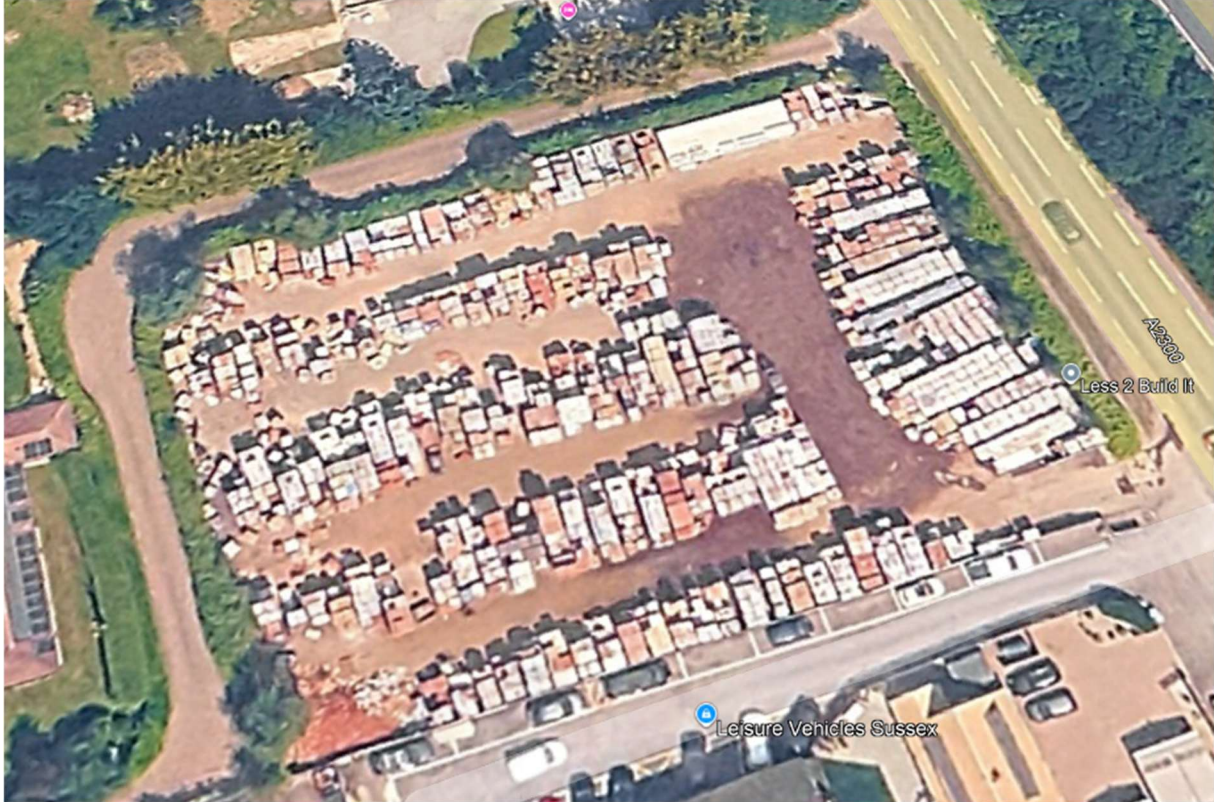


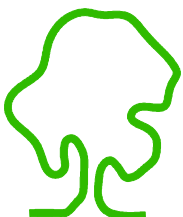
LAND TO THE SOUTH OF LEACROFT



LONDON ROAD, HICKSTEAD, WEST SUSSEX, RH17 5LZ

Construction Environmental Management Plan

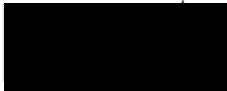
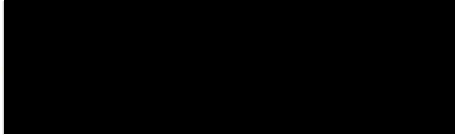
May 2026



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Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	872/EllisdonArchitects/Leacroft/CEMP
Date	May 2026
Client	Less 2 Build It Ltd
Report type	Construction Environmental Management Plan
Purpose	Planning Condition
Revisions	-
Prepared by	Xanthe Lyford BSc (Hons)  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MEnvSc  Signed

