

Construction Method Statement (CMS) 2026

For
2 Keymer Road, Hassocks, BN6 8HA.

Sept 2026

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LIST OF ABBREVIATIONS

Abbreviation Full Name

BPM	Best Practicable Means
DC	District Council
CMS	Construction Method Statement
COSHH	Control of Substances Hazardous to Health
DEFRA	Department for Environment, Food and Rural Affairs
EA	Environmental Agency
EIA	Environmental Impact Assessment
EMS	Environmental Management System
ES	Environmental Statement
HA	Highways Agency
HGV	Heavy Goods Vehicle
HSE	Health and Safety Executive
LA	Local Authority
LPA	Local Planning Authority
QMS	Quality Management System
SuDS	Sustainable Drainage Systems
SWMP	Site Waste Management Plan
RAM	Risk Assessment Management
VER	Valued Ecological Receptor
WRAP	Waste Resource Action Programme

1. PURPOSE

Introduction

Preparation of the Construction Method Statement for the proposed new build at 2 Keymer Road, Hassocks.

The environmental management of the works will be delivered through the development of this CMS. This CMS describes how construction activities will be undertaken and managed in accordance with environmental commitments and requirements identified within the, planning conditions, contractual and legislative requirements, and construction industry best practice.

The contractor will be responsible for safeguarding and for mitigating the effects of the works by implementing the general environmental requirements of this version of the CMS.

Project Description

The Project comprises of the construction of new bungalow dwellinghouse in the rear garden of no.2 Keymer Road, Hassocks. Works to include removal of existing detached garage to no.2 Keymer Road, new garden boundaries, and creation of new pedestrian access path.

CMS Content

This CMS includes a number of tools which provide the Contractor with details on environmental protection. The CMS also contains comprehensive Management Plans which detail the measures required to reduce the potential for impacts and will provide control procedures to all staff on dealing with environmental issues during the works.

The CMS will be critical to the successful management of construction environmental issues during the works. All site activities must be undertaken in compliance with the CMS.

The Contractor will be responsible for safeguarding the environment and for mitigating the effects of the scheme and its construction throughout the works in line with the Contract's requirements.

This CMS will be a live working document, subject to constant updating and is incorporated into the Contractor's Quality Management System (QMS) and/or Environmental Management System (EMS).

During the works, the CMS will be updated on a regular basis. Each section is reviewed and updated as necessary, and an electronic version of the updated CMS circulated to the Project Manager/Supervisor.

A register of consents, undertakings, and assurances, including a suggested list of specific environmental licences, consents and applicable permits is detailed in this document, which will be further updated by the Contractor.

The emergency contact details for the works will be clearly displayed at the site where the public can see them. This CMS has been prepared with reference to the ES and Code of Construction Practice (CoCP). Included within this draft CMS, are detailed statements for the methods and controls proposed to be employed to satisfy the general requirement to safeguard the environment and mitigate any adverse effects of the works.

The CMS includes monitoring and reporting procedures and method statements for the works.

All documentation in relation to the environmental management of the works will be maintained by the Contractor and made available to the Project Manager/Supervisor.

The performance of the Contractor's CMS in meeting environmental objectives and targets and in achieving effective environmental management will be subject to ongoing review by the Project Manager/Supervisor.

Emergencies

In the event of an accidental release of hazardous materials, information regarding those materials, spill containment materials and spill response equipment will be clearly stated on site and submitted to the Project Manager/Supervisor before the start of the works. A procedure for a general response will be included in the Health and Safety Plan; stating the chain of command and standby operatives, and clearly advised to all staff.

A list of all nearby residential properties, downstream abstractors and other sensitive receptors that could be affected by an environmental incident will be compiled and maintained by the Contractor.

The site community must be informed about the environmental incident at the time if felt necessary by the Contractor.

Environmental incidents shall be recorded by the Contractor including.

- Nature of spill/leak/incident.
- Time/date.
- Exact location.
- Type of material released.
- Approximate volume released.
- Actions taken to prevent contamination.
- Individuals reported to; and
- Lessons learnt.

Lessons learnt will be fed back to site staff through safety and environment briefings and used by the Environmental Manager/Co-ordinator to amend procedures and update the CMS accordingly.

