

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

PLANNING APPLICATION - DM/23/3021

Site: HATCHGATE COTTAGE,
Hatchgate Lane,
Cuckfield,
RH17 5DU

Client: Silver Homes (Cuckfield) Ltd

Date: March 2025



1.00 Introduction

1.01 Description of Development

The proposal comprises the erection of 5No. Residential Dwellings and Associated parking and Landscaping

1.02 Purpose of this Document

This document has been developed in response to condition 5 of Approval DM/23/3021.

This document is designed to be read in conjunction with MJB Architecture drawing 2724/4

The CEMP sets out standards and procedures for managing the environmental impacts during construction of the development. It covers the environmental, public health and safety aspects of the project that may affect the interests of local residents, businesses and the general public and the surroundings in the vicinity of the proposed construction site.

The CEMP identifies the main responsibilities and requirements of the developer in constructing the development. It aims to mitigate the nuisance to the public and safeguard the environment.

The principle environmental issues and measures covered in the CEMP include those set out in the following section.

2.00 Environmental Objectives.

Minimise use of natural resources associated with this development by:

- Optimising design of the development to minimise the need to remove spoil from site -design and specification to reduce the generation of waste and to optimise re-use of materials on site, choice of construction methods.
- Optimising the design of the development to make the best practicable use of off-site fabrication, significantly reducing on-site works and associated vehicle/plant movements and minimising waste as a result of controlled fabrication in factory environments.
- As a result of the two above, minimising vehicle movements associated with the construction work

Minimise the potential for environmental nuisance:

- As above, use of off-site fabrication to minimise the extent and duration of construction activities on site.
- Minimising the number of vehicle movements to remove waste and deliver materials and vehicle movements and parking associated with the number and duration of trade activities on site.
- Suppression of dust, use of low vibration equipment, control of noise and adherence to permitted site working hours.
- Strict control of vehicle movements, planning of routes to site, preventing of parking and waiting of deliveries etc outside of the site boundary.
- Provision of wheel washing facilities

To prevent any significant pollution occurring:

- Asbestos survey to allow controlled removal and disposal of asbestos containing materials in accordance with the current asbestos regulations
- Establishing control measures to prevent spillage, emissions or loss of materials from site that could constitute any form of pollution
- Ensuring establishment of spillage/emergency procedures to minimise any harm occurring from any environmental incident
- Prevent materials being tracked off site
- Ensure all waste materials arising from the site are managed in accordance with waste management regulations and the required records obtained and maintained to provide evidence of this.
- Potential waste materials are re-used, recycled as appropriate to minimise waste to landfill

3.00 Response to Condition 5 of DM/23/3021

3.01 Construction Transport Management

The Construction Transport Management Plan will be as per the below layout. This layout can be seen in detail on MJB Drawing 2724/5.

The drawing below confirms the following items;

- a) Parking for vehicles on site for personnel, operatives and visitors.
- b) Loading and unloading of materials & plant
- c) Storage of plant & materials
- d) Provision of boundary hoarding
- e) Vehicle routing (Green Flow Arrows)
- f) Wheel washing to prevent deposit of materials onto highway
- g) On-site turning for construction vehicles

The plan indicates advised routes to site. There will be requirements on sub-contractors to obtain prior approval of proposed delivery/waste removal times and arrangements for vehicles to enter and leave the site and travel within the site. This plan will be provided to suppliers and formally issued to all sub-contractors and displayed on site.

The arrival of deliveries would be deemed sensible to approach from the North and enter the site to their left, to ensure traffic free flow is maintained without holding up the traffic heading South. This scenario is ideal and would be the preferred routing, albeit it is accepted that there may be times where the traffic will approach from the South, this should be kept to a minimum.



SITE SETUP LAYOUT

3.02 The Parking of Vehicles by Site Operatives and Visitors

Parking will be provided within the site. Signs will direct authorised visitors to the allocated parking spaces. All contractors, and individual operatives, will be briefed on the site parking arrangements.