LESS 2 BUILD IT LTD

LAND TO THE SOUTH OF LEACROFT, LONDON ROAD, HICKSTEAD, WEST
SUSSEX, RH17 5LZ

Construction Environmental Management Plan

May 2026

DOCUMENT CONTROL**Version History**

Version	Date	Author	Approved By	Description
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1.0	[Date]	[Name]	[Name]	Issue for construction

Distribution

Name / Organisation	Role
	Site Manager
Xanthe Lyford/EAS Ltd	Environmental Consultant
Mid Sussex District Council	Local Planning Authority

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EXECUTIVE SUMMARY

It is proposed to redevelop the site at Land to the south of Leacroft, Hickstead for commercial use comprising the removal of the existing office building and the piles of bricks stored onsite, and the construction of warehouses along the north, east, west and part of the south boundary of the site with a staff parking area in the centre.

This Construction Environmental Management Plan (CEMP) has been prepared to support the construction and demolition phase of the proposed development. It sets out the environmental management framework, mitigation measures, and monitoring requirements that will apply throughout the construction programme.

The CEMP ensures that construction activities are carried out in a manner that protects environmental receptors, complies with all relevant legislation and planning conditions, and minimises disturbance to neighbouring occupants and the surrounding environment.

Key commitments include robust pollution prevention measures for water and soil, dust and noise controls, comprehensive waste management procedures, protection of ecologically sensitive features, and a clear emergency response protocol.

CONDITION 2:

The Condition states:

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, who shall consult with National Highways. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate including, but not necessarily restricted to, the following matters:

- The anticipated number, frequency, types and timing of vehicles used during construction (construction vehicles should avoid the network peak hours of 0800-0900 and 1700-1800 where practicable).
- The parking of construction vehicles (which must not be within the highway boundary) swept paths of construction vehicles demonstrating that the vehicles can enter and leave the site in forward gear.
- The loading, unloading and storage of plant, materials and waste (which must not be within the highway boundary unless agreed with National Highways and with appropriate traffic management in place).
- The erection and maintenance of security hoarding or other appropriate security barriers.
- The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway.
- Measures to reduce dust, dirt and any other airborne contaminants and to reduce as far as reasonably possible these passing beyond the site boundary, which shall include sheeted loads and dampening stockpiles where necessary.

- Positioning and design of any temporary lighting (which must not dazzle users of the highway) National Highways Planning Response (HEPR 16-01) January 2016.
- Measures to control noise affecting nearby residents (in accordance with BS5228:2014 Code of practice for noise and vibration control on construction and open sites - with particular regard to the noisiest activities, typically piling, earthmoving, concreting, vibrational rollers and concrete breaking).
- Dust management plan.
- Site contact details in case of complaints.
- The construction works shall thereafter be carried out at all times in accordance with the approved Construction Environmental Management Plan, unless any variations are otherwise first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that construction of the development does not result in avoidable congestion on the A2300 and A23, to ensure that the A2300 and A23 continue to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and to satisfy the reasonable requirements of road safety, to protect the amenity of local residents from noise and dust emissions during construction and to comply with policies DP21, DP26 and DP29 of the Mid Sussex District Plan 2014 2031.

The Preliminary Contamination Risk Assessment report (PCRA - Environmental Assessment Services Ltd - 2017) identified that the site required a further Phase 2 Contamination Risk Assessment across the site in order to protect the future site users and site workers from any contact with contaminated soils at the site. The Contamination Risk Assessment (CRA - Environmental Assessment Services Ltd - 2026) identified contamination within the upper made ground and lower subsoil in the form of Speciated Polycyclic Aromatic Hydrocarbons (PAHs), Heavy metals and miscellaneous organics.

Remediation during construction was suggested in the form of appropriate industrial hygiene (wearing of boots, gloves, coveralls and dust masks and avoiding eating and drinking onsite) and the use of barrier pipes for the proposed water mains. The soft landscaped borders were suggested to be formed of a geotextile membrane laid over the clay topsoil interface with clean, new topsoil on top, to a depth of 0.6 m for any trees or shrubs or 0.25 for any other planting. Any waste topsoil/made ground removed from the site either in the digging of foundations or the creation of soft landscaping areas is to be disposed of by a licenced waste contractor and receipts retained.

