

**Wealden House, Lewes Road, Ashurst Wood,
West Sussex**

**Prepared for
Antler Homes**



**by
Stuart Michael Associates Limited**

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1.0 INTRODUCTION

- 1.1 Stuart Michael Associates Limited (SMA) has been appointed by Anter Homes to develop a Construction Management Plan (CMP) to discharge Condition 2 of the planning consent for the demolition of existing buildings and erection of a residential redevelopment scheme comprising 2 x three storey buildings containing 15 apartments together with 35 x three and four bedroom houses, 105 car and garage spaces, associated landscaping and open space, Planning reference: **DM/22/2832**.
- 1.2 A copy of the site master plan is attached as **Appendix A**, whilst **Figure 1.1** illustrates the site location in context to the wider area.
- 1.3 Planning consented has been granted by Mid Sussex District Council (MSDC). As part of the planning consent a number of conditions have been request by MSDC this includes Condition 2:

Condition 2: No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. Thereafter the approved Construction Management Plan shall be implemented and adhered to throughout the construction period. The Construction Management Plan shall provide and give details for:

- a timetable for the commencement, construction, occupation and completion of the development
- the anticipated number, frequency and types of vehicles used during construction
- the method of access and routing of vehicles during construction and directional signage for the purposes of such
- the siting and layout of site compounds and welfare facilities for construction workers
- the provision of parking of vehicles by site operatives and visitors
- the provision for the loading and unloading of plant, materials and removal of waste
- the provision for the storage of plant and materials used in construction of the development
- the design, erection and maintenance of security hoardings and other measures related to site health and safety
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway, including the provision of temporary Traffic Regulation Orders



- a scheme to protect existing neighbouring properties from dust and noise emissions
- a noise management plan, to include consideration of vibration from construction work including the compacting of ground
- measures to deal with surface water run-off from the site during construction
- pollution incident control and site contact details in case of complaints
- a scheme for community liaison and public engagement during construction, including the provision of information to occupiers moving onto the site before the development is complete
- contact details of site operations manager, contracts manager, and any other relevant personnel.

- 1.4 This CMP prepared to provide the required information to address all the points raised in Condition 2 along with demonstrating that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Construction will be undertaken in a manner that secures the health and safety of any person affected by the project.

Development Proposals

- 1.5 The Site is located off the A22 Lewes Road, Ashurst Wood, to the south east of East Grinstead. The site is currently occupied by Wealden House. A site access in the form of a priority junction with right turn lane provision provides access to the site which will be retained to serve the proposed development.
- 1.6 As part of the development a pedestrian refuge island will be provided on Lewes Road, to facilitate pedestrian access to the site.



2.0 CONSTRUCTION METHOD STATEMENT

- 2.1 As stated, this report has been prepared to support the demolition of existing buildings to facilitate the erection of a residential development along with associated infrastructure.
- 2.2 This statement has been developed by SMA and will be adopted by the Main Works Contractor. Any revisions to this plan shall be agreed, approved by the Build Director and recorded. This Statement shall be a live document, which shall be continuously reviewed to take into account additional environmental information encountered during the detailed design and construction phase. It shall allow for the inclusion of any further conditions and amendments that arise from the granting of consents or legitimate concerns of Third Parties.
- 2.3 All personnel and sub-contractors working on the project shall perform their duties in accordance with the requirements of the statement. The Site Team shall report regularly to the Area Build Manager on the status and effectiveness of its implementation.

Site Manager

- 2.4 Contact details of the site manager will be provided at key information points located around the site hoardings. This information points will include 24 hour contact details.

Programme of Construction Works

- 2.5 Pre-commencement works to support the demolition and construction of the site have commenced. However, demolition works for the site will not commence until January 2026. On site piling works are anticipated to commence in May 2026 with construction for the site taking approximately 12 months.
- 2.6 It is anticipated that the following construction measures will be implemented, piling, mobile crane and scaffolding. All construction measures will be set up to ensure minimal disruption to nearby receptors.
- 2.7 Before any work commences on site security provisions such as fencing to protect the general public from areas of work will be installed around all relevant construction areas. All security hoarding will be continually reviewed and maintained to ensure areas under construction are secured as necessary.
- 2.8 Fencing and hoarding will, as far as is reasonably practicable, be located such that it does not damage sensitive habitats, trees or hedgerows.
- 2.9 All construction facilities will be located with land controlled by the applicant. A plan showing the construction measures is attached as **Appendix B**.



Hours of Work

- 2.10 To minimise the impact of the development proposals on nearby receptors no work relating to the construction of the development, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays. Operatives will be allowed to access the site before 08:00 to ensure a prompt start minimising long term impacts.