The Site Rules, which will include confirmation of these arrangements, will be explained to all personnel as part of the induction and will be displayed on site. The Site Manager will review parking arrangements on a regular basis during construction and if any need for additional parking is required, provisions shall be made wholly within the site boundaries.

3.03 Timing of Deliveries/Removal of Waste

Contractors will be required to obtain prior approval of timing of deliveries and removal of waste. For the designated routes as detailed in section 3.01 above, there are no known sensitivities in terms of timing of vehicle movements. However, to minimise inconvenience to the immediate neighbours to the development, during peak times, construction traffic will be prohibited from approaching or leaving the site between 08:00-09:00, 15:00-15:30 & after 17:00 on weekdays to

avoid peak highway usage. The programme is based on a 5-day working week and Saturday deliveries will only be carried out if absolutely necessary.

Construction material and equipment deliveries Vehicles will leave the site in forward gear.

3.04 Construction Timings

In addition to the above construction traffic regarding Deliveries & Removal of waste, the following core working hours are to be strictly kept to;

Monday - Friday: 08:00 - 18:00 hours

Saturday: 08:00 - 13:00 hours

Sundays, Bank and Public Holidays: Not at any time without written approval from the District Council.

3.05 Wheel Washing Facilities

All vehicles leaving the site shall pass through the wheel wash bay area to be formed as shown on drawing 2724-5 beyond the existing site access. The wheel wash bay shall be kept clean and serviceable at all times and shall be provided with water and power suitable for a mobile pressure washer.

Drainage for wheel wash shall be connected to an existing manhole on site. This shall be implemented only for the construction phase. The wheel wash shall contain a trapped drain to prevent silt/dirt from entering the drainage network.

4.00 Implementation

- 4.01** The Site Manager shall liaise on a daily basis with delivery drivers to assess the planned deliveries and vehicle movements set for each working day. If unforeseen factors are likely to affect safety in terms of vehicle movement, then activities shall be re-planned to avoid conflict with delivery vehicles arriving at the site together or at unknown times.
- 4.02** Inclement weather - should weather conditions make entering and exiting the site in a safe manner difficult, then deliveries shall be postponed. This will include periods of intense rainfall or winter conditions of snow and frost.
- 4.03** Keep highway clean - the main carriageway and footways where affected shall be kept clean and free of mud, dust and dirt. Wheel wash facilities shall be provided as per 3.05. Road sweeper to be employed where necessary to maintain and keep public highway clean and free of debris.
- 4.04** Security fencing and gates - fully secure site security fencing and entrance gates shall be provided throughout. The site entrance gates shall be kept shut at all times, except when deliveries or vehicle movements are undertaken. The site entrances shall be clearly marked.
- Site fencing shall be in the form of 2.4m high hoarding (ply faced on timber frame minimum mass 7kg/m²).
- 4.05** Site parking - the parking of vehicles for site operatives, visitors and anyone connected with the development project shall be as described in 3.02 and shown on the plan within section 3.01

5.00 Air Pollution

5.01 Mitigation Measures

The following mitigation measures should be adhered to on this site at all times.

- i. **Site Planning**
 - Erect effective barriers around dusty activities and/or the site boundary.
 - Machinery, Fuel and Chemical storage should not be located close to boundaries and sensitive receptors if possible.
 - No bonfires.
 - Plan site layout - machinery and dust causing activities should be located away from the sensitive receptors.
 - Any fuel or oil storage only in bunded containers.
 - display contact details of contractor and responsible site manager as well as working hours and other site information on the hoarding
- ii. **Construction Traffic**
 - All vehicles should switch off engines - no idling vehicles.
 - Wash or clean all vehicles effectively before leaving the site if close to sensitive receptors as described in section 3.05
 - All loads entering and leaving the site to be covered.
 - No site runoff of water or mud.
 - All non-road mobile machinery (NRMM) to use ultra-low sulphur tax-exempt diesel (ULSD) where available.
 - Haul Routes will consist of existing hard surfaced roadways.
- iii. **Noise Mitigation**
 - Where practicable, noisy activities to be undertaken away from neighbouring properties.
 - Non-percussive tools and plant to be utilised wherever possible
 - site staff to be briefed on their responsibilities to the application of Best Practicable Means to minimise construction noise and vibration (BS 5228 -1:2009 +A1:2014 Code of Practice for noise and vibration control on construction and open sites)
 - All Plant and equipment to be mains powered as opposed to using generators
- iv. **Site Activities**
 - Use water as dust suppressant.
 - Cutting equipment to use water as suppressant or suitable local exhaust ventilation/collection systems.
 - Securely cover skips and minimise drop heights.

