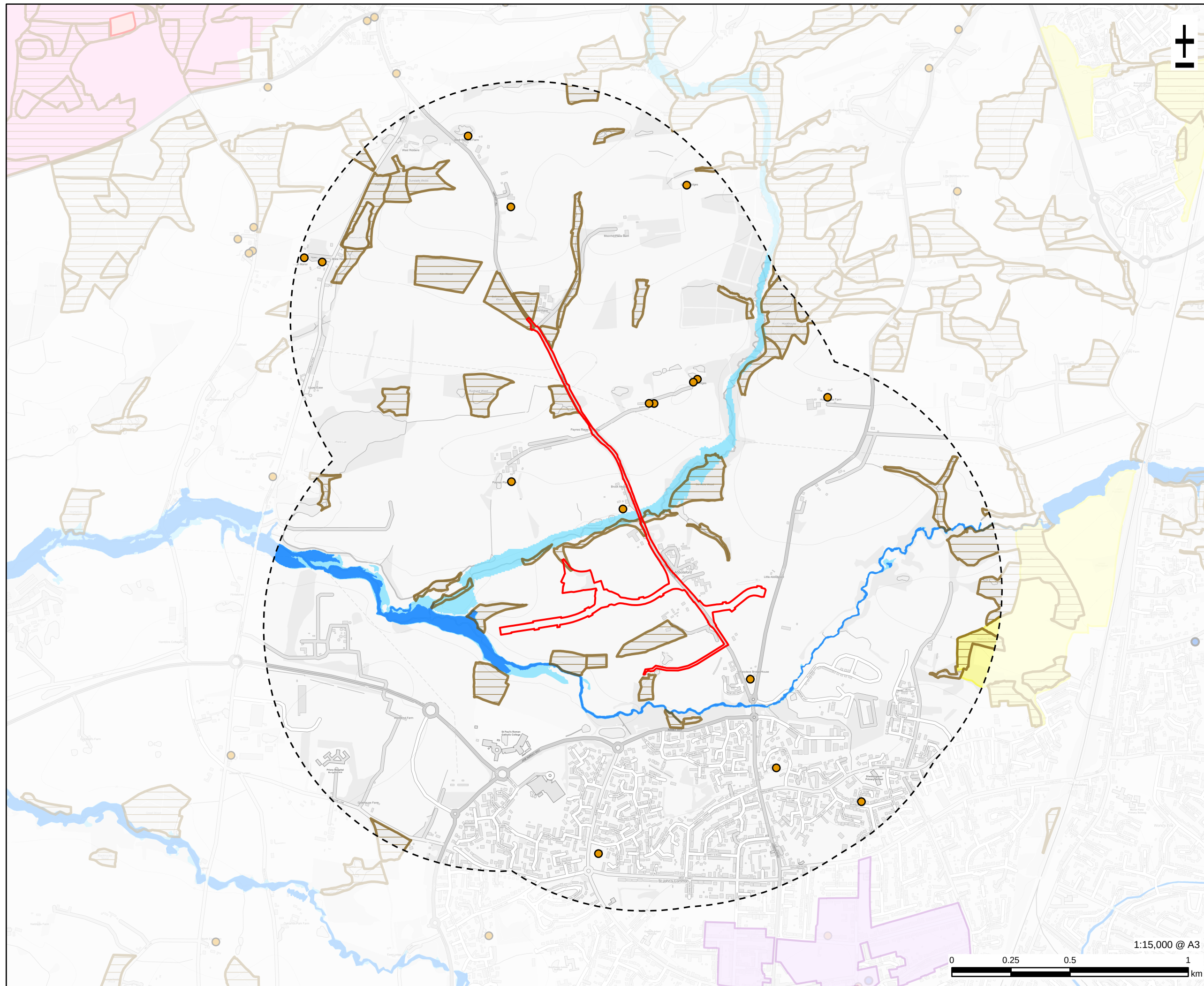




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Overview of the Proposed Development

2.1.7 The Proposed Development represents the 'Central Section' of the proposed Northern Arc avenue. The Northern Arc avenue is part of the wider Brookleigh development in Burgess Hill providing 3,500 new homes in an environmentally sustainable community.

2.1.8 The draft description of the Proposed Development is as follows:

"The construction of a single carriageway link road from the tie-in with the proposed Western Bridge and Link Road (WBLR), through to the proposed tie-in with Eastern Bridge and Link Road (EBLR) including tie-ins to the existing B2036 Cuckfield Road. The primary east-west route will typically comprise of a new 6.5m carriageway with one 3m shared footway/cycleway and one 2m wide footway and two 2.75m verges. While the 6.5m wide carriageway will be consistent throughout, some sections of the primary east-west route will diverge from this typical arrangement to complement area specific requirements e.g. no verge is proposed to front the future Central Neighbourhood Center. The northern link to the B2036 Cuckfield Road from the proposed east-west road will consist of a new 6.5m wide carriageway and single 2m footway. The southern link to the B2036 Cuckfield Road from the proposed east-west road will consist of a new 6.5m wide carriageway and a short extension of the Green Super Highway extending to the driveway entrance servicing the existing Oak Barn Bar & Restaurant carpark. The western end of the east-west road corridor and the southern link to the B2036 Cuckfield Road will both facilitate connections to the Green Superhighway. All will be constructed to an adoptable standard, together with associated crossing points, earthworks and vegetation removal, surface water and foul drainage infrastructure, utilities corridors and diversions, road lighting, soft landscaping, including tree-planting and temporary fencing, on-street parking and provision of in-line bus stops for bus services."

2.1.9 The link road will be an at-grade link between the WBLR, through to the proposed tie-in with EBLR and associated junctions and tie-ins to the existing B2036 Cuckfield Road.

2.1.10 The Application Site boundary also includes a surface water drainage element to the north of the western arm of the highway corridor.

3. General OCEMP Framework and Administration

Roles and Responsibility

- 3.1.1 The successful implementation of the OCEMP and management of environmental impacts during the construction works are reliant on a clear definition and understanding of requirements among the Project Team staff. The key roles and responsibilities are provided in Error! Reference source not found.. The detailed CEMP will identify and provide contact details for the roles identified in **Error! Reference source not found.** below.

Table 1: Project Team Roles

Role	Key Responsibilities
Client	- Responsible for appointment / allocation of the Principal Contractor, Project Manager and Environmental Manager, all activities on site and implementation of the CEMP; - Check that the Principal Contractor is competent and has allocated sufficient resources to allow delivery of the CEMP; - Co-ordinate communication with key stakeholders and other third parties, as required; - Agree and set construction environmental targets for the Principal Contractor; and - Review findings of the CEMP monitoring programme, and direct Principal Contractor / environmental manager as required.
Environmental Consultant	- Advise Client on environmental related matters, as required; - Undertake external audits on the implementation of the CEMP, as required; and - Provide specialist technical input to key areas such as Ecology; Air Quality; Noise and Vibration; and Ground Conditions to discharge any planning conditions etc. - Advise Client as to the potential requirement for an Environmental Clerk of Works / Ecological Clerk of Works / Arboricultural Clerk of Works during the construction period.
Principal Contractor's Project Manager	Responsibility for the day-to-day management of the construction activities on site, ensuring the activities adhere to the measures set out in the CEMP, including: - Delivering a system of work such that the construction activities are carried out in compliance with the CEMP; - Checking the qualifications and competence of subcontractors prior to appointment; - Deliver environmental awareness training in conjunction with the Environmental Manager for all workers, including an induction for all site workers / contractors to support the implementation of the CEMP; - Agreeing and setting construction environmental targets with the Client; - Ensuring that the construction environmental targets/ objectives of the CEMP are being achieved and that are not contrary to any relevant legal requirements. Identifying and implementing any corrective actions and opportunities for continuous improvement to meet construction environmental targets;