LESS 2 BUILD IT LTD

LAND TO THE SOUTH OF LEACROFT, LONDON ROAD, HICKSTEAD, WEST
SUSSEX, RH17 5LZ

Construction Environmental Management Plan

May 2026

1. INTRODUCTION

- 1.1 The site comprises a plot of land, currently used for the storage and distribution of bricks for the building trade with a site office building to the northeast, located off London Road, Hickstead. The site area is approximately 0.4 ha. The Ordnance Survey (OS) map reference for the site is TQ 2668 2092. The site elevation is approximately +14 m OD. See Appendix A, Figure 1 for the site location plan and Figure 2 for the existing site layout.
- 1.2 It is proposed to redevelop the site after the demolition of the existing office building in the northeast of the site and the removal of the stacks of bricks stored on site, into a series of commercial warehouses located around the boundaries of the site with a staff parking area in the centre. Access to the site is via an existing entrance from London Road (A2300) to the east. See Figure 3 in Appendix A for the proposed site layout.
- 1.3 According to the British Geological Survey (available online), the site lies on Weald Clay Formation (mudstone). The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows that the site lies on unproductive bedrock and superficial drift. DEFRA classify the soil type as “*slightly acid but base-rich loamy and clayey soils*”. The site lies on an area of ‘unproductive’ groundwater vulnerability and does not lie in a groundwater source protection zone (SPZ).
- 1.4 According to the Environment Agency online Flood Map for Planning, the site lies within Flood Zone 1 (low risk of flooding from fluvial sources), the site will remain in Flood Zone 1 in the 2070 - 2125 scenario. The site is not at risk from surface water flooding in the 1 in 30-year scenario, but the adjacent road, A2300 is at risk; the very edge of the eastern boundary of the site is at risk from surface water flooding in the 1 in 100-year scenario, this area increases slightly in the 1 in 1000-year scenario. Groundwater flooding or reservoir flooding are deemed unlikely at the site. The site lies within 100 m of a watercourse classified as a main river by the EA, the River Adur (eastern branch) lies to the north of the site and flows westwards under Rice Bridge 100 m to the north.
- 1.5 The PCRA concluded that there was an uncertain risk of contamination to the proposed future site users due to previous and current land use and that further intrusive site investigation was required. The subsequent CRA concluded that there was contamination in the made ground and subsoil of the site (PAHs,

heavy metals and miscellaneous organics) and remediation measures would need to be implemented into the construction plan.

- 1.6 This Construction Environmental Management Plan (CEMP) sets out the environmental management measures and mitigation strategies to be implemented during the demolition and construction phase of the proposed redevelopment at Land to the south of Leacroft. It establishes the framework for managing environmental risks, ensuring compliance with planning conditions, legislative requirements, and best practice standards. This CEMP should be read in conjunction with the project Health & Safety Plan, Construction Traffic Management Plan, Contamination Risk Assessment and any relevant ecological, archaeological or drainage management documents.

2 ROLES AND RESPONSIBILITIES

- 2.1 Environmental management on site is a shared responsibility. The key roles and their environmental duties are set out below.

Role	Environmental Responsibilities
Site / Project Manager	Overall accountability for CEMP implementation on site; day-to-day environmental decision-making; liaison with the Environmental Manager.
Environmental Consultant	Preparation and revision of CEMP; site audits and inspections; incident investigation; staff briefings; liaison with regulators and the LPA.
Site Operatives & Sub-contractors	Compliance with CEMP requirements; reporting of incidents, spills, or concerns; participation in environmental toolbox talks.

3. LEGISLATIVE & POLICY FRAMEWORK

This CEMP has been prepared with reference to the following legislation, regulations, and guidance.

3.1 Key Legislation

- Environment Act 1995 / 2021
- Environmental Protection Act 1990
- Control of Pollution Act 1974 (noise and vibration)
- Water Resources Act 1991 / Water Framework Directive
- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017 (Habitats Regulations)
- Countryside and Rights of Way Act 2000
- Town and Country Planning Act 1990 (planning conditions)

- Waste (England and Wales) Regulations 2011
- Control of Substances Hazardous to Health (COSHH) Regulations 2002
- Environmental Permitting (England and Wales) Regulations 2016

3.2 Guidance & Standards

- BS 5228: Code of Practice for Noise and Vibration Control on Construction Sites
- CIRIA C532: Control of Water Pollution from Construction Sites
- CIRIA C648: Control of Water Pollution (Linear Construction Projects)
- PPG1–PPG26 Pollution Prevention Guidelines (Environment Agency)
- BS 42020:2013 Biodiversity – Code of Practice
- Relevant local planning authority policies and conditions

4. ENVIRONMENTAL SENSITIVITY AND RECEPTORS

- 4.1 The following receptors have been identified in the vicinity of the site and will require particular attention during construction.

