

Construction Environment Management Plan

Project Address:	CONTEGO SAFETY, WEARMASTER HOUSE, MALHOUSE LANE, HURSTPIERPOINT
Proposal:	ADAPTATION OF EXISTING BUILDING AND CONSTRUCTION OF WAREHOUSE BUILDING WITH OFFICE AND ASSOCIATED FACILITIES, CAR PARKING, CYCLE PARKING AND LANDSCAPING
Prepared for:	Mid Susses District Council
Planning Condition no:	2
Planning reference:	DM/23/1160
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Project number:	1821
Date:	20.08.2026

Construction Environment Management Plan

1. Introduction, Planning Context & Governance Structure

1.1 Purpose of the Document & Condition 2 Requirements

This document details the Construction Environmental Management Plan (CEMP) governing the adaptation of the existing building and the construction of the new warehouse with E(g)/B8 office space, car parking, cycle storage, and landscaping at Wearmaster House, Malthouse Lane, Hurstpierpoint.

Condition 2 of Planning Permission DM/23/1160 issued by Mid Sussex District Council mandates:

Planning Condition 2

"Prior to the commencement of the development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include amongst other matters details of measures to control noise or vibration affecting nearby residents; artificial illumination; dust control measures. The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority."

Reason: To protect the amenities of adjoining occupiers and to accord with policies DP26 and DP29 of the Mid Sussex District Plan 2014-2031.

1.2 Site Roles, Lines of Communication & Operational Responsibilities

To ensure implementation of all CEMP commitments, a clear management structure is established for the project:

- Client / Project Sponsor (Contego Safety): Holds overall legal responsibility for CEMP implementation, appointing competent principal contractors, and verifying compliance.
- Main Contractor Project Manager: Responsible for day-to-day site management, enforcing sub-contractor environmental compliance, logging incidents, and running community liaison.
- Site Environmental Officer (SEO): Conducts daily site inspections, oversees noise/dust/vibration monitoring, enforces wheel washing and spill kit readiness, and manages environmental logs.
- Ecological Clerk of Works (ECoW): Qualified ecological professional appointed to oversee works near sensitive boundaries, protected species protection zones, and root protection areas.
- Local Authority Liaison: Maintains direct lines of communication with Mid Sussex District Council Environmental Health and Planning Enforcement Officers.

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1.3 Statutory Standards & Codes of Practice

- BS 5228:2009+A1:2014: Code of Practice for Noise and Vibration Control on Construction and Open Sites (Parts 1 & 2).
- BS 6187:2011: Code of Practice for Full and Partial Demolition.
- Control of Pollution Act 1974: Statutory provisions for site noise, working hours, and Section 60/61 control notices.
- IAQM Guidance (2014): Guidance on the Assessment of Dust from Demolition and Construction.
- Control of Asbestos Regulations 2012: Requirements for safe identification, handling, and licensed disposal of hazardous building materials.

2. Site Working Hours, Security & Community Liaison

2.1 Permitted Operational Hours

All site preparation, demolition, deliveries, and construction activity shall be strictly restricted to:

Day of Week	Permitted Operational Window	Enforcement & Operational Rules
Mondays to Fridays	08:00 – 18:00 Hours	Standard operational window. Plant warming up strictly after 07:45.
Saturdays	09:00 – 13:00 Hours	Restricted hours. High-noise activities prioritized for weekday windows.
Sundays & Bank / Public Holidays	NO WORKS PERMITTED	Strict prohibition. Zero site activities, deliveries, or machinery testing.

2.2 Community Engagement, Notice Boards & Public Relations

- Perimeter Information Board: A weatherproof notice board will be mounted on the site hoarding along Malthouse Lane detailing the site manager's name, direct phone line, 24/7 emergency contact number, and overall project timeline.
- Advance Community Notifications: Occupiers within 100m of the site boundary will receive written notification at least 7 days prior to high-impact activities (e.g., ground breaking, concrete slab pours, heavy crane lifts).

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2.3 Complaint Resolution Protocol & 48-Hour SLA

- **Complaints Register:** All public enquiries or complaints regarding noise, vibration, dust, mud, or traffic will be formally recorded in a Site Complaints Log immediately upon receipt.
- **Service Level Agreement (SLA):** An initial investigation will occur within 2 hours of receipt. A formal written response outlining root cause analysis and corrective actions will be delivered to the complainant within two (2) working days (48 hours).
- **LPA Reporting:** Monthly summaries of logged complaints and corrective measures taken will be made available to Mid Sussex District Council Environmental Health officers upon request.

