

PROPOSED SET UP WITHIN RANGEFORD RED LINE - DRAFT

Scale inductive



Appendix D

TECHNICAL REPORT

Prepared on behalf of Vistry Group
Limited

ARDENT
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

Project Name	Imberhorne Farm, East Grinstead
Client	Vistry Group Limited
Project Ref	2206781_A
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1. INTRODUCTION

This technical note has been prepared to provide input into the Construction Management Plan (CMP) for the Development in terms of best practice recommendations and measures to control noise.

Details of the best practice recommendations and mitigation measures set out in this note should be included within the CMP for the development, which is required to be submitted to Mid Sussex District Council as part of Condition 29 of the planning consent for the Hybrid Planning Application. Condition 29 is reproduced below for reference, with the noise related text highlighted in bold for emphasis:

"29. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved plan shall be implemented and adhered to throughout the entire construction period. The plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- *The anticipated number, frequency and types of vehicles used during construction;*
- *The method of access and indicative routing of vehicles during construction;*
- *The parking of vehicles by site operatives and visitors;*
- *The loading and unloading of plant, materials, and waste;*
- *The storage of plant and materials used in construction of the development;*
- *The erection and maintenance of security hoarding;*
- *The provision of wheel washing facilities and other works required to mitigate the impact of construction upon public highways (including the provision of temporary Traffic Regulation Orders);*
- *Details of public engagement both prior to and during construction works;*
- *Hours of construction work and delivery details;*
- ***Measures to control noise affecting nearby residents;***
- *Dust control measures;*
- *Pollution incident control and site contact details in case of complaints;*
- *Measures to deal with surface water run-off from the site during construction.*

Reason: In the interest of highway safety and amenities of the area and to accord with policies DP21, DP26 and DP29 of the Mid Sussex District Plan 2014-2031"

2. NOISE MANAGEMENT & MITIGATION MEASURES

Construction works have the potential to generate noise levels which may cause disturbance at existing dwellings. The site's location will demand that careful controls are put in place to minimise noise impact at existing dwellings.

The contractor will comply with the recommendations set out in BS 5228:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites (or most recent revision) with consideration to the relevant policies of the Mid Sussex District Plan 2014-2031 set out in Condition 29.

The developer will work closely with Mid Sussex District Council and any local resident groups to agree systems of work that minimise the impact to the surroundings if necessary. Any non-compliances will be recorded and the site manager will be notified so that remedial action can be taken.

Noise control will follow the hierarchy whereby control at source is the preferred approach followed by noise control in the transmission path and then lastly noise control at the receiver. The following measures will be implemented to reduce the noise generated by on-site operations:-

- Appropriate plant will be selected, training will be undertaken in relation to the correct operation of plant and appropriate timing of noisy operations shall be considered;
- Noisy plant or equipment will be situated as far as possible from noise sensitive buildings. Barriers (e.g. site huts, acoustic sheds, temporary acoustic barriers, or partitions) to mitigate noise affecting sensitive buildings will be employed where required and practicable;
- Construction time near noise sensitive areas will be kept to a minimum;
- Unnecessary noise, such as shouting, the use of horns, loud site radios, rough handling of material and equipment, and banging or shaking mobile plant will be avoided;
- Vehicles and plant servicing the site will be fitted with white noise/broadband vehicle reversing alarms where possible;
- Plant will be maintained in a good condition so that extraneous noise from mechanical vibration, creaking and squeaking is reduced to a minimum.

- Plant used for breaking down materials will use crushing techniques rather than by using air driven impact or drop hammering where practical e.g. for cutting down piles;
- Where practical, fixings and holes will be formed/cast into concrete to minimise drilling and cutting on site;
- Idling of plant, machinery and delivery vehicles will be prohibited when not in use;
- Care will be taken to reduce impact noise when loading or unloading vehicles, scaffolding, or moving materials, etc;
- Consideration will be given to neighbouring residential properties when locating the temporary site compounds and material stockpiles;
- Where possible materials will be prefabricated to eliminate the need for cutting, machining, or drilling;
- Where cutting, machining, or drilling is required, materials will be taken away from sensitive receptors to be worked on. Where this is not possible protection of the receptor will be required, for example, by using temporary acoustic screening;
- Site Management teams will ensure practicable measures have been considered in Contractors Risk Assessments and Method Statements to mitigate against disturbance;

Construction and demolition activities at the site shall not take place outside 08:00 and 18:00 on weekdays and 08:00 and 13:00 on Saturdays, with no noisy work on Sundays or Bank Holidays. These operational hours will reduce the periods of the day during which nearby dwellings will be exposed to noise, particularly during the more sensitive weekend and bank holiday periods.

Noise control at the receiver is rarely an option on such schemes as they are beyond the control of the developer but in extreme cases where all other options have been exhausted these measures can include secondary glazing and other mitigation. It is not anticipated that these measures would be needed on this development.

The recommendations set out in this technical note should form part of the CMP and should be followed for the entire duration of the construction phase of the development. The recommendations should be reviewed regularly by the Site Management team.

Where noisy works are undertaken which are expected to exceed the guidance criteria, monitoring will be undertaken according to the methods set out in Appendix B of BS 5228:

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Part 1 and Part 2 respectively. Noise measurements will be made on a sound level meter complying with BS EN 61672-1:2013 Electroacoustics.

3. CONCLUSION

This technical note outlines the Best practice measures and mitigation to control noise from the construction phase of the Development so that adverse effect at existing dwellings are mitigated by as much as practicably possible.

The recommendations within this technical note should form part of the CMP for the Development and should be followed for the entire construction phase of the Development.