

Working in Partnership with



**New Aldi Store, Haywards Heath
Former Budgens Post Office, Sussex House and
Colourschemer Interiors Buildings**

**Sussex House, Perrymount Road, Haywards
Heath, RH16 1DW**

**Construction Environmental and
Logistics Management Plan**

**Issue 04
19th January 2026**

CONSTRUCTION ENVIRONMENTAL AND LOGISTICS MANAGEMENT PLAN

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CONSTRUCTION ENVIRONMENTAL AND LOGISTICS MANAGEMENT PLAN

Introduction
Description of Development
Demolition of the existing buildings on the site including some asbestos removal works. The site covers an area of 0.81 hectares. The site houses several existing buildings, a former Budgens convenience store incorporating a Post Office, a building belonging to Colourschemer Interiors and a large commercial office building known as Sussex House. Following demolition, the site will be developed to construct a new steel framed Aldi Store with associated car parking and landscaping.
Background to the Development Site
From review of historical and current day information it has been identified that the assessment site has been developed since the 1870's first being occupied by residential buildings before a cinema was added in the 1950's before being redeveloped as a car park in the 1980's and then the existing Sussex House and small commercial buildings replaced the car park in the 1990's.
Purpose of the Report
This Construction, Environmental & Logistics Management Plan (CELMP), alongside our Construction Phase Plan (CPP) will be implemented for the construction of the Aldi Store and is prepared to assist with the planning application.

Scope of the Report
This CELMP outlines the strategy, standards, control measures and monitoring procedures that will be implemented to comply with any potential Planning Conditions and to mitigate any adverse environmental impacts as the construction cycle progresses. DSP Group will ensure that the CELMP is reviewed at suitable intervals or when significant changes occur, by both the on-site Project Team in conjunction with the Head Office leadership team. Where any changes occur, DSP Group will implement suitable and sufficient measures that are industry recognised to ensure that environmental impacts do not cause damage or impact to the local ecology, community, or network. The environmental control measures include but are not limited to the following: • Construction Management ○ Enabling Works ▪ Access ▪ Scope & Activities ▪ Welfare Arrangements ○ Main Works ▪ Access ▪ Scope & Activities ▪ Welfare Arrangements • Waste and materials management • Ecology • Environmental Nuisance • Traffic Management • Pollution, Prevention and Control • Community Relations, Communications & Complaints

Roles and Responsibilities

DSP Group appointed as Principal Contractor by Aldi Stores UK Ltd, will apply the principles set out in herein and will nominate our own Senior Project Representative to enforce the requirements that are set out within this document.

The CELMP (alongside our CPP all in accordance with CDM Regulations 2015) will be used to ensure works planned are compliant with current regulations and best practice to provide guidance regarding environmental best practice for construction works.

This CELMP is to be submitted to the Local Authority as part of the planning application and has been prepared in accordance with the *Pollution Prevention Guidance PPG6: Working at Construction and Demolition-sites* and with reference to *Non-Road Mobile Machinery Guidance (NRMM)* and *Construction Logistics and Community Safety Standards (CLOCS)* and will be updated during each Phase or variations to the current Phase of works.

Construction Management

Overview

The construction of the proposed Aldi Store is planned to be undertaken in 3 phases.

Phase 1; The removal of services and the demolition of the existing buildings and is expected to take 8 weeks.

Phase 2; Enabling works, will take place after phase 1 is completed and is expected to take 8 weeks.

Phase 3; The main construction works, will begin once the phase to carry out the enabling works are completed and is expected to take 28 weeks.

Security during phases of work

Throughout the demolition, Enabling Works and Main Works the development site will be secured with hoarding and fencing to all boundaries and will be supplemented with CCTV security systems.

Site Working Hours

Site Preparation, Superstructure Construction and fit out works hours for the site shall be Monday to Friday 07:30 to 18:00, Saturday 07:30 to 13:00. For any works outside these hours approval would be sought from the LPA.

Phase 1 - Demolition of Existing Buildings

Scope & Activities

Week 1 to Week 8

There are three current building that are to be demolished.

The site is already hoarded fully, and further checks of the boundaries will be made upon taking possession of the site.

Any works relating to ecology protection measures will be carried out prior to works commencing.

A exercise to remove some asbestos will be undertaken first, followed by an internal soft strip. Following this, the buildings will be demolished using suitable machinery, with all suitable materials being crushed to provide recycled hardcore for the site.

Access

From the beginning of the project, the necessary infrastructure will be installed, including the Site boundary fencing, any necessary tree protection, welfare arrangements, security provisions, site signage and vehicle signage along the wider site network.

In this initial phase, the existing access from Perrymount Road between the Budgens Colourschmer Buildings will provide the access to site. A site setup will be position to allow parking for the operatives on site. There is plenty of room to allow one way traffic through the site and allow vehicles to access and egress the site in a forward motion.

Throughout all phases of this project, best endeavors will be made to avoid peak operating times on the network where possible when delivering. All suppliers and contractors will be asked to arrange for deliveries and collections outside of peak traffic times, where ever possible.

The site setup is indicated in Fig. 1.

