

**Brookleigh Eastern Primary School,
Brookleigh, Burgess Hill**

Reserved Matters Application

Outline Construction Environmental Management Plan

Client



**Homes
England**

Project No

DARTS-OTH-88

Date

October 2025

CampbellReith

Multidisciplinary Consultants

**Brookleigh Eastern Primary
School, Brookleigh,
Burgess Hill**

**Outline Construction
Environmental Management
Plan**

For
Homes England

Project No.
14176

Date
October 2025

Campbell Reith Hill LLP
15 Bermondsey Square
London
SE1 3UN

T: +44 (0)20 7340 1700
E: london@campbellreith.com
W: www.campbellreith.com

DOCUMENT HISTORY AND STATUS

Revision	Date	Purpose/ Status	File Ref	Author	Check	Review
P01	26/09/2025	Draft	14176-CRH-XX-XX-RP-LQ-0002-CEMP-P01	CMS	CDS	CDS
P02	09/10/2025	Final	14176-CRH-XX-XX-RP-LQ-0002-CEMP-P02	CMS	CDS	CDS

This document has been prepared in accordance with the scope of Campbell Reith Hill LLP's (CampbellReith) appointment with its client and is subject to the terms of the appointment. It is addressed to and for the sole use and reliance of CampbellReith's client. CampbellReith accepts no liability for any use of this document other than by its client and only for the purposes, stated in the document, for which it was prepared and provided. No person other than the client may copy (in whole or in part) use or rely on the contents of this document, without the prior written permission of Campbell Reith Hill LLP. Any advice, opinions, or recommendations within this document should be read and relied upon only in the context of the document as a whole. The contents of this document are not to be construed as providing legal, business or tax advice or opinion.

© Campbell Reith Hill LLP 2025

Document Details

Last Saved	09/10/2025 12:59
Author	Charlotte Stephenson
Project Partner	Alex Forbes
Project Number	14176
Project Name	Brookleigh Eastern Primary School
Revision	P02
File Ref	14176-CRH-XX-XX-RP-LQ-0002-CEMP-P02.docx

CONTENTS

1.0	INTRODUCTION	5
1.1	Background and Context	5
1.2	Document Purpose	6
1.3	Anticipated Construction Methodology.....	7
1.4	Material and Resource Use	8
1.5	Plant and Equipment.....	8
1.6	Hours of Work	9
2.0	RELEVANT PARTIES AND KEY ROLES.....	10
2.1	Introduction	10
2.2	Management Structure and Environmental Responsibilities.....	10
3.0	ENVIRONMENTAL COMPETENCE OF STAFF AND TRAINING RECORD ON CONSTRUCTION ENVIRONMENTAL MANAGEMENT	12
3.1	Introduction	12
3.2	Training	12
4.0	ENVIRONMENTAL REQUIREMENTS AND LEGISLATION	14
4.1	The Applicant Requirements	14
4.2	Relevant Legislation and Guidance.....	14
4.3	Method Statements.....	14
4.4	Risk Assessment	15
4.5	Site Environmental Standards	15
5.0	HEALTH AND SAFETY AND GENERAL SITE MANAGEMENT	17
5.1	Introduction	17
5.2	H&S – Project Personnel	17
5.3	H&S – General Public	17
6.0	ENVIRONMENTAL CONSTRAINTS	18
6.2	Landscape.....	18
6.3	Biodiversity	18
6.4	Historic Environment.....	18
6.5	Air Quality	18
6.6	Geology and Soils	19
6.7	Water Environment.....	19
6.8	Noise and Vibration.....	19
6.9	Access	19
6.10	Sensitive Receptors.....	19
6.11	Waste Disposal	20
7.0	MITIGATION OF POTENTIAL EFFECTS DURING CONSTRUCTION	21
7.1	Introduction	21
7.2	Mitigation Measures	21
8.0	ENVIRONMENTAL INCIDENTS AND AUDITS	34
8.1	Environmental Incidents.....	34
8.2	Pollution Control and Contingency Plan	34
8.3	Monitoring and Audits	34

8.4	Control of Non-conformance.....	35
9.0	COMMUNICATION AND CO-ORDINATION	36
9.1	Introduction	36
9.2	Internal Communication	36
9.3	Regular Environmental Meetings.....	36
9.4	Informal On-Site Communication	36
9.5	Communication with the Public and Local Planning Authority	36
9.6	Commitment to Environmental Best Practice	37

APPENDICES

Appendix 1 Drawings
Appendix 2 Draft Construction Programme
Appendix 3 Risk Assessment
Appendix 4 Record Proformas
Appendix 5 Environmental Baseline Survey Reports
Appendix 6 Construction Phase Ecological Mitigation Strategy
Appendix 7 Construction Traffic Plan
Appendix 8 Construction Logistics Plan

TABLES

Table 1.1: Site-Specific Reports.....	5
Table 1.2: Plant Expected to be Used During the Construction Process	8
Table 2.1: Management Structure and Environmental Responsibilities	10
Table 6.1: Sensitive Receptor/Land Use	19
Table 7.1: General Mitigation	21
Table 7.2: Control of Landscape and Lighting Effects	22
Table 7.3: Protection of Protected Species and Habitats.....	23
Table 7.4: Transport and Access	24
Table 7.5: Control of Dust.....	25
Table 7.6: Control of Noise and Vibration.....	29
Table 7.7: Control of Emissions to Water	30
Table 7.8: Contamination.....	32
Table 7.9: Control of Littering and Waste.....	32

1.0 INTRODUCTION

1.1 Background and Context

1.1.1 This report has been produced by Campbell Reith Hill LLP (CampbellReith) on behalf of Homes England (the Client) to provide an outline Construction Environmental Management Plan (CEMP) relating to Brookleigh Eastern Primary School (hereafter referred to as the site).

1.1.2 Full planning permission is sought for the following description of development (herein 'the Proposed Development'):

Reserved matters application to consider access, appearance, landscaping, layout and scale pursuant to application DM/21/3279 (original reference DM/18/5114) for parcel P1.2 comprising of the construction of a primary school with nursery and special support centre, car parking, multi-use games area, playing fields, landscaping and associated infrastructure.

1.1.3 Figures showing the location of the site and the development proposals are presented in Appendix 1.

1.1.4 The CEMP focuses on the construction works associated with the Proposed Development and minimising potential environmental effects resulting from them.

1.1.5 The report is based on a review of readily available site-specific information, as referenced in Table 1.1 below. Technical references are included as footnotes throughout the report. A site walkover was carried out by a representative of CampbellReith on 26th June 2024.

Table 1.1: Site-Specific Reports

Reference Details		Author	Reference
Ecological Impact Assessment	10445.014, September 2025	The Environment Partnership	[1]
Transport Statement	14176-CRH-XX-XX-RP-H-6005_TS_P2, 6 th February 2025	CampbellReith	[2]
Arboricultural Impact Assessment	PJC/6763/25-02 Rev-, 24 th February 2025	PJC Consultancy Ltd	[3]
Land Quality Statement	14176-CRH-XX-XX-RP-GE-0001-P01, 28 th February 2025	CampbellReith	[4]
Air Quality Assessment	E4001 - Brookleigh Primary School AQ Report v1, 23 rd September 2025	Entran Limited	[5]
Noise Impact Assessment	24131-HEY-XX-XX-T-Y-5001, P04, 24 th September 2025	Heyda Acoustics	[6]

1.2 Document Purpose

- 1.2.1 This CEMP forms the management framework required for the planning and undertaking of construction activities associated with the implementation of the Proposed Development. Its purpose is to reduce the risk of adverse effects on environmental resources, local residents and businesses.
- 1.2.2 This document represents the first stage in the preparation of the CEMP for the Proposed Development, as it is prepared in advance of Principal Contractor appointment.
- 1.2.3 The requirement for the Principal Contractor to address the items presented in this outline CEMP should be included within the contractual Employers Requirements. Once appointed, the Principal Contractor shall use this CEMP and provide remaining specific information and supporting appendices to produce a final CEMP (at the outline stage some of the appendices will remain to be completed).
- 1.2.4 The document describes the checking, monitoring and audit processes that will be implemented to confirm works are being undertaken in accordance with these requirements, together with measures to enable appropriate corrective actions or mitigation measures to be taken.
- 1.2.5 The CEMP forms part of the overall project management during the construction phase and as such, activities described will be integrated with other Quality, Sustainability and Health and Safety Management processes set up by the Principal Contractor. The CEMP is a live document that will be populated, regularly updated and subject to environmental audits to enable construction activities to be satisfactorily managed and mitigated and to demonstrate continued compliance with prevailing good practice guidance and legislation.
- 1.2.6 Although the CEMP is a stand-alone document, it will be supported by a range of associated documents likely to be required by planning conditions or existing agreements with regulatory authorities. The accompanying documents will be confirmed once the Principal Contractor has been appointed and are likely to include the following (but all may not be necessary):
- Safety, Health, Environment and Quality (SHEQ) Plan;
 - Demolition Management Plan (if appropriate);
 - Waste Management Strategy;
 - Construction Traffic Management Plan;
 - Pollution Control and Contingency Plan;
 - Noise Control Plan;
 - Spillage Response Plan;
 - Environmental Training Plan;
 - Project Community Liaison Plan;
 - Ecology and Landscape Management Plan;

- Materials Management Plan;
- Remediation Strategy / Specification;
- Remediation Implementation Plan (if appropriate); and,
- Asbestos Plan of Works and Air Monitoring [Plan] for Asbestos (if appropriate).