Role	Key Responsibilities
	• Providing oversight of the construction activities to ensure these undertaken are in accordance with the contract; • Monitoring the performance of subcontractors and provide direction as necessary; • Monitoring the construction programme in conjunction with the Environmental Manager to ensure CEMP actions are integrated into construction activities; • With the Environmental Manager, undertaking a monthly audit of the CEMP and report findings – all audits will be followed up noting any completed actions, further work needed and actions that are not being complied with. Records will be kept in the CEMP file which will be available to view at the site compound; and • Undertaking corrective actions in the event of breaches of CEMP requirements.
Principal Contractor's Site Manager/ Foreman(s)	• Lead responsibility for the practical construction of the Proposed Development, including day to day co-ordination of the contractors; • Co-ordinate with the Project Manager and Environmental Manager for the management of construction activities in compliance with the requirements of the CEMP; • Implement and maintain environmental controls on site; • Ensure that all environmental incidents, near misses and observations are reported and actioned as appropriate; and • Maintain a waste register and ensure correct waste management procedures are being implemented on site.
Principal Contractor's Environmental Manager	Co-ordinate monitoring and reporting of the CEMP implementation, through liaison with the Project Manager, Site Foreman, and other parties, as appropriate, to ensure that the works are implemented in accordance with the commitments in the CEMP, including: • Prepare the detailed CEMP following the receipt of planning consent; • Regularly review and update the CEMP and other complementary plans and procedures to ensure they are compliant with the CEMP; • Apply for any environmental consents and licenses required to ensure compliance with legal requirements and communicating the requirements to the site construction team; • Monitor the implementation of the CEMP, including undertaking regular site inspections, monthly audits and reviewing Construction Method Statements/ Risk Assessments and Method Statements (RAMS) to ensure that any relevant requirements of the CEMP have been carried over; • Review and report against the construction environmental targets and identify any corrective actions and opportunities for continuous improvement; • Ensure that any environmental records to demonstrate compliance with the CEMP are kept and maintained; • Ensure that the results of any internal audits of the CEMP and site inspections are reported back to the Client on a monthly basis; • Prepare and undertake environmental awareness training for the site team (e.g., environmental input to site induction, Toolbox Talks etc.);

Role	Key Responsibilities
	• Monitor the compliance of subcontractors against the requirements of the CEMP; • Co-ordinate the technical and environmental specialists as part of the implementation of the monitoring regime to monitor and record the impacts arising from the construction activities; • Act as the first point of contact for any environmental issues encountered by the Principal Contractor – investigate all environmental incidents, and ensure they are recorded and reported, with corrective / preventative actions are undertaken; • Contribute to communication on environmental matters between Project Team and relevant consultees / stakeholders; and • Provide and collate evidence for relevant external assessments, e.g., the Considerate Constructors Scheme.
Subcontractors	• Comply with the relevant requirements of the CEMP; • Work to agreed plans, methods, and procedures to minimise environmental impacts; • Understand the importance of avoiding pollution on-site, including noise and dust, and how to respond in the event of an incident to avoid or limit environmental impact; • Report all incidents immediately; and • Monitor the workplace for potential environmental risks and escalate through the appropriate systems if any are observed.

Construction Working Hours

3.1.2 The anticipated core working hours for construction (Ref. 1) are as follows:

- Monday to Friday 08.00-18.00 (excluding Sundays and Bank Holidays)
- Saturday 08.00-13.00; and
- No working will be permitted on Sundays, Bank Holidays or public holidays unless otherwise agreed with the Mid Sussex District Council (MSDC)

3.1.3 In order to maximise the use of these hours, the Principal Contractor may require up to one hour start-up and close-down periods. The activities that will take place during these start-up and close-down periods will not include any noisy activities, but will typically include:

- Movement of plant to the worksite;
- Unloading;
- Maintenance of plant and equipment; and
- General preparation works.

3.1.4 Should construction work outside of these hours be required, this would be subject to a short term 'Out of Hours' (OOH) Section 61 permission application from the Environmental Protection team at the MSDC under the Control of Pollution Act 1974 (Ref. 2).

3.1.5 Works outside of the 'core hours' (such as on a Sunday) will only be acceptable in exceptional circumstances, for reasons of engineering practicability, weather and safety such as major concrete pours, surveys, lifting/fitting of infrastructure and abnormal deliveries. The nature and timing of these works and the associated extended working hours will be agreed with the MSDC through the Section 61 process and notified to relevant stakeholders. The Principal Contractor will be required to liaise and consult with the MSDC prior to applying for Section 61 consent and will be required to maintain regular consultation with the MSDC throughout the duration of the construction works to help facilitate the Section 61 process with regards to additional working hours.

- 3.1.6 In the case of work required in an emergency, or which if not completed would be unsafe or harmful to workers, the public or local environment, the MSDC will be informed as soon as reasonably practicable of the reasons and likely duration. Examples may include concrete pouring taking longer than anticipated due to unfavourable conditions or equipment failure.
- 3.1.7 Where such working outside normal hours (such as on a Sunday) has been discussed and accepted, occupiers of on-site/nearby residential, or other sensitive property who are likely to be affected, will be informed as soon as reasonably practicable about this, and about, the likely duration of works.

4. Management Arrangements

Environmental Management System

- 4.1.1 The Principal Contractor will be required to have in place or to develop and implement an Environmental Management System (EMS) which is consistent with current legislation and best practice. The integrated management system should meet the requirements of the following (or an equivalent environmental management standard):
- British Standard (BS) International Organization for Standardisation (ISO) 9001:2015– Quality Management Systems;
 - BS EN ISO 14001:2015 – Environmental Management Systems; and
 - BS OHSAS 18001:2007 – Occupational Health and Safety Management Systems.
- 4.1.2 Any contractors appointed will ensure that their construction activities are planned and managed in accordance with the principles of the above standards.
- 4.1.3 The Detailed CEMP will summarise the Principal Contractor's EMS and will include the Principal Contractor's environmental policy, operational, monitoring and auditing procedures to ensure full compliance with environmental legislation and that the environmental management provisions of planning documents are met, as set out within this OCEMP.

Regulations and Other Requirements

- 4.1.4 The works will be carried out in such a way as to limit, as far as reasonably practicable, the adverse environmental impact of the construction activities.
- 4.1.5 The Site Manager and Environmental Manager will be responsible for ensuring that construction activities are undertaken in accordance with all applicable environmental legislation, regulations and other requirements.

Personnel Competence and Awareness

Construction Site Staff

- 4.1.6 The Principal Contractor shall ensure that all personnel are competent to undertake their activities and that all personnel, including subcontractors and suppliers, are aware of their individual responsibilities in complying with legal and contractual requirements. This should comprise, at minimum:
- An induction scheme for all personnel;
 - Instruction and training, both verbal and documented, in all relevant aspects of this OCEMP, site procedures and planning requirements in relation to construction operations;
 - Toolbox talks for site operatives to maintain awareness on health, safety, community relations and environmental topics and to advise personnel of changing circumstances as work progresses. Toolbox talks should cover specific environmental topics relating to a particular location or activity. Toolbox talks shall be undertaken prior to specific activities to which they relate and after incidents, non-conformities and complaints; and
 - Specific environmental awareness training for personnel with environmental responsibilities under the contractor's EMS and the detailed CEMP (e.g. use of signs and posters on-site to convey environmental topics to site personnel).
- 4.1.7 The Principal Contractor shall identify the training needs of personnel to ensure appropriate training is provided and maintain correct and up-to-date records of attendance at all training, including tool-box talks. Awareness and understanding of the content and purpose of the OCEMP will be a priority during the training and induction process.
- 4.1.8 The Principal Contractor will also be responsible for ensuring that any subcontractors are competent to undertake the relevant work, including with regards to environmental training. Health, Safety and

Environmental requirements will be made clear in the procurement process and the Principal Contractor will be responsible for quality assurance, corrective action and disciplinary procedures for non-compliance.

- 4.1.9 Staff undertaking specific roles (e.g. mobile plant operator, etc) will be trained and certified as appropriate to the required CITB or other industry standard.

Subcontractors

- 4.1.10 Site rules will be provided to all subcontractors working on the Site. These rules will describe basic safety, environmental and operational precautions to be observed while at the Site.
- 4.1.11 Subcontractors will also be required to attend environmental awareness training as part of the site induction and any relevant Toolbox Talks.

Internal Communication

- 4.1.12 It is anticipated that the Site Manager will meet with any appointed subcontractor companies involved in the construction activities at least weekly. This will be supplemented by daily meetings as appropriate.
- 4.1.13 The Principal Contractor or Site Manager will hold informal Toolbox Talks or briefings as necessary in line with key risk activities to promote safe working and environmental responsibility. These will address health, safety and environmental issues and, where relevant, identify correct application methods in compliance with procedures and requirements.

External Organisations

- 4.1.14 The strategy for external communications will be agreed between any contractor and the Client at the commencement of the works. The engagement arrangements to be maintained throughout the construction works may include but not be limited to:
- Consultation with relevant statutory bodies (e.g. Local Authority, Environment Agency, Natural England, etc) in conjunction with the Client;
 - Advance notification to those most affected (e.g. residents or businesses) by a particular aspect of the works – in these instances consideration would be given to use of letter drops or other form of notification if necessary.
- 4.1.15 A good working relationship will be maintained with the relevant authorities and statutory and non-statutory bodies, including the local planning authority, environmental protection, waste and highway authorities, and the Environment Agency.
- 4.1.16 There will be regular and proactive liaison with MSDC and other third parties as appropriate on environmental issues throughout the project implementation. The Project Team / Principal Contractor will determine whether there are any works which may benefit from early discussion.
- 4.1.17 In line with good environmental practice, the OCEMP file will be available at the site compound for representatives of regulatory bodies to view on request.