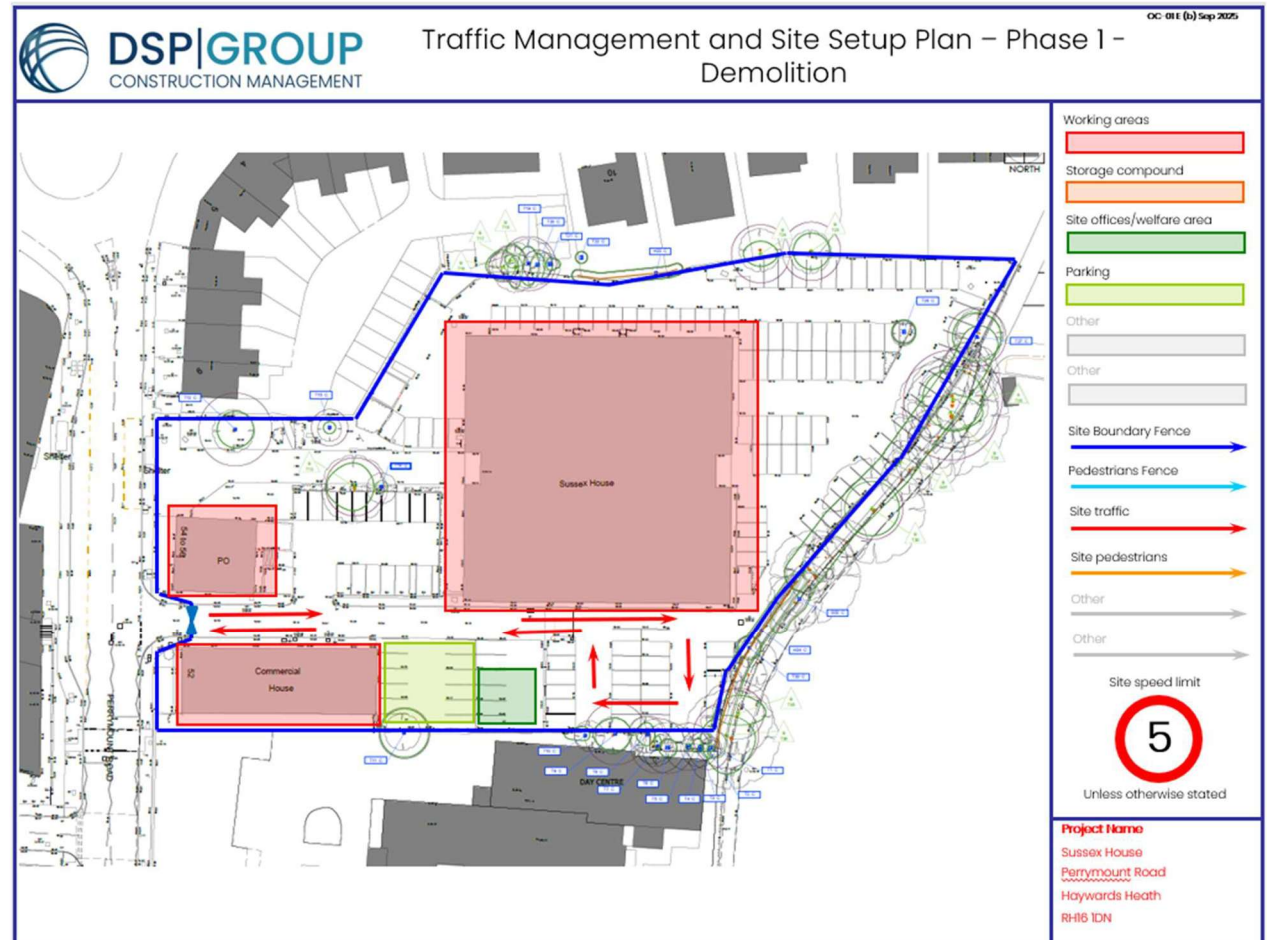


Fig.1 - Phase 1 Site Set up plan

Welfare Arrangements

Welfare accommodation will be in the form of a self-contained oasis unit at this stage of the works. With the limited number of contractors on the site the welfare requirements and necessary site parking is low in quantity. These facilities will remain in place until the main site set up is established.

Phase 2 - Enabling Works

Scope & Activities

Week 9 to Week 16

Once a suitable working platform has been established, the first activity of the enabling works phase is to install retaining walls, to a number of areas on the boundary of the site. The majority of which will be sheet piled walls.

A large reduced level dig will then take place to reduce levels to the suitable level for construction of the building.

Key drainage elements will also be installed during this phase.

The substation will need to be relocated within this phase to enable the reduction in the ground levels in this area of the site.

Access

The access to the site will continue to be using the existing access although during the enabling phase, it is planned to install the new entrance to the site and begin to use the newly constructed access from Phase 3 until completion of the project. There is sufficient space on the site for all contractor parking to be accommodated within the site compound area.

Throughout all phases of this project, best endeavors will be made to avoid peak operating times on the network where possible when delivering. All suppliers and contractors will be asked to arrange for deliveries and collections outside of peak traffic times, where ever possible.

Figure 2 shows the planned site setup for the enabling phase of works.

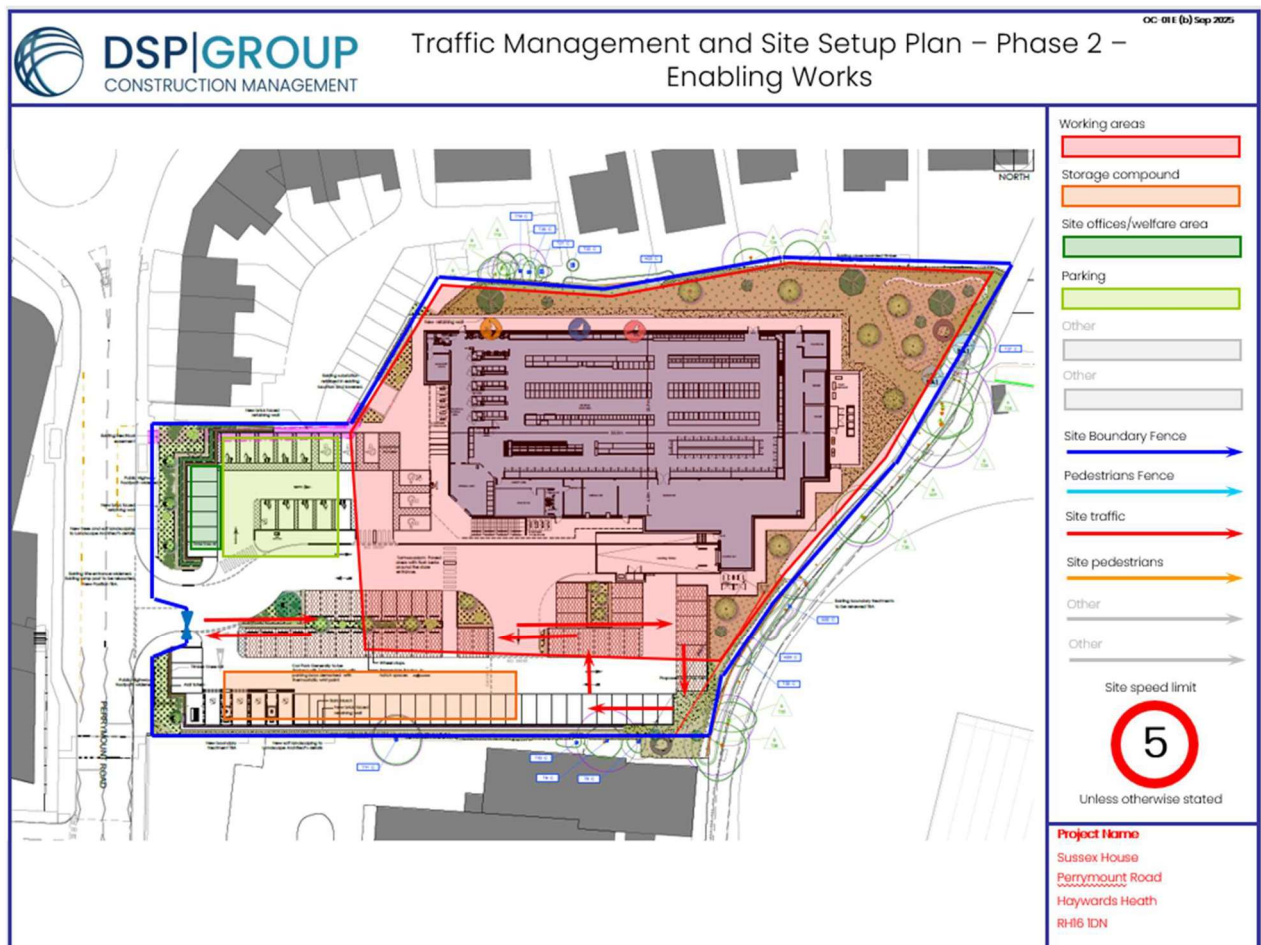


Fig. 2 – Phase 2 Site Setup plan

Welfare Arrangements

The revised position of the Welfare set up is also indicated in Figure 2.

The welfare cabins will be set up adjacent to the new entrance to the site. The set up will consist of a canteen & drying room cabin, an office & meeting cabin and toilet block. The office is stacked over the canteen and gives the Site Manager a clear view of all site activities. The level of facilities is anticipated to be sufficient for the amount of labour on site but will be monitored and adjusted if required. Typical layout of the cabins is shown in Figure 3.

A temporary electric building supply will be obtained to restrict the use of generators. A pedestrian access will be

positioned from the footpath of Perrymount Road to provide safe pedestrian access to the site cabins. The intention is to leave the welfare arrangements in place throughout the remainder of the project until the final dressing of that section of car parking is required to be carried out.

