

Construction Environmental Management Plan
10 Dwellings – Blackwell Farm, East Grinstead
Condition No: 07 & 08
Date: 04.03.2025
Rev: 2

Introduction and Description:

1.1 The project consists of the construction of a 10no new Dwellings and associated external works. The site is located off Blackwell Farm Road with a dedicated access for construction traffic.

1.2 Engagement with the Public

Prior to commencement on site and then one week prior to commencement we will carry out a letter drop advising the site neighbours of our contact details and CCS Registration details, a description of the project and the early site activities including likely vehicle movements.

During the project this will be followed up by as monthly newsletter providing an overview of progress and activities during the next month.

1.3 Anticipated vehicle movements during construction

We anticipate circa 2,900 vehicle movements to and from the site during the construction period of 52 weeks. The vehicles range from small vehicles (i.e cars and transit vans) to large vehicles (i.e 20 Tonne 8 wheeler muck away lorries).

1.4 Parking for vehicles of site personnel, operatives, and visitors:

The dedicated site entrance is located on Blackwell Farm Road.

Due to the location of the site most personnel will need to travel to site by car or van with dedicated on site parking.

1.5 Loading and Unloading of Plant and Materials:

We note peak traffic times for the area are as follows therefore no deliveries will be scheduled between 08.30 and 09:30, and between 15:30 and 16:30 due to pupil drop-off and collection.

All Major deliveries will be planned and scheduled outside of the peak traffic times.

The Site Gates have been set back to allow vehicles to drive off the Road and park to avoid congestion.

As part of our weekly site delivery coordination meeting, deliveries will be agreed over a rolling fortnightly period to avoid congestion; the agreed information will be recorded in our site delivery schedule and issued to all subcontractors.

It will be issued to the relevant subcontractors and suppliers.

1.51 Traffic Marshall / Gateman

A Traffic Marshall / Gateman will be used on site to ensure vehicle movements to and from the site are safely marshalled in and out of site keeping impact on traffic to a minimum and paying attention to passing pedestrians and cyclists.

It will be made a condition of contract that our site team will be contacted by phone and / or text by any large vehicles to provide an update as to their time of arrival on site.

Should a driver fail to comply he will be sent away and called back once the onsite unloading area is free. If this happens again the vehicle will be sent away from site and delivery not accepted on that day. Given that this is a condition of their supply order this will act as a deterrent. In the first instance positive cooperation will be encouraged.

1.52 Loading and Unloading:

Will take place within the site compound at designated locations within the site compound which is separated in the form of fencing

We will determine in advance which vehicles are self-unload (Hiab or similar) or require unloading by Forklift or Crane. Waste Skip Lorries will also be unloaded and loaded within the site compound.

1.52.2 Wheel Washing

It is our intention to construct the road pattern including tarmac surface to greatly minimise mud, we will also provide a wheel wash set-up within the site compound by way of a high-pressure spray and sump to collect muddy water.

1.53 Storage of Plant and Materials:

All materials will be stored on site within the site area.

1.6 Provision of Boundary Hoarding & Gates

The area at the front of site gates / entrance will be monitored by the Traffic Marshall. The site boundary will be secured by a mixture of 2.4m Timber Hoarding and 2.00m high Heras security fence.

2.0 Sequence of Works:

2.1 Main Works

Listed below are the key activities for completion of the programme:-

- Substructure Works (Concrete Substructures, Drainage, Ducts and PCC Ground Floor Slab).
- Superstructure (Face Brickwork/Blockwork and independent scaffolding).
- Fit Out – Once the superstructure is sufficiently progressed, our internal activities can commence with Screeds, Carpentry, M&E, M/F Ceilings, Floor and Wall Finishes, Sanitaryware, 2nd Fix Carpentry and M&E, Decorations, Testing and Commissioning.

3.0 Site Set Up & Accommodation:

The Site entrance will be controlled , with separate vehicle gates and pedestrian entrances . Accommodation will consist of steel style Portacabins or similar.

Note: Fencing will be inspected daily by our site management to ensure security is maintained and that these always remain in a presentable condition.

Note: Mechanical Wheel Washing Equipment will be set up close to the site entrance and will be manned; should a breakdown or incident occur we will also have a call off order with a road sweeping company who can supply plant at short notice in the unlikely event this is required.

Note: Dust suppression measure; Stockpiles will also be damped down as necessary.

A ground penetrating radar survey has been carried out to identify any other services or obstructions within the ground .