Emergency procedure will be tested monthly by the Environmental Manager/Coordinator and results reported to the Project Manager/Supervisor. Examples of procedures would include:

- The names and 24-hour contact details of all emergency response personnel and emergency services.
- The procedures for reporting and documenting an emergency incident.
- Personnel responsibilities during an emergency incident; and
- The location of on-site information on hazardous materials and spill containment materials.

Monitoring and Auditing

It is essential that regular inspections of the site occur to ensure compliance with the CMS, and to minimise the risk of damage to the environment. All environmental incidents are to be reported to the Project Manager.

The Contractor will undertake monthly inspections and complete an assessment of the works' environmental performance measured against environmental standards, relevant legislation, and the CMS objectives. The Environmental Manager/Co-ordinator will produce a monthly report detailing all findings.

Internal and external environmental auditing and inspections will be complied with. Internal audits will be undertaken by the Contractor on a fortnightly basis and recorded.

The Contractor will be responsible for investigating and addressing any non-conformances raised by the audit within an agreed time frame and ensuring that corrective and preventative actions have been fully closed out.

Communication

The Contractor is required to manage the environmental impacts of all suppliers/ subcontractors that provide services in relation to the works.

The supplier's subcontractors working with/for the Contractor will be managed, monitored, and reported through the application of Method Statements.

The Contractor will cooperate fully with arrangements for auditing suppliers'/ subcontractors' safety and environmental procedures.

2. ENVIRONMENTAL TOPIC ISSUES AND SITE CONTROL MEASURES

Air Quality

The proposed site has the potential to affect air quality as a result of emissions during construction (dust from construction activities; and exhaust emissions from plant, and on and off-site construction vehicle movements).

Dust

Currently there is no UK statutory standard or limit appropriate for the assessment of deposited dust or resulting nuisance impacts. However, reference is often made to an annual deposition of 200 mg/m²/day as a value for the threshold to serious nuisance. Levels of acceptability can relate to the percentage increase in the background deposition rate, which itself can vary substantially. For deposited dust, the UK National Survey of Air Quality produced the mean levels of Deposited Dust

Mitigation

Appropriate dust mitigation measures for the works include:

Site Management

- Records of any dust and air quality complaints will be kept, including likely causes and mitigation measures to reduce impacts if appropriate.
- Daily on-site and off-site visual inspections will be undertaken and recorded.
- Inspections will be increased in frequency during periods of high activity or prolonged dry, windy weather; and
- All site perimeter, fences etc will be kept clean.
- Water Suppression will be used on all masonry cutting and dust extraction for all other materials.

Site Planning

- Consideration will be taken of weather conditions, dust generating potential of material to be excavated prior to commencement of works.
- Plan site layout to maximise distance from plant/stockpiles etc to sensitive receptors.
- If work within 20m of residential properties cannot be avoided, erect solid screens at least as high as stockpiles; and
- Dusty materials will be removed from site as soon as possible.

Control of Dust

Site specific / activity RAMS (Risk Assessments / Method Statements) will be sought from every subcontractor and approved by the Site Manager before any works can commence. The control of dust will form part of the RAMS and will need to satisfy the guidance CIS36 from the HSE.

The RAMS will be read / understood and adhered to by all operatives carrying out the works. Regular review of the methods and activities will be carried out to ensure that any minor changes are captured on the RAMS.

When working with potentially dusty operations, the RAMS must:

- Assess the risks
- Control the risks
- Review the controls

When working externally during the dry months this can often give rise to increased levels of dust especially with moving traffic and machines on the site. These activities will all be covered in detail within the approved RAMS to ensure that dust suppression is implemented.

Correct and adequate RPE will be worn by operatives following the mandatory face fit test, to ensure that each piece of RPE is fitting correctly and therefore adequate.

Noise

Sub-contractors will be required to ensure that provisions made under the noise regulations are complied with and that suitable noise assessments are conducted by competent persons. Adequate records of assessments and hearing protection measures deemed necessary are to be maintained on site. Site / activity specific RAMS will be sought for all works, these are to include protection from noisy operations.

3. ECOLOGY AND BIODIVERSITY

Basic Requirements

There is not known to be any protected habitats in the development site

Possible impacts arising from construction activities of the proposed scheme are:

- Habitat loss.
- Habitat fragmentation.
- Disturbance from visual, noise, dust and lighting impacts.
- Increased mortality for the species present during site clearance and construction; and
- Pollution, principally in the form of increased dust and lighting, or possibly by the incidental release of chemicals, fuels or waste materials.