(Image below of Welfare Setup)

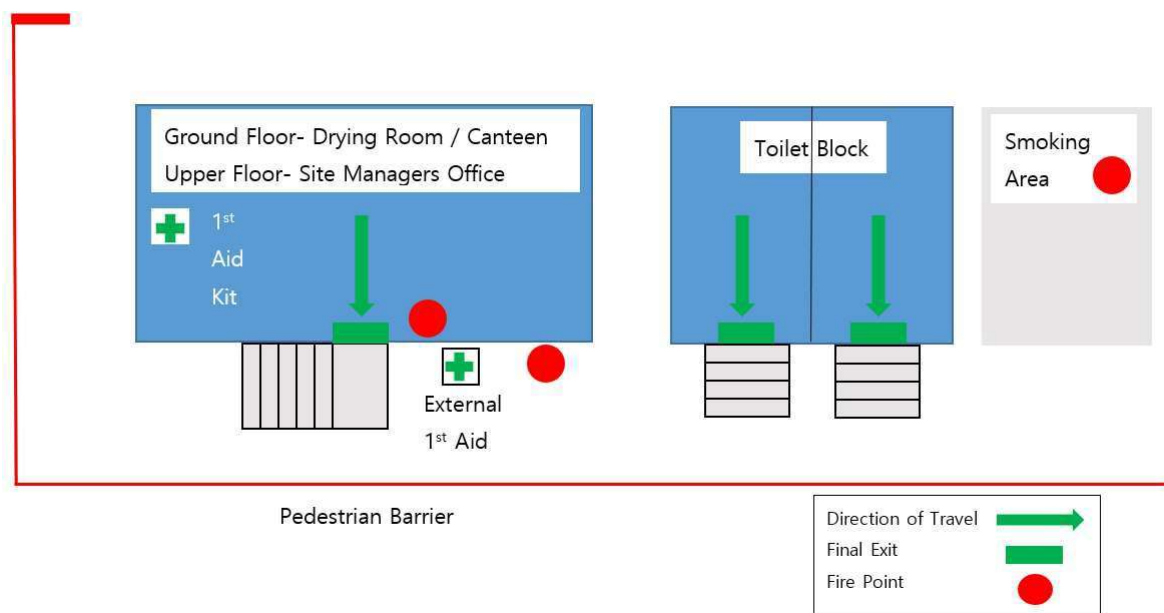


Fig. 3 - Welfare Set up for Phases 2 and 3

Phase 3 - Main Works

Scope & Activities

Week 17 to Week 44

Substructures

Strip and pad foundations are anticipated for the main building and will be installed once the enabling phase is completed. Drainage works to the building and across the remaining areas of car park at this stage, with substructure masonry being installed up to ground floor levels.

Superstructure

The building superstructure will be of Steel Frame construction erected using mobile cranes from an engineered ground platform.

The ground floor slabs will be cast in-situ reinforced concrete finished to a high standard and low tolerance for the purposes of racking and machinery installation.

Envelope

The roof will be constructed from composite panels, laid to falls with a gravity drainage system. Temporary access to roof areas will be by 'Haki' or similar stair towers, will fall arrest netting used at all times.

The building facades will be a combination of composite Kingspan cladding panels, facing brickwork, curtain walling and shopfronts, installed to an approved scheme using a combination of Mobile Elevated Work Platforms (MEWP's) and fixed scaffolding.

Fit-out

The fit-out works will begin from approximately week 32 once the building is substantially watertight. First fix works will commence and continues through the second and final fixes until the penultimate two weeks when commissioning works will take place in line with regulations and inspecting authorities' criteria.

External

Works to the car park area will commence once the main steel frame has been installed with the aim to have base course laid across the majority of the parking area prior to the completion of the envelope and fit out stages of the project where the number of operatives increases and the need for more onsite parking is increased. The external works also includes the completion of any additional drainage, attenuation, service ducting, boundary walls and fences, landscaping to the surrounding area, paving to shopfront areas.

The finishes to the perimeter of the building will take place once scaffolding is removed and mewp access is no longer required.

Only when all external works are finalised and the fit out of the building is completed, will the safety hoarding and fencing be dismantled and the final dressing of external public areas take place.

Access

It is anticipated subject to highways approval that the new site access will be in place for phase 3 of the works. Site layout during this final phase of the works will be as shown in Figure 4.

Throughout all phases of this project, best endeavors will be made to avoid peak operating times on the network where possible when delivering. All suppliers and contractors will be asked to arrange for deliveries and collections outside of peak traffic times, where ever possible.

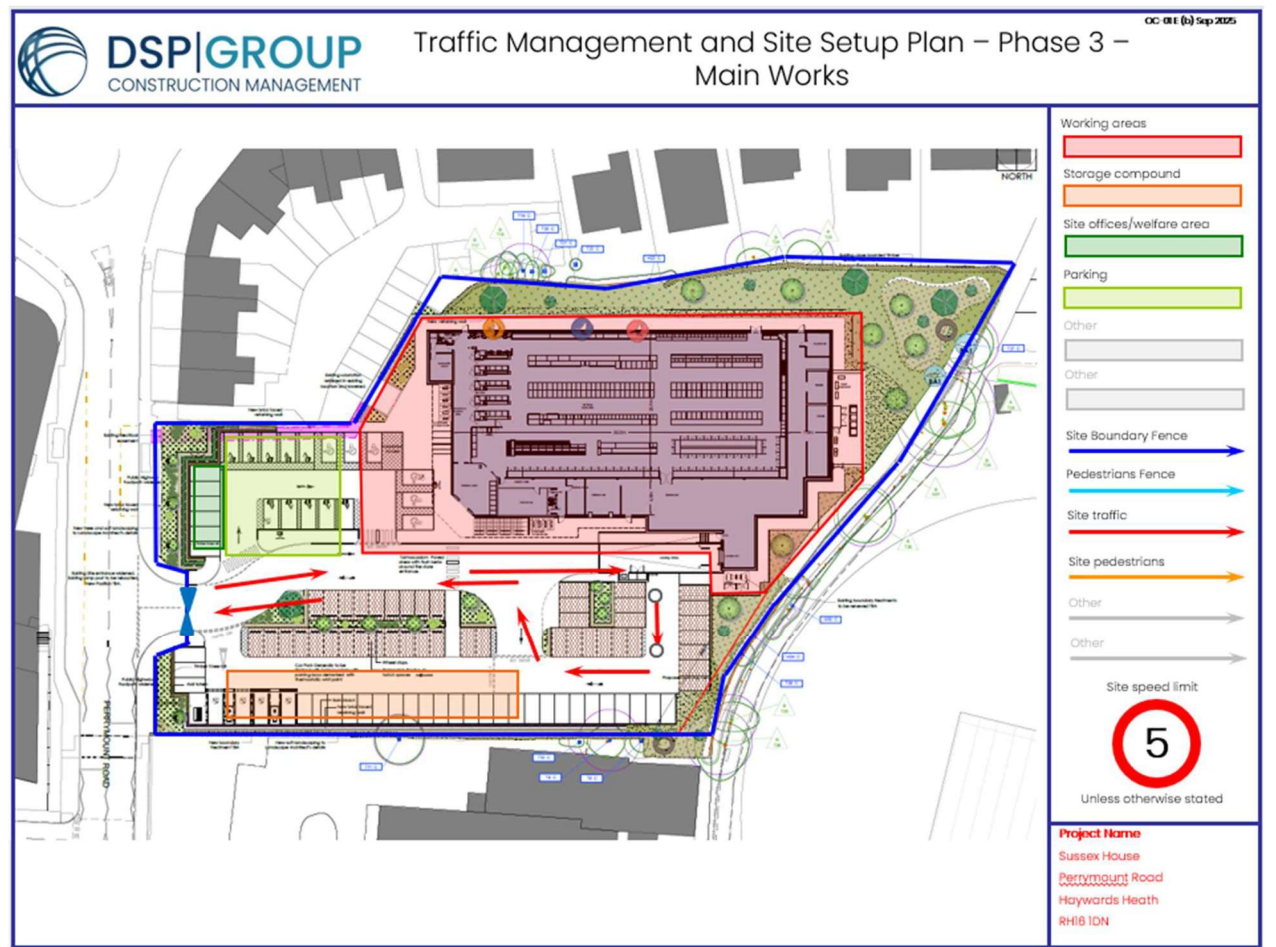
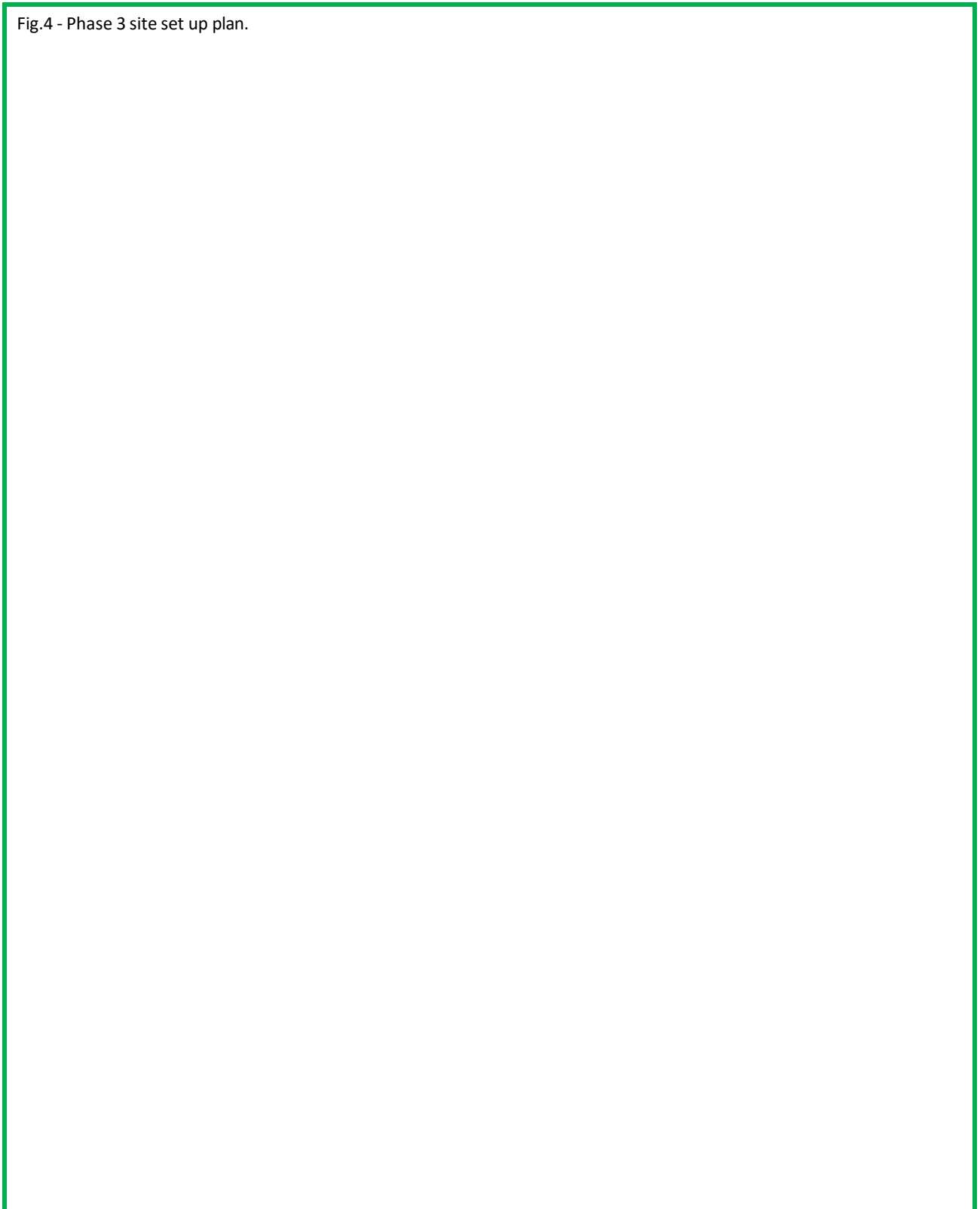