Receptor Type	Location / Description	Sensitivity
Watercourses / drainage	There is a watercourse approximately 50 m to the west, and the River Adur lies to the north of the site.	Medium
Groundwater	Not is a source Protection zone (SPZ). Not hydrologically sensitive.	Low
Protected habitats / species	None identified.	Low
Residential properties	Adjacent houses to the north, south and west. Existing site access from London Road. Suitable onsite storage available.	Medium
Air quality	Not in an Air Quality Management Area (AQMA). Rural residential area with light industry within the vicinity, but adjacent to the A23 motorway.	Low/Medium
Archaeology / heritage	No special status items identified.	Low
Contaminated land	Former parking and plant storage (potential fuel storage) & existing use as a brick storage and distribution yard. PAH,	Medium/Uncertain

	heavy metal and miscellaneous organics.	
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5. ENVIRONMENTAL MANAGEMENT MEASURES

5.1 Pollution Prevention – Water

The risk of pollution to surface and groundwater will be managed through the following measures:

- A spill clean-up kit, drain protectors and sorbents to be maintained on site during the construction phase. All operatives will be briefed on emergency spill procedures.
- No construction plant will be refuelled, serviced, or washed within 10 metres of any drainage feature.
- Fuels, oils, and chemicals will be stored under cover on containment.
- Concrete mixing and washout will take place away from drainage features.
- Site drainage will be inspected and maintained weekly, and following significant rainfall events.

5.2 Dust & Air Quality

- Effective dust suppression measures will be in place throughout groundworks and demolition. Disc cutting of masonry should be minimised as this is likely to be a significant generator of both dust and noise.
- Vehicles carrying loose materials will be sheeted prior to leaving site.
- Burning of waste materials on site is strictly prohibited.
- Idling of diesel plant and vehicles will be minimised; engines will be switched off when not in use.
- Dust monitoring will be undertaken at the site boundary if a significant volume of dust related complaints are received from neighbouring residents.
- Large vehicles entering and leaving the site will require wheel washing to prevent mud deposition on the highway.

5.3 Noise & Vibration

- Working hours will be restricted to 07:30–18:00 Monday–Friday and 08:00–13:00 Saturday, unless otherwise agreed in writing with the LPA.
- Plant and equipment will be maintained and fitted with effective silencers; noisy operations such as demolition and masonry cutting will be planned to minimise duration and frequency.
- Advance notice will be given to neighbouring residents of any exceptionally noisy activities.
- A noise monitoring scheme may be required by the LPA if a significant number of noise related complaints are reported.

- Noisy operations will not take place in the immediate vicinity of any confirmed bird nest during the nesting season (March–August inclusive).

5.4 Waste Management

- A Site Waste Management Plan (SWMP) will be maintained and regularly updated.
- Waste will be segregated at source into general, inert, hazardous, and recyclable streams.
- All waste will be removed from site by a registered waste carrier and disposed of or recycled at appropriately licensed facilities.
- Waste transfer notes (or hazardous waste consignment notes) will be retained for a minimum of two years.
- Waste minimisation will be prioritised throughout the construction programme.
- No waste will be burnt, buried, or disposed of on site without prior written consent from the Environment Agency.

5.5 Biodiversity & Ecology

- No ecological surveys have been carried out, and no ecological concerns have been raised regarding the proposed development.
- During the main bird nesting season (March–August), any nesting birds identified in the site should be protected from disturbance as much as is practical. Where necessary, the advice of a qualified ecologist should be sought.
- The only other ecological concern which could arise would be the discovery of a bat roost, which is considered to be very low risk in this case. Where this occurs, the advice of a suitably qualified ecologist should be sought.
- Biodiversity net gain enhancements (bat boxes, bird boxes, native planting, etc.) should be incorporated where previously agreed with the LPA.

5.6 Soil & Contaminated Land

- If unexpected contamination is discovered during excavation, work will cease and an Unexpected Finds Protocol will be activated, notifying the relevant authority.
- Where new water mains are to be laid, the soil should be tested to ensure that the current UKWIR guidelines can be met, or barrier pipe should be used.
- All soils waste proposed on site will be disposed of by a licenced waste contractor to ensure the disposal of contaminated material will comply with waste regulations.

