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**Ansty Garden Community**

**Environmental Statement**

**Volume 2**

November 2023



# CHAPTER 5: THE PROPOSED DEVELOPMENT AND CONSTRUCTION OVERVIEW

## 5 The Proposed Development and Construction Overview

### 5.1 Introduction

5.1.1 This chapter describes the key elements of the Proposed Development, including those features which may lead to significant environmental effects, and includes a summary of the key construction activities and associated construction programme.

### 5.2 The Proposed Development

5.2.1 The description of development for the planning application is as follows:

*“Outline planning application (All matters reserved except for access) for the redevelopment of land to the east of Ansty to create a new Garden Community, comprising of the erection of up to 1,450 homes (including 30% affordable housing), up to 90 residential care (C2 units), a primary school, new SEND school, sports facilities including all weather hockey pitches and tennis centre, allotments, retail, community and employment uses together with ancillary and associated development including new and enhanced pedestrian/cycle routes, open spaces, and landscaping.”*

5.2.2 The development is hereafter referred to as the ‘Proposed Development’.

### 5.3 The Parkland Reserve Site

5.3.1 The description of development for the planning application is as follows:

*“Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms. Sports pitches at Beech Farm Field to remain in sports use.”*

5.3.2 The development is hereafter referred to as the ‘Parkland Reserve Site’.

#### Basis of Assessment

5.3.3 The key drawings which have formed the basis of the EIA are listed in **Table 5.1**. For the full list of plans, refer to the accompanying planning application.

**Table 5.1: Drawings Forming the EIA Basis of Assessment**

Drawing Title	Drawing Reference
D3102-FAB-00-XX-DR-Y-009	Concept Masterplan
D3102-FAB-00-XX-DR-Y-036	Access and Movement Parameter Plan

Drawing Title	Drawing Reference
D3102-FAB-00-XX-DR-Y-037	Green Infrastructure Parameter Plan
D3102-FAB-00-XX-DR-Y-038	Site Boundary Parameter Plan
D3102-FAB-00-XX-DR-Y-039	Land Use Parameter Plan
D3102-FAB-00-XX-DR-Y-040	Building Heights Parameter Plan
D3102-FAB-00-XX-DR-Y-045	Density Parameter Plan
D3102-FAB-00-XX-DR-Y-054	Combined Site Boundaries

### Proposed Development Overview

- 5.3.4 The Proposed Development will comprise three phases of built development (as shown in **Figure 5.1**) to construct up to 1,450 new dwellings (including up to 90 residential care home dwellings), a primary school (including a nursery), a Special Educational Needs and Disabilities (SEND) school, 11,000 m<sup>2</sup> of local centre (use class E) floorspace, open space, sports facilities and landscaping.
- 5.3.5 The uses of the Proposed Development are shown in **Figure 5.2**. The scale of the Proposed Development will range from one and a half to four storeys in height, as shown in **Figure 5.3**.