Community Liaison

- 4.1.18 The Principal Contractor will appoint a Neighbourhood Liaison Officer who will be the named representative for contact with the local community. The Client/Principal Contractor will take all reasonable steps to engage with stakeholders in the local community, focussing on those who may be affected by the construction works including residents, businesses, community resources and specific vulnerable groups.
- 4.1.19 The Client/ Principal Contractor will ensure that local residents, businesses, occupiers, general users of the area are informed in advance of construction activities that may affect them. Relevant interested parties will be identified in the detailed CEMP. Notifications will detail the nature, estimated duration and working hours of the works and will include instructions for contacting the Principal Contractor in the event of any enquiries or complaints.

Complaints

Complaints Management

- 4.1.20 The Client recognises that complaints data is probably the most direct and reliable form of monitoring whether odour, noise, dust or other controls beyond the site boundary are causing an annoyance. Therefore, the Client will record complaints, respond to them and communicate with the complainants.

Complaints Procedure

- 4.1.21 The complaints procedure will be incorporated into the Company Management System to ensure that complaints are correctly and systematically handled and acted upon. The complaints procedure will be maintained as part of the Integrated Management System (IMS) system, and will outline how to:
- Respond to complaints;
 - Investigate complaints, take appropriate steps and actions and communicate with relevant stakeholders; and
 - Communicate to appropriate bodies routinely and in response to any abnormal events or planned maintenance.
- 4.1.22 The Principal Contractor will establish an email address and telephone helpline which is staffed at all times during working hours to manage enquiries, including complaints relating to construction activities from the general public and local businesses. Such communication means will also be used as the first point of contact in the event of an emergency or incident. Contact details will be displayed at appropriate locations on the site hoarding and site entrance. The complaints register will ensure data is collected and recorded in a systematic way.
- 4.1.23 Outside of normal working hours, site security staff will act as the main point of contact via a dedicated phone number. Security will alert the Neighbourhood Liaison Officer (or representative), if necessary.
- 4.1.24 Initial screening of the complaint will be undertaken in order to establish if an incident has actually taken place. If no such incident can be confirmed, then further investigation will not be required. However, if an incident is confirmed a more detailed investigation will occur.
- 4.1.25 All enquires will be recorded and a register will be maintained that will include details of the response and the action taken. This register will be updated throughout and will be available upon request for inspection by the MSDC. All enquiries, whether a query or a complaint, will be dealt with in a timely manner. Complaints will be investigated within a certain timeframe and actions taken will be recorded, including whether the actions resolved the complaint. The interested party will be notified what action is being taken to address the enquiry or complaint.
- 4.1.26 In order to assist with complaints, monitoring of the following additional information should be collected either by observation or further investigation:
- Meteorological conditions at the time of the complaint (e.g. wind direction, speed);
 - Operational incidents at the time of the complaint; and
 - Any off-site activities ongoing at the time of complaint (e.g. agricultural operations).

Management of Incidents, Accidents and Non-Conformances

- 4.1.27 Any instances or non-compliance will be managed through the IMS and will include notification to the Client. The main elements of this management system will include:
- Reporting the incident/accident;
 - The mitigation measures to be taken while dealing with the incident/accident;
 - The recording of the incident/accident and subsequent investigation requirements;
 - Identification, implementation and recording of relevant corrective action required to prevent a recurrence; and

- Reports will be reviewed by site management or senior management and the subcontractor as appropriate and corrective or other action recorded. All reports will be reviewed on monthly basis by senior management.
- 4.1.28 The subcontractor will notify the Client of all incidents and accidents. Where these affect compliance with the site standards then notifications will be made to the Environment Agency.

Enforcement, Monitoring and Auditing

- 4.1.29 This OCEMP will be enforceable through the planning consent for the Proposed Development. The Principal Contractor and subcontractors will all have roles in ensuring compliance.
- 4.1.30 The provisions of this OCEMP will be incorporated into all construction contracts. Contractors will be required to comply with the terms of this OCEMP.
- 4.1.31 The Principal Contractor will ensure that the work is planned and managed so that it is undertaken in a manner consistent with the environmental requirements of this OCEMP and any additional mitigation identified within the Technical Reports. The Principal Contractor will undertake a programme of monitoring and auditing to confirm and report compliance.
- 4.1.32 The Principal Contractor will establish a construction environmental monitoring programme, including details of any dust, noise and vibration, groundwater, ecology etc. monitoring agreed with the MSDC or committed to within the Technical Reports submitted in support of the Planning Application.
- 4.1.33 The Environmental Manager will be required to undertake site inspections at a frequency appropriate to the risk profile of the construction activities to determine whether the ongoing activities are in accordance with legislative and best practice environmental actions and requirements, and that agreed mitigation measures, to be set out within the OCEMP, are being implemented. Furthermore, monthly monitoring against construction environmental performance targets will be undertaken.
- 4.1.34 The Environmental Manager will be responsible for maintaining a register of all environmental monitoring which should be made available for inspection on request.
- 4.1.35 The Principal Contractor/ Client will establish an audit programme, including any internal and external audits of the implementation of the Detailed CEMP and any compliance obligations. Periodic auditing of the OCEMP will ensure that the identified environmental risks are being safeguarded against and the commitments and requirements are being delivered.
- 4.1.36 The results of audits and monitoring will be issued to the Client.

Other Environmental Controls

- 4.1.37 In addition to the OCEMP, contractors will be required to comply with specific legislative requirements, and other standards and management practices. There are many codes, standards, Acts of Parliament and subsidiary legislation as well as statutory guidance, which cover environmental and related matters. The key environmental regulatory provisions are referred to where applicable in this OCEMP. Appropriate recognition will be given to changes to these requirements over time and/or new or alternative environmental control provisions.
- 4.1.38 As part of the OCEMP the Principal Contractor will provide an up-to-date schedule of legislation relevant to the environmental management of the construction works and a list of construction consents and licences to be applied for prior to undertaking the works.

5. General Requirements

Housekeeping

5.1.1 In planning the construction site layout, the contractor will ensure that a 'good housekeeping' policy is applied at all times, and as far as reasonably practicable; that amongst other things:

- Where possible the topography will be utilised to screen construction sites; temporary earth mounding or other temporary screening will also be included, where appropriate, within the confines of the Site;
- Perimeter hoardings will be regularly inspected repaired and repainted as necessary, other hoardings will be regularly inspected and repaired;
- All working areas will be kept in clean and tidy condition, including the provision of non-smoking and a designated smoking areas;
- Wheel washing facilities will be brushed or sprayed clean frequently;
- Adequate toilet facilities will be provided for all site staff;
- Rubbish will be removed at frequent intervals and the site kept clean and tidy;
- Food waste will be removed frequently;
- Any waste susceptible to spreading by wind or liable to spreading by wind or liable to cause litter will be stored in enclosed containers;
- Open fires will be prohibited at all times;
- All necessary measures will be taken to minimise the risk of fire, and the Principal Contractor will comply with requirements of the local fire authority;
- Storage areas, fixed plant and machinery, equipment and temporary buildings will be located to limit adverse environmental effects;
- All external lighting and illumination, associated with the construction process, will be in accordance with the guidance issued by the Institution of Lighting Engineers: 'Guidance Notes for the Reduction of Light Pollution' (Ref. 3), and the CIE (International Commission on Illumination) Report: 'Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations' (Ref. 4);
- To ensure that construction lighting does not affect the amenity of residents or create a statutory nuisance under the Environmental Protection Act 1990 (as amended) (Ref. 5) external lighting will be designed and positioned to:
 - provide the minimum light levels necessary for safe working;
 - avoid disturbance to adjoining residents and occupiers;
 - avoid creating dazzle or distraction for drivers using adjacent highways;
 - seek to minimise light spillage or pollution;
- Energy efficient options for site facilities will seek to be incorporated wherever possible; these may include energy efficient light bulbs and automatic controls, which will supplement good housekeeping such as switching off equipment when not in use;
- Adequate security will be exercised by the contractor to protect the public and prevent unauthorised entry to or exit from the Site. Site gates will be closed and locked when there is no site activity and site security measures will be implemented;
- Any security cameras will be located and directed so that they do not intrude into occupied residential property; and
- Radios (other than two-way radios used for the purposes of communication related to the works) and other forms of equipment with loud speakers will not be used on the Site.

5.1.2 The visual intrusion of construction sites on nearby residents and users of local facilities and amenities will be contained and limited, as far as reasonably practicable.

- 5.1.3 The Contractor will ensure that all working areas are sufficiently and adequately fenced off from members of the public and to prevent animals from straying on to the working area. The standard of enclosure and screening will be selected in order to maintain effective site security and achieve appropriate noise attenuation and visual effect, and limit dust accumulation. In some areas screening may be painted and may include viewing points and relevant project information.
- 5.1.4 Before the start of construction works in any particular development site, the contractor must submit to the MSDC for approval details of the proposed temporary security fencing, hoardings and secure zones to be established within the Site, including its location, height, form of construction, and the intended length of time it will remain in use.
- 5.1.5 An information board will be provided at the Site. It will detail information on the Proposed Development, site programme and estimated duration of the works, together with the web address and a 24-hour telephone number for use by members of the public who wish to lodge complaints or comments. Contact details relating to the Considerate Constructor Scheme will also be included on the information board.
- 5.1.6 CCTV will be installed as part of the Site security package. Adjacent pedestrian routes will be monitored.
- 5.1.7 All fencing and hoarding will be removed as soon as reasonably practicable after completion of works.