The associated impacts will not be significant for any protected sites' VERs (no protected sites in close proximity to the site)

Mitigation

The following mitigation are to be provided to minimise the unavoidable effects of the construction phase:

- Good practice construction methods (as indicated in Environment Agency's Pollution Prevention Guidelines) which provide advice on methods of avoiding pollution and disturbance of nearby valued habitats.
- Design and delivery of the CMS that incorporates ecological protections for all sensitive ecological features.
- Avoidance of artificial lighting spill onto the hedges during the construction phase.
- Avoidance during site preparation of any areas where nesting birds are found, during the bird nesting season.

In accordance with the hierarchy of mitigation proposed above, the Contractor(s) will implement the following measures, shown below.

4. HAZARDOUS MATERIALS AND WASTE

General

Any hazardous materials used, will be stored, and transported in a safe manner. All personnel and contractors involved with hazardous materials handling shall be made aware of the associated environmental hazards and risks and shall be appropriately trained in routine activities and emergency actions.

An up-to-date list of the hazardous materials on site will be prepared, specifying their location. The Environmental Manager will regularly review this.

All hazardous materials will be kept in adequate conditions of containment, within controlled areas and securely protected from contact by non-authorised personnel, including trespassers and vandals. The quantities of hazardous material stored at any one time shall be minimised.

COSHH assessments shall be held on site for all hazardous materials. These give advice on the type of storage needed for the chemicals, i.e. bunded areas, and storage of flammable products in locked cupboards.

All hazardous materials shall be used in line with manufacturers' instructions. The correct quantity of chemicals shall be used and, where possible, less hazardous alternatives considered. All hazardous materials shall be used and stored within drip trays to prevent contamination. Drip trays underneath mobile plant, such as generators, shall also be used.

Before any existing tanks or pipework are removed or perforated, particularly during demolition works, all contents and residues for disposal to a licensed waste disposal contractor shall be identified. Pipes that may contain significant quantities of oil or chemicals shall be capped, or valves closed to prevent spillage.

Any disposal of product or empty product containers shall be in accordance with waste management legislation and related COSHH sheets.

Site drainage maps shall be prepared identifying drainage collection and outfall location.

Site Waste Management Plan

The Principal Contractor(s) will be the responsible for preparing and implementing the detailed SWMP. The SWMP will set out the methods and procedures for managing all wastes and will be designed in line with the waste hierarchy (re-use; recycle and compost; energy recovery; landfill).

The SWMP will:

- Define responsibility for waste management (to a named individual).
- Provide a preliminary estimation of waste types and quantities.
- Identify waste minimisation measures.
- Propose reuse, recycling, and disposal options for all wastes, including excavated hazardous wastes if identified.
- Propose health and safety and handling measures for any asbestos containing materials (ACMs) identified during earthworks.
- Identify means by which any excavated contaminated soils associated with the earthworks and construction phase can be remediated so that the material can be re-used or recycled.
- Provide clear guidance on the sampling and analysis of soils and aggregates resulting from excavations and earthworks to categorise them (to include Waste Acceptance Criteria testing when classed as hazardous);
- Provide clear information on site waste management (including details of waste sampling, testing and treatment);
- Identify what materials are to be segregated on site for reuse or recycling.
- Define suitable locations for the storage and stockpiling of various waste streams and the on- site and off-site management and treatment of these.
- Identify potential off-site waste management facilities for each waste type including transport distances; and
- Facilitate the collection of data and retention of all waste related documentation.

5. LANDSCAPE AND VISUAL

Basic Requirements

For acceptance, three weeks before the first access date.

Background

Potential impacts predicted to arise during the construction phase are:

- Site clearance, demolition and removal of vegetation to accommodate the temporary construction area
- General construction activities including movement of construction machinery and large-scale construction equipment; soil stripping; cutting excavations; presence of construction workers; presence of site compounds; material stockpiles; presence of hoardings and protective fencing; presence of temporary lighting and signage; installation of lighting; and planting; and
- Vehicles moving materials to and from the site.