Figure 5.1: Indicative Proposed Development Phasing Plan

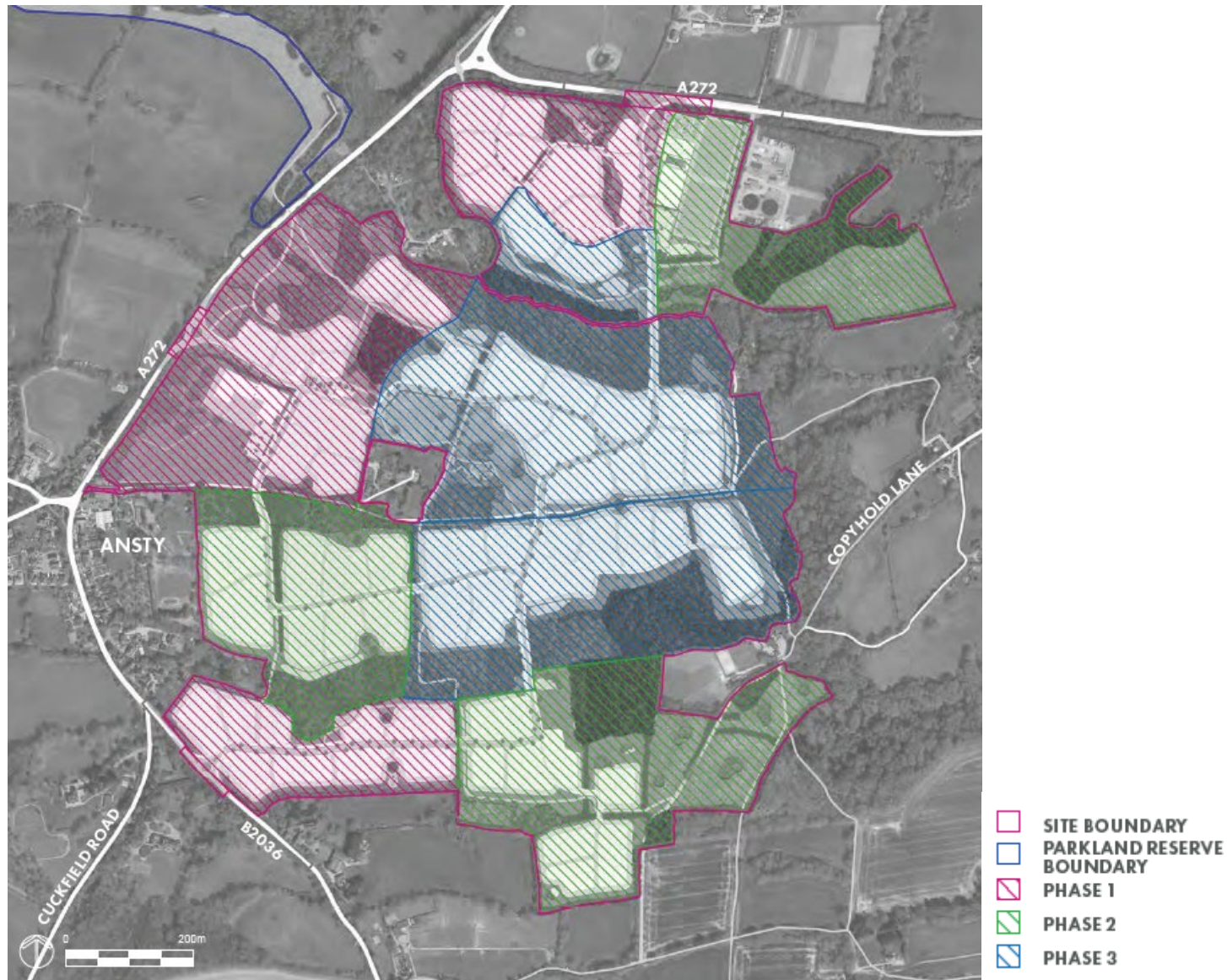


Figure 5.2: Proposed Development Land Uses Parameter Plan

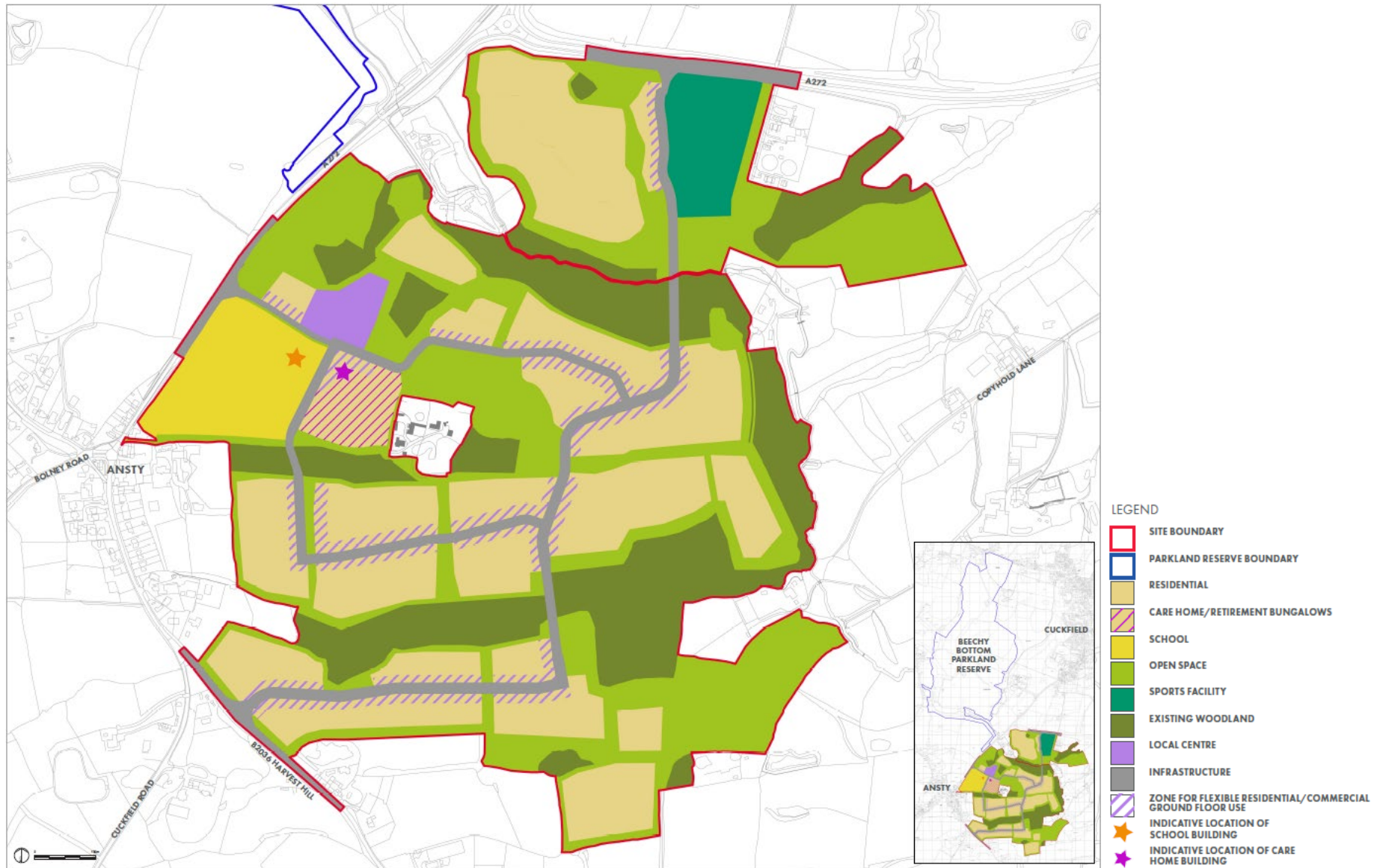
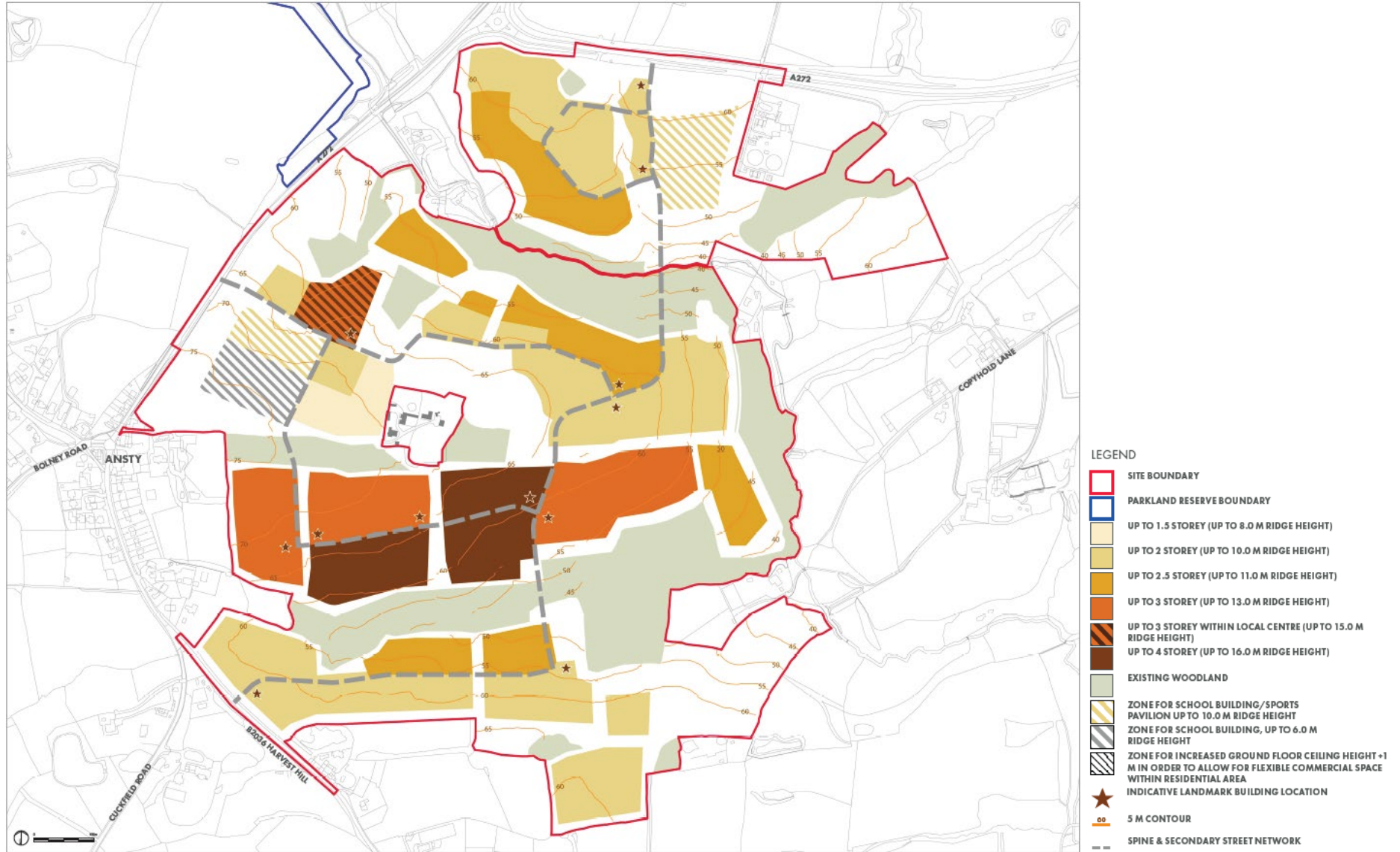