Dust Generating Activities and Control Methods Used

Demolition - An approved demolition contractor shall be employed and shall be responsible for ensuring that damping down is used where all demolition works occur.

Any asbestos that is discovered during demolition must be dealt with by a registered contractor and removed according to appropriate regulations and HSE guidance.

Cutting, Grinding and Sawing - Where possible all activities involving these processes shall be conducted off site and/or pre-fabricated material should be brought in. Where materials can only be cut on site, machinery shall have dust collection equipment or shall be damped down using water.

Brick Cutting - This shall be done using a guillotine to keep dust to a minimum or if necessary any cutting equipment shall use water suppression.

Sand/Grit - Using agreed wet process involving water to suppress dust generation.

Planing/Sanding - All machinery to be fitted with dust collection equipment.

Plastering - All machinery to have dust suppression equipment.

Waste Material - Vacuum all waste material once fitting out is complete.

Welding/Soldering - Contractors to follow control measures as set out in HSE guidance notes EH54 and EH55.

Damping Down - The developer will damp down haul routes within and outside of the site. The supply of water shall be via an approved supplier and the water shall be brought to site when required for damping down.

The contractor shall ensure there is a hard surface on haul routes through the site, to ensure dust is kept to a minimum.

Vehicles shall have the use of a vehicle wash down station at the entrance of the site which shall be used when any dust causing activities are used, especially when the weather is dry and dust may pose a problem.

Road sweepers shall be employed to clean the roads outside of the site, when required, weekly while there are dust causing activities.

Where excavation and earthworks are to be used, all dusty activities shall be damped down using water and all temporary earthworks shall be covered if possible.

Drop heights shall be minimised to reduce the fall of materials and resultant dust.

Where cutting, grinding and sawing is to be used, all equipment should use water suppressant or a suitable local exhaust ventilation system. Where materials are to be cut with a power tool without suppression, a second worker can pour water

from a plastic bottle as it is being cut to reduce the amount of dust being produced.

Where skips are to be used, secure covers shall be used when not in use and if required, damping down of surfaces with water shall be used.

6.00 Contractor Responsibilities

A senior member of staff or consultant nominated by the Contractor and designated to supervise the activities on the construction site at all times when the site is operational. The Contractor is responsible for ensuring the CEMP is adhered to and should hold regular meetings with the Client, Sub-Contractors and the Environmental Inspectorate.

The Contractor has ultimate responsibility in the event of non-compliance with the COPC during construction.

The Contractor has the responsibility of establishing and maintaining contact with the Local Council and local residents and keeping them informed of construction matters likely to affect them. This may include regular and frequent distribution of newsletters and attendance at meetings at the request of the Local Council with representatives of local residents' groups. Any agents or Sub-Contractors will be contractually required to comply with the CEMP.

The leaflet will explain the measures that will be taken to minimise any possible inconvenience and nuisance that could arise out of the works and provide contact details for the site management, these contact details shall also be made available and written clearly at the entrance to the site. The leaflet will also confirm the willingness of the site team to respond to any queries associated with the development and the complaints procedure. To reinforce this approach, the Site Manager shall ensure ongoing informal communication with residents. Any complaints received will be handled in accordance with the complaint's procedure explained in the leaflet, Site Manager and escalated if required to the client, fully documented, investigated and responded to appropriately. Any complaints not able to be resolved shall be directed to the LPA to agree a suitable remediation.