1.3 Anticipated Construction Methodology

1.3.1 Once planning has been granted, and the pre-commencement planning conditions have been discharged, the development works would commence on Site.

1.3.2 The construction programme for the Proposed Development is yet to be finalised, however is anticipated to start towards the end of 2026. The draft Construction Programme shall be presented in Appendix 2 when available.

1.3.3 The construction methodology is provided in outline at this stage with the key stages anticipated to comprise:

- Site Set Up;
- Additional Surveys (if required);
- Remediation (if appropriate);
- Construction of infrastructure/substructure;
- Construction of superstructure;
- Landscaping.

1.3.4 Further details of each construction phase will be provided by the Principal Contractor as details are made available.

Site Set Up

1.3.5 Enabling works will be undertaken prior to the start of the main construction works. The extent of these works include, the establishment of Site project offices and construction compound including designated car parking areas for contractors, provision of temporary electrical supplies and other required services for the duration of the construction works and erection of Site hoardings including provision of a Site security system.

Additional Surveys

1.3.6 Following Site set up and prior to construction, any outstanding surveys will be undertaken.

Remediation

1.3.7 In reference to the CampbellReith Land Quality Statement [4], processed based remediation is not anticipated to be required. Therefore, as a minimum, 'remediation' will likely include watching briefs for unforeseen contamination and controls on the import of material for raising Site levels and subsoil/topsoil for soft landscaped areas.

Infrastructure / Substructure

- 1.3.8 The works associated with the construction of the infrastructure and substructure of buildings will primarily take place during the construction phase.
- 1.3.9 It will initially involve a fill exercise (import of material), excavation where required for the building and infrastructure foundations, as well as the construction of a piled foundation which will take place during the early stages of the construction process.
- 1.3.10 Below ground services and drainage, will be constructed prior to the main construction stage.
- 1.3.11 Foundations to structural elements in the building are envisaged to be a piled solution.

Superstructure

- 1.3.12 The works associated with the construction of the superstructure of Brookleigh School will likely include cranes lifting materials into place.

Landscaping

- 1.3.13 The main planting and landscape works will occur during the first main planting season after construction has commenced for the associated phase of the Proposed Development.
- 1.3.14 Final elements of the remediation, associated with the placement of suitable subsoils and topsoil's [e.g. in landscaped areas] will be undertaken during the landscaping phases.

1.4 Material and Resource Use

- 1.4.1 The primary construction materials are yet to be confirmed, however are likely to include: concrete, steel post and beam, wood, composite timber, glass, brick and stone. The roads and car parks are likely to be constructed from a crushed rock/stone/gravel sub-base with tarmac and block paviour surface course layers.
- 1.4.2 Where practicable, material and resources used during the construction of the Proposed Development will be sourced from the local area and timber (where utilised) will be purchased from responsible forest sources. In terms of material selection, 'A' rated materials from the Building Research Establishment's Green Guide to Specification will be preferred.

1.5 Plant and Equipment

- 1.5.1 Consideration has been given to the types of plant that are likely to be used during the construction works. The plant and equipment are likely to be associated with each key element of the construction process is set out in Table 1.2.

Table 1.2: Plant Expected to be Used During the Construction Process

Plant	Stage	
	Site Preparation	Infrastructure
Tracked/ wheeled 360 degree excavators	✓	✓
Dumpers	✓	✓
Concrete crushing plant	(possibly)	(likely)
Mobile Craneage / Tower Cranes	x	✓

Plant	Stage	
	Site Preparation	Infrastructure
Eight-wheeler trucks	✓	✓
Air compressors	✓	✓
Power Tools including percussion drills, cutting disks, pipe-threaders	✓	✓
Hand / power tools	✓	✓
Wheel Washing Plant	✓	✓
Piling Rigs	x	✓
Scaffold	x	✓
Mobile access platforms	x	✓
Delivery trucks	✓	✓
Skips & Skip trucks	✓	✓
Forklift trucks	✓	✓

1.6 Hours of Work

1.6.1 It is anticipated that the working hours for construction activities audible at the Site boundary will be

- Monday to Friday: 08:00 – 18:00; and
- Saturday: 08:00 – 13:00.

1.6.2 These hours will be agreed with Mid Sussex District Council (MSDC) prior to construction works commencing. All work outside these hours will be subject to prior agreement, and/or reasonable notice by MSDC, who may impose certain restrictions and will have regard to planning conditions attached to any grant of permission. It is not envisaged that any work will be required during night-time or bank holidays.

1.6.3 Abnormal loads will be transported outside peak hours (08:00-09:00 and 17:00-18:00) where practicable to minimise disruption to the road network, and in each case may require engagement with MSDC and West Sussex County Council Highways (WSCCH) where their roads are utilised.

2.0 RELEVANT PARTIES AND KEY ROLES

2.1 Introduction

2.1.1 The Principal Contractor will be appointed after planning permission has been granted. This chapter sets out the key roles and environmental responsibilities during construction.

2.2 Management Structure and Environmental Responsibilities

2.2.1 The management structure and environmental responsibilities including those of sub-contractors are summarised in Table 2.1. All personnel will be made aware of the requirements of this plan that are relevant to their work.

Table 2.1: Management Structure and Environmental Responsibilities

Title	Key responsibilities
Contract Administrator	Client's Agent who is responsible for administering the construction contract on behalf of the Client.
Principle Contractor's Project Manager	Overall responsibility for the performance of the contract. Overall responsibility for the environmental performance of the contract and the safe construction of the project with particular responsibility for safeguarding the environment.
Site Manager	Responsible to the Project Manager. Overall responsibility for the operation of the construction Site including safeguarding the environment as well as traffic and waste management issues arising from the project.
Foreman	Responsible to the Project Manager with particular responsibility construction and assisting with safeguarding the environment.
Environmental Manager/ Liaison Officer	Responsible for: - Ensuring the works are carried out in accordance with UK environmental legislation, guidance and good practice; - The management of environmental issues as advised by the specialists (e.g. ecology and lighting); - Provide advice and liaise with construction teams to ensure that environmental risks are identified and that appropriate controls are developed and included within method statements and risk assessments; - Identify environmental competence requirements for all site personnel working on the project and ensure delivery of environmental training to personnel within the project team in accordance with Environmental Training Plan; - Obtaining the necessary environmental consents; - Liaising with external third party organisations and individuals; - The production of detailed CEMP; - Regularly revising and updating the CEMP and specialist procedures and identifying any areas for improvements; - Maintenance of environmental records including those resulting from regular inspections; - Review method statements for environmental aspects and advise the Project Manager as to their suitability;

Title	Key responsibilities
	▪ Fulfil the role of Construction Staff Travel Coordinator to promote sustainable transport options to all contractors; ▪ Responsible for environmental monitoring (except water levels) and the maintenance of records as well as providing inspection logs on request to the Local Planning Authority; and ▪ Act as a main point of contact between Principal Contractor, the Client and Regulatory Authorities on environmental issues.
Environmental Specialists (including Ecological Clerk of Works)	Responsible for: ▪ Obtaining the necessary environmental consents; ▪ Liaising with external third-party organisations and individuals; ▪ Responsible for environmental monitoring (except water levels) and the maintenance of records; and ▪ Act as a main point of contact for Regulatory Authorities on environmental issues

3.0 ENVIRONMENTAL COMPETENCE OF STAFF AND TRAINING RECORD ON CONSTRUCTION ENVIRONMENTAL MANAGEMENT

3.1 Introduction

- 3.1.1** The raising of environmental awareness is viewed as a crucial element in the appreciation and implementation of the CEMP. As a consequence, all staff will undergo environmental awareness training. A project specific training plan that has identified the competency requirements for all personnel allocated with environmental responsibilities will be produced by the Principal Contractor once appointed.

3.2 Training

- 3.2.1** Training for all personnel identified in the training plan will be completed before commencement of the associated construction activities. Training will take the form of a Site induction and toolbox talks. There will also be an environmental awareness course for all the Principal Contractor's project teams. Line managers and supervisors will ensure that all personnel engaged in activities may have a detrimental effect on the environment are competent to carry out their duties, or where necessary, arrange for suitable training to be undertaken. All staff and their contractors / sub-contractors working on-site are to be made aware of the plan and should know their role if an incident occurs.