5.7 Cultural Heritage & Archaeology

- No significant cultural heritage or archaeological concerns relating to the site have been noted and none are anticipated.
- An Unexpected Finds Protocol will be in place: work will cease and the LPA / Historic England will be notified if significant finds are discovered.

5.8 Lighting

- All artificial lighting on site will be angled to avoid causing dazzle to the traffic using the A23.
- Artificial lighting on site will be directed to avoid disturbance to bats and other nocturnal species.
- Lighting rigs will use timed or motion-sensitive controls to minimise unnecessary illumination.
- Light spill into neighbouring residential properties will be minimised.

5.9 Community & Neighbour Relations

- A nominated point of contact will be identified for all community and neighbour queries.
- Local residents and businesses will be notified in advance of particularly disruptive activities (e.g. piling, road closures, unusually large deliveries).
- A complaints register will be maintained; all complaints will be acknowledged within 24 hours and investigated promptly.
- Secure hording and security barriers will be erected on site to ensure the safety of the local residents.

5.10 Travel

- Large vehicle delivery and waste removal to and from the site will be via the A2300 and A23 motorway.
- There is space on site for delivery vehicle parking and available storage space for plant and construction materials.
- No construction or delivery vehicles are to be parked on the public highways.
- Construction and delivery vehicles will not arrive or depart the site at the peak traffic times of 08:00-09:00 and 17:00-18:00 to avoid congestion to the public highways

6. ENVIRONMENTAL EMERGENCY RESPONSE

- 6.1 In the event of an environmental incident (e.g. fuel spill, other severe pollution or a fire), the following procedure will be followed:

1	STOP all work in the immediate area.
2	CONTAIN the incident where safe to do so (spill kit; protect drainage).

3	NOTIFY the Site Manager immediately.
4	REPORT to the Environment Agency (24-hour hotline: 0800 80 70 60) if groundwater may be affected.
5	RECORD all incidents in the site Incident Log; investigate root cause and implement corrective action.

7. MONITORING, AUDITING & REVIEW

7.1 The effectiveness of this CEMP will be monitored through the following programme:

Activity	Frequency	Responsible	Record
Site environmental inspection	Weekly	Site Manager	Inspection checklist
Drainage / sediment control check	After heavy rainfall	Site Manager	Site diary
Environmental toolbox talk	At induction + as needed	Site Manager	Training record
CEMP compliance audit	Monthly	Environmental Consultant	Audit report
CEMP review / revision	Following incidents	Environmental Consultant	Revised CEMP

8. TRAINING & AWARENESS

8.1 All site operatives and sub-contractors will receive an environmental induction before commencing work on site. The induction will cover:

- Key environmental sensitivities of the site
- Pollution prevention measures and location of spill kits
- Waste segregation and disposal procedures
- Noise and dust controls
- Emergency procedures and contact details
- Reporting mechanisms for incidents and near misses
- Appropriate industrial hygiene measures will be in place for all construction staff in the form of PPE comprising boots, gloves, coveralls and dust masks.
- No food or drink will be consumed on the site to avoid contamination from the soil or made ground

Toolbox talks on specific environmental topics will be delivered as appropriate throughout the construction programme. Training records will be maintained on site.

9. KEY CONTACTS

Name	Role	Organisation	Contact
	Site Manager	Less 2 Build It Ltd	(Tel / email)
X Lyford	Environmental Consultant	EAS Ltd	01444 882552 info@easltd.co.uk
Environment Agency	Incident Hotline (24hr)	EA	0800 80 70 60

