

Porsche Mid Sussex



Construction Environmental Management Plan

Revision Number: 1

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1.0 Introduction

- This Construction Environmental Management Plan (CEMP) has been prepared for the approved development at the site of former FM House, London Road, Sayers Common, Hassocks.

This document is to help minimise adverse impact from activities, relating to both on site and transport arrangements. This Construction Environmental Management Plan (CEMP) is to address how potentially adverse impacts associated with development and construction will be managed.

CEMPs do not prejudice or replace the need to obtain any separate consents or approvals such as road closures or demolition notices.

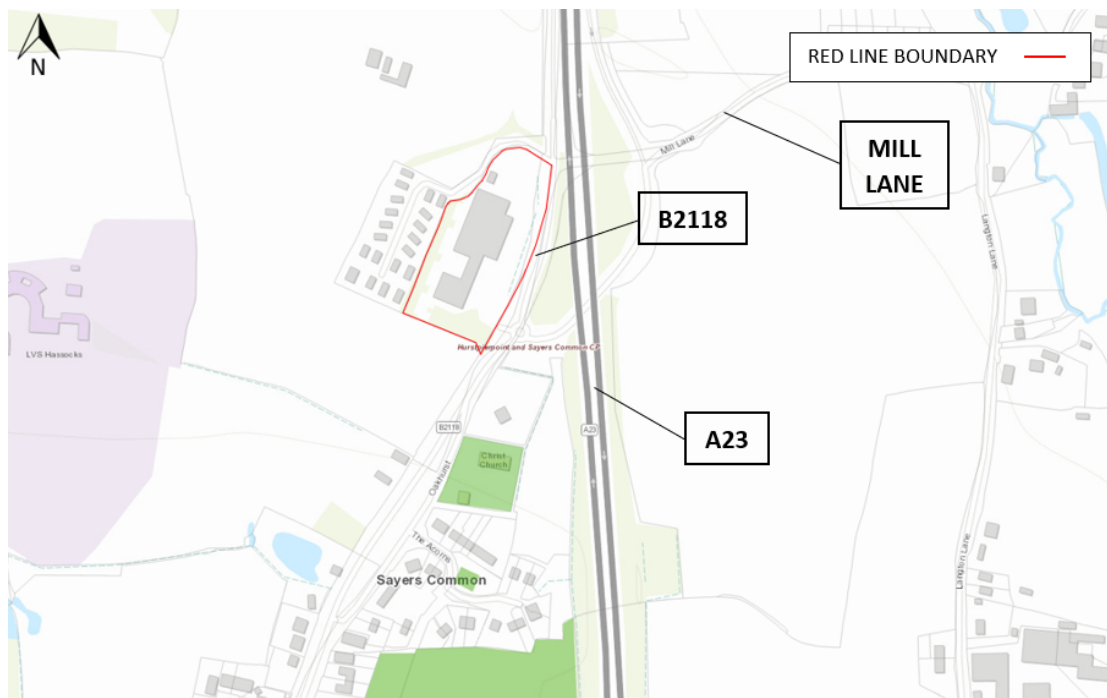
This document should be read in conjunction with the Construction management plan.

The proposal is for the demolition of the existing FM House buildings and development of new Porsche Centre for the sale and service of motor vehicles.

1.1 Planning reference number – DM/23/2039/FUL, Condition 4 & 16

1.2 Site Location

The development site is the former FM House industrial and Office site. London Road (A23), Sayers Common, Hassocks, West Sussex, BN6 9HS. The original buildings still exist on the site which has been vacant for some time.



1.3 Site description



The development site is the former FM House industrial and Office site. London Road (A23), Sayers Common, Hassocks, West Sussex, BN6 9HS. The original buildings still exist on the site which has been vacant for some time.

1.4 Demolition and Construction

The proposal is for the complete demolition of the existing buildings and build a new Porsche Centre with associated parking and landscaping.

The demolition work has sufficient clearance to the public highway to avoid the need for footpath or road closures. The closest footpath is 32m alongside the B2118, London Road to the east. Distance to public highway on north is more than 45.0m.



The yellow shaded area shows the extent of proposed demolition. It is planned to recycle concrete and rubble within the new construction to reduce waste and minimise the volume of cart away material from the site.

2.0 Site Management

2.1 Site Contact

The main contractor is yet to be appointed.

Address and primary contact details will be added to this document when available.

2.2 Development site layout and welfare arrangements

A site logistics plan has been prepared to support this CEMP to define the segregation of the area for construction works and traffic management. The site location has immediate access to primary highways infrastructure, no construction traffic will need to pass through any residential areas.

The primary site access point will be the existing site access from the roundabout junction on the B2118. Construction traffic flow will from and to the main A23 dual carriageway. Traffic speed at the site entrance is naturally controlled by the roundabout junction.

Refer to Appendix A of this document for the site logistics plans.

3.0 Community liaison and communication

A display board shall be prominent and shall detail the nature of the works being undertaken, a contact name and telephone number (including a telephone number to be used outside normal working hours)

A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint, action taken to resolve the complaint, date and time of action taken to resolve the complaint, and reasons for any unresolved complaints.