Fig.4 - Phase 3 site set up plan.



Welfare Arrangements

The welfare arrangements will remain as indicated for phase 2 of the project shown in Figure 3 above, although additional welfare space may be brought onto site should it be required.

Plant and Equipment

Consideration has been given to the types of plant that are likely to be used on-site during the construction phases of the Proposed Development. The plant and equipment associated with each key element of the construction process is set out in Table 1.

Table 1: Estimated Types of Plant during the Construction Phase

Plant	Stage				
	Demolition	Enabling	Sub-structure	Superstructure	Fit –out
Pumps	✓	✓	✓		
Piling Rig		✓			
360° Excavators	✓	✓	✓	✓	
Dumpers		✓	✓	✓	
Mobile Cranes		✓		✓	
MEWPs	✓			✓	✓
Air Compressors	✓	✓		✓	✓
Power Tools	✓	✓	✓	✓	✓
Hand/Power Tools	✓	✓	✓	✓	✓
Wheel Washing Plant	✓	✓	✓	✓	
Scaffold	✓		✓	✓	
Delivery Trucks	✓	✓	✓	✓	✓
Skips and Skip Trucks	✓	✓	✓	✓	✓
Forklift Trucks			✓	✓	

Note: ✓ Usage of plant at each stage.

Environmental Control Measures

Overview

DSP Group will undertake the project in line with the DSP Group Operational Safety, Health and Environmental (SHE) Codes of Practice (CoP), with application of each section where appropriate.

These sections detail typical environmental impacts associated with construction activities and the controls that DSP Group has identified to address such. The requirements are not exhaustive and the text references publicly available guidance. Where works involve such impacts, projects are to be managed such that they comply with the controls detailed and where necessary implement further required measures to mitigate impacts to the local community.

Where contractors are responsible for design or design development, these are managed/controlled by DSP Group to ensure that they take all reasonable steps to include identified legislative requirements, identified contract requirements and project-specific environmental controls.

Waste and Materials Management

Site Specific Notes

The Government repealed the Site Waste Management Plan (SWMP) Regulations from October 2013 for larger sites and therefore this regulation no longer exists. However, the principals of the SWMP and a duty of care are still established through other legislation such as:

- Environmental Protection (Duty of Care) Regulations 1991;
- Environmental Protection Act 1990, Part II;
- The Waste (England and Wales) Regulations 2011;
- List of Wastes (England) Regulations 2005;
- Hazardous Waste Regulations, 2005;
- Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991;
- Environmental Permitting (England and Wales) Regulations 2010;
- Clean Neighbourhoods' and Environment Act 2005; and
- Definition of Waste: Development Industry Code of Practice, CL: AIRE 2011.

In general, a principal aim during construction will be to reduce the amount of waste generated and exported from the Proposed Development site. This approach complies with the waste hierarchy whereby the intention is first to minimise, then to treat at source or compact and, finally, to dispose of off-site as necessary. All relevant contractors will be required to investigate opportunities to minimise and reduce waste generation.

DSP Group Operational Controls –

Section E1 Non-Hazardous Waste Management

Applies to construction (skip), excavation (topsoil/subsoil) and demolition wastes.

Waste Minimisation

- Minimise impacts of waste where possible by applying the waste hierarchy during design and construction phases

Removal from site (Duty of Care)

- Waste carriers shall hold valid waste carriers' licenses (which can be checked using Environment Agency public registers or SEPA public registers)
- Destination waste management sites shall hold a valid and relevant waste management license/environmental permit (which can be checked using Environment Agency public registers or SEPA public register offices or a valid and relevant waste exemption)
- All wastes removed from the site shall be accompanied by a relevant and correctly completed waste transfer note
- Details of waste carriers, destination sites and all waste movements shall be obtained from Contractors every week

On-Site Treatment

- Determine whether material intended for re-use and/or treatment (e.g., packaging, timber for shuttering, crushing of demolition arisings) is likely to be considered a waste
- Reuse and/or treatment of material generated on-site or imported to the site may require waste controls (e.g., physical treatment of bricks, imported soils and recycled aggregates)
- Ensure relevant waste exemptions or environmental permits are obtained

Using Material on Site

- A Waste Exemption or Environmental Permit shall be required for the site if waste materials are to be used for either temporary or permanent works (e.g., use of demolition waste, plant waste, planings, railway sleepers)
- Reuse of spoil on the site where it has been produced is considered waste and requires the site to have a Waste Exemption or Environmental Permit unless:
 - The reuse is part of the planned design;
 - It does not need any treatment; and
 - It can be used within the site boundary
- Waste material shall be brought to the site by a registered waste carrier and accompanied by a waste transfer note
- Ensure waste is stored securely to avoid pollution, harm to human health or escape/release (i.e., leaks, blowing away)

Waste Storage

- Hazardous wastes shall be separated from non-hazardous waste as a minimum
- Ensure waste is stored securely to avoid pollution, harm to human health or escape/release (i.e., leaks, blowing away)
- No waste shall be stored on-site for longer than 12 months