Site Health and Safety Measures

- 2.11 The following site rules and health and safety measures will be adhered to throughout the construction of the site.
- 2.12 At the entrance to the site, signs will instruct visitors to report to the site office. All security fencing will ensure clear site lines for all modes of access to the site and members of the public traversing near to the site.
- 2.13 No vehicles will be allowed to exit or enter the site in a reverse gear. All deliveries to the site will be overseen by a Banksman or similarly competent individual. Care and consideration must be shown at all times. Failure to do so will result in disciplinary action.
- 2.14 All vehicles must be parked in the designated areas. All fire points will be clearly displayed.
- 2.15 PPE is to be worn at all times (no matter where the operative is working i.e. at height etc.). All accidents or incidents, no matter how small, should be reported to and recorded by the Site Manager.
- 2.16 All operatives will be required to complete an induction before commencing work on site.

Toolbox Talks and Monitoring

- 2.17 All personnel must have a site induction before starting on site, this will include provisions for Toolbox talks (or similar) for all onsite construction site personnel to make personnel aware of all the necessary issues and measures.

Details of Public Engagement

- 2.18 Information boards with out of hours contact details, 24 hour telephone number (for comments/complaints), community information and information on the works programme, will be provided at key locations around the site.



Security Fencing and Boundary Hoarding

- 2.19 The construction and maintenance of fencing and hoardings will be carried out to an acceptable condition to prevent unwanted access to the construction site, to provide screening, and site security where required. This will include the following different types of fencing:
- Painting the side of hoardings facing away from the site, and to keep them free of graffiti or posters;
 - Providing site information boards with out of hours contact details, 24 hour telephone number (for comments/complaints), community information and information on the works programme, at key locations *and*;
 - Displaying notices on site boundaries to warn of hazards on site such as deep excavations, construction access, etc.
- 2.20 Clear sight lines will be maintained around hoardings and fencing with no hidden corners in order to avoid, where reasonably practicable, opportunities for anti-social behaviour and crime and to ensure safety of vehicles. Footways of adequate width to facilitate pedestrian flows will be provided with signs provided to facilitate safe access around the site boundary.
- 2.21 Fencing and hoarding will, as far as is reasonably practicable, be located such that it does not damage sensitive habitats, trees or hedgerows.

Site Access Arrangements

- 2.22 Construction site access will be via the existing estate access road off Lewes Road. All construction staff will be made aware that all construction vehicles are subject to an onsite speed limit of 10mph. Where necessary construction movements will be overseen by a banksman or similarly competent individual.
- 2.23 No construction traffic will be allowed to park or wait on the local highway network.

Construction Traffic Access Route

- 2.24 Construction traffic will be routed via the M25 at Junction 6 of the M25 traffic will head south on the A22. This will allow construction traffic to continue on the A22 to the site.
- 2.25 Upon leaving the site, construction traffic will follow this route in reverse, back to the M25.
- 2.26 This route has been selected to ensure construction vehicles does not pass-through the town centre and have the least impacts to the residential area.



2.27 For local traffic, the following of A roads will be encouraged.

Deliveries and Vehicle Information

2.28 Since there will only be limited space on the site, all deliveries/ waste collection/ plant removal will be subject to a scheduling system. Accordingly, deliveries will be given an allotted time slot and be required to call in 30 minutes before arrival to confirm their ETA. Should an unscheduled delivery arrive, it will be sent on for re-circulation and booked into the next available slot.

2.29 Any materials or plant deliveries will be able to safely unload within the carpark area of the site. Care will be taken during deliveries, particularly if fuels are being handled. All deliveries are to be supervised by a responsible person.

2.30 Where practicable, the Developer will use local companies to provide services such as supplies of materials, road transport, distribution facilities and sub-contract labour and plant.

2.31 Contractors will be encouraged to travel to the site via sustainable means (walking/ cycling/ public transport) as there will be limited car parking facilities on the site and contractors parking on the nearby highway will not be permitted.

Construction Traffic

2.32 The construction traffic associated with the site will consist of two key types of vehicles; cars and HGVs. The number of vehicular movements associated with the construction site varies throughout the day, with a concentration of light goods/car movements between 07:00 and 08:00 and then at the end of the day between 16:00 and 18:00.

2.33 HGV movements are scheduled to typically avoid peak periods (08:00 - 09:00 and 17:00 – 18:00) where possible. This ensures that impacts on the surrounding road network during school and commuter peak periods are minimised. Based upon the current rate of construction (50 occupations, per developer, per calendar year), typically the site generates approximately 100 two-way HGV movements per day. These typically consist of the following:

- Delivery of Aggregates/Building Materials (24-40 per day);
- Delivery of ready mix concrete (8-12 deliveries per week);
- Fuel Deliveries (once per week);
- General Building deliveries and delivery of large Plant & Equipment (6-8 deliveries per day).