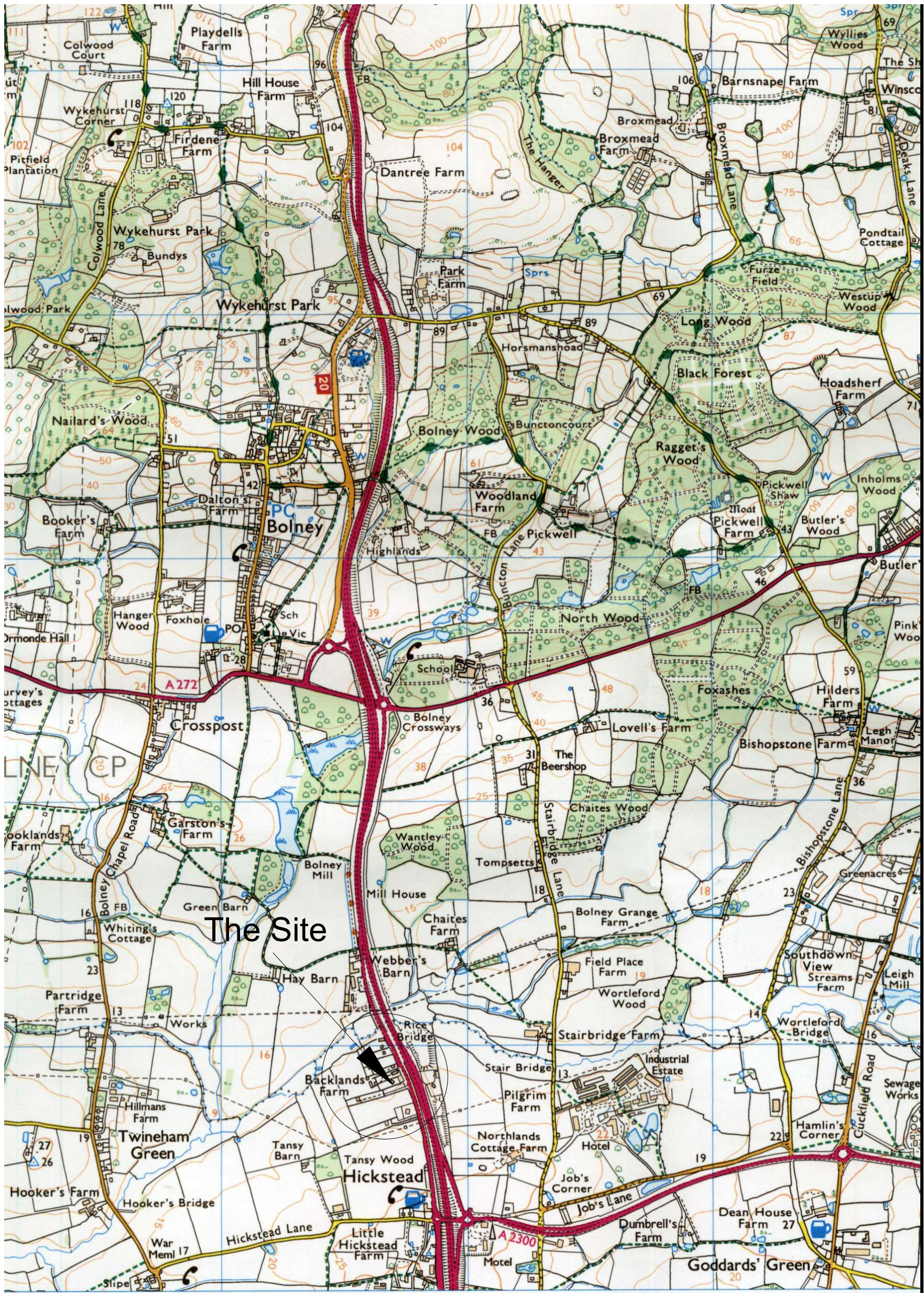
The construction work will be carried out at all times in accordance with the approved CEMP unless variations are approved by the local planning authority.

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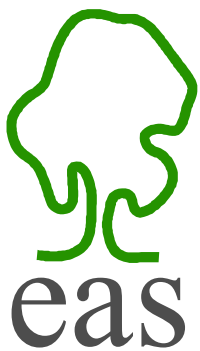
APPENDIX A

FIGURES

FIGURE 1:	Site Location Plan
FIGURE 2:	Site as Existing
FIGURE 3:	Proposed Development



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Land to the South of Leacroft