Mitigation

Proposed mitigation measures are:

- Use of hoardings should be considered to provide screening from any residences in proximity.
- Materials and plant should be stored in less visually intrusive areas of the site.
- Any temporary lighting used should be targeted away from sensitive receptors; and public roads should be kept clean.

6. NOISE AND VIBRATION

Basic Requirements

The Contractor shall incorporate these draft Noise & Vibration Management Plan requirements into the works, update and submit his developed Noise & Vibration Management Plan as part of the developed CMS to the Project Manager.

Mitigation

To keep noise impacts from the construction phase to a minimum, the following mitigation measures will be adopted during construction.

Core site working hours would be Monday to Friday 08:00 to 17:00 hours.

All vehicles and mechanical plant used for construction of the works would be fitted with effective exhaust silencers and regularly maintained.

Inherently quiet plant would be used where appropriate. All major compressors would be sound-reduced models fitted with properly lined and sealed acoustic covers which would be kept closed whenever the machines are in use, and all ancillary pneumatic percussive tools would be fitted with mufflers or silencers of the type recommended by their manufacturers.

All ancillary plant such as generators, compressors and pumps would be positioned to cause minimum noise disturbance. If necessary, acoustic barriers or enclosures would be provided; and

The contractor would adhere to the codes of practice for construction working and piling given in British Standard BS 5228:2009 and the guidance given therein minimising noise emissions from the site.

General Noise Management Requirements

The Principal Contractor(s) shall prepare a Noise and Vibration Management Plan to adhere to best practice and mitigation measures on site that would adhere to the codes of practice for construction working and piling given in British Standard BS 5228:1992 and the guidance given therein minimising noise emissions from the site.

The Contractor(s) would adhere to the codes of practice for construction working and piling given in British Standard BS 5228:1992 and the guidance given therein minimising noise emissions from the site.

Best practicable means (BPM) will be used during the construction of the proposed scheme to minimise levels of construction noise and vibration. This will include the use of temporary noise barriers and acoustic enclosures, together with silenced plant and equipment that is maintained and in good working order.

Vehicles and Plant

All vehicles and mechanical plant used for the purpose of the proposed works shall be fitted with effective exhaust silencers and shall be maintained in good and efficient working order.

Lorries will not be able to access the site, we are proposing smaller vehicle deliveries or ferrying of materials along the church lane to avoid any issues. This will assist in the minimisation of noise from reversing alarms. In that event, movement shall be properly controlled by a responsible person(s) or banksman observing the rear of the vehicle.

All compressors shall be “sound reduced” models fitted with properly lined and sealed acoustic covers which shall be kept closed whenever the machines are in use, and all pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufacturers.

All machines in intermittent use shall be shut down in the intervening periods between the proposed Works or throttled down to a minimum. Noise emitting equipment which is required to run continuously shall be housed in a suitable acoustic enclosure (see BS 5228 Part 1, Figures B.1, B.2 and B.3).

Items of plant shall be maintained in good working condition so that extraneous noises from mechanical vibration, creaking and squeaking are reduced to a minimum.

As far as practicable, demolition shall be carried out using equipment that breaks concrete by bending in preference to percussive methods.

Any pile driving shall be carried out by plant equipped with a noise reducing system or by silent driving systems.

Industry Best Practice

BS 5228 provides details on industry best practice for the control of noise and vibration during various construction activities.

Monitoring

Subjective noise and vibration monitoring will be undertaken as part of the weekly site surveys. More detailed monitoring will be undertaken should it be considered necessary.

7. SITE ARRANGEMENTS – Read in conjunction with Site plan attached -SC-001

The following requirements applicable for effective arrangements on site.

A Construction Activities Management Plan, and Health & Safety Plan prepared by the Principal Contractor(s) will detail these measures to be implemented on site.

Fencing and Hoarding

All site work will be sufficiently and adequately fenced off from members of the public and to prevent any animals from straying on to the work sites. Such fencing/hoarding shall be constructed to the reasonable satisfaction of the Project Team but shall provide satisfactory security features and lighting as well as a particular appearance or acoustic rating as needed.

The height shall be increased where necessary to protect buildings from noise and where local terrain or structures would allow the fence to be scaled by potential intruders.

Gates in the fencing or hoarding shall, as far as is practicable, be positioned and constructed to minimise the noise transmitted to nearby noise sensitive buildings from the site direct or from plant entering or leaving the site.