3.1 Scaffolding

We will be providing common access scaffolding to the buildings, to provide safe access to the different sub-contractors to perform their work.

3.2 Materials Handling Mobile Crane

Cranes will be required to erect the structural elements.ie Roof Trusses

3.3 Material Storage & Distribution

Distribution of material is the responsibility of the subcontractor. Due cognisance must be paid to the environment in which the works are being carried out. Storage will only be permitted within the allotted area for each sub-contractor.

The use of mobile racking systems for pipe work, electrical containment, loose long length items etc. will be actively pursued.

The storage of flammable materials (e.g. gas containers) will be outside the building using suitable cages. All materials delivered to site must be unloaded & where possible taken to the agreed storage locations. Wherever possible, materials should be delivered on pallets to facilitate distribution by use of pallet trucks, however, pallets must be collected and returned when they have been finished with and then removed from site.

The minimum requirement for storage of flammable fuels (diesel etc.) will be within a covered, bunded bowser. Where petrol is required this should be contained in a steel jerry can with the maximum of 5 gallons allowed to be on site at any one time. The container should be clearly labelled with its contents, highly flammable signage, and a fireproof cabinet should be provided for it to be stored in when not in use.

3.4 The Fire Safe Plan

The Fire Plan will be developed and regularly reviewed on site.

3.5 Tree Protection

Damage to trees during the construction phase should be prevented by the erection of the protective fencing forming Tree protection zones. All personnel should be made aware of the limitations that apply to these.

Any defects or damage to trees during construction should be brought to the attention of the site Arboriculturist immediately, so that any remedial works that may be required can be arranged. A protective fence will be erected prior to the commencement of any site works where required. Protective fences must be constructed in line with BS 5837: 2005 and be fit for the purpose of excluding any construction activity.

3.6 Environmental Materials Policy

As Principle Contractor we accept it is our duty to reduce the adverse, and increase the beneficial, environmental impacts of our purchasing and supply of materials in recognition and support of:

- The UK Government's Strategy for Sustainable Construction
- The key and influential role of purchasing and supply activities in environmental management
- Our commitment to reducing Waste to Landfill
- Our ISO 9001/ 14001 Accreditation

3.7 Our Strategic Objectives

Where possible we shall implement the following strategic objectives:

- Use of local materials
- Use of responsibly sourced materials (demonstrated through auditable third-party certification schemes including BES 6001:2008; Environmental Management System certification; Chain of Custody certification)
- Reuse of materials
- Use of materials with a high recycled content
- Waste minimisation through design, procurement, and on-site management
- Identification and implementation of opportunities for recycling
- Use of non-toxic materials and refrigerants with a low global warming potential
- Use of materials with a low embodied impact
- Use of durable materials
- All timber to be legally sourced (as defined in the CPET 2nd edition report on UK Government Timber Procurement Policy)
- Reused timber to have originated from legal sources initially

3.8 Waste Removal

We will formulate a site waste management plan; the principles contained within the site waste management plan are always to be followed.

The current target for Waste diverted from landfill (excluding soils & stones) is 90%. Selsdon will provide segregated waste skips for use by all subcontractors for, Metal, Timber, Plasterboard as well as general / municipal waste as well as other relevant waste streams. It is the responsibility of each sub-contractor to segregate their waste into the appropriate bins.

All sub-contractors will be responsible for maintaining the cleanliness of their work areas and disposal of their waste (to the designated skips on the ground floor) as it is generated and not when it has become a safety hazard or impeding other works.

Design team

Where possible designs will use recycled aggregates and/or HBM for working platforms/piling mat and Timber off cuts & struck formwork

Timber set aside in a designated storage area for potential re-use

Subcontractors

Waste Management and Recovery Action

Large plasterboard off cuts

Plasterboard set aside in a designated storage area for potential re-use WSL/ Subcontractors

3.9 Temporary Services

Site accommodation will be provided with Electric and water.

Background / Safety Lighting will be provided to the houses , including emergency lighting where necessary.

Sub-contractors must provide their own lighting to a level necessary to achieve the higher levels for specific tasks on site

All lighting will be turned off at the end of the working day to protect the amenity of the residential neighbours.

Temporary water points will be located at strategic points on site.

3.10 Personal Access & Security

A 2.00m high security / safety fence will be erected around the site as indicated in the attached. Vehicle and personnel gate will be installed.

All Personnel and Visitors must sign in and out on each visit to site.