Figure 5.3: Proposed Development Building Heights Parameter Plan



### Proposed Land Use Mix and Areas

- 5.3.6 There will be residential dwellings located throughout the Site. To the west of the Site, there will be a local centre, which will have the potential to include a range of uses including retail, café, flexible workspace, a health centre, a gym, a nursery, food, and drink uses. A mobility hub will also be provided within the local centre, featuring sustainable transport modes, car and cycling parking.
- 5.3.7 Directly to the south of the local centre, there will be a primary school and a SEND school, placed in western edge of the Site. It will be located on the route of the secondary street, as well as being close to both new and existing residential areas.
- 5.3.8 A sports facility will be provided in the north of the Site.
- 5.3.9 **Table 5.2** provides a breakdown of the floorspace area (by use class) proposed for the Site. This is based on an illustrative concept masterplan, shown in **Figure 5.4**.

**Table 5.2: Indicative Floorspace Area by Use Class**

Use Class	Approximate Maximum Gross External Area (GEA) (m <sup>2</sup> )
Residential (Use class C3)	1,450 no.
Retirement Living / Care Home (Use Class C2)	90 no.
Primary School (Use Class F1)	25,000
SEND School (Use Class F1)	20,000
Local Centre (Use Class E)	11,000

### Proposed Accommodation Schedule

- 5.3.10 The Proposed Development will consist of up to 1,450 residential dwellings. **Table 5.3** presents the illustrative accommodation schedule and tenure mix for the Proposed Development. Additionally, 90 dwellings will be provided for elderly living accommodation, in the form of bungalows.

**Table 5.3: Proposed Accommodation Schedule and Tenure Mix**

Type	Private	Affordable Ownership	Affordable Rent	Total
1 bed, 2 person	51	16	114	181
2 bed, 4 person	203	60	147	410
3 bed, 5 person	457	27	49	533
4+ bed, 6 person	305	5	16	326
<b>Total</b>	<b>1,016</b>	<b>108</b>	<b>326</b>	<b>1,450</b>

Figure 5.4: Illustrative Concept Masterplan



### *Building Types and Character*

- 5.3.11 The form of housing will vary across the Site, to provide a range of sizes, types and tenures which will meet the needs of the community. High quality, contemporary architecture will be encouraged, to create a distinctive neighbourhood. While individual houses will differ in design details, there will be an overall continuity of architectural style through the Site.
- 5.3.12 The buildings will bear reference to historic forms and materials and reflect the Wealden character. Materials such as clay tiles and red brick, with flint, painted brick, render and timber cladding will be used.
- 5.3.13 **Figure 5.5** to **Figure 5.7** present the examples of the envisioned contemporary architectural approach that would be adopted, though it would be adapted to Wealden forms and materials.

**Figure 5.5: Example of Architectural Approach 1**



**Figure 5.6: Example of Architectural Approach 2**



**Figure 5.7: Example of Architectural Approach 3**



5.3.14 Further detail will be provided in the Design Code on materials, architectural style and form, and the different character areas.

### *Landscaping*

5.3.15 There will be eight landscape character areas (LCAs), as illustrated in **Figure 5.8**, to create a distinct sense of place within the Site. Each LCA will have complementary attributes and subtle differences, which will combine to create a cohesive pattern or landscape across the Site.

#### **LCA 1: Village Centre**

5.3.16 The modern Village Centre will establish a hub for the community, prioritising community and functionality, with spaces that foster social connections and provides necessary amenity for residents.

5.3.17 Flexible spaces will allow for the general use on a daily basis, with demarcation for areas of movement, loading and drop off and also providing for larger events such as market days, festive shows and community events. Softer areas of lawn tree and shrub planting will bring green into the heart of the Village Centre and blend with the hard landscape.

#### **LCA 2: Ansty Common**

5.3.18 Ansty Common will be at the heart of the Site, creating a welcoming space that will serve as a gathering place for residents and visitors alike. Ansty Common will be a

place where families can picnic, children can play, and community events can take place.

5.3.19 Open space, mature trees, woodlands and hedgerows, along with opportunities for informal sports and formal play, will create a space that is inclusive for all.

5.3.20 A network of accessible and legible routes will converge on Ansty Common and allow for ease of movement but will also provide the opportunity for residents and visitors to be active, with carefully arranged footpath routes for walking, cycling, scooting or running.

5.3.21 Special attention will also be given to the mature planting on the southern boundary of Ansty Common, retaining and enhancing the mature planting, to ensure a visual separation is maintained between new built form to the north and the listed buildings.

### **LCA 3: Sports Hub**

5.3.22 The Sports Hub will enable people of all ages and abilities to participate in physical activity. It will offer a range of facilities for a variety of sports. A strategy is proposed to include indoor and outdoor tennis pitches, covered padel courts and hockey pitches, as well as a pavilion. This is further detailed in the Sports Facility Report that has been submitted as part of the planning application.

5.3.23 The landscape will soften the edges of the facility, creating buffers to adjacent development and offering local greening within the sports hub and car park. Buildings such as the pavilion will also be softened with the use of green facades or roofs, where possible. Landscape buffer planting will also be implemented to the east, to mitigate the impacts of odour from the Cuckfield Sewage Treatment Works.