- 3.2.2** Exercises are to be carried out periodically to familiarise staff with the operation of the plan to test its effectiveness.

- 3.2.3** Training will include:

- Risk assessment procedures, requiring all personnel to be aware of and sign off the appropriate risk assessment/method statement for the task(s) in which they are engaged;
- Full health and safety induction with emphasis on use of the correct PPE, which is to be provided by the Principal Contractor;
- Awareness of the potential for harm to both personnel and the environment from the materials held on-site;
- Awareness of the sensitivity of the environment surrounding the facility;
- Liaising with the Environment Agency if there is a risk of surface or groundwater
- Liaising with the Contaminated Land Officer / Environmental Health Officer at the Local Authority if there is a risk of land contamination;
- Liaising with the Environment Agency if discharge to a foul or combined sewer is involved;
- Clean-up, safe handling and legal disposal of contaminated materials and waste resulting from an incident (including arrangements for the use of specialist contractors and services);
- The appropriate clean up or legal disposal of contaminated PPE;

- Implementation of the provisions of the Environmental Incident Response Plan (see Chapter 8); and,
- General public relations and the need for exemplary courtesy and behaviour of all Site staff towards the general public.

4.0 ENVIRONMENTAL REQUIREMENTS AND LEGISLATION

4.1 The Applicant Requirements

- 4.1.1 The Applicant (Homes England, as master developer for Brookleigh) is committed to good practice standards of working to ensure safe and secure implementation of the Proposed Development, minimising possible environmental harm.
- 4.1.2 The Applicant will closely monitor the environmental and health and safety performance of all contractors subject to compliance with the CEMP through all normal electronic and written media, telephone conversations and regular visits.
- 4.1.3 The Applicant will seek to remedy within the law any breach of the requirements of this document by any contractor.

4.2 Relevant Legislation and Guidance

- 4.2.1 All works will be carried out in accordance with current legislation and approved codes of practice and guidance, where applicable.
- 4.2.2 The Contractor is required to carry out all works in accordance with any relevant conditions attached to the grant of planning permission, and any associated information.
- 4.2.3 The Contractor is required to prepare and maintain a register of all relevant environmental legislation and guidance. This will be agreed with the Environmental Manager prior to being communicated to all relevant Site workers.

4.3 Method Statements

- 4.3.1 When preparing works specific method statements, the Contractor is required to include an environmental risk assessment to review the environmental risks and commitments. Works that have an environmental implication are to be identified and appropriate control measures implemented.
- 4.3.2 The Environmental Manager shall decide which of the works have environmental implications using the following criteria:
 - The work may result in an adverse effect on the environment or human health; and,
 - The work is adjacent to a surface water drain, watercourse or groundwater receptor.
- 4.3.3 Where the works have environmental implications, the works-specific method statement and proposed control measures are to be reviewed by the Contractor's Environmental Manager. Where necessary, the works specific method statement and proposed control measures are to also be reviewed by an appropriate environmental specialist.
- 4.3.4 When it has been determined that an activity has environmental implications, that activity (as detailed in the works specific method statement) may not commence until the Contractor's Environmental Manager has approved the works specific method statement and proposed control measures.

4.3.5 Where necessary, the Contractor is required to submit their proposed works specific method statements and proposed control measures to and gain approval from the appropriate enforcement agencies (Natural England, Environment Agency and MSDC Environmental Health Officer, etc.).

4.4 Risk Assessment

4.4.1 All activities undertaken within the Site will be subject to an environmental risk assessment. Appendix 3 [to be populated by the Principal Contractor] comprises an environmental risk register which summarises the key aspects and effects and their significance associated with the construction of the Proposed Development. The activities associated with the contract are to be identified, with individual tasks broken down into effects that could arise or are likely to arise. The probability and importance of each effect is then determined.

4.4.2 The scoring applied to the effects is subjective according to knowledge of the task and the Site in addition to information available (1: minimal risk, 2: below average risk, 3: average risk, 4: above average risk; 5: high risk). Significance is a weighted score achieved by multiplication of the score applied to probability and importance. The risk register will be updated and revised accordingly. More detail is inserted for control measures if the score is greater than 12 i.e. a high effect. These effects are reflected in the objectives and targets section.

4.4.3 Risk assessments will be undertaken by trained staff and agreed with the Environmental Manager following an approved procedure which will:

- Identify the significant environmental effects that can be anticipated;
- Assess the risks from these effects;
- Identify the control measures to be taken and re-calculate the risk; and,
- Report where an inappropriate level of residual risk is identified so that actions can be taken through design changes, re-scheduling of work or alternative methods of working to reduce the risk to an acceptable level.

4.4.4 The residual risks are only considered acceptable if: the severity of outcome is reduced to the as low as reasonably practicable (ALARP); the number of risk exposures are minimised; all reasonably practicable mitigating measures have been taken; and the residual risk rating is minimised. The findings of the risk assessment, and in particular, the necessary controls will be agreed with the Environmental Manager and then explained to all operatives before the commencement of the relevant risks using the agreed instruction format.

4.5 Site Environmental Standards

4.5.1 The Site Environmental Standards will be agreed with the Environmental Manager and will detail the minimum measures that should be achieved for general operations which fall outside the risk assessment/method statement procedures designed to cover the majority of construction activities. They will cover issues such as storage of materials, management of waste, water pollution, dust, asbestos, odours, noise and vibration and water pollution control.

The standards will be printed on A3 posters, placed on Site notice boards and used as a briefing Tool on Site. Routine toolbox talks will be conducted by suitably qualified persons.

5.0 HEALTH AND SAFETY AND GENERAL SITE MANAGEMENT

5.1 Introduction

- 5.1.1 There is a legal requirement to protect project personnel and the general public from any significant adverse effect of implementing the construction works.

5.2 H&S – Project Personnel

- 5.2.1 Appropriate induction training should be given to all persons visiting and working on the Site. All persons will be provided with a copy of the Principal Contractor's 'Environmental Site Induction' upon entering the Site for the first time. The Principal Contractor and their sub-contractors will fully comply with the Site-specific rules contained in the 'Environmental Site Induction' and this CEMP.
- 5.2.2 It will be the responsibility of the Principal Contractor to ensure that all Site visitors and Site operatives are given appropriate personal protective equipment (PPE) for the tasks being undertaken.
- 5.2.3 It will be the responsibility of the Principal Contractor to ensure adherence to all standard safety procedures as laid down in the appropriate guidelines for the type of work and the pre-construction information.

5.3 H&S – General Public

- 5.3.1 It will be the responsibility of the Site Manager/Site Foreman to ensure that the Site and associated plant and machinery are secured during non-working hours.
- 5.3.2 It will be the responsibility of the Site Foreman to ensure that all heavy goods vehicles (HGVs) safely enter and exit the Site. All loading and unloading of HGVs will be undertaken within the worksite boundary.
- 5.3.3 It will be the responsibility of the Principal Contractor to ensure that there is safe access via Isaac's Lane (A273) or the Eastern Bridge Link Road (EBLR), for both the construction and operational phase.

6.0 ENVIRONMENTAL CONSTRAINTS

6.1.1 Environmental baseline survey assessments for the Site are referenced in Table 1.1 and have been submitted with the planning application.

6.2 Landscape

6.2.1 The Arboricultural report [3] indicates that there are three category B trees and two category C trees. There is also one category B hedgerow and one category C hedgerow. All trees and hedgerows are to be retained within the Proposed Development.

6.2.2 A Tree Preservation Order (TPO) protects all trees on the road frontage with Isaac's Lane, titled TPO/16/0008.

6.3 Biodiversity

6.3.1 An Ecological Impact Assessment has been undertaken for the Site by The Environment Partnership (TEP) [1]. A baseline ecological survey was conducted in May 2024.

6.3.2 The Site falls within 2.7km of Ditchling Common Site of Special Scientific Interest (SSSI), 3.2km of High Weald Area of Outstanding Natural Beauty (AONB) and 0.6km of Bedelands Farm Local Nature Reserve (LNR). Six Local Wildlife Site's are located between 0.6km and 1.8km of the Site.

6.3.3 There is the potential for bats and birds to be foraging and commuting in the vicinity of the Site. Badgers are known to be present within the wider landscape, however not within 30m buffer of the Site. No records of amphibians and reptiles on the Site itself, however evidence of these within the vicinity of the Site.

6.3.4 Proposed mitigation measures are included in Section 7.0.

6.4 Historic Environment

6.4.1 An archaeological assessment is due to be completed and is a required for planning condition discharge.

6.5 Air Quality

6.5.1 An Air Quality Assessment Report has been completed for the Site [5]. The report states that MSDC have not declared any Air Quality Management Areas (AQMAs) in the district. As such, the Proposed Development is not located within or near an AQMA.