4.0 Implementation, monitoring and corrective action

The site manager will be responsible for undertaking regular site inspections to monitor compliance with the construction management plan and to ensure that nuisance is not caused to surrounding uses. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

5.0 Site operations

The working hours for the development site (including any demolition and construction activity) and deliveries including the transport of materials, plant, and equipment to the development site shall only take place during the following hours;

- 07:00 to 18:00 on Monday to Friday
- 08:00 to 13:00 on Saturdays
- No working on Sundays or Public Holidays
- No Piling operations are required on this site
- Loading and unloading will only take place within the development site

These working hours cover operations and work which are audible at the site boundary. Any noisy operations outside these hours shall not be undertaken without prior written approval from the LPA. These hours may be amended by the LPA where local circumstances demand as necessary.

Any deliveries outside the above hours cannot be undertaken without prior written approval of the LPA.

deliveries will be scheduled before 08:00 or between 10:00 and 15:00 to avoid busy traffic periods.

5.1 Noise and Vibration

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers (where available AND/OR in compliance with health & safety requirements) and shall be maintained in good and efficient working order.
- All plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Plant and machinery capable of generating significant noise and vibration levels will be operated in a manner to restrict its duration.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings or other noise sensitive locations.
- All compressors shall be 'noise reduced' models that are fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussion tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- No stereos or similar amplified devices shall be audible beyond the site boundary.

5.2 Dust

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions to atmosphere are minimised.
- Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
- Engines of plant, machinery, and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be located as far away as possible from the development site boundaries and neighbouring properties.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.
- All vehicles carrying dusty materials shall be securely covered. Water suppression shall be used in dry conditions to reduce dust emissions (e.g. mobile bowsers or fixed sprayers as appropriate). A water suppression contingency plan should be included detailing water supply to site and what equipment will be kept available (e.g. number and size of bowsers, sprinklers, mist canons etc.)

5.3 Air Quality

- The demolition and groundwork phases of this project are likely to create some noise and dust. Provision for the control and reduction of noise and dust will be made within specific method statements and risk assessments. In particular damping down during ground works will form an integral part of our dust management strategy. Noise will be managed in conjunction with the local authority and neighbours.
- All Non-Road Mobile Machinery used on site must be compliant with the Non-Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 2018. Where requested by a relevant officer, documentation shall be provided evidencing manufacturers emission limits or that equipment has been appropriately retrofitted in accordance with the regulations.
- Burning on site is prohibited.

5.4 Mud

- The public highway must be kept in a condition whereby it is mud free. This is applicable to both roads and pavements.
- Mud and debris on the road is one of the main environmental nuisance and safety problems arising from construction sites. The Principal Contractor will make provision to minimise this problem.
- In the early stages of the project when ground works are being carried out, wheel washers will be used to wash down all vehicles that enter/leave the construction site.
- The wash area will be impermeable and isolated from the surrounding area by a raised kerb or roll over bund to contain solids, with effluent directed to the foul sewer (subject to discharge consent).
- We will also make provision for cleaning of the road if required by an approved road sweeper.
- We will insist on all muck away lorry's be fully sheeted to minimise the risk of any mud over-spilling onto the highway.
- We will consider spraying a fine spray to suppress dust on the following:

Structures and building during demolition.

Unpaved areas that are subject to traffic or wind.

Sand, spoil and aggregate stockpiles.

During loading/unloading of dust generating materials

5.5 Artificial lighting

- Flood lighting, security lights, and any other obtrusive external lighting shall be sensitively located so as to avoid nuisance to neighbouring properties and should only provide the necessary luminance for the relevant task(s).
- Lighting schemes shall be compliant with the Institution of Lighting Professionals Guidance Note 01/21 "*The Reduction of Obtrusive Light*".

5.6 Environment

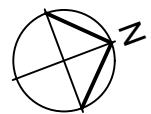
Storage of materials, topsoil, demolition waste. On site storage will be minimised to ensure the site does not become congested. The proposed works.

Previously unidentified ground contamination. The contractor will be issued with both Phase 1 and Phase 2 site investigation reports which include contamination testing. This is deemed to be non-hazardous.

Should unexpected ground conditions be encountered, In line with good practice, comprehensive and accurate site records should be taken and material safely isolated for expert examination and testing if necessary.

Standard good practice for operatives working in excavations will be adhered to, For this site basic protection measures are considered suitable. Wearing protective gloves, eye protection and regular handwashing, in particular prior to meal breaks.

Appendix A – Site logistics plan



Project PORSCHE CENTER MID SUSSEX		
FMH SITE		
Axis 3 Design architectural design and services Unit 10 Athena Court Athena Drive Tachbrook Park Warwick CV34 6RT Telephone : 01926 833570		
Drawing SITE LOGISTICS PLAN		
Scale	Date	Drawn
1:250@A1	13/01/25	KJC
Job No. Drawing No. Revision		
P269		