The site perimeter fencing will therefore be a combination of painted and branded timber hoardings to the front with heras fencing to the rear.

This site perimeter and entrance arrangements will be maintained throughout the whole duration of the works.

The site welfare facilities will be formed of a site canteen / drying room and a WC block. The final sizes and details of the cabins to be installed to be confirmed. These will be connected to mains power and water and will provide adequate facilities that comply with current CDM regulations.

Site office and store will also be implemented and will be connected to the power for the duration of its use.

Safety and directional signage will be installed to clearly detail the location of all these facilities and walkways / segregation will also be in place to enable the safe passage of movement around these areas. All workers and visitors will be required to report to the site managers office, sign in and have an induction before entering the main works areas.

To assist in the security of the site heras fencing will be used and erected around the site working perimeters and designated site compound which will be secure and locked each day using proprietary heras clips and spanner (or a lockable Heras rolling gate to be decided). The heras fencing will be checked and maintained throughout the course of the works to aid the prevention of unwanted trespassing onto the site.

A robust gate will erected at the opening / entrance of the main driveway and will be locked with a hasp and staple to assist in deterring unwanted potential trespassers from entering the site whilst the site is closed at evenings and weekends. The gate will be regularly checked and maintained / repairs as necessary to ensure function during the course of the works.

Equipment and tools and higher value materials will be stored in the lockable storage container, which will be located within the heras enclosed storage area. Operatives will also be asked to leave minimal tools and equipment on site to assist in reducing this risk further.

We will also ensure that deliveries are managed with a 'just in time' approach and at volumes sensible for the level of productivity on site to avoid stockpiling of materials on site to reduce the level of interest of the site to potential trespassers.

In the event that trespassers do make it onto the site, every effort will be made to ensure that there are handrails at leading edges and that the site has adequate and clear safety signage to make people aware of the risks that the site presents. This will be particularly important during the early stages while exposed foundation footings and roofing is under construction, and whilst there is a greater risk of falls from height.

Note

Any spoil heaps are to be kept lower than the highest point of Boundary Fencing.

Site Lighting

To enable safe working for operatives, staff, and visitors on site, in particular during the winter months where daylight hours are reduced, we will be implementing the following

- Internal background lighting – LED ceiling mounted units as below final layouts / strategy to be decided and agreed with subcontractors:
- External Lighting – A small amount of external down lighting similar to below may be implemented around the site office / walkway and car park to enable safe passage around the site. It will be kept to a suitable minimum but sufficient to enable visibility for safety.



Lighting to site boundaries adjacent to public highways, footways, cycle ways or Rights of Way shall be provided with illuminations sufficient for the safety of the passing public, including mobility impaired people. In particular, precautions shall be taken to avoid shadows cast by the site hoarding on surrounding footpaths and roads.

Site lighting shall be kept to a minimum brightness for adequate security and safety. Construction buildings, equipment and lighting shall be sited so as to minimise visual intrusion and light spillage at nearby residential properties, consistent with the efficient operation of each work site.

Security

A common cause of pollution from construction sites is through vandalism. Therefore, the proposed scheme site shall be adequately protected from intruders, and plant and equipment shall be locked and immobilised overnight. Site gates shall be closed and locked to prevent trespassing and vandalism when there is no site activity. Any alarms shall meet health and safety requirements and the requirements of the Code of Practice on Noise from Audible Intruder Alarms, 1982.

Materials Storage and Movement

Material and plant will be stored within the site boundary and compound areas. We will also allocate areas within the site demise for subcontractors, so they have a secure area to store their materials, ensuring general workspaces are kept clear. Clear signage will be used to direct all traffic movement safely around the site.

Vertical movement will be managed using a forklift and appropriately placed loading bays around the building. Mobile cranes will be used to load out and position the steel frame and glulam materials for the building as required. These will be undertaken as planned mobile crane visits, with the cranes sized to suit the weight and location of materials to be lifted.

Where spoil arising from the excavations is to be retained on site this will be managed using 360 excavators and dumpers to safely move and stockpile the materials on the site for later reuse as part of the external works scheme. This will mean far less site traffic is required to manage this process where muck away vehicles will be kept to a minimum.

