of the house types. The works will include construction of attenuation basins, a pumping station, a new bridge over the existing stream, a play area and public open space (POS).

As part of the development, a package of S278 Works will be carried out on London Road to improve the carriageway and form a new permanent access into the development.

The site will be developed in five phases of work, with three work packages being carried out by external Principal Contractors to be appointed by TWST.

- **External PC – Initial Infrastructure & S278 Works Phase**
 - Construction of new clear span bridge over existing stream (and demolition / dismantling of existing bridge), initial section of the development access road, new permanent site access point, attenuation basins, pumping station and S278 Works along London Road.
- **External PC – Phase 1 Housing Parcel – Groundworks**
 - On-site groundworks involving construction of the site roads, sewers, and new services infrastructure (as well as making connections to the existing services network), general site earthworks and landscaping and the construction of housing foundations to roughly DPC level.
- **TWST as PC – Phase 1 Housing Parcel – Superstructure**
 - Following handover from the Groundworker, TWST will take over the site as Principal Contractor for the Superstructure Phase to construct the housing superstructure including; all remaining groundworks as necessary, construction of the housing superstructure, fit-out works and landscaping.
- **TWST as PC – Phase 2 Housing Parcel – Groundworks & Superstructure Phase**
 - As TW progress works on the Phase 1 Parcel TW will begin construction on the Phase 2 residential area and remain as PC until completion of the whole residential development.



EXTRACT – SITE PLANNING LAYOUT (PROVIDED FOR REFERENCE ONLY)



1.2.2 Site Description & History

The new TWST development covers an area of approximately 10.51 hectares, comprising four fields, a small area of woodland / thick vegetation and a Public Right of Way (PROW). The PROW crosses the sites southern extent, running approximately east to west.

A stream runs along the site’s western boundary, before crossing the sites south-western extent. Ditches also run along the field boundaries of the site.

There are overhead electrical cables crossing the site in various places.

A live railway line runs adjacent to the eastern boundary of the development.

There are various mature trees and hedgerow across the site, some of which are to be retained.

Site History

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

Site Boundaries

North: The site is bounded to the north by trees / hedgerow & open land.

East: The site is bounded to the east by trees / hedgerow, open land and a live railway line.

South: The southern boundary is formed by trees / hedgerow & occupied housing.

West: The site is bounded to the west by trees / hedgerow, occupied housing / local business, a watercourse and London Road.

1.2.3 Build Direction & Site Set-Up Plans

A Build Sequencing / Compound & Site Set-Up Plan are provided in [Appendix One](#).

1.2.4 Key Dates

Infrastructure (Drainage) Works Phase Start Date (External PC)	20th February 2023
Main Site Start Date (TWST as PC)	June 2023
Duration	188 Weeks
1st Occupation Date	October 2024
Project Completion Date	January 2027

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 & Principal Contractor (Superstructure)	Company	Taylor Wimpey South Thames
	Address	Thornetts House, Challenge Court, Barnett Wood Lane, Leatherhead, KT22 7DE
	Tel	01372 385 800
	TW OM & CM	Site Operations & Contracts Manager Contact Details: Paul Howick, paul.howick@taylorwimpey.com
Principal Contractor (Groundworks – Phase 1)	Company	<i>To be appointed following tender process.</i>
	Address	
	Tel	
Principal Contractor (Initial Infrastructure & S278 Works)	Company	<i>To be appointed following tender process.</i>
	Address	
	Contact	
CDM Support Advisor	Company	GHPC Group Ltd
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
	Tel	01344 304 800
Designer – Planning Architect	Company	Rydon
	Address	Rydon House, Station Road, Forest Row, East Sussex, RH18 5DW
	Tel	01342 825 151
Designer – Working Drawings Architect	Company	RG+P Ltd
	Address	34 Gresse Street, London, W1T 1QU
	Tel	02033 270 381
Designer – Civil Engineer	Company	GTA Civils
	Address	Maple House, 192-198 London Road, Burgess Hill, RH15 9RD
	Tel	01444 871 444
Designer – Structural Engineer	Company	Lancaster Design
	Address	57 London Road, High Wycombe, HP11 1BS
	Tel	01494 462 800
Designer – Landscape Architect	Company	CSA Environmental
	Address	Dixies Barns, High Street, Ashwell, Hertfordshire, SG7 5NT
	Tel	01462 743 647