5.3.24 The adjacent existing Public Right of Way (PRoW) to the east will be retained, connecting to the footpath, road and cycle access from the spine street to the west of the Sports Hub. Car parking and cycle storage will be provided, with adequate spaces for the sports facility and the allotment provision to the south.

### **LCA 4: Community Allotments**

5.3.25 Allotments will provide residents with a space to cultivate their own produce, while also promoting a sense of community and connection to nature. In addition to providing individual gardening plots for residents, the allotments will also offer a range of benefits for the wider community, including gathering and social spaces for residents to connect, with options for community gardens and educational spaces.

5.3.26 Allotments will be typically divided into individual plots of varying sizes. New hedge and tree planting will help create separation between plots, in alignment with existing vegetation.

### LCA 5: Retained and Enhanced Landscapes

- 5.3.27 The landscape strategy will retain and enhance these areas, in alignment with recommendations made by the project's Ecologist, limiting human access to ensure that local wildlife can thrive without disturbance. The area to the north-west, which will be the 'Gateway Link' will encourage human access as this zone will provide connectivity to and from the local centre and the Parkland Reserve Site.

### LCA 6: Schools Site

- 5.3.28 The school building will be set within the lowest part of its site and visually screened through tree, shrub and grass buffers to the western edges of the Site. The buffers, along with the retained and enhanced landscape to the north, will create a transition zone between the Site, Ansty and the High Weald Area of Outstanding Natural Beauty (AONB), whilst also creating a pleasant environment for students and staff.
- 5.3.29 In addition, the school will provide junior sports pitches, as well as woodland play areas, hard playground areas and space for pick-up / drop-off and parking. The school will be well-connected, with access from the existing PRow to the south of the school and internal foot and cycle pathways that will run along the eastern edge as part of the secondary street loop.

### LCA 7: SuDS & Amenity Landscapes

- 5.3.30 The amenity landscapes will be an essential component of the area's infrastructure, providing a range of features and facilities for people and wildlife.
- 5.3.31 The multi-functionality of these spaces will support footpath and cycle connections, encouraging active transport and helping to reduce car use, by connecting different part of the Proposed Development and facilitating access to nearby amenities.
- 5.3.32 Sustainable drainage systems (SuDS) will be interwoven into the amenity spaces and will be planted and managed to create habitat rich environments.
- 5.3.33 Where possible and appropriate, sports and play will be integrated into amenity spaces in the form of local equipped areas of play (LEAPs), local areas of play (LAPs) and neighbourhood equipped areas of play (NEAPs), play on the way equipment, running and walking routes or informal opportunities for sport.

### LCA 8: Retained and Ancient Woodland

- 5.3.34 Ancient woodland will be protected with a 20 m buffer from development, limiting human access with additional barriers or enhances planting to sensitive edges. Other woodland areas will provide levels of human access linking with existing routes and enhanced where appropriate.
- 5.3.35 All enhancements will be undertaken in accordance with the recommendations made by the project's Ecologist and Arboriculturalist and, where woodland is fully removed

or failing, the landscape proposals will look to enhance it with native woodland native planting and grasses.

## Access

### Vehicular Access

- 5.3.36 Vehicular access will be provided in the north and west boundary of the Site, along the A272. There will also be vehicular access at the south-western edge of the Site, through the B2036 (Harvest Hill). **Figure 5.9** illustrates the access points to the Site.
- 5.3.37 The proposed access points to the Site will include the continuation of the internal footway / cycleways within the Site on the southern side of the A272 to the north, on the eastern side of the A272 to the west and on the northern side of the B2036 to the south-west. The Site will also be accessible by existing and new foot and cycle paths.

### Vehicular Parking

- 5.3.38 Car parking will be provided for residents and visitors at an appropriate level, in line with West Sussex County Council's (WSCC's) 'Guidance on Parking at New Developments Supplementary Planning Document' (2020). The level of parking will be determined by the size of dwellings and the Parking Behaviour Zone, which will correspond to the location of the Site.
- 5.3.39 A number of parking solutions will be used, including on-street, front drive, side drives and parking courts / rear parking streets.
- 5.3.40 In all parking locations, the aim will be for the parking to be convenient to the dwellings which the parking serves and to limit opportunities for car-related crimes.

### Pedestrian and Cycle Access and Routes

- 5.3.41 All existing PRoWs will be maintained and set within green corridors. These will be supplemented with additional new footpaths to provide a comprehensive network, linking all parts of the Site with the local centre, schools and the mobility hub at the centre of the Site, as well as Beechy Bottom Country Park to the north-west and the sports hub in the north-east of Site (as shown in **Figure 5.10**).
- 5.3.42 A dedicated cycle route will be created through Site, which will be located along the spine street and secondary streets, separated from the carriageway.