Reasonable steps are to be taken to ensure:

- Waste packaging is returned to suppliers
- Wastes are segregated by type to aid reuse/recycling. E.g.:
 - Timber
 - Metals
 - Demolition waste
 - Plastics
 - Green waste
- Waste transfer stations are audited for capability, license restrictions and performance
- Waste exchanges are used to locate end users for waste materials. These include the National Industrial Symbiosis Programme and Recipro
- Planning is conducted early enough to apply for any environmental permits or waste exemptions required

Section E2 Hazardous Waste Management

Avoid mixing chemical wastes. Segregate wastes by type to aid reuse/recycling

Removal from Site

England:

- All sites disposing of more than 500kg of hazardous waste annually shall register as a hazardous waste producer with the Environment Agency. DSP Group responsibility
- All wastes removed from the site shall be accompanied by a relevant and correctly completed hazardous waste consignment note
- Hazardous waste consignment notes shall be retained for 3 years

Reasonable steps are to be taken to ensure:

- Materials Avoid choosing materials that produce hazardous waste

Section E3 Contaminated land

- Contaminated land is typically be picked up during ground surveys and an appropriate remediation plan shall be agreed by specialist contractors in consultation with the relevant Local Authority and Environmental enforcement body for the site and reviewed by DSP Group site management
- If previously unidentified contaminated land is suspected all works are to be suspended. Contact the Construction Manager in the first instance to agree further steps to manage the situation. This will typically involve the parties as above
- Disposal of contaminated soil shall only be undertaken by specialist contractors in consultation with the relevant Local Authority and Environmental enforcement body for the site
- Reasonable steps are to be taken to ensure:
- Contaminated Land Tool Box Talks are delivered to ensure all operatives on site are trained and aware of how to identify contamination
- Appropriate personal protective equipment is worn as required by RAMS to prevent exposure to contaminants (e.g., gloves, breathing apparatus, and coveralls)

Section E4 Demolition

On-Site Treatment

- Treatment of material generated on-site (i.e., crushing) is considered a waste treatment activity and is subject to waste regulations;
 - England, Northern Ireland & Wales only: Determine which permission (waste exemption or environmental permit) is required
 - Scotland only: Determine which waste exemption is required
- Waste exemptions or environmental permits to be in place before any relevant works. Mobile crushers require a relevant mobile treatment permit Implement dust and noise controls
- Ensure storage of material is controlled to minimise dust and/or silt runoff

Production of Aggregates

England, Northern Ireland & Wales

- Consideration to be given to the production of aggregates in line with the 'WRAP Quality Protocol for the Production of Aggregates from Inert Waste'. In this case, no further waste documentation is required. Ensure producer and purchaser specification checklists are completed with accompanying evidence
- If the WRAP quality protocol is not implemented a waste exemption or environmental permit will be required
 - Determine what permission (waste exemption or environmental permit) is required
 - Waste exemptions or environmental permit to be in place before any relevant works

Reasonable steps are to be taken to ensure:

- A pre-demolition survey is undertaken to identify what materials, fixtures and fittings can be saved. Consult with the client's maintenance department as they may be able to take equipment for spares

Section E6 Management of Materials

Reasonable steps are to be taken to ensure:

- Hazardous materials do not have a negative or detrimental effect on the surrounding environment by complying with all relevant legislation and manufacturers/supplier's guidance (all liquid or semi-liquid materials to be stored in suitable bunded enclosures)

- Materials are stored following the manufacturer's instructions/guidance and located where it cannot be damaged by weather or physical impact
- Materials are selected which do not produce hazardous fumes, dust, or wastes
- Materials are procured from local sources to reduce transportation. A further benefit is a positive contribution to the local economy
- Consideration is given throughout the construction phase to reduce the demand on raw materials wherever possible e.g.
 - Just in time delivery schedules and limited storage time to eliminate re-ordering due to damage
 - Regular reconciliation on-site to ascertain material stock and eliminate duplicate ordering
 - Accurate and detailed site takeoffs calculating the exact quantity of material required as opposed to working on an overall area value (i.e., calculating the exact number of blocks rather than the overall wall area)
 - Encourage reuse of material offcuts and reclamation of surplus materials
 - Encourage recycling by creating a waste management zone that contains different waste containers for waste segregation.
 - Waste containers should have clear signage to minimise cross-contamination of different waste streams
 - Set and monitor challenging targets for the volume of waste material produced

Section E11 Excavation and Filling

On-Site Treatment and Reuse

- Reuse and/or treatment of material generated on-site or imported to the site may require waste controls
- Ensure storage of material is controlled to minimise dust and/or silt runoff
- Determine whether material intended for re-use and/or treatment (e.g., screening of soils) is likely to be considered a waste
- Obtain relevant waste exemptions or environmental permits

Export of soil and clays

- Check destination site holds a relevant, valid waste exemption or environmental permit
- Complete waste transfer documentation as per 'E1 Non-Hazardous Waste Management'
- Import of soil and clays
- Determine the source of material to be imported
- If virgin soil or clays are sourced from one of the following, the material is not a waste and no further paperwork is required:
 - Agricultural land (E.g., DEFRA guidance on soil stripping)
 - Quarry or borrow pit (operating under a minerals extraction license)
- If soil or clays are sourced from a development site, determine what permission (waste exemption or environmental permit) is required
- Obtain relevant waste exemptions

Reasonable steps are to be taken to ensure:

- End users for surplus excavation arisings are located via waste exchanges E.g., National Industrial Symbiosis Programme (NISP) and Recipro

Section E13 Raw Materials Selection

- All timber and timber products are to be obtained from CPET approved sources (FSC, PEFC, SFI, CSA) and accompanied by chain of custody paperwork

Reasonable steps are to be taken to ensure:

- Locally-sourced materials should be used to reduce the carbon impact of transport and to promote economic sustainability
- Materials are sourced from a certified manufacturer (e.g., EU Ecolabel or EU Energy labelling, BES 6001 etc.).
- Materials are sourced that can be recycled or reused at the end of life
- Materials are sourced recycled/reused sources- where these meet product specification
- Life cycle assessments are made e.g., the impact of raw material used
- Use standard component/panel sizes to minimise offcuts
- Consideration is given when selecting materials:
 - Rethink – Do we need this material?
 - Reduce – Can we reduce the amount of material we require?
 - Re-use - Can we obtain this material from a reclaimed source (e.g., NISP)?
 - Recycle- Can we obtain materials that can be recycled in the future

Ecology

Site Specific Notes –

With reference to the Ecology Assessment for the site provided by ECSA Ltd Ecological Impact Assessment Final Document (Rev 4) dated 30th July 2025, it is noted that the following features are those with the greatest ecological value that lie within the site's Zone of Influence:

- The site is located within one kilometre of the Scrase Valley LNR
- The site has low suitability for foraging and commuting bats
- The site has suitability for breeding birds; and
- The site has suitability for European hedgehog.

The scheme design potential ecological impacts and effects are noted below along with mitigation measures:

- Designated Sites - The proposals will not result in any direct impacts to nearby designated sites and there will be no impacts to designated sites during the operation phase of the site, therefore no mitigation, compensation or enhancement measures are proposed
- Habitats – Minor loss of grassland and non-native hedges are noted. All trees in the root protection zones will be retained and protected throughout the construction works. Additional landscape planting will be provided at the end of the construction period.
- Bats – New lighting may disturb foraging or commuting bats. The new lighting is to have hooded luminaires with warm source light. The cricket net is to be heavy enough to prevent bats being caught.
- Birds – Vegetation clearance to be undertaken outside main breeding season of March to August or have an ecologist present, active nests being left with a suitable buffer until nesting ends naturally. Nesting features to be added to the construction of the building
- Hedgehogs – Could be harmed during construction therefore measures to be installed to cover excavations overnight or providing means to escape, pipes closed off at the end of each shift, excavation to be checked each morning.