6.5.2 The report identified that there are human receptors located within 250m of the Site, but there are no dust sensitive ecological habitats in the vicinity of the Site. Entran [5] therefore assessed the impacts of the construction of the Proposed Development on human receptors and impacts on ecological receptors were not considered further.

6.5.3 Mitigation measures are required during Site works to ensure impacts to the air quality are not adversely affected. These are summarised in Section 7.0.

6.6 Geology and Soils

- 6.6.1 The underlying geology of the Site comprises topsoil/Made Ground (up to a thickness of 0.30m) underlain by bedrock deposits of the Weald Clay Formation (weathered at the surface). The Site has not been subject to any historical development and has predominantly had an agricultural use.
- 6.6.2 Contamination risks are considered within the 2025 CampbellReith Land Quality Statement [4].

6.7 Water Environment

- 6.7.1 The River Adur flows approximately 90m south-east of the Site. The Site is at low risk of flooding from river or the sea, being located entirely within Flood Zone 1, which presents a less than 0.1% chance of flooding.
- 6.7.2 The Weald Clay Formation bedrock deposits are an Unproductive Strata, with a low leaching potential.
- 6.7.3 There are no Source Protection Zones recorded within 500m of the Site, and no groundwater abstractions within 2000m of the Site.

6.8 Noise and Vibration

- 6.8.1 The dominant noise source on the Site is from vehicular movements on Isaac's Lane adjacent to the west of the Site. Possible impacts could arise due to noise from works occurring on-Site, particularly during piling and superstructure construction. Control of noisy activities will minimise any impacts on nearby sensitive receptors, which include the existing residential developments surrounding the Site.
- 6.8.2 Mitigation is considered likely for when the school becomes operational in the form of a 2.4m close boarded fence along the western boundary.

6.9 Access

- 6.9.1 CampbellReith's Transport Statement provides detail on the Site's access [2]. The main access to the Site is taken from Isaac's Lane to the west of the Site. The Proposed Development will be accessed from this road during the operational phase however it is unclear at this point whether the EBLR may also be used for construction purposes.

6.10 Sensitive Receptors

- 6.10.1 The receptors which are considered potentially sensitive to the construction and operation of the Proposed Development have been identified and are summarised in Table 6.1.

Table 6.1: Sensitive Receptor/Land Use

Category	Sensitive Receptor/Land Use
Residential	Residential development to south-east off Fairbridge Way Residential development to south-west and west off Cuckfield Road

Category	Sensitive Receptor/Land Use
Ecological Features and Habitats	Flora and Fauna within the Site
Geology and Soils	N/A
Contamination (limited/negligible)	End users / Buildings Neighbours (see Residential) Construction Workers
Water Environment	River Adur located c. 90m south-east of the Site
Transport and Infrastructure	Isaac's Lane and the EBLR

6.11 Waste Disposal

- 6.11.1 The waste hierarchy will be adhered to throughout the works. The preferred option is to reduce waste, then re-use and finally recycle. If the three options are not viable then as a last resort will be subject to disposal following the waste management approach adopted by the West Sussex County Council Waste Disposal Authority (e.g. landfill or energy from waste).
- 6.11.2 Any soil arisings from the works, suitable for reuse on the approved development will be retained and stockpiled where possible to incorporate such materials into the construction process, in accordance with current waste guidance.
- 6.11.3 A plan (Site waste management strategy or other) will be prepared by the Contractor to dispose of the waste that is generated as a result of the works and should document details about the transportation and management of waste within and outside the Site. Hazardous waste must be documented and disposed of safely and in accordance with appropriate guidance.
- 6.11.4 The Contractor has a duty of care to dispose of waste safely. It is an offence to handle or dispose of controlled waste without a waste management licence.

7.0 MITIGATION OF POTENTIAL EFFECTS DURING CONSTRUCTION

7.1 Introduction

7.1.1 The tables below identify the actions required to ensure that the mitigation measures are suitably implemented. This section will be developed in more detail during construction, to best reflect the actual methods of working and programming of construction activities. Construction teams will use the measures outlined below, whilst completing risk assessments and method statements which will in turn provide the appropriate mechanism for implementation on Site.

7.2 Mitigation Measures

7.2.1 In the absence of the majority of specialist reports at this stage, Tables 7.1 to 7.9 summarise outline mitigation measures relevant to the construction activities.

Table 7.1: General Mitigation

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
Designated routes for construction vehicles will be implemented and used within and around the Site.	Keep a record on Site, monitor situation and undertake spot checks to ensure designated routes are properly implemented and used.
Construction works will be managed and controlled under the Construction (Design and Management) (CDM) Regulations 2015 which control health and safety and define responsibilities to appropriate project stakeholders.	Appropriate induction training for all Site workers, including key workers with a copy of the CEMP and COSHH data sheets. The use of appropriate PPE for all on Site works, including (where necessary) overalls, dust masks, gloves and protective eye wear.
Deviation from approved method statements will be permitted only with prior approval from the Principal Contractor and other relevant parties.	A formal review will be undertaken before any deviations are undertaken.
Records of daily weather conditions will be kept.	Record daily weather conditions.
Any hot works will be planned and managed under the control of a Hot Works Permit issued by the project team.	Ensure that all hot works are stopped 1 hour prior to the end of each day/shift and are inspected by the project team.
Only the quantity of materials required will be procured and ordered accurately in line with construction progress on-Site.	Ensure accurate procurement and ordering of materials and arrange 'just in time' delivery to reduce storage and material losses and waste.
Only approved suppliers and sub-contractors with proven track records of environmental management working techniques will be used.	Check all suppliers and sub-contractors are approved with track records of environmental management working techniques.
Unauthorised access onto WSCCH associated with Isaac's Lane.	Prior approval for access will be obtained by the Principal Contractor in advance from WSCC Highways to carry out specific and named tasks within their land, if there is no alternative and viable way of carrying out the tasks from within the Site.
The Principal Contractor will set minimum and maximum temperatures for working outside safely.	Monitor and maintain safe working conditions (including providing appropriate PPE) in temperature and weather extremes.

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
The areas of the Site where there are planned construction activities will be securely fenced prior to the commencement of any Site works. Part of the Site fencing will be a minimum of 1.8m in height and of such a standard so as to deter trespassers onto the Site.	All fences shall be inspected twice daily by the Contractor and any defects or breaches will be rectified immediately. Site security shall undertake regular inspections of fences outside of working hours.
All plant will be properly maintained (greased, blown silencers replaced, saws kept sharpened, teeth set and blades flat, worn bearings replaced etc) and not left running when not directly in use.	Properly maintain all plant and carry out daily visual inspections of plant.
Records are to be kept of all plant and machinery used on Site and are to be maintained at weekly intervals.	Keep a record on-Site, monitor situation and undertake spot checks.

Table 7.2: Control of Landscape and Lighting Effects

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
Where possible, construction works will be restricted to daylight hours to avoid the potential for disturbance to people and animals associated with mobile lighting especially.	Minimise the work needed to be carried out at night. Specified working hours, uses of lighting and the location of temporary task and security lights will be agreed with MSDC.
The presence of cranes and higher-level lifting activity will be limited to necessary works only.	Plan activities to limit the presence of tall plant and machinery on-Site (if required). Ensure that the crane jibs are lowered during any down time.
The Contractor's compounds and material stockpiles to be located away from residential properties.	Ensure that the Contractor's compounds and material stockpiles are located away from sensitive receptors.
Limit movement of materials between stockpiles so that these do not shift over time thereby adding to the sense of fragmentation and instability of the landscape.	Ensure that movement of materials between stockpiles is limited.
Lighting usage will be minimised and switched off when not in use.	Ensure that the lighting is adaptable and switched off when not required unless specifically needed for construction activities or for health and safety requirements. Ensure that any task lighting that may be required during the winter months will be switched off outside of the Site.
Security and task lighting which is required on a temporary or permanent basis through the night for security and safety reasons will be of a type with downward directional luminaires, low lighting columns (4-5m high) and low wattage luminaires to reduce light spillage. No security lighting unit is to be located less than 30m from specified ecologically sensitive areas or the Site boundary vegetation.	Install and maintain appropriate lighting as required and monitor light spillage through daily checks. Control the lighting to minimise upward and outward light pollution. The lighting shall not be of a flashing or intermittent nature. Correlated Colour Temperature (CCT) of luminaires will be restricted to a maximum of 3000K. Luminaire tilt for all luminaires will be restricted to 0%. Light shields will be installed on luminaires where they are required in proximity to the Site boundary. Install passive

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
	infra-red motion sensors to all luminaries providing security lighting and setting the activation size to large so that the light is only emitted for the short time period required.
Light fittings will comply with the specifications and the requirements of Institute of Lighting Professionals Guidance Note 01/20 Guidance notes for the reduction of obtrusive light ¹ and Guidance Note 08/23 Bats and Artificial Lighting at Night ² .	Ensure that the lights are directed away from watercourses, boundary vegetation, woodland, trees, dark wildlife corridors, known bat roosts and adjacent residential properties and substantially confined to the object(s) intended to be illuminated. Lighting is to be located and directed in such a manner that it does not cause unnecessary distraction to road users on the roads within and along the Site boundaries. Ensure that light trespass shall not exceed a level of 5 lux beyond 5m from the boundary of the Site.