Figure 5.8: Landscape Character Areas

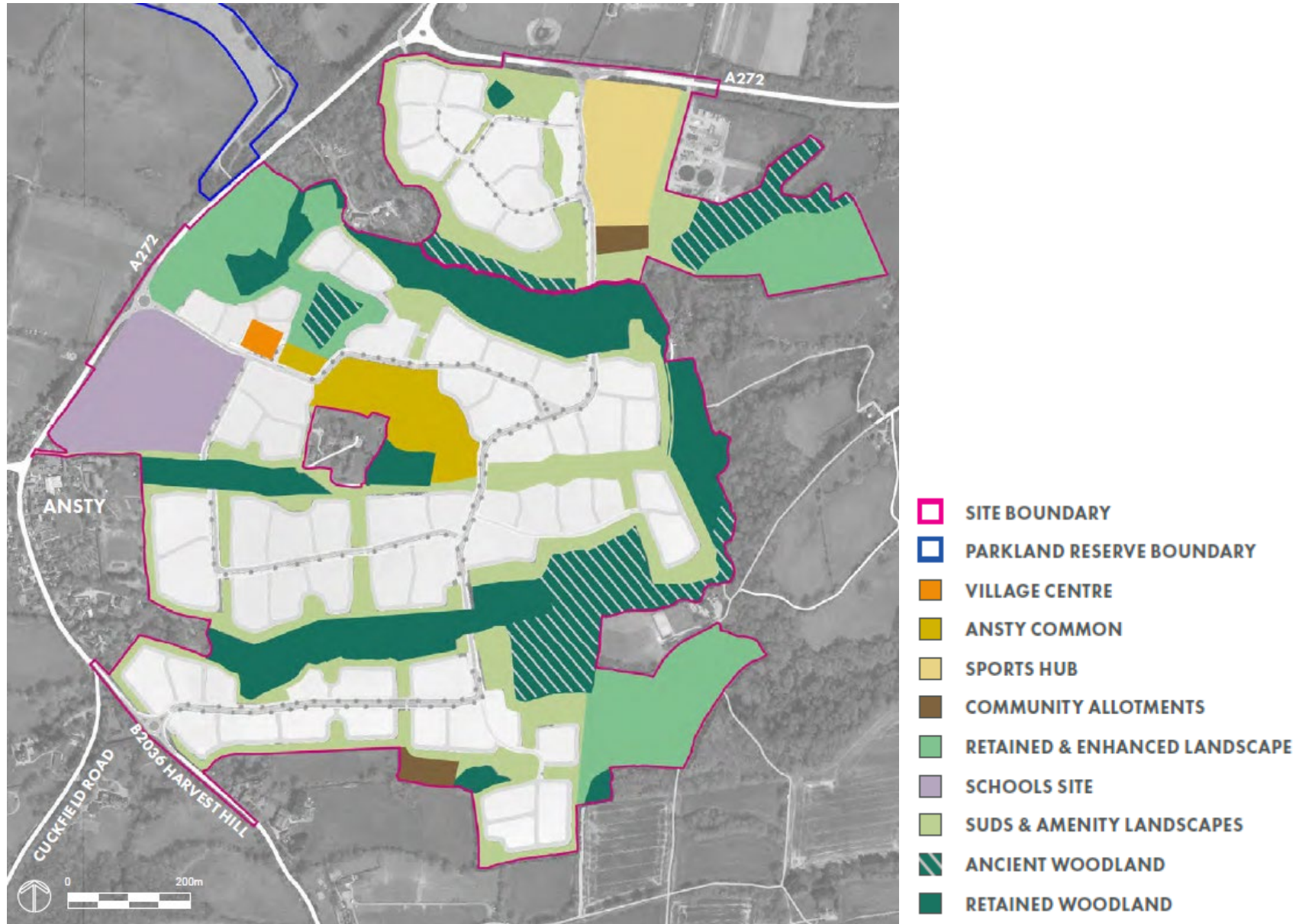
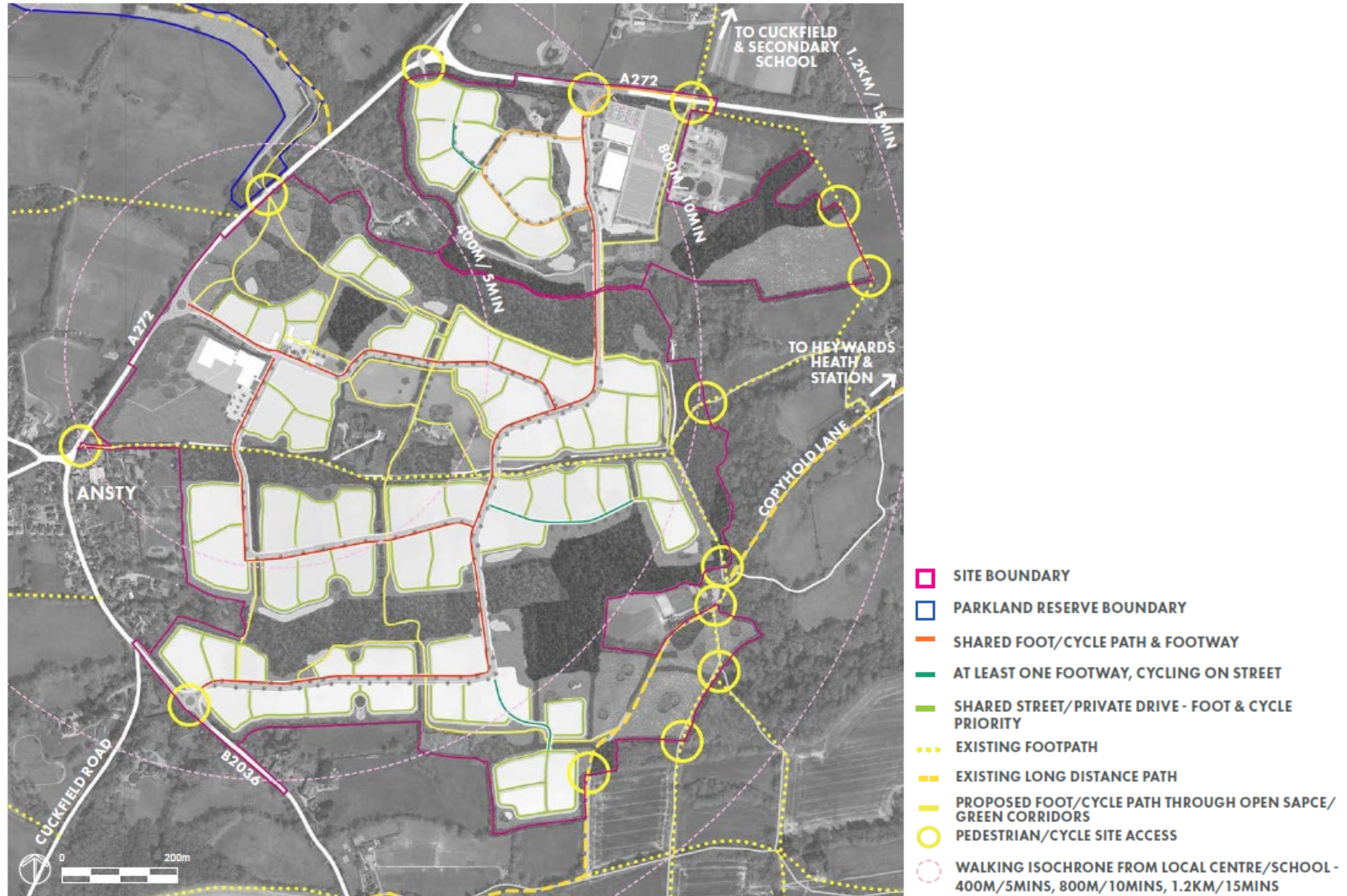