Pollution Incidents and Emergency Procedures

- 5.1.8 The Principal Contractor will prepare and implement appropriate measures to control the risk of pollution due to construction activities, materials and extreme weather events and document these in a Pollution Prevention and Incident Response Plan (PPIRP). In the event of any incident, including an environmental incident, the project incident response plan procedures must be followed.
- 5.1.9 In line with the emergency procedures, regular monitoring of weather forecasts will be undertaken to plan works around any extreme weather events.
- 5.1.10 The Principal Contractor will prepare and maintain a list of emergency contacts with contact details displayed prominently at the Site, including emergency phone numbers and the method of notifying the MSDC and relevant services.
- 5.1.11 Details of the incident response plan will be provided within the procedures set out in the Site project files.
- 5.1.12 All environmental incidents, near misses and observations will be logged by the Environmental Manager within 24 hours of the occurrence. In the event of a serious incident, the Client and any statutory environmental body must be notified within one hour.
- 5.1.13 Where an environmental incident or near miss has occurred, the Principal Contractor will initiate a root cause review within 24-hours of the incident occurring. The review should include all relevant personnel and the Client where appropriate. The review and recommendations will be reported to the Client and Project Manager within an appropriate timeframe. Key lessons learned will be captured and used to inform and update the OCEMP and associated documentation.

Other Arrangements

- 5.1.14 The following preventative pest control measures will be adopted:
- Removal or stopping and sealing of drains and sewers brought into disuse;
 - Prompt treatment of any pest infestation and arrangements for effective preventative pest control; and
 - Appropriate storage and regular collection of putrescible waste (see also 'Waste Management and Recycling').
- 5.1.15 Pest infestation of construction sites will be notified to MSDC as soon as is practicable.

The Detailed CEMP File

- 5.1.16 The on-going management and completion of the OCEMP actions need to be documented and kept on file for record management. The OCEMP will be saved in an online management system and as a hard copy, if appropriate, which will be available for view at the site compound.
- 5.1.17 The OCEMP will be reviewed and updated by the Principal Contractor every 6 months and upon changes to the construction of the Proposed Development, whichever is sooner.
- 5.1.18 The OCEMP File will include:
- Copy of the latest version of the OCEMP;
 - Details of the appointed roles;
 - Monitoring and Audit Information;
 - Complaints Register; and
 - Any other information relevant to demonstrating compliance with the requirements set out within the OCEMP.

6. Environmental Mitigation

Site Establishment and Controls

- 6.1.1 Site establishment will take place in an orderly manner and all amenities would be installed before the main workforce arrive to commence work.

Environmental Controls

Mud and Debris

- 6.1.2 The Site access and public road will be kept free from mud and debris. Construction vehicles using the Site will be required to wash all wheels prior to exiting onto the public highway to avoid the transferral of mud and debris outside the Site boundary.
- 6.1.3 Regular inspections will be completed throughout the working day on the roads. In the event that any mud or debris is noted it will be cleared at the earliest opportunity.

Odour

- 6.1.4 There will be no construction activity that has the potential to release any significant malodorous substances. Therefore, no specific mitigation measures are proposed.

Vermin and Pests

- 6.1.5 The Site will be inspected for vermin and pests on a regular basis, and if their presence is detected, the Site Manager will implement appropriate control measures. In such an event, a pest control firm will be contracted to carry out regular controls, records of which will be available for inspection on Site.
- 6.1.6 Scavenging animals will be discouraged by ensuring all waste materials are covered and cannot be easily accessed.

Construction Traffic Management

- 6.1.7 Further detail on construction traffic management can be found in the Stage 1 Road Safety Audit and Transport Statement for the Proposed Development.

Delivery Scheduling

- 6.1.8 The arrival of construction vehicles and deliveries will be scheduled to minimise congestion on and around the Site and the local highway network.
- 6.1.9 During construction working hours, the vehicle access will be staffed to manage vehicle arrivals and departures. The Principal Contractor will co-ordinate all deliveries and collections to/from the Site, and ensure that as far as possible:
- Drivers of all delivery and collection vehicles associated with the construction site are aware of the specified construction traffic route(s);
 - Prior to a delivery or collection, if required, hauliers will notify the relevant authorities in accordance with the Road Vehicles (Authorisation of Special Types) (General) Order 2003 (Ref. 6); and
 - Liaison will be undertaken with occupants of adjacent buildings to avoid delays to service deliveries due to construction vehicles.

Coordination with Other Construction Activity

- 6.1.10 Prior to commencement of works the Principal Contractor will liaise with MSDC to identify construction activity planned for other sites in the area. The Site Manager will liaise with other construction sites to minimise the impact on the local highway network.

Parking, Loading and Unloading

- 6.1.11 Contractors will be informed of the public transport options available and encouraged to use public transport wherever possible such that the number of vehicles parked in the compound is kept to a minimum.
- 6.1.12 Designated loading and delivery areas will be identified as part of the Detailed CEMP in consultation with the highway authority, to minimise the impact of construction vehicles where possible.

Traffic Management

- 6.1.13 Traffic management measures will be implemented to facilitate deliveries and access to Site safely. These will need to take account of the pedestrian routes surrounding the Site.
- 6.1.14 Any such measures will be developed in consultation with the highway authority and relevant approvals and permits will be obtained where necessary.

Hours of Operation

- 6.1.15 Vehicles will arrive and depart between the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday. The Site Manager will ensure that no scheduled deliveries occur outside of these hours. No work will be undertaken on Sundays and public / bank holidays unless prior agreement with the MSDC is received.
- 6.1.16 As stated in Section 3 'Construction Working Hours', deliveries may be required outside of the above hours to reduce the impact on the local road network and special or abnormal loads may require night-time deliveries. These will be agreed in advance with the MSDC.

Road Cleanliness

- 6.1.17 The Principal Contractor will implement strict measures to minimise the spillage of mud arising from the construction works onto the roads adjacent to the Site.
- 6.1.18 In the early stages of the construction works, the Principal Contractor will install a wheel washing facility, if needed, to ensure that mud/detritus originating from the Site is not deposited on the public highway. Where utilised, a wash bay area will be impermeable and isolated from the surrounding area by a raised kerb or roll over bund to contain solids, with effluent tinkered from site or directed to the foul sewer via a silt buster or other settlement technology and subject to a discharge consent.
- 6.1.19 Should any mud or debris end up on the public highway and footways it will be removed by a member of the Principal Contractor's team taking account of local traffic conditions and safety considerations. A water-assisted dust sweeper will be used as necessary to remove any material tracked out of the Site.
- 6.1.20 No vehicle will be permitted to leave the Site if it is considered that it may pose a risk to the public highway. Vehicles carrying loads with the potential to deposit mud or other debris will be fully sheeted to minimise the risk of any mud spilling onto the highway.

Temporary or Permanent Closure and Diversion

- 6.1.21 Public notices will be issued in advance informing local residents and businesses of dates and durations of any roads and rights of way that may need to be closed, and the alternative routes. The Contractor will ensure provision and maintenance of signs and barriers indicating temporary and permanent closures to public accesses and rights of way, and alternative routes.
- 6.1.22 The Contractor shall ensure appropriate pedestrian facilities are maintained while ensuring any temporary closures are supported by appropriate and clearly signed alternative routes.

Dust and Air Pollution

- 6.1.23 The measures set out below relate to a site posing a high risk of dust impacts occurring as a result of earthworks and trackout, and a high risk of dust impact occurring as a result of construction, and should be implemented during earthworks, construction, and track-out. These measures are based on guidance by the Institute of Air Quality Management (IAQM) (Ref. 7). Note that where a measure may

not be considered mandatory, but its adoption would be desirable to mitigate impacts, it has been denoted with an asterisk (*).

6.1.24 Appropriate mitigation measures to reduce dust arisings and increases in particulate matter are outlined in the following sections.

6.1.25 Measures Specific to Communication

- Develop and implement a stakeholder communications plan that includes community engagement before work commences on the Site;
- Display the name and contact details of person(s) accountable for air quality and dust issues on the Site boundary. This may be the environment manager/engineer or the site manager;
- Display head/regional office contact information on the Site boundary; and
- Develop and implement a Dust Management Plan (DMP), which may include measures to control emissions, approved by MSDC.