Fuel / Chemical Storage

Where fuel and / or chemicals are to be stored on site to operate plant and machines these will be done so either within bunded tanks or within designated paved areas to ensure fuels are neatly stored and not at risk of tipping over. Such areas will have adequate signage to make site operatives and visitors aware of the presence such fuels or chemicals.

Housekeeping

A 'good housekeeping' policy will be always followed. This shall include, but not necessarily be limited to, the following requirements:

- Smoking areas will be provided at suitable locations at ground level as far as practicable.
- Open fires are always prohibited.

- Rubbish will be removed at frequent intervals and at least daily, and the site kept clean and tidy.
- Adequate toilet facilities will be provided for all staff. Toilet facilities will be kept clean.
- Food waste will be contained and removed at least daily.
- The wheel washing facilities area will be brushed clean at frequent intervals; and
- Hoardings will be frequently inspected, repaired, and re-painted as necessary.

This site perimeter and entrance arrangements will be maintained throughout the whole duration of the works.

Waste Removal

Demolition waste will be removed by a licensed demolition contractor, which will be segregated on site and removed using appropriate skips and lorries. Waste identified to be retained on site will be segregated and stored in safe locations (final positions to be agreed) for later reuse within the construction of the new works.

Skips will be stored within the designated compound areas as indicated on the site logistics plan. Every care will be made at ordering and installation stage to limit the amount of waste and surplus materials arising to keep waste leaving the site to a minimum. This helps us maintain a tidy site and will reduce the amount of delivery and skip lorries across the duration of the project.

Due to limited site access widths 6 or 8 yard skips will be utilised for the removal of general waste, if practical larger skips will be used to limit the amount of vehicles required to clear waste from the site.

Most of the spoil arising from excavations is due to be retained and reused onsite. If spoil is removed from site, it will be removed using muck away lorries via the main access road detailed on the site layout plan. These vehicle movements will be managed by our banksman in conjunction with the subcontractors personal and due to the amount of spoil intended to leave the site is likely to be minimal.

We will use waste transfer contractors who have their own segregating facilities off site. This enables us to achieve our site waste management and environmental targets and will reduce the number of skips (and associated vehicles) required on site.

8. TRAFFIC AND TRANSPORT

Basic Requirements

The Contractor shall incorporate these draft traffic and transport requirements into the works, update and submit his developed Construction Traffic Management Plan as part of the developed CMS to the Project Manager/Supervisor, for acceptance, three weeks before the first access date.

Background

The traffic arising from the proposed scheme will have some affect the local area on a daily basis. However, the impacts of the construction traffic generated by the scheme during the peak hours when the highway network is at its busiest, are not of sufficient magnitude to be considered a material impact.

Receptors that may be affected by the traffic and transport impacts include:

- Road users – including vehicle operators and occupants.
- Public Transport users; and
- Vulnerable road users – including pedestrians and cyclists.

Mitigation

The following measures should be implanted by the Principal Contractor(s):

- Haulage routes should be chosen to minimise disruption to traffic along both trunk and local roads.
- All loading and unloading of vehicles shall take place off the public highway wherever this is practicable.
- Vehicles arriving or leaving the site shall do so during the normal working hours unless otherwise agreed with the Local Highways Authority. Access and egress points shall be as agreed with the Local Highways Authority and local Police.
- All reasonable measures shall be taken to ensure that delivery vehicles are unloaded and materials take to site in a timely manner
- Construction vehicles will be expected to off load tools and Plant and park in areas that will not affect or cause nuisance to the neighbourhood. All parking shall be limited to non-peak hour periods where practicable, to reduce disruption on the local highway network.

Construction Traffic

To ensure that disruption is kept to a minimum and to ensure the safe operation of the site we set out below our key considerations to the deliveries / collections.

- Access must be maintained for the fire exit points to the existing adjacent buildings during construction.
- A banksman will be available to manage all deliveries to ensure the safe ingress and egress of materials / delivery vehicles
- Smaller vehicles are to be used and larger deliveries split into smaller loads to avoid disruption to the access roads and to enable entry into the site.
- Larger deliveries are to be carefully planned / scheduled and communicated to residents that may be affected.
- The design has been carried out to minimise waste and reduce the number of deliveries required on the project, hence reducing traffic movement.
- Car sharing is to be promoted to minimise vehicle movement and reduce carbon emissions
- Utilising public transport is also promoted however due to the location of the site this may not be practical.