Figure 5.9: Vehicular Access Points to the Site



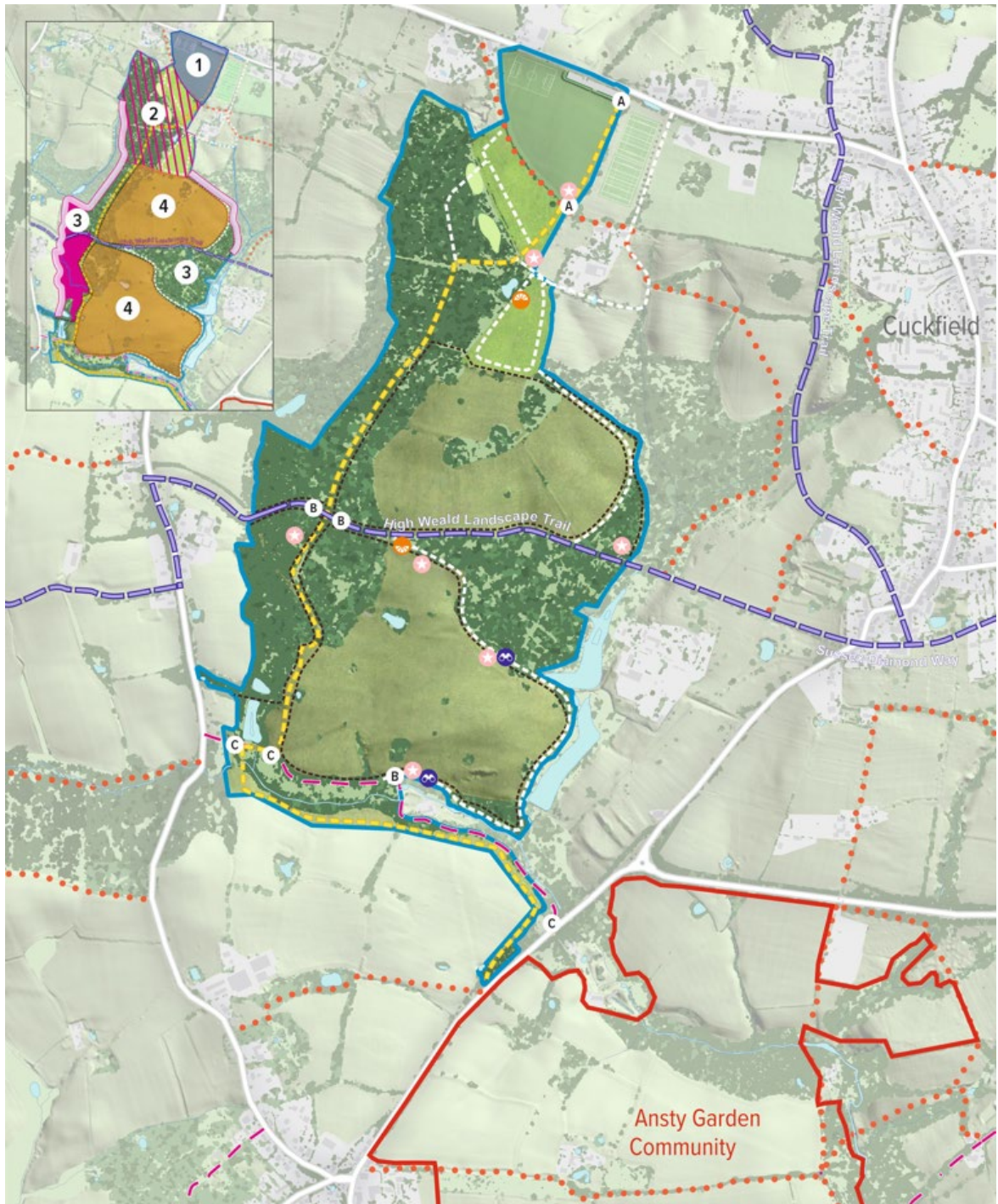
Figure 5.10: Walking and Cycling Routes





## The Parkland Reserve Site

- 5.3.43 As mentioned in **Chapter 1: Introduction** of this ES, a separate outline planning application for land to the north of Ansty (the Beechy Bottom “Parkland Reserve Site”) is also being submitted in parallel to the outline planning application for the Proposed Development, to deliver the ‘Parkland Reserve Site’. Given that the two sites and planning applications are inter-linked, the EIA and this ES has taken the Parkland Reserve Site into consideration, where required.
- 5.3.44 The Parkland Reserve Site will comprise of country park landscape, where nature and wildlife prevail, based on the restoration of over 80 ha of farmed parkland, semi ancient and replanted woodland, as shown in **Figure 5.11**. This will be achieved through the introduction of more naturalistic processes, such as ‘soft touch’ extensive management systems, which will allow the development of woody scrub areas, rich and structured grassland and natural regeneration within the woodlands. Over time, these will create species-rich and wildlife rich habitats.
- 5.3.45 The existing PRoW of the Parkland Reserve Site will be retained and an additional cycle route and new north-south, off-road cycle and pedestrian route will be introduced (as shown in **Figure 5.11**), providing a local link between Ansty and Cuckfield.
- 5.3.46 Additional circular paths within the north of the Parkland Reserve Site will provide opportunities for local dogwalkers and residents. Both the existing and proposed routes will be fenced along their length to protect the developing habitats.
- 5.3.47 Further to the above, woodland rides (i.e. linear trackways) will be incorporated into the Parkland Reserve Site and to be ecologically successful, the rides will be approximately 10 m wide to allow light to reach the woodland floor. Scrub growth within the woodland rides will be cut by one third every 3 to 5 years, between November and February.
- 5.3.48 The different existing ponds located within the Parkland Reserve Site will be managed asset out below:
- Old woodland ponds located within the semi-natural woodland: these ponds will be excavated out to create ponds with varying depths, allowing easy access into the pond for various animal species. A proportion of the pondside trees / scrub will be felled and removed, to prevent excessive leaf fall and heavy shading.
  - Woodland ponds: these ponds will be left un-impacted and as a non-intervention area in terms of direct management.
  - Ponds currently utilised by fishermen: the ponds will be electro-fished out and left for wildlife to colonise.