3. Noise & Vibration Mitigation Strategy

3.1 Mitigation at Source & Plant Management

All construction operations will implement Best Practicable Means (BPM) as defined under Section 72 of the Control of Pollution Act 1974 and BS 5228-1:2009+A1:2014:

- **Machinery Specification:** Only modern, CE/UKCA-marked plant equipped with effective sound reduction mufflers, acoustic cowlings, and engine enclosures will operate on site.
- **Strategic Equipment Positioning:** Static equipment (e.g., generators, compressors, pumps) will be situated in acoustic enclosures at the furthest practicable distance from residential receptors along Malthouse Lane.
- **Strict No-Idling Rule:** All plant and vehicles must be switched off when idling. Automatic engine shutdown systems will be enforced for equipment unused for over 3 minutes.
- **Mains Electricity Grid Tie-In:** Early temporary mains electrical connection will be established during site set-up to minimize reliance on diesel generators.

3.2 Perimeter Acoustic Barriers & Local Enclosures

- **Boundary Hoarding:** A continuous 2.4m high solid timber hoarding (min mass density 10 kg/m²) or heavy-duty acoustic barrier mats (e.g., SoundEar / Echo Barrier) will line the boundary facing sensitive receptors.
- **Localized Screening:** Localized mobile acoustic screens will surround stationary cutting, grinding, or breaking operations.

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3.3 Demolition & Vibration Control

- Hydraulic Crushing Methods: Structural demolition will prioritize hydraulic pulverizers and shears over percussive impact hammers to eliminate ground-borne vibration.
- Vibration Thresholds: Vibration monitoring (Peak Particle Velocity - PPV) will be conducted during foundation excavation and breaking near sensitive structures to ensure levels remain below 1.0 mm/s.

4. Dust, Air Quality & Chemical Nuisance Control

4.1 Dust Suppression & Water Spray Systems

- Water Misting Cannons: Dedicated water suppression misting cannons (e.g., Dust Control DC30 units delivering fine droplets up to 30m) will operate continuously during demolition, breaking, and earthworks.
- Handheld Tool Controls: Masonry cutting, stone sawing, and chasing tools must feature integrated wet feeds or HEPA-filtered dust extraction vacuums.
- Stockpile Protection: Fine dry materials, topsoil, and crushed aggregate stockpiles will be enclosed, shielded from prevailing winds, or covered with weighted heavy-duty tarpaulins.
- On-Site Crushing Rules: Mobile crushing equipment is avoided; if strictly necessary, prior LPA approval will be obtained and equipment fitted with continuous internal spray nozzles.

4.2 Mud Control, Vehicle Wash Facilities & Highway Protection

- Wheel Wash Facility: A high-pressure jet wash wheel station with a closed-loop water recycled system will be installed at the site exit point.
- Mandatory Inspection: Every vehicle exiting the construction site must pass through the wheel cleaning station before entering Malthouse Lane.
- Road Sweeping Regimes: Regular manual road sweeping and a hired mechanical vacuum sweeper will clean Malthouse Lane daily to prevent sediment accumulation.

4.3 Exhaust Emissions & Prohibitions

- NRMM Compliance: Non-Road Mobile Machinery (NRMM) must comply with EU Stage IV / Stage V emission standards. Plant emitting visible black smoke will be removed from site immediately.

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- Zero Burning Policy: Burning of site waste, timber, packaging, or vegetation is strictly prohibited under any circumstances.

5. Artificial Illumination & Lighting Controls

Site lighting during construction will be managed to guarantee safe working conditions without causing light nuisance or ecological disruption:

- Directional Shielding: All floodlights and task lighting will be angled downward at a maximum 45° tilt and fitted with directional hoods/louvres to eliminate spill beyond the site perimeter.
- Light Nuisance Thresholds: Illumination levels will conform strictly to Institute of Lighting Professionals (ILP) Guidance Notes for Environmental Zone E2 (Rural/Low District Brightness).
- Lighting Timers & PIR Control: All task lighting will be switched off at the end of each working day (18:00 Mon-Fri; 13:00 Sat). Night security lighting will be limited to low-lux, motion-activated PIR LED floodlights.

6. Traffic Management, Deliveries & Access Logistics

6.1 Approved Delivery Transit Route

To protect local residential roads in Hurstpierpoint, all heavy goods vehicles (HGVs) and delivery traffic must strictly follow the designated access corridor:

Mandatory HGV Routing Corridor

Approved Arterial Route: A23 Trunk Road -> A2300 Junction -> B2118 / A2300 Arterial Links -> Direct Access via Malthouse Lane.