Sub-contractors remain fully responsible for their own materials and equipment.

All sub-contractors are always to wear branded Hi-Vis on site.

3.11 Smoking

Smoking will only be permitted in the designated area adjacent to the welfare compound. Any person found smoking outside the permitted area will be warned and if there is a repeat then removed from site.

4.0 HEALTH & SAFETY

As Principle Contractor we are committed to achieving industry compliant performance in Health, Safety and Environmental Management, and we recognise that achieving the highest standards is an integral part of our business; and will take all reasonable steps to minimise Health, Safety and Environmental risk to all our Stakeholders.

Safety is at the forefront of everything that we do and is the over-riding precedent for delivery.

We will not compromise safety to achieve a programme date or to reduce cost.

From the outset of employment with Selsdon, our employees undergo extensive safety training, which can be best demonstrated by the level of competency of our staff and accident statistics we have achieved.

Minimum PPE requirement on site will include Safety Helmets, Company branded Hi-vis vests, Safety Boots, gloves & goggles / glasses (which must be risk assessed for specific tasks) which must always be provided by Sub-contract Company and worn by the labour force while on site.

Key Health, Safety & Environmental Issues include:

- ☐ Site security including access for site personnel
- ☐ Site access and delivery strategy
- ☐ Materials lifting and hoisting
- ☐ Interface with neighbours, road users and pedestrians
- ☐ Access for piling rig and access equipment
- ☐ Deep excavations
- ☐ Installation of concrete frame
- ☐ Temporary works
- ☐ Installation of the structural steelwork
- ☐ Roof works & cladding
- ☐ Noise and vibration, with reference to Neighbours
- ☐ Dust and fumes (Air Quality Management Area)
- ☐ Fire safety management & means of escape
- ☐ Housekeeping and site storage and delivery on a 'Just in time' basis

4.1 Considerate Constructor Scheme

Community engagement / Good neighbour

As noted below, the site will be registered with the Considerate Constructor's Scheme, if required.

Information regarding the construction works will be provided for all neighbours affected by the work via information mail drops with feedback contact details of our site contacts and with the approval of the college.

Contact details will be posted at the site entrance for contacting the site team.

Full and regular updates will be provided throughout the project regarding programming and site activities would be maintained through to completion.

Wherever possible, consideration will be given to prefabrication of components off site prior to delivery to minimise potential disturbance caused by construction traffic.

The working site is always to be kept clean and in good order. Surplus materials and rubbish should not be allowed to accumulate on the site or spill over into the surroundings.

Respectable and safe standards of dress will always be maintained..

As previously described, we will employ a Traffic Marshall who will manage all deliveries to site.

This traffic management plan will be implemented & issued to all sub-contractors & managed by our Traffic Marshall / Site management, whose duties will include:

- ☐ Give priority to the public.
- ☐ Managing / collating the delivery booking in process
- ☐ Approved deliveries to site will contact our site manager in advance of their arrival to allow the site to prepare the delivery area & advise the driver of any issues.
- ☐ Ensure vehicle engines are switched off while parking.
- ☐ Banking & reversing vehicles always.
- ☐ Ensuring vehicle wheels are clean prior to leaving the construction area during ground works phase.

4.2 MINIMISING NUISANCE DURING CONSTRUCTION WORKS

External areas

The external areas to the site will be monitored for litter, detritus, graffiti & fly posting by the Site team and inspections will be recorded daily.

A mechanical road sweeper will also be used utilised for on & off site when necessary. To be monitored by the logistic manager.

4.3 Noise & Vibration

As the site is within a residential area, noise break out from the site's construction activities should be significantly reduced.

The following techniques in minimising the residual nuisance noise for the adjacent properties during the construction works are as follows: -

Working hour restrictions will be in place as follows: -

- ☐ No working on Sunday or Bank Holidays unless otherwise agreed with Mid-Sussex
- ☐ No noisy working before 0800 hours on Monday to Friday (inclusive)
- ☐ No noisy working after 1800 hours on Monday to Friday (inclusive)
- ☐ No working after 1300 hours on each Saturday or before 0900 hours

However there may be times when extended working will be required to complete large concrete pours, etc.

These incidences will be notified to the neighbouring properties & agreed with Mid-Sussex.

Works on site will follow the Code of Practice BS 5228-1: 2009 Noise & Vibration Control on Construction and Open Sites which provides specific detail on suitable noise mitigation measures.

The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall always be employed.