1.3.2 Other Currently Appointed Project Team Members

Utilities Consultant	Company	Utility Results
	Address	32 Blackfriars Road, London, SE1 8PB
	Tel	02039 084 432
Archaeology	Company	Archaeology South-East
	Address	Units 1 & 2, 2 Chapel Place, Portslade, East Sussex, BN41 1DR
	Email	www.archaeologyse.co.uk
Arboricultural	Company	Broad Oak Tree Consultants Limited
	Address	Laurel House, Burwash Road, Broad Oak, Heathfield, East Sussex, TN21 8SS
	Email	www.broadoaktrees.co.uk
Ecologist	Company	Ecology solutions
	Address	Farncombe house, Farncombe Estate Broadway, Worcestershire, WR12 7LJ
	Email	www.ecologysolutions.co.uk
Topography	Company	Aston Land Surveys
	Address	27 Davys Place, Gravesend, Kent, DA12 4DL
	Email	www.astonlandsurveys.co.uk



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.

In addition to this, it is Taylor Wimpey's intention to set up periodic local liaison meetings with residents from the immediate vicinity and invite interested stakeholders. These will be held, circa every 6 months starting from the time Taylor Wimpey become Principal Contractor and have presence on site. 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. In the event that new residents move into completed plots on the site prior to development completion, they will be informed of all relevant contact / site information via a printed document / pamphlet provided to them upon moving in.

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 20, 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 make site deliveries outside times of peak traffic volume. This should be 08:00-09:00 and 16:00-17:00. At point of placing orders, suppliers will be informed of this restriction to ensure that deliveries to the site are kept to their allocated time slots.

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.

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 are shown on a Build Sequencing / Compound & Site Set-Up Plan located in [Appendix One](#). TW anticipate there will be a maximum of 80 vehicles (approx.) accessing the site per day, including 3 HGVs (this will vary depending on site numbers).

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.

A wet wheel-wash facility in the form of a plant wash grid (cattle grid) will be permanently positioned at the site egress point (on the haul road) to allow any muddy water to run off prior to vehicles leaving the site. A silt-buster will be located at the river site access / egress point.

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

The Site Manager will regularly monitor the site roads and London Road (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 London Road (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 | - Temporary Portable WC / Wash-stations | - Facilities for Rest |
| - Drinking Water | - General Site Accommodation | - Electrical Supplies |
| - Cleaning of Facilities | - Facilities for Changing Clothes | |

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 CMP 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

Construction traffic will primarily access/egress the development from the north, directly off London Road (A273). The site can also be accessed from the south via the A23 and A273, although Contractors, delivery drivers and suppliers will be encouraged to access the site from the north via the A273 (and A2300 and A23).

A cycle path / footway runs parallel to London Road, this will remain open during the works. TW will ensure that warning signage is in place to warn path users of the construction site access / egress point off London Road, as well as warning site workers of the path and potential for pedestrians / cyclists.

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 Mid Sussex District Council, 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.

2.4 MAINTAINING ACCESS TO PUBLIC RIGHT OF WAYS

A PROW crosses the sites southern extent, running approximately east to west.