Figure 5.11: Overview of the Proposed Beechy Bottom Parkland Reserve Site



- |   |   |   |
|---|---|---|
|  Parkland Reserve    |  Viewing platform                                |  Bridleway / Pedestrian stile gate   |
|  Existing Footpaths  |  Hides   |  Sports pitches & parking            |
|  Existing Bridleways |  Potential wayfinding signs / information boards |  Dog walking area - roam free access |
|  Proposed footpath   |  Ancient woodland with buffers - no access       |  Potential areas for informal access |
|  Proposed cycle path |  Access gate for cycles & pedestrians            |  Ecologically restricted zones       |
|   |  Pedestrian stile                                |   |

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## Biodiversity Net Gain

- 5.3.49 As outlined in **Chapter 1: Introduction**, the planning application for the Proposed Development and the Parkland Reserve Site are inter-linked due to the Biodiversity Net Gain Assessment for the Proposed Development, with Parkland Reserve Site providing the off-site compensatory habitat to meet a 20% Biodiversity Net Gain target.
- 5.3.50 The proposed Parkland Reserve Site forms in a large and very significant compensation and enhancement measure for biodiversity. The Habitat & Ecological Restoration Management Plan sets out habitat creation and management measures for this 103.21 ha site which will deliver significant biodiversity net gain, with an increase of 177.39 habitat units and 0.21 hedgerow units. The Proposed Development would result in an on-site loss of 52.01 habitat units (-8.56 %), a predicted gain of 13.02 hedgerow units (+10.7 %) and a gain of 3.43 watercourse units (+10.46 %). This means that by utilising the surplus biodiversity net gain from the Parkland Reserve Site, the Site will achieve a target of 20 % biodiversity net gain from the uplift of 177.39 habitat units.
- 5.3.51 With the transfer of habitat, hedgerow and river units from the Parkland Reserve Site to the Proposed Development, in order to achieve 20 % biodiversity net gain for each broad habitat type, the Parkland Reserve Site would retain gains of 196.92 habitat units and 0.21 hedgerow units.

## Energy and Sustainability

- 5.3.52 An outline energy strategy has been prepared for the Proposed Development, which outlines the measures being considered to ensure the Proposed Development is policy and regulatory compliant.
- 5.3.53 The Proposed Development will have a commitment to a reduction in CO<sub>2</sub> emissions of >50% over the baseline of Part L 2021 of the Building Regulations through a number of measures including:
- Incorporating passive design strategies to reduce energy demand for the proposed dwellings and buildings taking into consideration thermal mass, façade design, thermal bridging and air permeability.
  - Ensuring energy efficient measures are maximised via striving for compliance with the Future Homes Standard in terms of:
    - High levels of insulation to meet Future Homes U-Value targets.
    - Review of technologies such as Waste-Water Heat Recovery and any new products being added to the SAP database.
    - LED lighting with a high lm/W efficacy.

- Appropriate ventilation for environmental considerations and Part F compliance.
- The provision of renewable energy throughout the Proposed Development, through a mix of air source heat pumps, solar hot water, PV panels and ground source heat pumps.

5.3.54 The above measures will be finalised at detailed design stage.

### Drainage Strategy and Flood Risk

5.3.55 The Site's sustainable drainage strategy (SuDS) will include ponds and large grassed swales located down-gradient of the development areas. The details of the drainage network will evolve along with the layout plans; however, the key points of the strategy are that there will be a suitable means for water disposal in the area and there will be ample space for the required attenuation and treatment of runoff prior to its disposal to Copyhold Gill or one of its tributaries at greenfield rates.

5.3.56 Appropriate management and maintenance arrangements for the proposed SuDS scheme will be in place throughout the lifetime of the Proposed Development.

5.3.57 Further details are presented in the Flood Risk Assessment (FRA) and Outline Drainage Strategy, presented in **ES Volume 4, Appendix B**.

### Waste Strategy

5.3.58 Sustainable behaviour will be encouraged, and recycling and composting facilities will be provided to support this.

5.3.59 Internal and any external storage spaces will be designed to work with local recycling and organic waste collection services.

## 5.4 Construction Overview

5.4.1 The Proposed Development is being applied for in outline, with all matters reserved except for access. Whilst a contractor is yet to be brought on board, for the purposes of the EIA, an indicative construction overview has been prepared so as to understand the likely effects associated with construction. The information presented in this section is for assessment purposes, is indicative and subject to change once the relevant contractor has been appointed. However, this information has been collated from significant experience of developing schemes of this type and scale, and a conservative approach has been taken.

### Indicative Construction Programme

5.4.2 The Proposed Development is anticipated to be built out in three phases (as illustrated in **Figure 5.1**), over an approximately 7-year programme, subject to timely

planning permission, with construction commencing in Q3, 2025 and completing in Q1, 2032.

- 5.4.3 The limited works to the Parkland Reserve Site (i.e. to erect the viewing platforms) will take place in Q3, 2025 to Q1, 2026, with longer habitat and ecological management of the Parkland Reserve Site taking place from 2025 to 2048; this will be in line with Habitat and Ecological Restoration Management Plan, which will be agreed, subject to condition.
- 5.4.4 The indicative key dates for each phase of construction are listed in **Table 5.4** and shown in **Figure 5.12**. It is anticipated that the different phases of the Proposed Development will become occupied as and when they are built out.

**Table 5.4: Periods of Development for each Construction Phase (Indicative)**

Phase	Period of Development
Phase 1 (comprising Plots 1A, 2A and 3A)	Q3, 2025 – Q2, 2027
Phase 2 (comprising Plots 1B, 2B and 3B)	Q2, 2027 – Q2, 2029
Phase 3 (comprising Plots 1C, 2C and 3C)	Q3, 2029 – Q1, 2032



## Trees

- 5.4.5 Of the 943 trees or groups of trees surveyed within the Site, the Proposed Development requires the removal of 113 trees (none of which are protected by a Tree Preservation Order (TPO)), tree groups or hedges to allow or facilitate the construction of the Proposed Development. However, new planting of native broadleaved trees on a 1:1 ratio, at a minimum, is likely to be required by MSDC. Therefore, the Proposed Development will likely also include the planting of trees to offset all trees lost.

## Description of Works

### *The Proposed Development*

- 5.4.6 Investigations and surveys will be undertaken in line with regulatory requirements before construction takes place. The following sections provide an overview of the construction strategy for the Proposed Development.

### Site Preparation and Enabling Works

- 5.4.7 The following main activities will occur during the first phase of works of the Proposed Development:
- Initial Site set-up;
  - Installation of temporary haul road;
  - Site clearance;
  - Topsoil stripped and land re-profiled; and
  - Site will be secured using perimeter fencing with access / egress procedures put in place.

### Main Works

- 5.4.8 The main works (substructure and superstructure) will involve excavation for the building foundation. The superstructure works will involve the construction of the frame and envelope including upper floor and roof.
- 5.4.9 The following activities are likely to occur during the main works:
- Any required survey works;
  - Any vegetation clearance;
  - Bulk excavation;
  - Erection of frame and external envelope finishes including brickwork, cladding and windows; and
  - Installation of roofing system.