- ☐ Where practical electrically powered Plant / tools will be used.
- ☐ HGV and site vehicles will be equipped with non-tonal reversing alarms
- ☐ Restrict the number of plant items in use at any one time
- ☐ Reduce the speed of vehicle movements
- ☐ Drop heights will be minimised when loading vehicles
- ☐ Piling will be carried out with the method that minimises both noise and transmission of vibration
- ☐ All vehicles and mechanical plant used for the purpose of the Works shall be fitted with effective exhaust silencers.
- ☐ All compressors shall be "sound reduced" models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use, and all ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of a type recommended by the manufacturers.
- ☐ Machines in intermittent use shall be shut down in the intervening periods between work or, where this is impractical, shall be throttled to a minimum.
- ☐ All plant and machinery shall be maintained in good and efficient working order.
- ☐ No plant shall be left running when not in use.

4.4 Air Quality Management Area assessment & mitigation measures

The development is within an Air Quality Management Area and is designated as a low to medium risk development.

The following criteria were considered:

- the area taken up by the development total site area 0.5ha - (Medium)
- Potential for emissions and dust to have an infrequent impact on sensitive receptors (Low)
- There is one facility being constructed.
- The potential impact of the development on sensitive receptors is minimal, as the site is within a designated 'Strategic Industrial Land' (SIL).
- Demolition works are complete
- Excavations are contained within the site boundary. The soil is river gravels.
- Stock piling of soils would be minimal & not generally above 3m as the soils will be removed from site when excavated.

- There is no burning allowed on site
- There is no concrete batching on site
- A 6F2 Mat will be laid over the site during the main excavation & frame works to minimise dirt / dust becoming airborne. This would be inspected & damped down regularly. The intention is for this base to be utilised as the permanent sub base for paths & patios
- The site will have a temporary electrical supply for the welfare, offices, site . A generator may be required on a short-term basis.
- All operatives on site will be competent
- All operatives on site will receive on-site training through site induction, method statement briefings, toolbox talks etc. to cover health safety & environment, best practice methods, site housekeeping, reporting procedures and communication
- advantage of providing shelter from the wind, which reduces the likelihood of dust re-suspension from the ground and provides a degree of noise screening.
- Include details of wheel wash
- The site will always have a suitable water supply to control dust suppression

4.5 Stockpiles & Storage Mounds

During the initial stages of the project stockpiling of materials will be necessary, the following measures will be utilised: -

- Stockpile exists for the shortest possible time.
- Do not build steep sided stockpiles or mound or these that have sharp changes in shape.
- Whenever possible keep stockpiles or mounds away from the site boundary, sensitive receptors, and surface drains.

4.6 Cutting, grinding & Sawing

Ideally these activities should not be conducted on site and prefabricated materials should be brought in where possible. In cases, where such work must take place, then the following techniques should be followed:

- All these activities will require hot permits to ensure the safety of the operative carrying the work.
- All the equipment should use water to suppressant or suitable local exhaust ventilation systems.
- Use dust extraction techniques where available.
- Cutting and grinding to take place in screed area only
- Service all fan and filters regularly to ensure that they properly maintained.

4.7 Waste disposal / burning

- No burning of any materials is permitted on site.
- All excess materials should not be wasted, but used or safely removed from site according to appropriate legislation.
- Full implementations of the Contractor site waste management plan.
- Label all waste storage and skips, detailing the type of waste.
- Employ a just on time policy to deliver materials to reduce the storage on site.
- Consider using recycle materials and recycle any materials used on site rather than disposing of them (including concrete, timber, aggregate, soil) temporary storage area set up for reclamation.

4.8 Dealing with spillage

- Spillage kit must be available at all time and in a well-known location for the site operatives.
- Use bunded area.
- Regularly inspect the site area for spillages.
- Clean spillages using agrees wet handed methods.

4.9 Welding and soldering

Follow control measures in HSE guidance notes EH54 & EH55 and seek to use alternative methods where possible

4.10 Tarmac Laying and use of bitumen

- Do not overheat bitumen and cover pots.
- Use great care in all processes to prevent spillages and extinguish any accidental fired immediately.