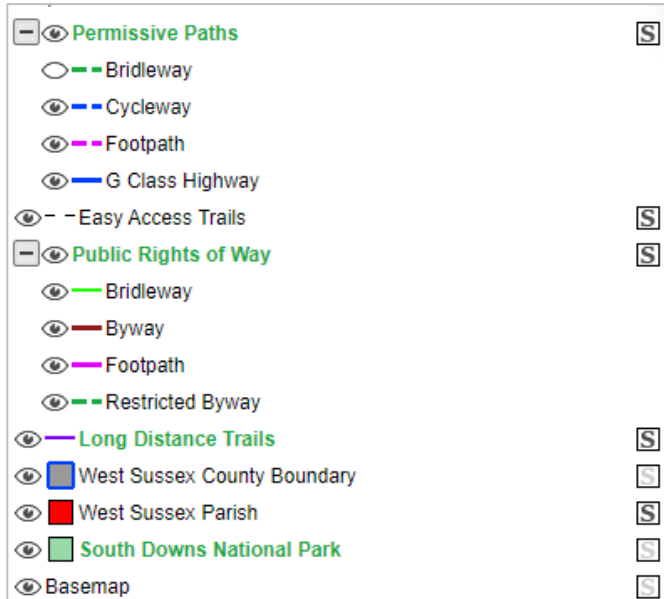
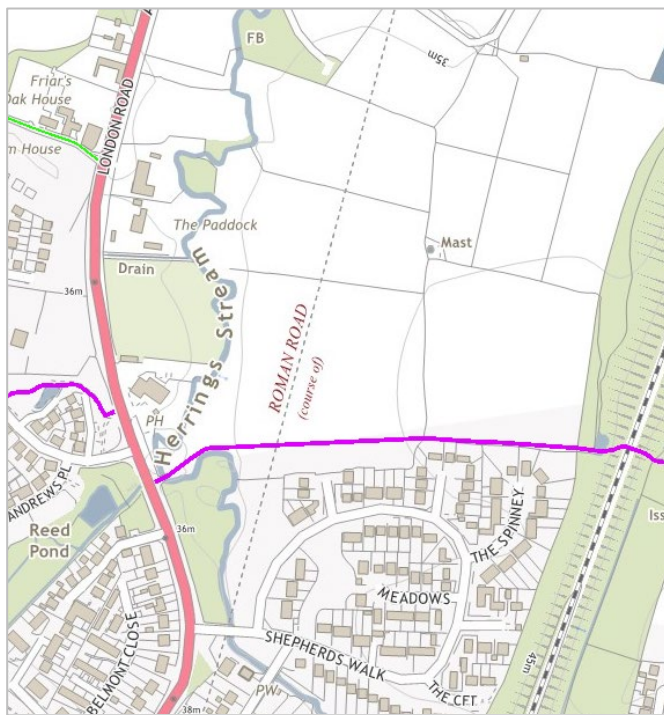
The footpath is currently closed to the public with signage at access points. TWST propose to carry out the development with minimal disruption to the footpath and as far as possible will seek to keep them open during the works.

TWST will secure the entire site boundaries of the footpaths with double-clipped heras fencing as a minimum to ensure the site boundaries are fully secure from the surrounding footpaths.

TWST will liaise with West Sussex County Council in regards to any further necessary closures of the footpaths and keep them up-to-date with the intended phasing of works.

Appropriate H&S signage will be placed to clearly demarcate construction working areas beyond the fencing, giving warnings of hazards and potential dangers (such as "Danger: Keep Out", "No public access beyond this point" etc.)

The Site Manager (or an operative instructed by the Site Manager) will conduct two visual checks (at the start and end of each working day) of the signage and boundary fencing each day, to ensure signage can be replaced if damaged / vandalised and any breaches in fencing can be dealt with quickly to maintain the security of the site and safety of members of the public.



EXTRACT – PROW MAP & KEY SHOWING AFFECTED FOOTPATH
(PROVIDED FOR REFERENCE ONLY)



EXTRACT – SIGNAGE CURRENTLY ON THE PROW ACCESS GATE
(PROVIDED FOR REFERENCE ONLY)

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](#).

All works will be carried out in accordance RSK Geosciences', Silt Management Plan (ref: 52508 R01(00)). This will be provided to Mid Sussex District Council upon request.

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.

3.3 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)

3.4 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.