2.34 Where practicable, the Developers have used local companies to provide services such as supplies of materials, road transport, distribution facilities and sub-contract labour and plant. This will continue where possible for the rest of the construction period.

2.35 All sub-contractors and supply-chain members will be advised during the induction and subcontracts of the need to adhere to local speed limits and use the dedicated route to and from site.

Loading and unloading of plant materials

2.36 Care will be taken during deliveries, particularly when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person so that storage tank levels are checked before delivery to prevent overfilling and that the product is delivered to the correct tank. Contingency plans are to be agreed and suitable materials available should any incident occur. All employees are to be briefed on the actions that are required in the event of a spillage.

Vehicle wheel washing facilities

2.37 A vehicle wheel washing facility in the form of a jet washer will be located near to the site exit. Vehicles will be obligated to pass through the washing facility to minimise transfer of dust and waste onto the local network.

2.38 The local highway will be regularly inspected. Any muck on the road will be promptly cleared away should the need arise.

Storage

2.39 Materials used in construction operations, such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. All fuel, oil and chemical storage must be sited on an impervious base and secured. Leaking or empty oil drums must be removed from the site immediately and disposed of via a licensed waste disposal contractor. The contents of any tank are to be clearly marked on the tank, and a notice displayed requiring that valves and trigger guns be locked when not in use.

Waste and Recycling

2.40 Clear designated waste and/or recycling areas will be set up within the site. Waste within these skips/ bins will not be allowed to build up and regular waste collection will be scheduled to ensure the site is kept tidy.

2.41 A scheme for recycling the waste that results from the construction works will be implemented. Where possible materials will be re-used across site and the remainder will be separated and recycled.



Security

- 2.42 All valves and trigger guns are to be protected from vandalism and unauthorised interference and turned off and securely locked when not in use. Any tanks or drums are to be stored in a secure container or compound, which is to be kept locked when not in use. Browsers should be stored within site security compounds when not in use.

Measures to Control Dust, Noise and Vibration

- 2.43 A key issue to consider is the creation of dust during construction. To restrict dust, a number of measures will be implemented.
- 2.44 In dry weather, water suppression will be used to dampen down dust and prevent dust from migrating to neighbouring areas. Road sweepers will be deployed as necessary to maintain the road surface.
- 2.45 Unwanted materials will be loaded to a waste skip as soon as practicable, so that a good standard of housekeeping is maintained. A waste station will be set up within the compound location and will be fenced off with Heras and netting.
- 2.46 The potential environmental impacts associated with constructing vehicle movements are to be addressed through the strategy by way of:
- Minimising traffic movements where practicable;
 - Minimising fuel consumption through the use of local materials and sub-contractors;
 - Implementing noise and dust reduction strategies throughout the construction process.

Noise Management

- 2.47 All workers on site will be made aware of the need to keep noise and disruption to a minimum from plant, radios and vehicles. Site managers will ensure this is conveyed as part of the initial site induction and is maintained with good site management. Should any noise levels become unacceptable tool box talks will be used to ensure all site personnel are aware of environmental constraints.
- 2.48 All subcontractors will be responsible for monitoring and implementing prevention methods.
- 2.49 Should noise levels not be sufficiently reduced then noise barriers shall be suggested.

Dust Generation

- 2.50 The production of dust emissions will be minimised and/or controlled in order to reduce the impact on local residents, members of the public, construction personnel and ecological receptors. When making assessments the site management team will



consider the Control of Pollution Act 1974, Planning Policy Guidance, The Local Planning Authority Environmental Health section Construction Site Guidelines, 2006, and the requirement of the Control of Substances Hazardous to Health (COSHH).

2.51 The following activities have been identified to have the potential for dust generation:

- Vehicle Movements – Wheel wash and Road Sweepers will be used when necessary. All loads entering and leaving the site to be covered.
- Material Cutting – Water will be used as a suppressant where material has the potential to be 'wind whipped'.

2.52 All subcontractors will be responsible for ensuring method statements include these prevention methods.

2.53 The following site management and monitoring measures will be implemented throughout the construction of the site:

- Record all dust and air quality complaints, identify causes, take appropriate measures to reduce emissions in a timely manner, and record the measures taken. 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;
- Increase the frequency of inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions;
- Hoses that will be able to reach all areas of dust creation prior to works commencing will be provided;
- Keep site fencing, barriers and scaffolding clean using wet methods;
- Use of low emission plant fitted with catalysts, diesel particulate filters or similar devices;
- Plant shall be well maintained, with routine servicing of plant and non-road mobile machinery (NRMM) to be completed in accordance with the manufacturers' recommendations;
- Plant and vehicles to be located away from the closest receptor or house in closed environments wherever possible;