4.11 Plant Vehicles & not road mobile machinery (NRMM)

- All non-road mobile machinery NRMM should use fuel equivalent to ultra-low sulphur diesel (ULSD). This measure will automatically reduce particulate emissions.
- No vehicles or plant will be left idling unnecessarily.
- NRMM (vehicles and plant) should be well maintained. Should any emissions of dark smoke occur (except during start up) then the relevant machinery should be stopped immediately, and any problem rectified before being used.
- Engines and exhaust systems should be regularly serviced according to manufacturers recommendations and maintained to meet statutory limits/opacity tests.
- All vehicles should hold current MOT certificates where required.
- Vehicle exhausts should be directed away from the ground and positioned so they are not directed at site entrances.

- Locate plant away from the boundaries close to residential areas.
- Speed limit on site is to be set a 5mph.
- Control queuing or parking of vehicles outside the site, both during and before the site opens, utilising the approved delivery strategy.
- Avoid use of diesel- or petrol-powered generators by using mains electricity or battery powered equipment where possible.
- Wash or clean all vehicles effectively before leaving the site
- NRMM (vehicles and plant) should be fitted with appropriate warning lights and reversing alarm.

4.12 Fitting out

- Fit all machinery for activities such as plastering, sanding, or rendering with dust suppression/collection equipment.
- Vacuum all waste material.
- Erect / utilise screens when mixing.

4.13 Planing and sanding

- Use fans and/or filters, dust suppression techniques and water sprays.

4.14 Site monitoring protocols

Site Management will.

- Carrying out site inspections, as well as monitoring the site & boundary.
- Coordinate & manage all deliveries to site, including booking in procedure.
- Manage entry & exit to site of all deliveries & vehicles.
- Ensure all delivery drivers are aware of site rules, re deliveries, speed limits & reversing etc.
- Ensure all drivers sign in & advise of mileage etc. for monitoring
- Check / inspect external site boundaries & areas daily
- Check / inspect wheel wash & haul road
- Monitor site noise & record
- Maintaining logbooks
- Keep an accurate log of complaints from the public.
- Ensure that all plant & equipment is to be inspected weekly and recorded

4.15 Protection of the finishes

Protection of the finished surfaces will be developed and agreed with the relevant trade sub contractors before the works progress to achieve the desired level of quality finishes throughout.

Critical finished elements include the following: -

- Mechanical & Electrical services
- Curtain walling & cladding
- Doors & Joinery
- Floor finishes
- Architectural metal works

4.16 Temporary Works

To ensure that Temporary Works needs are identified, and that safe and practical designs are produced and then correctly and safely constructed, loaded, and dismantled. The successful control of Temporary Works requires a systematic and methodical approach including the appointment of competent individuals for all roles, effective communication between all parties and the maintenance of comprehensive records.

Temporary works for this site will include support for the ground excavations, scaffolding. Selsdon has specific procedures for controlling temporary works including the Health & Safety Standard TW01 Temporary Works as well as the Control of Temporary Works

Selsdon will formally appoint a project Temporary Works Coordinator [TWC] who acts as a single point of responsibility for the co-ordination of all temporary works requirements for the project. If the sub-contractor works involves temporary works as Normal (N), i.e. Temporary Works that are considered to be medium/high risk or have an interface with the public, then the subcontractor must also provide a full-time temporary works supervisor [TWS] for the duration of that activity.

The subcontractor TWS appointed by the Subcontractor is to be responsible for site supervision and checking of Temporary Works during erection, use & dismantling as well as assisting the TWC, in collection & collation of temporary works information.

4.17 Achieving Quality in Key Areas

We have identified the following key packages for enhanced Quality Assurance measures.

- Groundworks
- Superstructure
- Curtain Walling
- Roof finishes
- Drylining & Carpentry
- Floor & Wall Finishes
- M&E services & setting out

We will produce a Project Quality Plan (PQP) that will be updated and further developed with the specialist contractors and the design team during the project.

The Project Quality Plan will be implemented to ensure construction procedures are performed in compliance with the plans and specifications under this contract.

Overall management of the PEP will be the responsibility of the Site Manager.

The design Team & Selsdon will regularly inspect & review the works, outside of the planned inspection & hand over regime. An action list will be generated, and all sub-contractors notified; The sub-contractors must complete the required action by the date specified & confirm to Selsdon when the actions are complete. This will be monitored and updated continually throughout the project.

Major non-compliance with Quality or specifications will be notified to the sub-contractor via a Non-conformance notice or Quality Improvement report. These must be completed & returned to Selsdon to close out.

It should be noted that all defects / snagging must be completed & signed off prior to practical completion as access to complete the defective works will not be possible.

Selsdon is committed to targeting to achieve practical completion with minimal defects