Strict Traffic Prohibition: Construction vehicles are strictly prohibited from routing through central Hurstpierpoint village high street or residential side roads.

6.2 On-Site Loading, Banksman Control & Operative Parking

- Internal Offloading Zone: All offloading of structural steel, cladding, timber, and concrete deliveries will occur entirely within the site boundary compound. Offloading on Malthouse Lane is strictly prohibited.

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- **Dedicated Site Banksman:** A trained, CPCS-certified banksman will be stationed at the site access gate to safely direct HGV ingress and egress and manage pedestrian safety on Malthouse Lane.
- **Delivery Staging System:** Deliveries of heavy plant or bulk materials will be scheduled using a timed booking system to avoid local peak morning/evening traffic.
- **On-Site Operative Parking:** A designated contractor parking area will be established inside the site compound during site set-up to ensure zero contractor vehicle parking on public highways.

7. Spill Prevention, Hazardous Materials & Water Protection

7.1 Storage of Fuel, Oils & Chemicals

- **Bunded Storage:** All fuels, lubricants, paints, and chemicals will be stored in lockable bunded containers providing 110% capacity of the largest container or 25% of total volume.
- **Refuelling Protocols:** Fuelling of mobile plant will occur strictly on an impermeable concrete pad situated over 10m away from ditches, drains, or watercourses.

7.2 Emergency Spill Response Plan

- **Spill Kit Locations:** Heavy-duty hydrocarbon spill response kits (min 120-litre absorption capacity) will be deployed at the fuel store, refuelling pad, and active excavation zones.
- **Emergency Sequence:** In the event of a spill: (1) Source isolated; (2) Spill kit deployed; (3) Drainage gullies sealed with magnetic mats; (4) Environment Agency & LPA notified.

8. Site Waste Management Plan (SWMP)

Waste management will strictly follow the statutory Waste Hierarchy (Prevent → Prepare for Reuse → Recycle → Recover → Dispose):

Waste Stream	On-Site Management & Disposal Method	Target Recycling / Diversion Rate
Demolition Concrete & Masonry	Segregated and crushed for re-use as sub-base capping layer	100% Diversion

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Timber, Steel & Packaging	Sorted into dedicated covered skips for transfer to licensed recycling facility	> 92% Recycled
Clean Excavated Soil / Subsoil	Reused for on-site re-profiling, retaining walls, and soft landscaping	Maximized On-Site
Hazardous / Asbestos Waste	Handled by licensed contractors under Hazardous Waste Consignment Notes	100% Compliant Disposal

9. Biodiversity & Tree Protection Integration

This CEMP operates in relation to connected conditions (Conditions 5, 10, 11, 12, 15) to safeguard local flora and fauna:

- Tree Protection Zones (RPAs): Heavy-duty protective fencing (BS 5837:2012) will be erected around all retained trees and hedgerows prior to site clearance.
- Bat Protection Lighting: Site lighting will be kept away from hedgerows and tree canopies to prevent disturbance to foraging bats.
- Wildlife Safe Excavations: Excavations left open overnight will feature escape ramps (sloped soil or wooden planks) to prevent trapping badgers or small mammals.

10. Construction Phasing & Programme Schedule

The total estimated construction duration is 48 weeks. Below is the detailed sequence and corresponding environmental controls:

Phase & Key Milestones	Duration	Key CEMP Environmental Controls Enforced
Phase 1: Site Setup & Hoarding	3 Weeks	Erect 2.4m acoustic hoarding, install wheel wash, establish RPAs & spill stations.
Phase 2: Soft Strip & Demolition	5 Weeks	Internal strip down followed by localized demolition using DC30 misting cannons.



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Phase 3: Excavations & Groundworks	6 Weeks	Vibration suppression during earthworks, spoil management, road sweeping.
Phase 4: Shell & Core Erection	14 Weeks	Acoustic screens during steelwork erection, crane lift safety, timed delivery staging.
Phase 5: Cladding, Roof & Fit-Out	12 Weeks	Enclosed masonry cutting stations, wet tools, indoor task lighting controls.
Phase 6: Landscaping & External Works	6 Weeks	Execution of soft landscaping scheme, drainage tie-ins, surface finishing.
Phase 7: Snagging & Handover	2 Weeks	Final site deep clean, demobilization of compound, final highway inspection.

11. Summary & Statement of Compliance Commitment

This CEMP document provides an operational framework tailored to satisfy all requirements of Condition 2 for Planning Application DM/23/1160.