Table 7.3: Protection of Protected Species and Habitats

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
If clearance operations are required during the bird breeding season, the Ecological Clerk of Works will undertake a thorough inspection of all vegetation within a period of up to two days (48 hours) prior to removal to ensure that no nests are damaged, destroyed or disturbed.	If Site clearance occurs between March and September regular surveys by a suitably qualified ecologist for breeding and nesting birds will be needed prior to construction commencing in areas identified to have potential for breeding or nesting birds.
It is recommended that Site clearance and construction works are conducted following precautionary working methods to avoid harm to amphibians, reptiles and hedgehogs, in the unlikely event that they are present on Site. Any common amphibians or reptiles or hedgehogs found on-Site will be captured and released into suitable, retained habitat within the immediate landscape. A watching brief must be maintained by Site contractors for common amphibians, reptiles and hedgehogs during Site clearance.	Conduct Site clearance works following precautionary working methods. Maintain watching brief for common amphibians, reptiles and hedgehogs during Site clearance.
Hedgerows are located adjacent to the Site. Protective fencing must be installed to prevent the contractor straying into retained areas of habitat outside the Site boundary. Appropriate root protection areas for trees off-Site which may be impacted must be defined by a suitably qualified arboriculturist, and protective fencing must be set out and approved.	Install protective fencing at the Site boundaries.
Suitable habitat including a 30m buffer around the Site should be subject to pre-commencement inspection to ensure badger	Conduct Site clearance works following precautionary working methods.

¹ Institute of Lighting Professionals (2020) Guidance Note 01/20 Guidance notes for the reduction of obtrusive light

² Bat Conservation Trust and Institution of Lighting Professionals (2023) Guidance Note 08/23 Bats and Artificial Lighting at Night

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
setts are still absent from the Site and its immediate surroundings.	
Light spill should be minimised during and post-construction. Construction lighting should not be directed towards nearby off-Site areas of scrub and trees.	Direct construction lighting away from off-Site areas of scrub and trees.
No trees are proposed to be removed as part of the development works [3]. Trees are to be retained in the south of the Site and these are to be protected using tree protection fencing and tree protection barriers throughout the construction phase.	Contractor to install tree protection fencing and protection barriers. Works will need to be undertaken by hand and with care to sensitively expose and safeguard any tree works, but alterations to the public realm in the vicinity of the tree and proposals for soft ground works adjoining the tree stems are viewed as a negligible impact, subject to the implementation of an Arboricultural Method Statement (AMS) the scope and content of which can be secured via the discharging of a suitable worded planning condition. Root protection zones must be strictly enforced to prevent damage to the trees on Site.

Table 7.4: Transport and Access

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
Construction traffic will be managed through a future Construction Logistics Plan [to be included in Appendix 8], which will set out measures to control construction vehicle movements and visitors to Site. The Principal Contractor will provide a Construction Traffic Management Plan (CTMP).	Production and implementation of construction traffic management procedures. The Construction Traffic Management Plan will be displayed within the Site welfare area and at all Site entrances in prominent locations. Ensure that HGV movements are managed to deter use of the Strategic Road Network during peak hours (0800-0900 and 1700-1800 hours).
All construction vehicles and plant will be fitted with flashing amber beacons, highways maintenance stickers and chevrons.	Monitor and ensure the vehicles and plant have the appropriate fittings and fixtures.
The delivery of goods will be managed to ensure that arrival times occur outside of any sensitive periods.	Monitor and record deliveries. No deliveries will be accepted outside of the normal Site working hours and vehicles will not be allowed to wait outside the Site on the public highway.
Identified routes for all construction traffic to be implemented as described in a Construction Logistics Plan. This will reduce the likelihood that vehicles will pass along sensitive roads (i.e. residential roads, congested roads, via unsuitable junctions).	Monitor situation. Construction traffic will be prohibited from using any side roads off the designated route.
Large-scale vehicle movements will be timed to avoid peak hours on the local road network as far as reasonably practicable.	Monitor and record deliveries.

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
On-Site movements will be restricted to well within the Site and not near the perimeter or existing sensitive receptors, wherever possible.	Restrict on-Site movements where practicable and monitor the situation.
All vehicle movements on-Site will be confined to the designated access road, vehicles shall not exceed the Site speed limit of 10 miles per hour.	Monitor the situation. Persons reported for excessive speeding will be banned from driving on Site. The principal contractor will be responsible for ensuring that traffic management arrangements will be briefed as part of the Site induction.
Vehicles will be kept to hardstanding and roadways at all times. All hardstanding and roadways used for vehicles entering, parking or leaving the Site will be kept clean and in a maintained state. This will also include the Site Compound.	The surrounding highways, entrance and exit to the Site will be inspected regularly for mud and debris and cleaned as required to ensure clean hardstanding and roadways.
All persons working on or visiting the Site will park in the designated areas and sufficient space will be provided to ensure this.	Ensure that sufficient space is provided for parking within the Site.
Designated pedestrian walkways will be set up and signed around the compound area and where required around Site. They will be segregated from all Site hazards.	The principal contractor will be responsible for ensuring that the traffic management arrangements will be briefed as part of the Site induction.
Plant will be located, where possible, well within the Site, away from the Site perimeter and existing sensitive locations.	Monitor the situation.
Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials.	Produce and implement the Construction Logistics Plan.
Access gates to be located at least 10m from receptors where possible	Plan the position of Site access gates to maximise distance from nearby receptors.
Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the Site exit, where practicable.	Plan the position of the wheel wash and Site access gates to maximise distance prior to joining the local highway network.
Ensure all vehicles switch off engines when stationary – no idling vehicles.	Monitor the situation and encourage implementation where possible.
Where practical vehicles used for deliveries or removal of plant, equipment or materials will be re-used to avoid journeys by empty vehicles.	Plan deliveries or removal of plant, equipment or materials to maximise efficiency of vehicle use where practicable.

Table 7.5: Control of Dust

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
A Dust Management Plan should be produced and implemented throughout the construction period which will include monitoring and mitigation measures in accordance with 'Guidance on the assessment of dust from demolition and construction' ³ .	Produce and implement the Dust Management Plan including a Dust Monitoring and Compliance Record for the construction period. The Site has been identified as Medium Risk Site during demolition and Low Risk Site during earthworks, construction and trackout.

³ Institute of Air Quality Management (2016) Guidance on the assessment of dust from demolition and construction

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
	Automatic monitoring of particulate matter (as PM ₁₀) will be required.
Display the name and contact details of person(s) accountable for air quality and dust issues on the Site boundary to allow for effective communication channels.	Display relevant contact details for air quality/dust, and the head of regional office information. Develop and implement a stakeholder communications plan that includes community engagement prior to construction works commencing.
Liaison with the Applicant will be maintained throughout the construction phase and any incidents which lead to excessive elevation of dust deposition and/or PM ₁₀ concentrations at neighbouring sensitive receptors will be reported to the Environmental Health Department.	Maintain liaison with the Applicant and local residents/businesses. Any complaints received from local residents will be documented in a diary or log held on Site by the Site Manager or Construction Liaison Officer which will be available to the Applicant on request. Agree dust deposition, dust flux, or real-time PM ₁₀ continuous monitoring locations with MSDC. Where possible commence baseline monitoring at least three months before work on a development phase commences.
Visual checks for windblown dust will be undertaken.	Monitor the situation and implement dust control measures as required. 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.
Limit the area(s) of working during construction so that vehicles are confined within an area that can be subjected to appropriate dust control.	Ensure that no dusty activities are undertaken outside this control zone. Use enclosed covered skips. Plan Site layout so that machinery and dust causing activities are located away from sensitive receptors, as far as possible.
Use of appropriately designed vehicles for material handling.	Use Good Practice at all times.
Material stockpiles will be enclosed, covered, seeded and/or fenced at all times and dusty materials will be dampened using water sprays and/or sheeted during dry weather.	Enclose material stockpiles and provide facilities to enable water spraying on dry and windy days to suppress dust. Remove materials that have potential to produce dust from the Site as soon as possible, unless being re-used on Site. If they are being re-used on Site enclose as above.
Stockpiles will be located as far as possible from sensitive properties and ecological receptors, taking account of the prevailing wind direction.	Ensure that stockpiles are appropriately located within the Site.
Install and maintain hard surface Site haul roads to minimise mud and dust build up. Surfaced and un-surfaced Site access roads should be watered as necessary using a water bowser and surfaces kept in order.	Undertake regular inspection of on-Site and off-Site local highways and boundaries of the Site to check for dust deposits (evident by soiling and marking) on vegetation, cars and windowsills within 100m of the Site, taking remedial measures such as cleaning where necessary i.e. mechanical road sweepers. Inspections will be carried out on a daily basis during the working week, or more frequently depending on the