DSP Group Operational Controls –

Section E7 Ecology

- If an ecological survey has been carried out advice regarding protected species shall be adhered to
- If invasive weeds are present the Environment Agency etc. guidelines shall be followed
- If protected species are present or appear during the works on site then Natural England, Scottish Natural Heritage, Northern Ireland Environment Agency, or the Countryside Council for Wales shall be consulted
- Once obtained, all conditions shall be adhered to and any deviations shall be agreed by the issuing body
- If nesting birds are present or appear during the works on site then work in that area shall stop until advice has

been obtained from the enforcing agency

- Programming of works shall consider the requirements of ecological surveys and mitigation as this can seriously delay project timings
- Areas of the site which are typically fenced off:
 - Trees on site
 - Areas containing Invasive species
 - Areas containing protected species

Steps are to be taken to ensure:

- Where habitat has been removed from the site it should be replaced with local, indigenous habitat species or habitat replacement measures such as bat boxes
- Where possible habitats should be improved, advice should be sought from an ecologist or local wildlife group

N.B. Habitat mitigation and enhancements for bats, birds, hedgehogs, and invertebrates will be implemented in accordance with ECSA Ltd Ecological Impact Assessment Final Document (Rev 4)

Environmental Nuisance

Site Specific Notes –

In addition to the below noted *DSP Group* control measures in accordance with DSP Group Operational Safety, Health & Environmental (SHE) Codes of Practice, we will specifically be implementing the following at the development site to mitigate Environmental Nuisance that could arise from our works: -

- Security
 - Secure Boundary Fencing
 - 24 hour a day monitored CCTV security camera & Security Lighting (Construction Lighting will only be used overnight for security purposes only located within the Welfare Areas and positioned to avoid light pollution of any residential or ecological receptors)
- Site Vehicles
 - Clear and inclusive signage both on approach and leaving the development site showing permitted routes
 - We will maintain records of all vehicles entering and leaving the site. Records shall be held
 - Off-Site vehicle warning signs and way finding signage
 - Delivery & Transport Inductions and Guidance media as to the site Access and Egress rules.
 - Dedicated on-site Parking for Site Management, Operatives and Visitors
 - Throughout all phases of this project, best endeavors will be made to avoid peak operating times on the network where possible when delivering. All suppliers and contractors will be asked to arrange for deliveries and collections outside of peak traffic times, where ever possible.
- Dust/Air Quality/Site Cleanliness
 - Vehicle wheel washing Facilities.
 - Road Sweeper provision within the site and along Perrymount Road at the end of each relevant day or when identified required by DSP/external stakeholders.

IAQM Guidance Notes - CONSTRUCTION MITIGATION MEASURES

The following measures are detailed in the Institute of Air Quality Management (IAQM) guidance as being 'highly recommended' for sites of the level of risk identified for the Proposed Development. It is therefore recommended that these measures are implemented:

- Develop and implement a stakeholder communications plan that includes community engagement before work commences on site. [Part of normal 'OC-01 Construction Phase Plan' process e.g. Letter Drops or resident meetings, School presentations etc.](#)

- display the name and contact details of the person accountable for air quality and dust issues on the site boundary (i.e. the environment manager/engineer or site manager); ['IS-15 Safety Signage Guidance' Mandatory Company Logo Board](#)
- display the head or regional office contact information on the site boundary; Standard Practice ['IS-15 Safety Signage Guidance' Mandatory Company Logo Board](#)
- record all dust and air quality complaints, identify cause, take appropriate measures to reduce emissions in a timely manner and record the measures taken; ['FRM-45 Record of External Complaint' held within 'SHE Log-10 Scheduled SHE Admin'](#)
- make the complaints log available to the local authority when asked;
- 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; ['FRM-45 Record of External Complaint' process](#)
- carry out regular site inspections to monitor compliance with the DMP, record inspection results and make inspection log available when asked; [Weekly 'FRM-12 Manager SHE Inspection'](#), [Monthly 'FRM-02 Senior Manager/H&S Dept SHE Inspection'](#) [SSUK Independent SHE consultancy visits every month.](#)
- increase frequency of site inspection 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 periods of dry or windy conditions; [DSP Group Site Manager in attendance at all times- monitoring of all SHE issues is part of the Site Managers responsibilities](#)
- plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible;
- erect solid screens or barriers around dusty activities or the site boundary as necessary that are at least as high as any stockpiles; [A20 hoardings are erected around such areas, material storage on site to be avoided where possible & removal of cut material ASAP. Just in time deliveries of new material](#)
- avoid site runoff of water or mud; [In line with engineered permanent solutions. Standard expectation in line with 'OC-03 Site SHE Management Manual' & routine inspection regime- FRM 12, FRM-02 & SSUK inspections](#)
- keep site fencing, barriers and scaffolding clean using wet methods;
- remove materials that have a potential to produce dust from site as soon as possible unless being re-used on site.
- Cover, seed or fence stockpiles to prevent wind whipping;
- ensure all vehicles switch off engines when stationary - no idling vehicles; [Standard 'OC-02 Operational SHE Codes for Contractors' & 'OC-03 Site SHE Management Manual' requirement](#)
- avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable;
- produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials;
- 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; [Standard 'OC-02 Operational SHE Codes for Contractors' & 'OC-03 Site SHE Management Manual' requirement](#)

- ensure an adequate water supply on site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate; [Standard 'OC-02 Operational SHE Codes for Contractors' & 'OC-03 Site SHE Management Manual' requirement](#)
- use enclosed chutes and conveyors and covered skips; [Due to the nature of our projects chutes and conveyors are not used. Covered skips](#)
- minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate; [Standard 'OC-02 Operational SHE Codes for Contractors' & 'OC-03 Site SHE Management Manual' requirement](#)
- 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;
- avoid bonfires and burning of waste materials; [As per Construction Phase Plan Site rules- no bonfires or burning of waste at all on DSP Group Sites.](#)
- Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground; [Standard 'OC-02 Operational SHE Codes for Contractors' & 'OC-03 Site SHE Management Manual' requirement](#)
- Avoid explosive blasting, using appropriate manual or mechanical alternatives; [No explosive blasting ever used on DSP Group Sites](#)
- Bag and remove any biological debris or damp down such material before demolition;
- 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; [no such drying out processes identified for DSP Group projects](#)
- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use; [Standard 'OC-02 Operational SHE Codes for Contractors' & 'OC-03 Site SHE Management Manual' requirement](#)
- Avoid dry sweeping of large areas; [Standard 'OC-02 Operational SHE Codes for Contractors' & 'OC-03 Site SHE Management Manual' requirement](#)
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport;
- Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable; [Standard 'OC-02 Operational SHE Codes for Contractors' & 'OC-03 Site SHE Management Manual' requirement](#)
- Record all inspections of haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowzers and regularly cleaned; [SHE inspection regime used to facilitate this FRM-12, FRM-02 & SSUK inspections](#)
- Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowzers and regularly cleaned; [Standard 'OC-02 Operational SHE Codes for Contractors' & 'OC-03 Site SHE Management Manual' requirement](#)

- Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable);
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits; and Drainage to be installed across the egress point of the wash down facility to capture all run-off. This will drain to a silt trap and water pumped away through use of silt buster or similar.
- Access gates to be located at least 10m from receptors where possible.