London Road, Hickstead, West Sussex, RH17 5LZ

Scale 1:25000

Figure 1: Site Location

May 2026

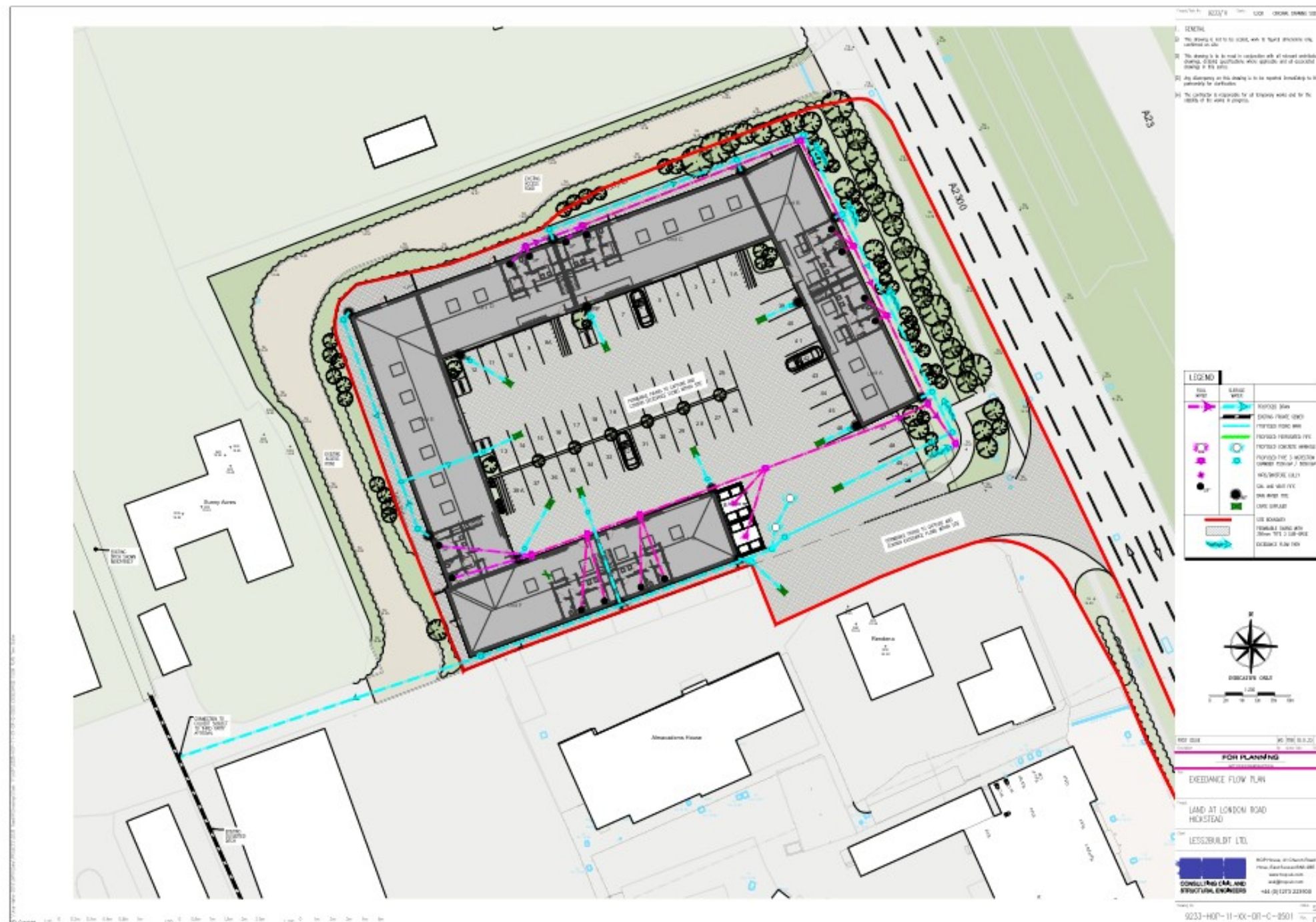


Land to the South of Leacroft
London Road, Hickstead, West Sussex, RH17 5LZ

Figure 2: Site as Existing

Scale as shown

May 2026



Land to the South of Leacroft
London Road, Hickstead, West Sussex, RH17 5LZ

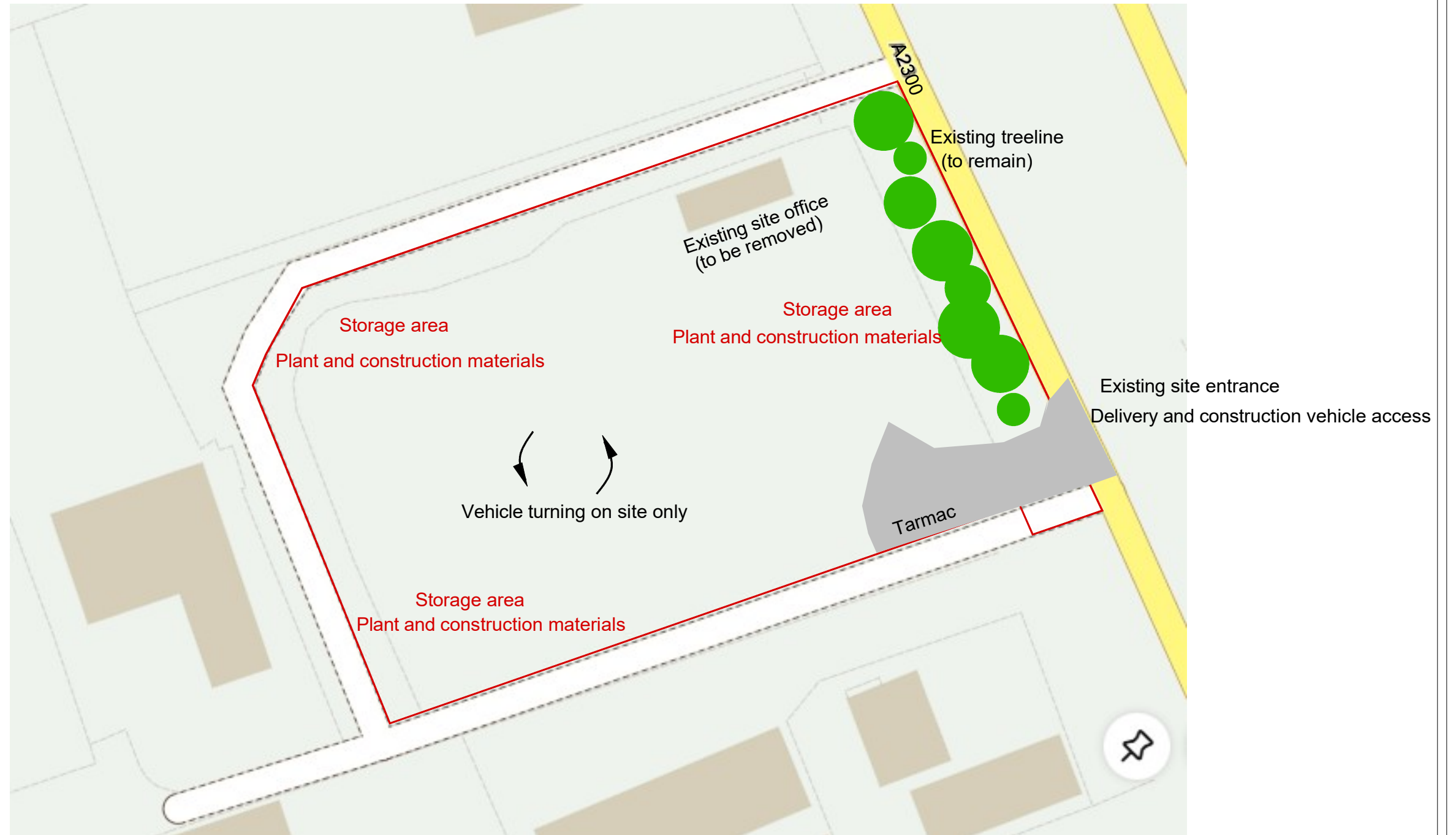
Figure 3: Proposed Development

Scale as shown

May 2026

APPENDIX B

SITE PLAN & ENVIRONMENTAL CONSTRAINTS



Land to the South of Leacroft
London Road, Hickstead, West Sussex, RH17 5LZ

Constraints Plan

Scale as shown

May 2026

APPENDIX C**INCIDENT LOG TEMPLATE**

Ref	Date	Description	Action Taken	Closed Out

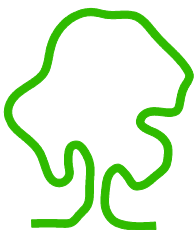
APPENDIX D**WEEKLY INSPECTION CHECKLIST**

Complete weekly and file on site. Any 'No' response requires corrective action to be recorded and tracked.

Check	Yes	No	N/A
Sediment controls in place and functional			
Fuel / chemical containment intact, no evidence of leaks or spills			
Spill kit fully stocked and accessible			
No waste burning taking place			
Waste segregated correctly and containers labelled			
No evidence of dust nuisance at site boundary			
Noise from site within expected levels for time of day			
No ecological concerns observed (e.g. nesting birds)			
Community notice board up to date			
Incident log reviewed and actions closed out			

Inspector Name: _____ Date: _____

Signature: _____



eas ltd

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