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
	nature of the activity being undertaken, and recorded in the Site log book. Ensure an adequate water supply at all times for effective dust and particulate matter suppression.
On-Site access road will be inspected for its integrity and necessary repairs instigated as soon as reasonably practicable.	Use Good Practice at all times. Record all inspections of haul routes and any subsequent action in a Site logbook.
Dust control will be applied during cutting or grinding of material on-Site to minimise or mitigate dust.	Use Good Practice at all times.
Before concrete is poured, the form work will be vacuumed rather than blown out.	Use Good Practice at all times.
Vehicles carrying loose aggregate, fill materials or contaminated materials to and from the Site should be sheeted or covered at all times to prevent escape of materials during transport.	Carry out visual inspection on vehicles leaving the Site.
Smoke emissions or fumes from Site plant or stored fuel will be limited.	Use Good Practice at all times.
Vehicles should be kept clean through the use of wheel washers as appropriate, particularly on departure from the Site onto the public highway.	Ensure wheel washing facilities are used and procedures for ticketing vehicles are put in place. No plant or equipment shall be washed out where there is the possibility of contamination to any natural watercourse, particularly regarding concrete. Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the Site exit with access gates at least 10m from sensitive receptors.
A tractor/bowser will be operated during periods of dry weather to keep Site roads damped down to prevent dust being blown into the air by wind or passing vehicles.	Ensure that the tractor/bowser is available and used during dry periods.
Observation of wind speed and direction will be undertaken prior to conducting dust-generating activities to determine the potential for dust nuisance to occur. Potentially dust-generating activities will be avoided when wind direction may carry dust into sensitive areas and dust-generating operations will be avoided during periods of high or gusty winds or by erecting barriers adjacent to sensitive receptors.	Provision of an on-Site weather station record data such as wind (speed and direction) especially prior to conducting dust-generating activities to determine the potential for dust nuisance to occur. Use Good Practice at all times.
Surface areas of stockpiles (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) will be kept at a minimum to reduce area of surfaces exposed to wind pick-up.	Use Good Practice at all times. Dampening of exposed soils and stockpile materials to be carried out as and when appropriate using hoses and/or sprinklers to minimise the potential for wind pick-up. If longer term exposure is anticipated, then these areas will be re-vegetated.

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.	Use Good Practice at all times.
On-Site aggregate handling will be carried out in enclosed areas and transfer will be completed in a way that minimises the requirements to deposit materials from height.	Use Good Practice at all times.
When loading materials into vehicles or using skips, drop heights will be kept to a minimum and enclosed wherever possible.	Use Good Practice at all times.
Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	Use Good Practice at all times.
Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.	Use Good Practice at all times.
Ensure equipment is 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.	Ensure equipment is readily available and used whenever needed.
Erect solid screens or barriers around dusty activities or the Site boundary that are at least as high as any stockpiles on Site. Fully enclose Site or specific operations where there is a high potential for dust production and the Site is active for an extensive period.	Barriers/screens should be erected and maintained, where required, for the duration of dusty activities. Long-term barriers/fencing/scaffolding should be kept clean using wet methods.
Record any exceptional incidents that cause dust and/or air emissions, either on or off-Site, and the action taken to resolve the situation in the log book.	Record exceptional incidents.
Avoid scabbling (roughening of concrete surfaces) if possible.	Use Good Practice at all times.
Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.	Use Good Practice at all times.
For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust.	Use Good Practice at all times.
Avoid dry sweeping of large areas	Use Good Practice at all times.

Table 7.6: Control of Noise and Vibration

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
Noise levels should be monitored prior to construction commencing and at regular intervals during the works especially when potentially noisy activities are occurring close to sensitive receptors and residential dwellings along the Site boundaries.	Monitor noise levels prior to and during construction works. Method statements will be reviewed and revised where necessary to reduce noise levels. Enforce noise levels in accordance with BS5228 (Parts 1 and 2) ⁴ . Noise complaints will be reported to the Site Manager and immediately investigated.
The proposed working hours for the construction works as set out in this document will be strictly adhered to throughout, unless in an emergency or unless otherwise agreed with MSDC.	Ensure that the proposed working hours are adhered to. Plant and machinery will only be operated within the permitted hours of operation where construction activities are audible from the boundary of any noise sensitive receptor.
Drop heights are to be minimised.	Protocols and method statements to be agreed prior to works commencing.
Silencers or mufflers as appropriate to be fitted to plant and machinery.	Weekly checks.
Plant known to emit noise strongly in one direction shall, where possible be orientated so that the noise is directed away from sensitive areas.	Monitor and ensure plant are orientated accordingly where practicable.
Consideration will be given to temporary screening or enclosures for static noisy plant and equipment to reduce noise emissions and plant should be certified to meet relevant standards.	Use Good Practice at all times.
The quietest possible plant that can reasonably and practicably be obtained will be used for each construction task.	Monitor and record noise levels on a weekly basis. Where possible, electrically driven equipment will be selected in preference to internal combustion powered or hydraulic powered equipment.
Use of radios, other sound systems or Tannoy's will not be permitted anywhere on the Site.	Enforce the ban on radios or other sound systems or Tannoy's. Ensure that all plant vehicles are reversed under the control of a vehicle banksman rather than using reversing alarms.
Any cutting tools shall be well maintained and kept sharp to reduce frictional noise.	Monitor state of equipment.
All necessary lubrication shall be carried out in a timely fashion to reduce noise.	Use Good Practice at all times.
Loading and unloading of vehicles, dismantling of equipment or moving equipment or materials around the Site will be conducted in such a manner as to minimise noise generation.	Use Good Practice at all times.

⁴ British Standards Institute (2009 and 2014) BS 5228 – 1:2009+A1:2014 Code of Practice for noise and vibration control on construction sites. Noise

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
The contractor will control vibration levels using best practicable means to reduce vibration levels at source.	Use Good Practice at all times. Where necessary, consideration will be given to the implementation of specific mitigation measures to control vibration (e.g. with the use of appropriate plant and techniques) and where it is not practicable to work to the target, criteria provisions will be set out to reduce, monitor and control any adverse effects.
All compressors should be sound reduced models fitted with properly lined and sealed covers, which should be kept closed whenever the machines are in use.	Use Good Practice at all times.
All ancillary pneumatic percussive tools should be fitted with mufflers or silencers of the type recommended by the manufacturers.	Use Good Practice at all times.
Static machines shall be sited as far away as practicable from inhabited buildings or noise sensitive areas and/or behind temporary screens or enclosures.	Use Good Practice at all times.

Table 7.7: Control of Emissions to Water

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
Construction activities will be carried out in accordance with guidance contained within best practice pollution prevention guidelines including (but not exclusively) CIRIA Control of water pollution from construction Sites. Guidance for consultants and contractors (C532) ⁵ and CIRIA Environmental good practice on-Site (fourth edition) (C762) ⁶ .	Use Good Practice at all times. A Pollution Prevention and Spill Response Procedure will be developed by the Principal Contractor for the duration of the construction works.
There will be no pumping to controlled waters or surface water drains/ditches without a Discharge Consent obtained from the Environment Agency.	All necessary agreements or consents for the discharge of water from the Site will be obtained.
Before any discharge of water is made from the Site adequate provisions will be made to ensure that it is not polluting.	Incorporate appropriate silt settlement techniques into the watercourses within and surrounding the Site and protect gullies and if necessary, block the drains during specific operations.
All spills, regardless of size are to be reported.	Report all spills to the project management.
Fuel, oil or chemicals will be stored on impervious bases of appropriate capacity and will be located away from watercourses in accordance with the best practice pollution prevention guidelines well as COSHH Regulations 2002 and the Control of Pollution (Oil Storage) Regulations 2004.	Ensure that fuel, oil or chemical storage occurs within impervious bunds to prevent spillage or leaks with a capacity of 110% and that will not drain directly into the surface water drains. Undertake training and provision of spill kits as required. Silt fencing and trenches will be used to control sediment run-off.