We will operate a 'just in time' delivery procedure and all deliveries are planned and booked in advance. By booking deliveries in advance, it gives our site team the opportunity to cancel or prioritise deliveries should the schedule look too busy. Our aim is to keep local highways free of congestion where possible.

There will always be occasion where an unannounced delivery arrives, often on a smaller courier type basis – these will be accepted if appropriate or turned away to enforce procedural compliance. Our delivery protocol will be explained at every pre-start meeting and reinforced during the construction period at site inductions and periodic toolbox talks.

There will be certain periods where an increased period of site deliveries / traffic will be experienced. Examples of this are during muck away, concrete pours, steelwork erection. These periods will be highlighted to effected neighbours through letter drop and by local signage being displayed and scheduled at least seven days in advance.

The large Plant that is used is –

- 3 Tonne mini digging machine
- Small tipper Dumper machine
- 90ltr Electric Cement Mixer

All other items of plant will be small. electric and non-disruptive to Neighbouring properties.

- Loads entering and leaving the site with dust generating potential will be covered and wheel washing facilities made available.
- No idling of vehicles.
- Vehicles to comply with site speed limits (5mph)
- No vehicles on the site of the house/garden;
- Water assisted sweeping of local roads to be undertaken if material tracked out of site; and
- Install hard surfacing as soon as practicable on site and ensure that they are maintained in good condition.

Site Activities

The Contractor will-

- Minimise dust generating activities, particularly near residential receptors during prolonged dry, dusty weather unless damping / other suppressants are used.
- Ensure an adequate water supply to site and use water as dust suppressant where applicable.
- Ensure any site machinery is well maintained and in full working order and records kept
- Always ensure equipment available for cleaning spills etc available; and
- Sand and aggregates are to be stored away from sensitive receptors and screened/shielded. Similarly concrete batching will take place away from receptors.

Contractor Parking / Access Road

Due to the nature and location of the site there is not sufficient space within the site curtilage to facilitate site parking for contractor, subcontractor, and visitors on the site. To limit the volume of traffic into the site subcontractors will be requested to vehicle share where possible.

9. WATER ENVIRONMENT

Basic Requirements

The Contractor will incorporate these draft Water Management Plan requirements into the works, update and submit his developed Water Management Plan as part of the developed CMS to the Project Manager/ Supervisor, for acceptance, three weeks before the first access date.

Background

Construction activities may result in both direct and indirect impacts on the water quality, flooding, drainage, and the hydrogeology of the site. There are no surface watercourses on the site

The use of water for dust suppression may also increase runoff quantities during construction and any excavation of potentially contaminated soil could have an impact on both surface and groundwater quality.

Most pollution incidents are avoidable. Careful planning of operations, responsible waste management and suitable anti-pollution measures reduce the risk of spillage, along with simple precautions to deal with any potential spillages. The costs of cleaning up a pollution incident can be very high, and the consequences of a prosecution for environmental offences serious.

Mitigation

The works shall be undertaken in accordance with the Environment Agency's (EA) Pollution Prevention Guidelines and in particular the National Planning Policy Framework.

Mitigation measures during construction comprise measures to prevent runoff carrying sedimentation or construction materials into ditches (and potentially local watercourses) via the use of bunds and interceptors where necessary. Surface water shall be prevented from entering excavations, e.g., by the use of cut off ditches. Temporary site compounds where located at/near to any potential sources of contamination shall be provided with anti-pollution measures such as bunded trays for standing pumps and chemical storage containers.

Construction vehicles shall be maintained to reduce the risk of hydrocarbon contamination (defined for the CMS as petrol, diesel, and oils). Other construction materials will be managed in such a way as to effectively minimise the risk posed to the aquatic environment.

Nothing will be permitted to enter the surface water drains which could cause pollution, including silty water.

No foul drainage or contaminated surface water run-off (including any silty water) will be discharged into any borehole, well, spring, soak away or watercourse (including dry ditches having a connection with a watercourse).

Any water that has meets contaminated materials shall be disposed of in accordance with the Water Resources Act 1991 and the Water Industry Act 1991 (if disposed to public sewer) to the satisfaction of the EA sewerage provider and local authority as applicable.