The following 'desirable' measures should also be considered for inclusion within the CEMP:

- undertake daily on-site and off-site inspection, where receptors area nearby, to monitor, record inspection results and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of the site boundary; ['FRM-48 Routine Dust Monitoring Record'](#)
- impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate); [Standard 'OC-02 Operational SHE Codes for Contractors'](#) & ['OC-03 Site SHE Management Manual' requirement](#)
- implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking and car-sharing);
- re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable;
- use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable;
- only remove the cover in small areas during work and not all at once;
- avoid scabbling (roughening of concrete surfaces); [Not typically required on DSP Group projects- Where required we will implement a risk assessment-based approach to controlling risks](#)
- 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; and
- for smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.
 - Noise
 - No Construction Machinery use will be permitted outside of the approved workings hours for Site Preparation or Construction.
 - On-site noise levels will be monitored regularly, particularly if changes in machinery or project designs are introduced.
 - Noise monitoring during the construction phase will be undertaken in accordance with the relevant guidance. Monitoring will be implemented to recognise presence of Noise Sensitive Receptors (NSR) should these have been identified as a planning condition.
 - Vibration
 - Vibration Monitoring during the demolition and enabling works phases of the project will be deployed

by the installing contractor and monitored by *DSP Group*

- Community Liaison
 - The Site Manager will be the nominated person for the reporting of any nuisance arising from the development site; to include logging, rectification and lessons learned.
 - Letter Drop to local residents identifying complaints/observations procedure and contact details

DSP Group Operational Controls –

Section E5 Emissions to air

- Burning of wastes or unwanted materials will not be permitted on-site at any time
- Cutting and grinding of materials and cement mixing (if required by exception) during construction will be undertaken away from site boundaries
- Minimise air pollution by ensuring dust suppression technique(s) are used for any operation where dust is or maybe generated; to include roadways, material stockpiles and hard surfaces
- Vehicles transporting materials capable of generating dust to and from site to be suitably sheeted on each journey to prevent release of materials and particulate matter
- Minimise air pollution generated by ensuring plant and equipment (Inc. transport) is maintained following the manufacturer's recommendations. Contractors are to supply evidence pre-first use and ongoing every week
- Ensure all plant is switched off when not in use
- Plant and equipment are located away from boundaries or sensitive receptors to minimise nuisance from noise or fumes etc.
- Consideration is given to the screening of sensitive operations or equipment etc.

Section E8 Nuisance

- Working hours shall be adhered to on a project as agreed with the LPA
- Groundwork packages generating nuisances such as mud on local roads shall ensure this is controlled as part of the overall works package
- All parking restrictions and no-go areas are to be communicated and clearly signed
- Wheel/axle washers are installed close to the site entrance to minimise transit onto local road network
- Nearby roads are cleaned as appropriate/if required without delay
- Access routes and times for deliveries are planned to minimise disturbance to local area
- Security measures are installed to minimise vandalism and theft
- Construction lighting to be installed so as not to pollute receptors; considerations to include type of lighting, baffles, angle, shrouds and shields, time-clocks.
- Throughout all phases of this project, best endeavors will be made to avoid peak operating times on the network where possible when delivering. All suppliers and contractors will be asked to arrange for deliveries and collections outside of peak traffic times, where ever possible.

Section E9 Use of energy and water

Steps are to be taken to ensure:

- Temporary Office, Welfare & Accommodation is provided with:
 - Electric heater units with thermostatic controls and time switches
 - External doors fitted with door closures

- External water pipes insulated in winter
- Wash hand basins fitted with push or sensor-activated taps
- Double glazing fitted to windows

- Energy and Water Wastage minimisation controls are promoted e.g.:
 - Water systems to be regularly checked for leaks
 - Electric lights and office equipment to be switched off when not in use
 - Energy-efficient lighting
 - When economically viable mains electric to be used rather than generators
 - Site plant to be shut down when not in use
- Transport controls are promoted e.g.:
 - Car sharing
 - Good facilities for walkers and cyclists
 - Use of local suppliers when economically viable

Section E10 Discharge to water and land

- Ensure all necessary consents/permits are obtained before commencing any extraction of water or discharge to a watercourse
- Appropriate stilling basins, or other means, are in place to remove silt etc. before the discharge of water.
- All work in watercourses to be following RAMS agreed with the relevant enforcement agency
- Drip trays etc. to be provided for all static and mobile plant
- Contained wash-out facilities to be provided for concrete and other wet trades
- Spill kits available adjacent to stored materials and other potential sources of pollution
- Perimeter drains and/or retention bunds are installed around boundaries of work areas to prevent rainwater/silt run-off

Section E12 Cultural Heritage

- Contact shall be made with the appropriate authority (English Heritage, Built Heritage, Scottish Natural Heritage, CADW or the local authority) where a scheduled ancient monument, listed building or work in a conservation area is known or suspected to be present, as “consents” for building work to commence may be required
- Ensure that work in the immediate vicinity is stopped in the event of uncovering unknown items or artefacts (e.g., coins, bones, and pottery)
- Restrictions imposed by any archaeological brief shall be adhered too
- In the event of any item of “treasure” (typically a metallic item where it is known or suspected that 10% or more of the content is Gold or Silver, is at least 300 years old, and any items associated with the find) being uncovered the Coroner for the district of the find shall be notified within 14 days of the find (in Scotland notify Treasure Trove Unit); If in doubt contact a Local authority “Finds Liaison Officer”
 - English Heritage: www.english-heritage.org.uk
 - CADW: www.cadw.wales.gov.uk
 - Historic Scotland: www.historic-scotland.gov.uk
 - Treasure Trove Unit: www.treasuretrovescotland.co.uk

Manmade eyesores such as litter and graffiti are removed from around the site perimeter

Traffic Management

The following mitigation measures will be put in place, to minimise the impact of the works during the construction of the development. Measures to monitor traffic are given in the following section.

- Where possible, traffic will be minimized in the interests of highway safety, the free-flow of traffic and to safeguard the amenities of the area.
- Construction traffic HGV vehicles will comply with the routing strategy for the construction of the development it is

proposed to have 2 arterial routes to and from the site.

From the East, the blue route, along the A272.

From the West, the red route, follows the A272 then follows the B2272 into the town taking the one-way system on Milton Road and Bannister Way. There is a height restriction on the railway bridge on Bannister Way of 14'3" which will require the higher vehicles to follow the purple route up The Broadway leading to Perrymount Road.

- Vehicles leaving the site are expected to follow the same route back to the main road network.
- Some deliveries, from local suppliers only, will follow alternative routes but will be directed to stay on the primary routes and the use of local and residential roads to be discouraged with the suppliers.
- Vehicles will only be permitted to enter / leave the site between 07.30-18:00 Monday to Friday, 07:30-13:00 on Saturdays. Throughout all phases of this project, best endeavors will be made to avoid peak operating times on the network where possible when delivering. All suppliers and contractors will be asked to arrange for deliveries and collections outside of peak traffic times, where ever possible.
- The traffic management plan will be adhered to, particularly regarding site speed limits and the routing of HGV vehicles to the site through local communities.
- All suppliers and contractors will be notified of approved routes when orders are placed with them and will be further reinforced through site inductions.
- Clear signage routing traffic to the site will be displayed as appropriate.
- Car parking for site operatives and visitors will be in a designated area adjacent to the site offices.