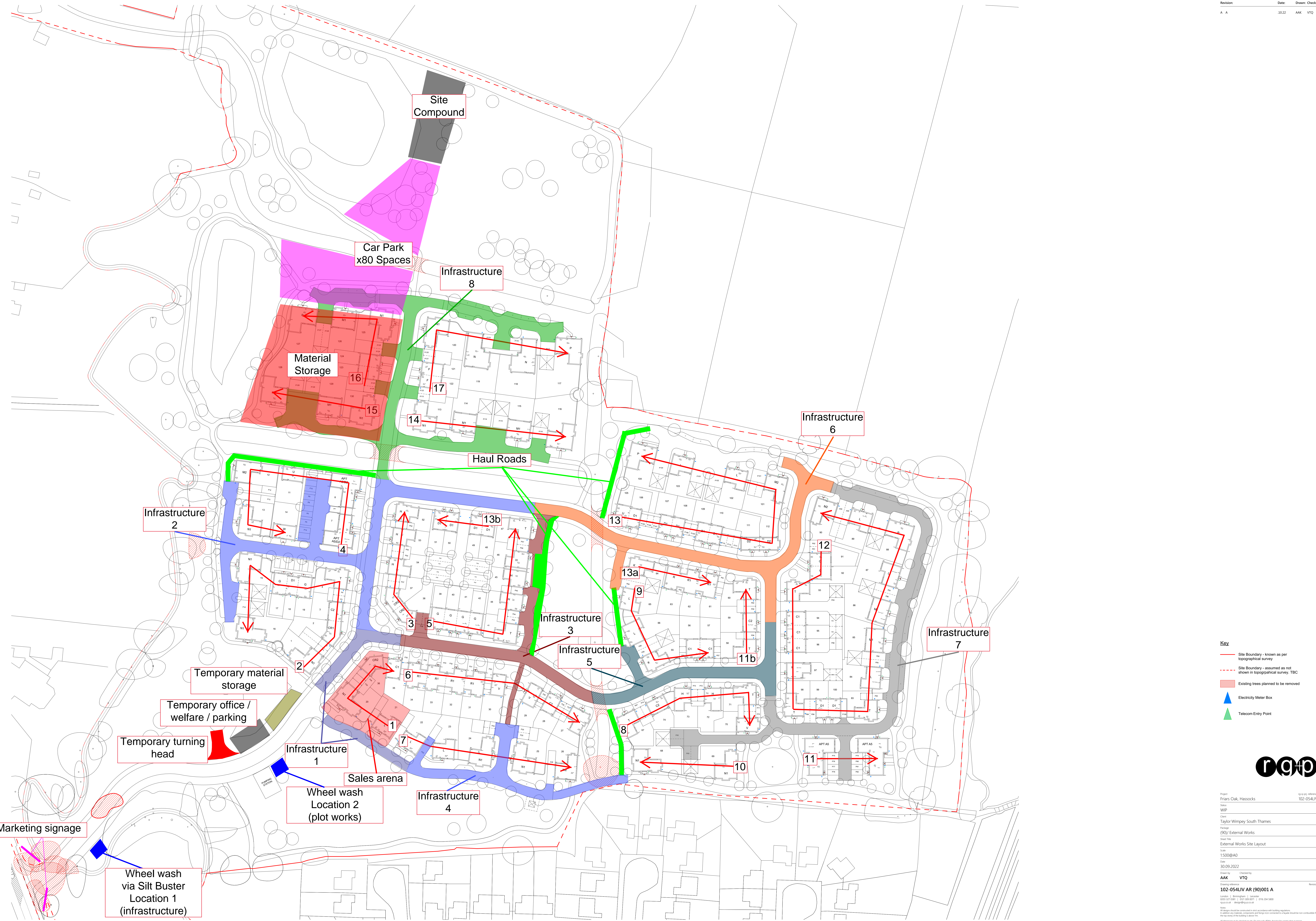
The management, handling and disposal of waste and classification of materials will be carried out in line with all current Environmental Legislation and requirements.

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.

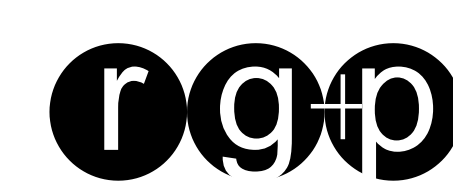


APPENDIX ONE

1. Build Sequencing / Compound & Site Set-Up Plan



- Key**
- Site Boundary - known as per topographical survey
 - - - Site Boundary - assumed as not shown in topographical survey. TBC
 - Existing trees planned to be removed
 - ▲ Electricity Meter Box
 - ▲ Telecom Entry Point



Project	Friars Oak, Hassocks	102-054LV
Drawn	VTQ	
Client	Taylor Wimpey South Thames	
Package	500/ External Works	
Drawn for	External Works Site Layout	
Scale	1:500@A0	
Date	30.09.2022	
Drawn by	AAK	Checked by VTQ
Project Reference	102-054LV AR (90)001 A	Revision

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