6.1.26 Measures Specific to Site Management

- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. The complaints log should be made available to the MSDC when asked;
- Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book; and
- Hold regular liaison meetings with other high risk construction sites within 500 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.

6.1.27 Measures Specific to Preparing and Maintaining the Site

- The Principal Contractor will plan the site layout so that machinery and dust causing activities are located away from sensitive receptors e.g. residential properties, ancient woodland, as far as possible;
- Solid screens or barriers that are at least as high as any stockpiles on site will be erected around dusty activities;
- Site or specific operations where there is a high potential for dust production and where the site is active for an extensive period will be fully enclosed;
- Measures will be implemented to avoid site runoff of water or mud;
- The Principal Contractor will keep site fencing, barriers and scaffolding clean using wet methods;
- Materials that have the potential to produce dust will be removed from the Site as soon as possible, unless being re-used on site. If they are being re-used cover as described under 'Construction' and 'Earthworks' mitigation measures; and
- Stockpiles will be covered, seeded or fenced to prevent wind whipping.

6.1.28 Measures Specific to Operating Vehicle / Machinery and Sustainable Travel

- The Principal Contractor will ensure that all vehicles switch off engines when stationary - no idling vehicles;
- The use of diesel- or petrol-powered generators will be avoided, and mains electricity or battery powered equipment will be used where practicable;
- Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials; and
- A maximum-speed-limit of 15mph will be imposed and signposted on surfaced haul roads and 10mph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of MSDC, where appropriate).

6.1.29 Measures Specific to Operations and Waste Management

- Cutting, grinding or sawing equipment will only be used that is fitted with/used with suitable dust suppression techniques such as water sprays or local extraction e.g. suitable local exhaust ventilation systems;
- An adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate, will be used;
- Enclosed chutes and conveyors and covered skips will be used;
- The drop of heights from conveyors, loading shovels, hoppers and other loading or handling equipment will be minimized and fine water sprays on such equipment should be used wherever appropriate;
- Equipment will be readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods; and
- Bonfires and burning of waste materials will be avoided.

6.1.30 Measures Specific to Construction

- Scrabbling (roughening of concrete surfaces) will be avoided if possible;
- Sand and other aggregates will be stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case appropriate additional control measures will be in place;
- Bulk cement and other fine powder materials will be delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during the delivery; and
- For smaller supplies of fine powder materials bags will be sealed after use and stored appropriately to prevent dust *.

6.1.31 Measures Specific to Earthworks

- Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable;
- Use Hessian, mulches or tackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable; and
- Only remove the cover in small areas during work and not all at once.

6.1.32 Measures Specific to Trackout

- Water-assisted dust sweeper(s) will be used on the access and local roads, to remove, as necessary, any material tracked out of the Site. This may require the sweeper being in continuous use;
- Dry sweeping of large areas will be avoided;
- Vehicles entering and leaving sites will be covered to prevent escape of materials during transport;
- Inspection of on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable;
- All inspections of haul routes and any subsequent action will be recorded in a site log book;
- Where practicable hard surfaced haul routes will be installed, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned;
- Watering will be carried out within the Site as required to suppress dust on unpaved areas that are subject to traffic or wind; sand, spoil and aggregate stockpiles; and during loading/unloading of dust-generating materials
- A wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable) will be implemented;
- Where practicable there will be an adequate area of hard surfaced road between the wheel wash facility and the Site exit, wherever site size and layout permits; and

- Access gates will be located at least 10m from receptors where possible.

Monitoring

- 6.1.33 The Principal Contractor will develop and implement inspection and monitoring procedures to assess the effectiveness of measures to prevent dust and air pollutant emissions from the construction of the Proposed Development. Provision of air quality monitoring during construction has not been identified as a requirement.
- 6.1.34 Monitoring and inspection provisions for air quality will include, but not be limited to:
- Undertake daily on-site and off-site inspection to monitor dust, record inspection results, and make the log available to MSDC when asked.
 - Carry out regular site inspections to monitor compliance with air quality and dust control procedures, record inspection results, and make an inspection log available to MSDC when asked; and
 - Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.

Noise and Vibration

- 6.1.35 The Principal Contractor will apply Best Practicable Means (BPM) (as defined by section 72 of the Control of Pollution Act 1974 (COPA) (Ref. 2) to minimise construction noise and vibration on neighbouring sensitive receptors. BS 5228: Code of practice for noise and vibration control on construction and open sites parts 1 and 2 (Ref. 8) provides guidance on appropriate methods for minimising construction noise. These methods will be implemented, together with the requirements set out below, as far as reasonably practicable.
- 6.1.36 Control of Construction Noise
- Careful selection of plant and construction methods. Only plant conforming to relevant national or international standards, directives and recommendations on noise and vibration emissions will be used;
 - Ensure that noisy plant is located as far from receptors as practicable and screened using temporary barriers;
 - The effect of noise and vibration on nearby sensitive receptors can be minimised through a good communication strategy. Information on construction works and prior notice of when high noise and/or vibration generating activities will be provided to reduce adverse effects;
 - Vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers, maintained in good and efficient working order and operated in such a manner as to minimise noise emissions. The Principal Contractor will ensure that all plant complies with the relevant statutory requirements;
 - Machines in intermittent use will be shut down or throttled down to a minimum when not in use. Vehicle engines will be switched off when vehicles are stationary;
 - All compressors and generators shall be 'sound reduced' models fitted with properly lined and sealed acoustic covers, which will be kept closed whenever in use. Pneumatic percussive tools will be fitted with mufflers or silencers of the type recommended by the manufacturers;
 - Equipment that breaks concrete, brickwork or masonry by bending, bursting or 'nibbling' will be used in preference to percussive tools. The use of impact tools will be avoided where the Site is close to occupied premises;
 - Rotary drills and bursters activated by hydraulic, chemical or electrical power will be used for excavating hard or extrusive material;
 - Equipment powered by mains electricity will be used in preference to equipment powered by internal combustion engine or locally generated electricity;

- Plant will be maintained in good working order so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum;
- Static noise emitting machinery that is required to run continuously will be housed in a suitable acoustically lined enclosure;
- As far as reasonably practicable, noise from reversing alarms will be controlled and limited. Additional mitigation in the form of broadband reversing alarms or alarms set to ambient noise conditions will be provided in the detailed CEMP.

6.1.37 Control of Construction Vibration

- The Principal Contractor will carry out a vibration risk assessment if any high vibration generating activities are required in close proximity to sensitive receptors. Activities requiring an assessment could include vibratory or dynamic compaction, impact or vibratory piling and other driven processes.
- Where feasible, piling techniques least likely to cause adverse vibration impacts will be applied (e.g. an auger piling method).

6.1.38 Control of Construction Traffic Noise

- Vehicles employed for any activity associated with the construction works will, where reasonably practicable, be fitted with effective exhaust silencers and will be maintained in good and efficient working order and operated in such a manner as to minimise noise emissions. The Principal Contractor will ensure that all plant complies with the relevant statutory requirements;
- Time slots will be adopted for deliveries to ensure that convoys of vehicles do not arrive simultaneously and avoid unnecessary idling on Site;
- The use of sufficient clear signage to ensure that construction vehicles use only designated routes; and
- Strict control to prevent temporary parking on kerbsides in the vicinity of noise sensitive receptors near the Site.

Monitoring

- 6.1.39 Prior to the commencement of works, the Principal Contractor will engage in early discussions with MSDC to determine the requirement for noise and vibration monitoring throughout the construction programme. If noise and vibration monitoring is required, the Principal Contractor will only use suitably qualified staff to carry out noise and vibration monitoring.

Ground Conditions

- 6.1.40 The Principal Contractor will be required to manage site activities and working methods to protect the quality of soils. Precautions will also be taken to prevent damage to services and to avoid pollution during ground penetration, excavation and service diversions. Monitoring systems and emergency procedures in the case of any pollution incidents will be employed during the construction works. Best practicable means will be used (e.g., through the use of silt traps and the re-use of water in wheel washers) where appropriate.
- 6.1.41 This section has been informed by the Preliminary Environmental Risk Assessment (PRA) which is submitted with the Application for the Proposed Development. The PRA has indicated that the potential contaminant linkages associated with the Proposed Development are likely to range between Low and Moderate.
- 6.1.42 Prior to work commencing, a health and safety risk assessment should be carried out by the appointed Principal Contractor and developed in accordance with current health and safety regulations. This assessment should cover potential risks to construction staff, permanent Site staff and the local population. Based on the findings of this risk assessment, appropriate mitigation measures should be implemented during the construction period.
- 6.1.43 The risk to construction workers during the excavation and construction phases in terms of potential exposure to high concentrations of contaminants is considered to be low given the historic and current land uses identified at the Site.