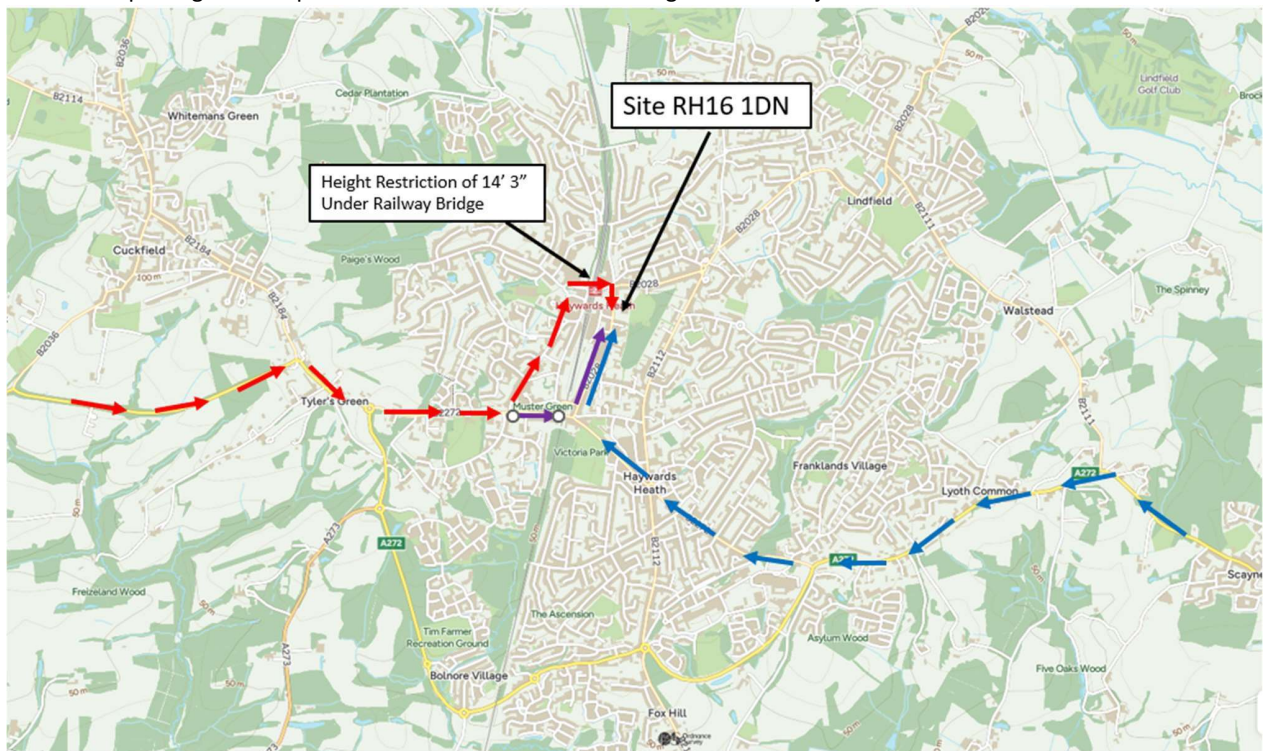


Fig 5 – Traffic Management Aerial View for Site

Indicative construction HGV movements anticipated for the proposed development;

Activity	Approximate HGV Movements	Estimated Loads per Day (Max)
Demolition – Week 1 to 10	30	2
Sheet Piling and Reduced Level Dig - 8 to 14	600	30
Substructure / ground formation weeks 15 to 19	100	5
Superstructure weeks 20 to 36	50	3-5
Fit Out weeks 30 to 40	50	5
Mechanical and Electrical weeks 30 to 42	20	2
Externals and Landscaping weeks 8 - 40	30	4
Total Period of Activities	880	Max. 30 Average 5-10

Pollution Prevention & Control

This section contained details on the ways in which pollution will be prevented and controlled. Control measures cover normal works as well as any potential abnormal or emergency scenarios, for example, the provision of chemical or oil spill response kits. We will provide the workforce, including sub-contractors, with inductions and daily briefings (as appropriate) to inform them of all environmental control measures, which need to be adhered to, and any changes to the scope of works or the Programme, which may have an environmental impact.

The control methods to prevent and control pollution during the construction phase works are given below:

Construction Surface Run Off

The requirement for a Construction Surface Water Management Plan (CSWMP) is based on the duty to ensure that surface water quality and quantity is managed throughout the construction process to mitigate impacts off-site.

- There will be a wheel wash system implemented where the majority of loose material will be removed from vehicles before they leave the site. An adequate area of hard surfaced road between the wheel wash facility and the site exit will be provided with temporary drainage to be installed across the egress point of the wash down facility to capture all run-off. This will drain to a silt trap and water pumped away through use of silt buster or similar.
- Around the perimeter of the site, either temporary drains will be installed or bunds provided to avoid surface water run-off to the lower section of the areas surrounding the site. Particularly on the western boundary down to Perrymount Road and the Eastern boundary to the footpath and playing fields.
- Existing drainage will be sealed off to prevent ingress of construction surface water into the local system.

Fuel Storage

The following measures will be put in place around fuel storage:

- The amount of fuel in the tanks will be recorded upon arrival.
- All bulk fuel tanks will be adequately protected, and conform to the "Control of Pollution (Oil Storage) (England) Regulations 2001.
- All fuel will be stored in bunded fuel bowsters or sealed containers designed for fuel storage. The capacity of any bunding should as a minimum equate to 110% of the maximum stored volume
- Fuel storage to be within a designated area away from any watercourses
- Spill kits will be available with every vehicle and item of plant and at storage areas
- All workforce will be briefed on fueling procedure and trained to use spill kits
- Drip trays will be used during all refueling
- Funnels will be used during transfer into equipment
- Pre-works inspections and maintenance checks of plant will be undertaken daily
- Hydraulic hoses will be visually checked for leaks / signs of weaknesses / loose connections daily
- All soiled cloths and used spill kits will be disposed of as hazardous waste in an appropriate manner

Hazardous Materials Use / Storage

Any hazardous materials used during the contract (e.g., fuels, oils and solvents) will be managed using the following control measures:

- COSHH assessments will be obtained for all hazardous materials and advice contained within will be followed
- Any powdered products will be stored in sealed bags
- All materials will be labelled appropriately
- Designated storage areas with appropriate signage (including COSHH information) will be used.
- All workforce will be briefed on COSHH advice to include appropriate working methods and PPE
- Spill clean-up materials will be available at the point of work and all operatives will be trained in their use
- Any unused material will be returned to a designated storage area at the end of the working day

Control of Spillages

All staff will be provided with training to ensure that any accidental release or spillage is dealt with in both a timely and effective manner.

Major Spills

In the event of a significant volume spill of any hydrocarbon-based product (e.g., oil and diesel) that may affect land or water, the following action plan shall be put into place:

1. Evaluate the situation to prioritise actions.
2. Protection of open gulley's / receptors with 'bentonite mats' or 'booms'.
3. Secure / seal the spill (if it is safe to do so, e.g., upright overturned drums).
4. Contain the spill using the on-site emergency spill kit to prevent further contamination.
5. If the spill poses an imminent fire risk, cover with soil (or similar).
6. When under control and if possible, excavate the contaminated soil or absorbent materials and temporarily store on an impermeable membrane (e.g., plastic sheet) or in a sealed container prior to disposal.
7. Report the incident to the project / site employee representative as soon as practically possible (and in accordance with the project's reporting procedure).
8. Arrange to replace any used emergency equipment such as booms, absorbent granules, etc.
9. Arrange licensed disposal of waste materials.
10. The site environmental engineer shall be responsible for notifying the authorities of an uncontrolled

discharge to drainage or controlled waters.

Incidents must be immediately reported to the site representative. In addition, the site manager shall complete an Environmental Incident Record.

Minor Spills

Minor spills will be dealt with using spill kits. Sufficient numbers of spill kits will be made available to the workforce and will be of adequate size to react to any potential pollution incident, especially in areas in which fuels are stored or transferred. Training will be given to operatives on the contents and use of the spill kits. Each contractor must ensure that spill kits are maintained and regularly inspected, with plans and signage clearly indicating the location of each kit.

Community Relations, Communications & Complaints

Good relations with people living and working in the vicinity of site operations are of paramount importance. Good relations can be developed by keeping people informed of progress and by treating complaints fairly and expeditiously.

The Site Manager will be designated as the liaison officer (DLO) and will be appointed to deal with any inquiries or complaints regarding the construction works, whether arising via the Local Authority or directly from residents or other local area users. The DLO will be named at the site entrance, with a contact number, and will be identified to the Local Authority and community groups, prior to the start of construction, and whenever a change of responsibility occurs.

The DLO will organise community meetings and prepare reports and leaflet drops, which will provide information at key stages of the development to interested parties. Openness will be encouraged in order to share problems and discuss solutions. In the event of unusual activities or events that can be anticipated, advance notice will be provided to the Local Authority and relevant property owners or occupiers. The relevant activities and receptor properties which are likely to be affected by such activities will be determined in consultation with Local Authority, but it is expected that these will include (though not exclusively) the following:

- Commencement of demolition/construction in certain areas;
- Necessary night-time, weekend or evening working (outside core areas) of a type which may affect properties;
- Road or footpath closures/diversions; and
- Work on or affecting land used by others.