- Damp down site during working day and again at the end of the day to reduce the amount of re-suspended dust;
- Use enclosed chutes, conveyors and covered skips, where practicable;
- Ensuring that all plant equipped with dust suppression equipment is checked on first use at site, to ensure that this equipment is functional and is being used;
- Avoidance of diesel or petrol powered generators using mains electricity or battery powered equipment wherever possible;
- Use of water sprays or poured water to suppress dust during cutting, angle grinding or other dust-generating activities;
- Store materials with dust producing potential away from site boundaries and sheet, seal or damp down stockpiles of excavated materials held on site;
- For smaller supplies of fine power materials ensure bags are sealed after use and stored appropriately to prevent dust;
- Ban the disposal of waste material by burning on site;
- Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust);
- Provision of jet-washing facilities at the site exit where vehicles leave site onto public roads;
- Cleaning of construction routes as necessary *and*;
- Covering of all loads entering or leaving site.

Lighting on site during construction

- 2.54 During winter months, contractor task lights will be used to maintain work production. This will not have any adverse impacts on existing residential properties. For each phase/area, significant impacts will be identified and the contractor will develop and implement lighting strategy to reduce and prevent unnecessary disturbance.

Measures to ensure no on-site fires during construction

- 2.55 There will be no fire or burning of materials on the site. The project manager and construction liaison officer will ensure that all staff and contractors will be made aware and adhere to this.



- 2.56 The site and associated welfare facilities will have in place appropriate plans and management controls to prevent fires.

Pest Control Measures

- 2.57 Pest control on the site will be monitored by the site manager and, if necessary, in the event of any matters arising specialist contractors will be used.
- 2.58 Any on-site food waste will be disposed of in designated bins that will be emptied at the end of each day, to ensure that no food waste is left on site overnight. In addition all construction staff will be made aware that no food is to be stored on site overnight.
- 2.59 Waste is to be regularly removed from the site and not allowed to build up. Due to the separation of waste streams in the skip system general site waste should not be contaminated with food waste and therefore pests will not be attracted to these skips.

Surface Run-off Control Measures

- 2.60 During construction, effective measures to manage surface water run-off are essential to prevent flooding, erosion, and pollution. A combination of temporary controls will be implemented, these could include as necessary installing silt fences, sediment traps, and bunds to capture and filter run-off before it leaves the site.
- 2.61 Stockpiles of soil should be covered or vegetated to reduce erosion, and haul roads and exposed surfaces will be regularly compacted or stabilised to minimise sediment loss. In addition, regular monitoring and maintenance of these measures is critical to ensure they remain effective throughout the construction phase, particularly after heavy rainfall.



3.0 SUMMARY AND CONCLUSION

- 3.1 This Construction Management Plan (CMP) has been prepared by Stuart Michael Associates Limited (SMA), on behalf of Antler Homes to discharge Condition 2 of the planning consent for the demolition of existing buildings and erection of a residential redevelopment scheme, at land at Wealden House, Lewes Road, Ashurst Wood, West Sussex (Planning reference: DM/22/2832).
- 3.2 Mid Sussex District Council (MSDC) has granted full planning consent for the demolition of existing buildings and erection of a residential redevelopment scheme comprising 2 x three storey buildings containing 15 apartments together with 35 x three- and four-bedroom houses, 105 car and garage spaces, associated landscaping and open space. **Appendix A** includes a copy of the site masterplan.
- 3.3 This CMP will be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
- 3.4 This CMP summarises the proposed safe coordinated systems of work construction methods, protection of the environment, habitat and biodiversity.
- 3.5 The CMP has been prepared to demonstrate that the Developer and or their Agents are aware of their roles, duties and responsibilities with respect to the Construction (Design Management) Regulation 2015 and in particular Part 3 Regulation 8 General duties. Construction will be undertaken in a manner that secures the health and safety of any person affected by the project.
- 3.6 In view of the above it is considered that this CMP and the ongoing monitoring and management of the construction process satisfies the requirements of the planning condition.
- 3.7 It is acknowledged that variations to the CMP may be necessary as development progresses, and the phasing programme may change as a result. It is proposed that this would be addressed through an 'Open Book' approach. In this event, updated information/ plans and drawings would be provided to Local Planning Authority for their consideration and approval.

FIGURES

APPENDIX A



Proposed Refuge Island
(refer to Motion's
drawing 1911051-
SK01A for more details)

Existing
Access

North Lodge

Lewes Road

Block 1
1 - 6
3 storey

Open
Space

Block 2
38 - 46
3 storey

Carlton
House

Ashbourne
House

15m Ancient Woodland Buffer

15m Ancient Woodland Buffer

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CLIENT
Ashgrove Homes
Limited

PROJECT
Wealden House/Former
EDF Office, Lewes Road,
Ashurst Wood, West
Sussex

TITLE
Proposed Site Plan

DRAWING NUMBER
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REV
A

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