### Fit-Out and External Works

- 5.4.10 Once the external cladding and facade is progressed sufficiently for weatherproofing, the fit-out can commence. Fitting out works generally comprise mechanical, electrical and plumbing systems.
- 5.4.11 The following works are likely to occur during fit-out:
- Fix of mechanical and electrical installation;
  - Internal fit-out of new buildings;
  - Completion of car-parking facilities;
  - Hard / soft landscaping; and
  - Site compound reduced and removed once works complete.

### *The Parkland Reserve Site*

- 5.4.12 The existing and proposed footpath routes will remain grassed. The cycle route will be formed using a bound gravel or rolled hoggin surface, but will not be edged to retain an informal character. All paths will be managed to maintain clear, accessible, and well sign posted routes and have suitable gateway / threshold features.
- 5.4.13 Apart from the dog walking field in the north, all routes will be fenced one either side, to protect the livestock and habitats. The dog walking field will be fenced around its perimeter to allow free movement within the field.
- 5.4.14 Fencing within the park will be determined by the final management plan, reflecting the livestock / grazing methods and likely to reflect typical post and wire stockproof fencing.
- 5.4.15 In addition to the above, the viewing platforms (of a maximum height of 2-2.5 m) will be constructed from FSC certified timber, to blend into the existing landscape and the natural surroundings.

### Site Working Hours

- 5.4.16 Prescribed hours of works will be agreed with MSDC. It is anticipated that the core working hours for the Proposed Development will be as follows:
- 08:00 – 18:00 hours on Monday to Friday;
  - 08:00 – 13:00 hours on Saturday; and
  - No working normally undertaken on Sundays or Bank Holidays.
- 5.4.17 Approval from MSDC will be required for any works that need to be undertaken outside of permitted hours and it is expected that MSDC may vary these hours where the works are in close proximity to sensitive uses (e.g. residential properties).

## Plant and Equipment

5.4.18 During the enabling works and the construction of the Proposed Development, a range of plant and equipment will be utilised. Piling works are not anticipated. An indicative list of plant and equipment anticipated to be used is outlined in **Table 5.5**.

**Table 5.5: Plant and Equipment used during the Construction Phase**

Plant and Equipment	Stage of Works				
	Enabling Works	Substructure	Superstructure	Envelope	Fit-Out
Excavator	✓	✓			
Articulated Dump Truck	✓	✓			
Drills / Cutters	✓	✓	✓		✓
Compacter / Roller		✓			
Concrete Pump		✓	✓		
Generators			✓		
Floodlights	✓	✓	✓	✓	✓
Scaffolding		✓	✓	✓	✓
Asphalt Plant				✓	✓
Forklift Truck			✓	✓	✓
Skips and Skip Trucks	✓	✓	✓	✓	✓

## Construction Traffic

- 5.4.19 The construction of the Proposed Development will result in a peak total of 75 two-way vehicle movements, of which 25 will be Heavy Goods Vehicles (HGVs) and 50 will be Light Goods Vehicles (LGVs).
- 5.4.20 Approximately 80 % of HGVs will likely access the Site from the A23, via Bolney Road and the A272, with approximately 20 % accessing the Site from Haywards Heath, via Tylers Green and the A272.
- 5.4.21 Approximately 70 % of LGVs will access the Site from Haywards Heath, via Tylers Green and the A272, with approximately 20 % accessing the Site from Burgess Hill (via the B2036 and the A272) and approximately 10 % accessing the Site from the A23, via Bolney Road and the A272.
- 5.4.22 Construction traffic associated with the Parkland Reserve Site will be minimal, consisting of limited LDVs to transport any fencing, path materials required.

## Construction Traffic Access and Management

- 5.4.23 All entrances to Site will be managed by trained traffic marshals to segregate and organise all vehicle movements on and off the Site. This will involve the segregation of

pedestrians using physical barriers to ensure vehicle movements are separated from members of the public. Full details of construction vehicle access to the Site will be confirmed within a Construction Logistics Plan, which will be the subject of a planning condition as part of any planning approval.

### Construction Workers

5.4.24 The construction of the Proposed Development is estimated to generate 490 Full Time Equivalent (FTE) jobs.

### Materials and Resource Use

5.4.25 **Table 5.6** outlines the approximate volume of materials that are anticipated to be used during the construction of the Proposed Development.

**Table 5.6: Approximately Quantum of Construction Materials used for the Proposed Development**

Construction Materials	Volume	Units
Foundation Concrete	51,462	m <sup>3</sup>
Bricks	162,240	m <sup>2</sup>
Concrete Blocks	202,800	m <sup>2</sup>
Roof Tiles	105,120	m <sup>2</sup>

### Construction Waste

5.4.26 It is anticipated that a certain amount of waste will be generated from the construction of the Proposed Development. Due to the outline nature of the Proposed Development, it is not possible to quantify the total amounts of waste expected to be generated during the construction of the Proposed Development; however, **Table 5.7** outlines the indicative approximate volume of waste anticipated to be generated during the construction of the Proposed Development.

**Table 5.7: Indicative Approximate Quantum of Construction Waste Materials Generated by the Proposed Development**

Construction Materials	Volume	Units
Foundation Concrete	2,574	m <sup>3</sup>
Bricks	9,735	m <sup>2</sup>
Concrete Blocks	12,168	m <sup>2</sup>
Roof Tiles	8,410	m <sup>2</sup>

### Construction Environmental Management Plan

5.4.27 The Construction Environmental Management Plan (CEMP) sets out the standards and procedures for managing the environmental impacts of construction major projects and small projects. It covers the environmental, public health and safety

aspect of the project that may affect local residents, business and the general public in close proximity to the construction Site.

- 5.4.28 The CEMP identifies the main legal responsibilities and requirements of the developer and contractors when constructing their projects. The CEMP also aims to assure residents and the general public that mitigation of the impacts on the environment are being implemented. Its aim is to minimise nuisance and disturbance to the public and safeguard the environment.
- 5.4.29 The Applicant will prepare a CEMP for the construction of the Proposed Development for approval by MSDC, prior to the commencement of construction on-Site.

## **Public Relations**

### *Local Residents and Business*

- 5.4.30 The Applicant will aim to establish contact with the various local landowners, residents, and businesses, to ensure any concerns are understood and mitigated. Communication will also be through local project information boards situated on hoardings, with contact information for raising comments or complaints provided.
- 5.4.31 The Site will be screened by 2.44 m minimum high hoarding (higher in certain circumstances for marketing and security reasons) around the external boundary. The hoarding will be maintained to a high standard throughout the construction of the Proposed Development. As works progress above the hoarding, measures will be introduced to control work at heights by task specific method statements and collective proprietary barriers to protect adjacent properties from the risks of falling materials.