General Requirements

- 6.1.44 Construction works will be carried out in such a way as to prevent, contain or limit, as far as reasonably practicable, any adverse impacts arising from the potential presence of contaminated land or material at the Proposed Development.
- 6.1.45 The Principal Contractor will adopt appropriate measures to protect, assess, mitigate effects to ground conditions and controlled waters. Measures include (but are not limited to) the following:
- Work will be carried out in accordance with Construction Design Management (CDM) Regulations 2015 (Ref. 9).
 - A Pollution Prevention and Incidence Response Plan will be prepared and included in the detailed CEMP. The plan will outline key pollution mitigation measures including a Control of Substances Hazardous to Health (COSHH) / fuel inventory and key contacts to be notified in the event of a significant pollution incident, which may subsequently lead to the contamination of controlled waters. Tanks and dispensing pumps will be locked when not in use to prevent unauthorised access. Information regarding spill prevention and disposal of COSHH items will be provided as part of the standard site induction presentations and during regular toolbox talks and as the works progress. On-site provisions will be made to contain a serious spill or leak through the use of booms, bunding and absorbent material.
 - Piling will be carried out in accordance with the Environment Agency Guidance Note on Piling / Penetrative Ground Improvement Methods on Land Affected by Contamination (Ref. 10) and the intrusive investigations will inform the Foundation / Piling Works Risk Assessment which will define the appropriate piling methods and foundation design to mitigate risk.
 - Appropriate use of Personal Protective Equipment (PPE) and implementation and adherence to Health & Safety Protocols, Plans and Procedures. Construction workers will remain vigilant of ground conditions at all times and will report any suspected areas of potential contamination to the Principal Contractor.
 - Potentially contaminated made ground will be removed from excavations. Advice should be sought from an environmental specialist should materials suspected of being contaminated be uncovered.
 - Vehicles should be well maintained to prevent accidental pollution from leaks. Static machinery and plant should include drip trays beneath oil tanks/engines/gearboxes/hydraulics, which will be checked and emptied regularly via a licensed waste disposal operator.
 - The Lead Local Flood Authority (LLFA) will be consulted on the potential requirement for an oil interceptor and sediment trap at the point where site surface water runoff enters the sewerage network.
 - Pile arisings, concrete, pastes and/or grouts will be appropriately handled and disposed of during the laying of foundations.
 - Stockpiles and material handling areas will be kept as clean as practicable to avoid nuisance from dust. Dusty materials will be dampened down using water sprays in dry weather or covered.
 - The length of time materials are stockpiled on-site before being removed for re-use, recycling or disposal is to be kept to a minimum and stockpiles are to be covered with tarpaulins prior to disposal.
 - Utilities placed in existing soils will be placed in geotextile lined oversized trenches and backfilled with clean materials to protect future maintenance workers.
 - Localised groundwater contamination during excavation will be dealt with using conventional pump and treat methods, or the use of absorbent mats to be deployed to remove localised contamination.
 - The greatest potential for generation of dust will be during the Site works and therefore dust generation should be kept to a minimum in accordance with general best practice, as outlined in the Dust and Air Pollution section of this OCEMP.

Excavation Materials

- It is good practice to maintain a watching brief during the groundwork and if any suspicious soil is encountered then an inspection should be made by a suitably qualified engineer and additional testing carried out if required.

Waste Management and Recycling

- 6.1.46 The Principal Contractor will need to demonstrate that excavated materials and construction wastes generated at worksites will be managed in accordance with applicable waste management legislation and in accordance with the waste hierarchy which gives priority to preventing waste in the first place, and when waste is created, priority is given to preparing it for re-use, then recycling, then recovery, and finally disposal (e.g. landfill).
- 6.1.47 For excavated soils, where they are not outside the scope of or exempt from Waste Regulations, the Principal Contractor should consider adopting a materials management plan in accordance with the CL:AIRE Definition of Waste Code of Practice (Ref. 11) for demonstrating appropriate re-use. The use of the DoW CoP requires prior agreement with the Environment Agency.
- 6.1.48 The Principal Contractor will prepare and maintain a Site Waste Management Plan (SWMP). The detailed SWMP will identify the predicted volumes and types of waste generated during the construction works and provide the framework for the demolition and construction waste minimisation, reuse and recycling.
- 6.1.49 Where unsuitable material and other wastes have to be transported off-site, the Contractor will use registered waste carriers and appropriately licensed sites.

Material Management

- 6.1.50 The Principal Contractor will need to ensure Duty of Care is followed at all times with respect to all waste generated on-site, including the separation of the main waste streams, prior to transport by registered waste carriers to approved, fully licensed waste facilities for recovery, recycling or disposal.
- 6.1.51 All waste streams will be managed in line with the requirements of the Waste (England and Wales) Regulations 2011 (Ref. 12) and the Hazardous Waste Regulations 2005 (Ref. 13) or as amended.
- 6.1.52 The Principal Contractor will need to demonstrate that excavated materials, demolition waste and construction waste generated at worksites will be managed in accordance with applicable legislation and in accordance with the waste hierarchy, which gives priority to preventing waste in the first place, and when waste is created, priority is given to preparing it for reuse, then recycling, then recovery, and finally disposal (e.g. landfill).
- 6.1.53 The Principal Contractor will prepare and maintain a SWMP. The SWMP will specify / include waste types and quantities, final destinations, key responsibilities, reporting and auditing requirements and waste recovery targets.
- 6.1.54 A register of all waste loads leaving site will be maintained within the SWMP to provide a suitable audit trail for compliance purposes and to facilitate monitoring and reporting of waste types, quantities and management methods.

Protection of Surface and Groundwater Resources

Drainage

- 6.1.55 The Drainage Strategy and Maintenance Statement (Ref. 14) submitted alongside the RMA details measures to protect surface and groundwater resources in the vicinity of the Site. The Principal Contractor will be required to manage site activities and working methods to protect the quality of surface water and groundwater resources. Precautions will also be taken to prevent damage to services and to avoid pollution during ground penetration, excavation and service diversions. Monitoring systems and emergency procedures in the case of any pollution incidents will be employed

during the construction works. BPM will be used (e.g. through the use of silt traps and the re-use of water in wheel washers) where appropriate.

- 6.1.56 Where required, the Principal Contractor will obtain appropriate approval for works from the relevant regulatory body or statutory undertaker, which could affect any surface water or groundwater resource.

Sediment in Run-off

- 6.1.57 Site access points which will be regularly cleaned to prevent build-up of dust and mud. Earth movement will be controlled to reduce the risk of construction silt combining with the development Site run-off;
- 6.1.58 Properly contained wheel wash facilities will be used where required, to isolate sediment rich run-off; and drainage of surface run-off and de-watering effluents to settling tanks to remove suspended solids prior to discharge to sewer or removal via a licenced waste operator.

Leaks and Spillages

- 6.1.59 Wherever possible, any damage to the drainage network will be repaired and plant and machinery will be kept away from the drainage system and will have drip trays beneath oil tanks/engines/gearboxes/hydraulics which will be checked and emptied regularly via a licensed waste disposal operator;
- 6.1.60 Following the discharge of surface run-off and de-watering effluents to settling tanks, the drainage would be routed to oil interceptors prior to discharge to sewer.
- 6.1.61 The majority of concrete used will be pre-mixed and delivered in mixing wagons from an off-Site source, thereby negating the need to mix concrete on-Site and reducing the creation of alkaline wastewater. Any mixing and handling of wet concrete on-Site will be undertaken in designated impermeable areas, away from any drainage channels or surface water.
- 6.1.62 A designated impermeable area will be used for any washing down or equipment cleaning associated with concrete or cementing processes and wastewater will be discharged to the foul drainage system if there is a suitable connection point or contained and removed by tanker to a suitable discharge location via a licenced waste operator; and,
- 6.1.63 The proposed drainage/service runs will be surrounded by appropriate granular bedding materials and located above the static level of any shallow groundwater. The drainage network installed as part of the Proposed Development will be constructed to meet with Building Regulations 2010, Schedule 1, Part H (Ref. 15).

Groundwater Flow and Quality

- 6.1.64 To reduce the likelihood of groundwater contamination by infiltration, pile casings will be used during piling and the area around the piling will be isolated from surface water until piling is complete.
- 6.1.65 If perched groundwater is encountered during establishment of the core foundations dewatering may be required. The most appropriate methods to dewater excavations will be selected, for example, prior to dewatering the perimeter of the excavation could be enclosed with either sheet-pile or a diaphragm wall. Piezometers (standpipes) could then be placed outside the sheet pile wall to monitor groundwater levels if required.
- 6.1.66 Water arising from excavations will need to be disposed of to the local sewer network (subject to agreement with Southern Water Limited if uncontaminated and following the removal of silt via settlement ponds or alternative measures. All existing utilities will be identified and marked prior to works commencing.
- 6.1.67 Damp-proof membranes will be incorporated into the construction. These membranes will prevent the ingress of groundwater and reduce the risk of contaminants from reaching underground strata or groundwater.