⁵ CIRIA (January 2001) Control of water pollution from construction sites. Guidance for consultants and contractors (C532)

⁶ CIRIA (April 2016) Environmental good practice on site pocket book (fourth edition) (C762)

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
Where practicable, drainage from storage compounds will be passed through oil interceptors prior to discharge.	Install and monitor the oil interceptors.
Leaking and empty drums will be removed from the Site and disposed of appropriately.	Monitor the condition of drums regularly and dispose of them as appropriate.
Any refuelling of mobile plant and machinery will be undertaken in a designated area away from watercourses and surface drains, and supplied with appropriate spill kits and bunded bowsters.	Monitor the refuelling of plant and machinery. Provide spill kits at the area where refuelling will occur.
All mobile plant will have drip trays or the equivalent under them to prevent any leaks getting to the ground.	Regular checks and enforcement of the use of drip trays or the equivalent.
The handling and storage of potentially hazardous liquids on Site e.g. fuels and chemicals are to be controlled and best practice guidance from the Environment Agency will be applied.	Monitor the handling and storage of the hazardous liquids on Site. A Spillage Response Plan will be developed and implemented. Induct all new staff and keep records.
Biodegradable hydraulic oil will be used for machinery/plant where possible.	Control records to be kept.
Operational outlets to public sewers to be protected from debris and filters/screens/sumps will be employed.	Daily checks.
All drums and barrels will be fitted with flow control taps and will be properly labelled.	Weekly checks.
Portable toilets (for initial Site set up works only) and good quality temporary toilet facilities will be provided for construction worker use to prevent water pollution resulting from worker-generated sewage effluents. The wastewater from these facilities will be tankered off-Site and disposed of appropriately.	Provision of toilet facilities and arrangement of effluent disposal.
No concrete wash outs will be permitted on Site. Contractors using concrete wagons must employ the use of a concrete sock for each wagon. Manholes and catch pits will be covered to prevent concrete/cement ingress.	Ensure the use of concrete socks for each wagon.
The use of water sprays to reduce dust or wash down within construction areas will be carefully regulated to avoid washing substantial quantities of silt etc., into surface water drains.	Regulate the use of water sprays and sweep clean areas and where large quantities of gravel, mud or other such material require cleaning, the area will be swept clean prior to any subsequent hosing down.
Spill kits will be located within the works compounds and at any location where fuel, oil or other chemicals are in use.	Ensure that spill kits are provided in appropriate locations and ensure that staff are trained in the use of the spill kits.

Table 7.8: Contamination

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
Environmental protection during construction will be achieved by compliance with industry standard codes of practice such as CL:AIRE code of practice for the treatment of natural and made ground and implementation of construction environmental management procedures. These shall be subject to all provisions identified in the Remediation Strategy.	A decontamination unit will be provided for personnel working in the contaminated zones (if encountered). Authorised personnel only will be allowed access to the contaminated zones. Where relevant, works will require an appropriate Environmental Permit which will control the environmental effects of the permitted activity.
A discovery strategy detailing the procedure to follow if unforeseen contamination is identified will be prepared.	Consultation with MSDC and the Environment Agency and additional or extended remediation will be implemented if appropriate and with regulatory agreement to the works.
Where possible any stockpiles of soil should be stored on hardstanding or other appropriate impermeable surfaces to minimise the potential for mobilisation of contaminants to the underlying groundwater and should be covered to prevent wind-blow of dust.	Store covered stockpiles of soil on impermeable surfaces and carry out daily checks.
Contaminated soils arising from (if encountered) excavation will be transported to a designated containment area prior to waste classification and subsequent treatment or disposal.	Implementation of designated contaminated and uncontaminated areas to prevent cross-contamination.
All gases and fuels to be stored in accordance with the current regulations for particular gases/fuels in question. These locations of fuel storage will be on the Fire and Emergency Plan.	Ensure all gases and fuels are correctly stored and that the locations of fuel storage are on the Fire and Emergency Plan.
Options for the use of reclaimed and recycled construction materials from the Site will be investigated to reduce the potential for contamination of imported materials.	Maximise the use of on-Site reclaimed and recycled construction materials.

Table 7.9: Control of Littering and Waste

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
The waste hierarchy will be adhered to throughout construction. The Principal Contractor will establish key performance indicators specifically for waste management.	The key performance indicators specifically for waste will be agreed with WSCC prior to construction commencing. Waste prevention and reduction actions will be recorded and quantified with all the major waste streams to be produced forecasted.
Stockpiles are to be sorted by type of material to enable recycling/reuse.	Allocate areas for stockpiles away from the boundary of the Site and sensitive receptors and ensure that the stockpiles are enclosed or securely sheeted.
A Site Waste Management Plan will provide details about the transportation and	Ensure that the Waste Management Plan is produced prior to construction activities occurring.

Proposed Mitigation	Contractor (Principal Contractor and/or Sub-Contractor) Action
management of waste within and outside the Site.	
Any waste material arising from the Site preparation activities suitable for reuse will be retained and stockpiled where possible to incorporate such materials into the subsequent remediation and construction process.	Implementation of good practice measures in terms of on-Site material storage and waste segregation to assist in maximising reuse and recycling rates, and help ensure that high standards are maintained throughout the construction process.
Suppliers of raw materials will be committed to reducing surplus packaging associated with the supply of any raw materials.	The Contractor will undertake improved procurement and consultation with selected suppliers regarding commitments to waste minimisation, recycling and the emphasis on continual improvement in environmental performance.
Highways and PRoWs on and in the vicinity of the Site are to be kept free of debris and litter.	Daily checks.
Identification, storage and management of potentially contaminated materials on hardstanding or bunded areas to enable appropriate methods of waste disposal to be used which are linked to a robust waste disposal audit trail.	Ensure effective management of contaminated material.
All topsoil and subsoil will be handled and stored carefully to minimise the potential for damage to the soil structure to facilitate its reuse.	The production of a detailed method statement that clearly identifies correct stripping, soil handling, storage and placement and programming requirements to avoid compaction and moving the material in unsuitable weather conditions.
Where practicable, construction arisings will be reused within the Site.	Detailed procedures and guidance will be developed and implemented through the construction process to minimise the import of non-sustainable raw materials and for identifying opportunities for reusing and recycling waste.
Site office waste will be collected in separate containers to maximise the opportunities for recycling.	Provision of can, bottle and paper banks.

8.0 ENVIRONMENTAL INCIDENTS AND AUDITS

8.1 Environmental Incidents

- 1.1.1. An 'environmental incident' is any incident that, by its scale or nature, will have a negative effect on the environment. Such an effect is likely to result in a breach of environmental law, either by pollution to the environment or by endangering wildlife. As there are no restrictions on what constitutes an environmental incident, the system in place must remain flexible.
- 1.1.2. The Contractor's Environmental Manager will be informed of any environmental incidents by the appropriate Site supervisor. All environmental incidents, dangerous occurrences or near misses will be recorded by the Contractor on an Accident/Incident Report form. Once the incident is reported and recorded, actions will be identified to avoid a recurrence and the Site procedures will be updated accordingly.
- 1.1.3. In addition to procedures outlined in the CEMP, if a spill occurs that has the potential to enter groundwater, the Environment Agency should be informed.
- 1.1.4. The following list details some of the incidents which it is anticipated may potentially occur, but the list is not intended to be exclusive:
 - Leaking or poorly maintained machinery with no drip tray;
 - Improper storage of chemicals;
 - Incident leading to pollution of land, air or water;
 - Incorrectly labelled or unlabelled waste, which may potentially be special (i.e. dangerous) waste; and,
 - Waste left in an unsuitable and unsafe place.

8.2 Pollution Control and Contingency Plan

- 8.2.1 A Pollution Control and Contingency Plan is to be implemented. This will include (amongst
- 8.2.2 others) the following provisions:

- Contact list;
- Site drainage plan;
- Site chemical, product and waste inventory; and
- Emergency procedures.

8.3 Monitoring and Audits

- 8.3.1 The Principal Contractor will undertake monitoring and auditing as necessary to implement the described mitigation. Records of any monitoring undertaken, e.g. noise, vibration and dust will be forwarded to the Environmental Manager.
- 8.3.2 Additional ad-hoc monitoring may be undertaken by the developers.

8.4 Control of Non-conformance

- 8.4.1 Non-conforming products or processes will initiate a Non-Conformance Report, which will identify the nature of the problem, the proposed corrective action taken to prevent recurrence of the problem and verification that the agreed actions have been carried out. The corrective actions will be agreed between the Principal Contractor and the developers before being implemented and will be subsequently monitored during their implementation.

9.0 COMMUNICATION AND CO-ORDINATION

9.1 Introduction

- 9.1.1 This section describes the main methods of communication and co-ordination of daily activities on the Site during construction. Informal methods of communication and co-ordination should be undertaken as appropriate in addition to those highlighted below.

9.2 Internal Communication

- 9.2.1 Internal project communications will be via two processes:

- Regular environmental meetings; and
- Informal on-Site communication.