Disturbance of Contaminated Land

- 6.1.68 In the event that unexpected contamination is discovered, work would stop immediately, and measures taken to prevent disturbance and mobilisation of contaminants, until the contamination has been treated in-situ or removed for off-Site disposal or treatment.

Flood Risk During Construction

- 6.1.69 The Principal Contractor as far as reasonably practicable, will ensure that flood risk is managed safely throughout the construction period and consider flooding when planning the site layout and storing materials.
- 6.1.70 As required, mitigation measures outlined in the Flood Risk Assessment would be implemented prior to infilling the existing floodplain.

Minimising Water Use During Construction

- 6.1.71 In order to minimise water, use during construction, measures will be taken to reduce the amount of water required and used excessively, including:
- Selection and specification of equipment which requires less water;
 - Implementation of staff-based initiatives such as turning off taps, plant and equipment when not in use, both on-Site and within Site offices;
 - Use of recycling water systems such as wheel washes;
 - Use of rainwater harvesting system for equipment and vehicle washing where practicable.

Minimising Wastewater Generation During Construction

- 6.1.72 The installation of water efficient fixtures and fittings would further reduce the volume of foul water generated on Site.

Disturbance of existing drainage systems and water supply network

- 6.1.73 To prevent disturbance of existing drainage systems and the water supply network, all existing utilities will be identified and marked as far as practicable prior to works commencing; signs will be used to warn of the presence of any drainage systems; and any damage to existing drainage networks will be immediately repaired.

Monitoring

- 6.1.74 Seepage analysis and groundwater level monitoring will be carried out during excavation works as appropriate to assess the potential for deformation of surrounding structures, including neighbouring properties as necessary.
- 6.1.75 If monitoring demonstrates unsatisfactory levels of solids or other pollutants in surface water discharged from the Site, measures will be implemented to control suspended solids or other polluted discharge to watercourses (e.g. changes to Site drainage and settlement facilities and / or use of flocculants (substances which promote the clumping of particles)).

Ecology

- 6.1.76 The Principal Contractor will adopt appropriate measures to avoid construction activities resulting in potential indirect impacts (e.g. dust deposition, pollution/spillage during construction, noise or construction lighting) on adjacent sites and surrounding habitats during construction. Best practice measures to control noise, dust and pollution as a consequence of site clearance and development works, are proposed throughout Section 6 of this OCEMP, which will contribute to mitigate potential impacts on ecology and biodiversity. These measures are not repeated here; however, additional measures are outlined below.

- 6.1.77 A toolbox talk will be included in the site induction, outlining the ecological receptors present within the Site and the wider area as well as measures included in this OCEMP. Detailed toolbox talks will be given by a suitably experienced ecologist prior to works that could impact habitats and protected species as appropriate, for example prior to works conducted under a Precautionary Method of Works (PMoW) or Natural England licences.

Habitats

- 6.1.78 As well as measures to control noise, dust and pollution outlined above, the following measures will be implemented to reduce the risk of potential impacts on retained habitats:
- Directional lighting of retained habitats including ponds, grassland, hedgerows, woodlands, and trees will be avoided using the measures outlined for bats below.
 - Ancient woodland is present throughout the wider Brookleigh site and is present adjacent to the Site. No works are permitted within 15m of ancient woodland with an additional 10m buffer only for soft landscaping. Materials must not be stored within 15m of ancient woodland. Construction must not encroach on the buffer zones apart from where explicitly permitted (such as installation of drainage permitted to encroach on the buffer zone in one instance).
 - Storage of materials (including stockpiles) and machinery must be within the Site and not within adjacent retained habitats. Stockpiles should be sited away from retained sensitive habitats such as ancient woodland and watercourses.

Bats

- 6.1.79 Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to deliberately, intentionally, or recklessly capture, injure or kill a bat; deliberately, intentionally or recklessly disturb a bat; damage or destroy a breeding site or resting place used by a bat or intentionally or recklessly obstruct access to any structure which a bat uses for shelter or protection.
- 6.1.80 Ecology surveys completed between 2019 and 2025 confirmed the presence of foraging and commuting bats on Site, and trees within and adjacent to the Site are suitable to support roosting bats. The following measures must be implemented during the construction works:
- Works to trees with suitability to support roosting bats will be completed using a PMoW with a suitably experienced ecologist who holds a Natural England class licence for bats (Level 2 or above) present, as detailed in *Brookleigh: Central Section Ecological Impact Assessment Report* (Ref. 16).
 - In the event that a bat or signs of bats are found during works, works should cease immediately, and a suitable qualified ecologist contacted for advice (if not already present on site). It is likely that a Natural England European Protected Species (EPS) Mitigation Licence would be required for the works to continue.
- 6.1.81 As long as this mitigation is implemented, it is unlikely that any roosting bats will be harmed or injured during the Proposed Development.
- 6.1.82 Consideration should also be given to minimising the impacts of artificial lighting on bats. Construction lighting will be designed in line with the Bat Conservation Trust and Institute of Lighting Professionals best practice guidance from 2023 (Ref. 17).
- Works will not be conducted at night, apart from exceptional circumstances;
 - Any lighting required will be designed to not spill onto adjacent habitats including hedgerows, grassland, individual trees and woodland, by using directional lighting (this could also be through the use of hoods or louvers);
 - Where external security lighting is required, this will be set on a motion sensor and set to as short a possible a timer as the risk assessment will allow;
 - Lighting should lack UV elements, no use of metal halide, fluorescent sources. LEDs should be used where possible with a warm white light source (2700 Kelvin or lower);

- Luminaires should have a negligible or zero upward light ratio and be mounted on the horizontal with no upward tilt. Column height should be considered to minimise light spill.

Nesting Birds

- 6.1.83 Birds and their nests are protected by the Wildlife and Countryside Act 1981 (as amended). Where vegetation is to be removed, it is recommended that works be undertaken (where possible) outside the core nesting season. Although there is no legally defined bird breeding season, it is widely accepted that removal of suitable habitat should be avoided from March to September inclusive. It should be noted that some species, such as pigeons, may nest year-round.
- 6.1.84 Should demolition and construction works be undertaken during the core nesting season, to avoid a breach of legislation a preliminary check of vegetation by a suitably qualified ecologist should be undertaken to determine if any active bird nests, breeding birds or chicks are present, no more than 48hrs before clearance commences.
- 6.1.85 If a nest is discovered, works may need to be postponed in the surrounding area, and a species-specific exclusion zone established (to be determined by a suitably qualified ecologist); for most bird species a general 10m exclusion zone around the nest will suffice. The exclusion zone will be demarcated appropriately. The nest will subsequently be monitored, typically on a weekly basis, by a suitably qualified ecologist. Once it is confirmed that all fledglings have flown and ceased to return to the nest, and that no other nests are in use within the exclusion zone, vegetation clearance can recommence.

Badgers

- 6.1.86 Badgers and their setts are protected under the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981 (as amended). These make it an offence to wilfully kill, injure or ill-treat a badger, cruelly ill-treat a badger or damage, destroy or obstruct access to a sett or any part thereof.
- 6.1.87 Surveys completed by AECOM between 2019 and 2025 have identified badger setts within and immediately adjacent to the Site, in the north where drainage works are proposed. It is considered likely that closure of an outlier sett will be required to facilitate these works.
- 6.1.88 Prior to closure of the sett, a monitoring survey will be required by a suitably experienced ecologist. The sett will be monitored for 21 days. If the sett is found to be disused, closure will be completed under a PMoW. If the sett is in use, closure will be completed under a licence from Natural England between 1st July and 30th November by a suitably experienced ecologist.
- 6.1.89 Measures to avoid light spill for bats will also be beneficial to badgers. There will be no directional lighting of badger setts.
- 6.1.90 Excavations will either be backfilled the same day, or if left open overnight must include a ramp to enable badgers and other animals to escape. If excavations have been left open overnight, prior to backfilling the excavation will be checked by a nominated member of the site team to ensure animals have not become trapped.
- 6.1.91 The general public will be discouraged from accessing areas near retained badger setts through the use of fencing and planting of thorny vegetation around areas of ancient woodland, where the majority of badger setts within the wider Brookleigh site are located, including the main sett associated with outliers that will be lost to facilitate the Proposed Development
- 6.1.92 In addition:
- No heavy machinery within 10m, or any excavation works are permitted within 20m of a badger sett;
 - Chemicals must be stored securely and away from badger setts and paths;
 - No fire or chemicals to be used within 20m of a sett entrance; and
 - Badger setts must not be blocked with materials

Great Crested Newt

- 6.1.93 Great crested newts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This makes it an offence to deliberately, intentionally, or recklessly capture, injure or kill a great crested newt or take or destroy its eggs. It is also an offence to deliberately or recklessly damage, destroy or obstruct access to any structure which a great crested newt uses for shelter or protection. This protection includes both the breeding pond itself, and terrestrial habitat utilised for foraging and hibernation, which may be distant from the breeding pond.
- 6.1.94 Surveys completed by AECOM in 2019 and 2022/23 identified two waterbodies within 250m of the Site that support breeding great crested newt. Therefore, great crested newt may be present within terrestrial habitats within the Site.
- 6.1.95 Site clearance must be completed under a European Protected Species Mitigation Licence (EPSML) (or District Level Licence) from Natural England. This will include installation of Temporary Amphibian Fencing (TAF) and a translocation of great crested newts out of the Site by an ecologist that holds a Natural England great crested newt class licence. Newts will be moved to a receptor site that has been designated for use in the wider Brookleigh site. The receptor site is located to the west of the Site and habitat enhancement in the receptor site has been completed by Homes England. Following the translocation, a hand search will be completed prior to habitat clearance.
- 6.1.96 The TAF will require regular checks to ensure it remains fit for purpose, in accordance with the schedule agreed with Natural England within the licence documents.