9.3 Regular Environmental Meetings

- 9.3.1 Regular environmental meetings, chaired by the Environmental Manager will be held with the Project Manager, Site Foreman and Environmental Specialists (including as appropriate the Ecological Clerk of Works) to review performance and coordinate short term planning of forthcoming activities. The Contract Administrator may also attend these meetings as appropriate.

- 9.3.2 Environmental management representatives will use these meetings to report on the findings of their inspections together with any systematic or recurring issues. Actions from these meetings will be recorded via minutes and reviewed by the Contract Manager, Environmental Manager and Contract Administrator.

9.4 Informal On-Site Communication

- 9.4.1 Daily briefing/updates should be informally discussed between the Environmental Manager, Project Manager and Site Foreman to discuss changes in programme, issues with activities and potential risk to the environment.

9.5 Communication with the Public and Local Planning Authority

- 9.5.1 Daily briefing/updates should be informally discussed between the Environmental Manager, Project Manager and Site Foreman to discuss changes in programme, issues with activities and potential risk to the environment.

- 9.5.2 In the event of unusual activities or events that can be anticipated, Homes England and MSDC, the relevant property owners, occupiers and neighbours will be notified wherever possible, at least 14 days in advance of the activity, especially where the activity may cause a loss of amenity. The relevant activities will be determined by agreement with MSDC once the detailed programme of construction is defined and will include:

- Any necessary night-time working (although none is currently envisaged);
- Weekend or evening working (outside core areas) of a type which may affect properties; and
- Road or footpath closures/diversions and movements of wide loads.

9.5.3 Any complaints will be logged on-SiteSite and, where necessary, reported to the relevant individual within the Homes England team and MSDC as soon as practicable. The required actions to remedy the situation will be different in each specific case, depending on the operation, equipment or location or of additional controls.

9.6 Commitment to Environmental Best Practice

9.6.1 The construction project will be monitored against the following good practice objectives:

- Care about the Appearance;
- Respect the Community;
- Protect the Environment;
- Secure Everyone's Safety; and,
- Value the Workforce.

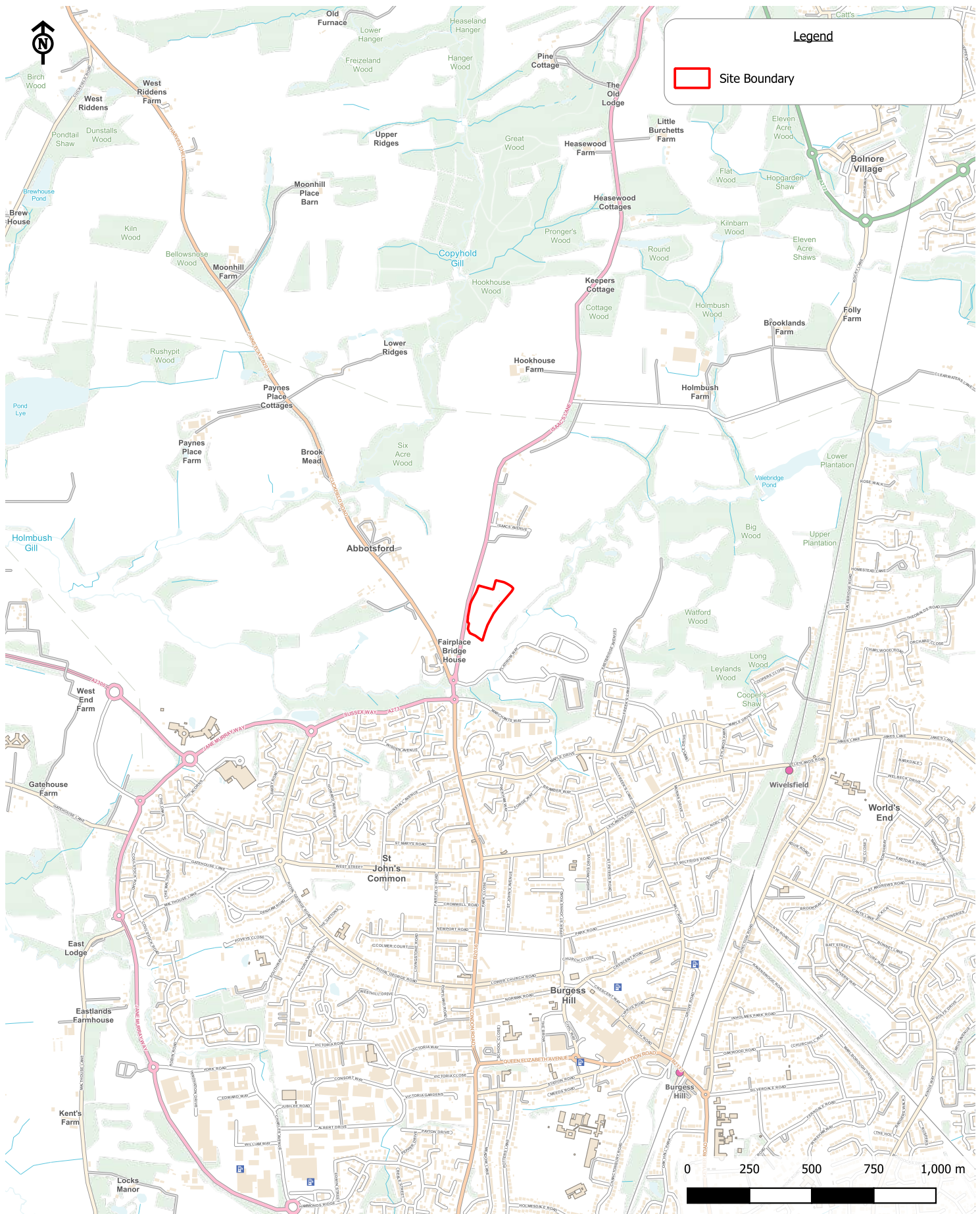


Appendix 1

Drawings

Figure 1: Site Location

Figure 2: Proposed Development Plan



Brookleigh Primary School

Client: Homes England

Figure 1:
Site Location Plan

Scale: 1:20000@A4
CampbellReith OS Copyright: © Crown copyright. All rights reserved. Licence number AC0000812907
Contains Ordnance Survey data © Crown copyright and database right 2025.
Job Number: 14176
Drawn by - Checked by: RLF - CS
Drg No - Status/Revision: 14176-CR-XX-XX-FG-G-7021 - P1
File location: N:\14000 - 14249\14176 L - Brookleigh School\Project_Workspaces\CEMP (pdf in Outputs)
Date (Revision History): 26/09/2025 (P1, First Issue, 26/09/25, RLF)

© Campbell Reith Hill LLP 2025

CampbellReith
consulting engineers

LONDON 020 7340 1700 ■ MANCHESTER 0161 819 3060
BRISTOL 0117 916 1066 □ BIRMINGHAM 01675 467 484
www.campbellreith.com



Brookleigh Primary School
Client: Homes England

Figure 2:
Proposed Development



Appendix 2

Draft Construction Programme

[to be completed once the Principal
Contractor has been appointed]

Appendix 3

Risk Assessment

[to be completed once the Principal Contractor has been appointed]

Appendix 4

Record Proformas

[to be completed once the Principal Contractor has been appointed]

To be kept up to date in Contractor's CEMP

Permissions and Consents for Site Works

Environmental Site Induction

Project Environmental Training

Method Statements

Noise and Vibration Monitoring and Compliance Record

Dust Monitoring and Compliance Record

Site Aqueous Discharge Monitoring and Compliance Record

On-site Bird Monitoring Report

On-site Bat Monitoring Report

Energy/Fuel Consumption Records

Environmental Incident Reports and Record of Follow-Up



CampbellReith
consulting engineers

Appendix 5

Environmental Baseline Survey Reports

[submitted with Planning Application]

Appendix 6

Construction Phase Ecological Mitigation Strategy

[submitted with Planning Application]



CampbellReith
consulting engineers

Appendix 7

Construction Traffic Plan

[to be completed once the Principal
Contractor has been appointed]

Appendix 8

Construction Logistics Plan

[to be completed once the Principal Contractor has been appointed]

London

15 Bermondsey Square
London
SE1 3UN

T: +44 (0)20 7340 1700
E: london@campbellreith.com

Birmingham

Chantry House
High Street, Coleshill
Birmingham B46 3BP

T: +44 (0)1675 467 484
E: birmingham@campbellreith.com

Bristol

Unit 5.03
HERE
470 Bath Road
Bristol BS4 3AP

T: +44 (0)117 916 1066
E: bristol@campbellreith.com

Manchester

10 Chapel Walks
Manchester
M2 1HL

T: +44 (0)161 819 3060
E: manchester@campbellreith.com

Campbell Reith Hill LLP. Registered in England & Wales. Limited Liability Partnership No OC300082
A list of Members is available at our Registered Office at: 15 Bermondsey Square, London, SE1 3UN
VAT No 974 8892 43