Reptiles

- 6.1.97 Common species of reptile are protected against intentional killing and injury under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).
- 6.1.98 Surveys completed in 2019 by AECOM did not record reptiles within the Site. An updated walkover survey of the Site in 2023 found habitats had not changed since the 2019 surveys. However, there is a low residual risk of reptiles being present in suitable habitat within the Site, such as in the grassland in the north of the Site.
- 6.1.99 The great crested newt translocation outlined above will include placement of artificial refugia (such as roofing felt and onduline or corrugated metal sheets, at a suitable density for the habitat present along the TAF, interspersed with the pitfall traps. These will be checked alongside pitfall traps, and any incidental finds of reptiles present will be moved into suitable habitat outside of the TAF, or into a receptor site in the south-west of the wider Brookleigh site. During the hand search for great crested newts, any reptiles found incidentally will also be moved to suitable habitat outside of the TAF or within a receptor site.

Invasive Non-Native Species

- 6.1.100 Himalayan balsam (*Impatiens glandulifera*) is present along the River Adur, to the west of the Site. No invasive non-native plant species were recorded within the Site itself. Under the Wildlife and Countryside Act 1981 (as amended), it is illegal to plant Himalayan balsam or cause the plant to spread into the wild.
- 6.1.101 While outside of the Site boundary, Himalayan balsam present to the north of the proposed drainage outfall in the north of the Site, west of Isaac's Lane, will be removed during construction, to ensure that water outflowing into the watercourse north of the Site does not carry Himalayan balsam seeds.
- 6.1.102 Removal will be completed during the construction of the Proposed Development, under an invasive non-native species management plan that will form part of the pre-construction documentation.
- 6.1.103 Elsewhere, works in close proximity to the river are not anticipated; however, contractors should remain vigilant for Himalayan balsam or other invasive non-native species. If this species is encountered within the works area, or within 7m of the works area an ecologist should be contacted for advice, and a management plan may be required.

Tree Management

- 6.1.104 Trees to be removed, pruned and protected have been identified within the Arboricultural Impact Assessment (Ref. 18). Retained trees will be protected in accordance with BS 5837: 'Trees in relation to design, demolition and construction' (Ref. 19). Any works to trees will be carried out by suitably trained or qualified personnel in accordance with BS 3998: Tree work - Recommendations (Ref. 20). Should the requirement for additional tree works be identified, this will be discussed with a suitable qualified arboriculturist, and no works will be undertaken without prior consent of the MSDC.
- 6.1.105 All development and associated access will take place outside of the Root Protection Area (RPA) and canopy spread of retained trees which will be fenced off as a Construction Exclusion Zone (CEZ). Around all Ancient Woodlands and Plantation on Ancient Woodland Sites (PAWS) a minimum 15m buffer with no development will be observed with only limited works within an additional 10m buffer zone. All of the identified veteran trees on or adjacent to the Site are set well clear of any development activity with a buffer zone well in excess of 15 times their stem diameter (measured at a 1.5m height from ground level) or in excess of their canopy spread plus 5m (whichever is greater).
- 6.1.106 An Arboricultural Method Statement will be prepared prior to the start of works on Site which will set out the final specification for tree protection measures and the methodology for sensitive works close to retained trees as well as any supervision or watching brief requirements.
- 6.1.107 Should the requirement for additional tree works be identified, this will be discussed with a suitable qualified arboriculturist, and no works will be undertaken without prior consent of the MSDC.

7. Monitoring and Reporting

Monitoring Plan

7.1.1 To ensure that emissions from the construction of the development do not result in nuisance at sensitive receptors, the Client will monitor emissions by:

- Visual assessments of site construction;
- Daily site inspection;
- Monitoring of complaints; and
- Daily monitoring of meteorological information and weather forecasts.

7.1.2 If a sustained period of justified nuisance complaint should arise, the Client will review existing procedures and other management and control techniques as necessary.

Visual Monitoring

7.1.3 All personnel on site will be instructed to undertake visual monitoring of all construction operations each day. All noted visible nuisance emissions will be reported to the Site Manager who will be responsible for investigating the incident, implementing remedial action and recording details.

Site Inspection

7.1.4 The Site Manager will undertake a daily site inspection, which will include an assessment of all construction operations with respect to release of nuisance emissions. This inspection will be recorded in the daily log and will include details of all incidents of release and remedial actions completed.

Quantitative Monitoring

7.1.5 Quantitative monitoring of the area under construction, site boundary or sensitive receptors will be undertaken in circumstances where complaints have been received and one of the following conditions are met:

- Corrective action has not resolved the problem; or
- Monitoring will assist in determining source/cause and what further remedial action may be required.

7.1.6 Results of all quantitative monitoring will be recorded and evaluated.

Monitoring of Meteorological Information

7.1.7 Monitoring of meteorological information and weather forecasts can assist in the management of nuisance emissions from the site. Some meteorological conditions can exacerbate the risk of annoyance at sensitive receptors, for example low odour dispersion caused by cold temperatures and low wind speed.

7.1.8 Monitoring of meteorological information and weather forecasts will be used in the following ways:

- To predict when weather conditions are likely to cause poor dispersion to enable site controls to be amended if required;
- To plan where monitoring of the site boundary should take place during normal operations in order to correctly assess impacts;
- To predict the areas where potential impacts may occur during abnormal events; and
- During the investigation of nuisance complaints to ascertain complainant's observations.

Reporting Procedure

Recording Results and Reporting

7.1.9 Records of all monitoring undertaken, as described in this OCEMP, will be maintained by the Client.

Actions in the Event of Abnormal Emissions

7.1.10 In the event that daily monitoring indicates abnormal emissions from the construction of the Proposed Development are occurring, the site management team will implement the following actions:

- Check relevant items of nuisance control equipment in order to identify likely cause of abnormal emission;
- If possible, take immediate steps to eliminate the cause of the abnormal situation including contacting the maintenance operative if necessary to obtain telephone support / advice or to request attendance on site; and
- Record response to abnormal emission and remedial action taken.

8. References

- Ref. 1 Mid Sussex District Council, 2018. Construction Charter for Developers.
- Ref. 2 His Majesty's Stationery Office (HMSO), 1974. Control of Pollution Act 1974.
- Ref. 3 Institution of Lighting Engineers, 2021. Guidance Notes for the Reduction of Light Pollution
- Ref. 4 Commission Internationale de l'Eclairage, 2017. CIE Report: 2017. Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, 2nd Edition
- Ref. 5 HMSO, 1990. Environmental Protection Act 1990.
- Ref. 6 HMSO, 2003. Road Vehicles (Authorisation of Special Types) (General) Order 2003
- Ref. 7 Institute of Air Quality Management (IAQM), 2014. Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management.
- Ref. 8 British Standards Institution (BSI), 2014. BS 5228: Code of practice for noise and vibration control on construction and open sites parts 1 and 2.
- Ref. 9 HMSO, 2015. Construction Design Management (CDM) Regulations 2015.
- Ref. 10 Environment Agency, 2001. Guidance Note on Piling / Penetrative Ground Improvement Methods on Land Affected by Contamination.
- Ref. 11 CL:AIRE, 2014. Definition of Waste Code of Practice
- Ref. 12 HMSO, 2011. Waste (England and Wales) Regulations
- Ref. 13 HMSO, 2005. Hazardous Waste Regulations
- Ref. 14 AECOM, 2025. Drainage Strategy and Maintenance Statement
- Ref. 15 HMSO, 2010. The Building Regulations 2010 as amended.
- Ref. 16 AECOM, 2025. Brookleigh: Central Section Ecological Impact Assessment.
- Ref. 17 Institution of Lighting Professionals, 2023. Bats and Artificial Lighting at Night.
- Ref. 18 AECOM, 2025. Brookleigh: Central Section Arboricultural Impact Assessment.
- Ref. 19 BSI, 2012. BS5837:2012 Trees in relation to design, demolition and construction.
- Ref. 20 BSI, 2010. Tree work – Recommendations.