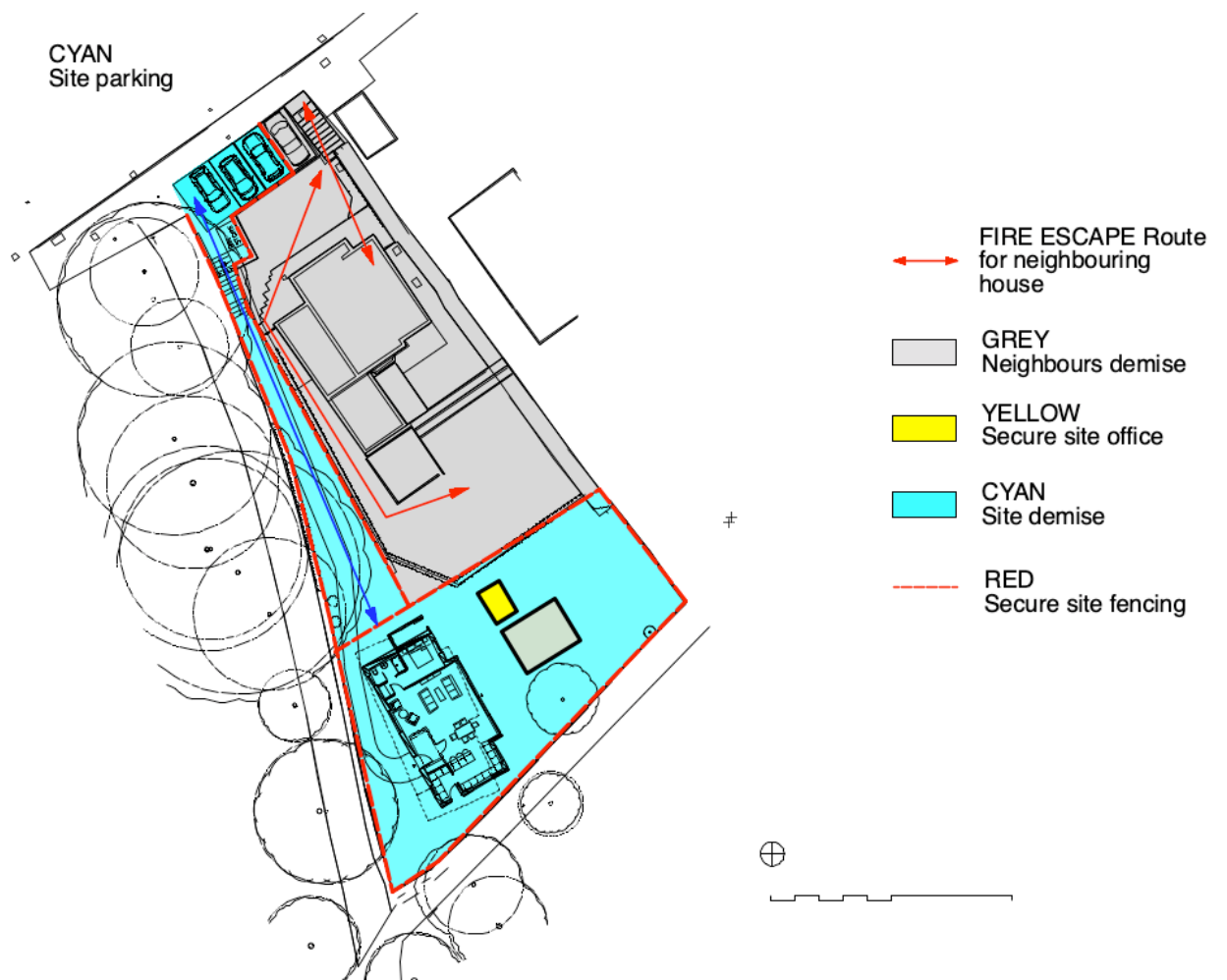
Good housekeeping shall be practiced including:

- Carrying out regular inspections of discharges, drainage systems, collection ditches, swales, interceptors and ditches to ensure that they are in good order;

- Where possible, the installation of SUDS at the beginning of the project to assist in dealing with the construction site run-off.
- Providing and maintaining spill clean-up kits on site at all times and training staff in their use; and
- Stabilising surfaces and/or re-vegetating as soon as possible.
- Run-off from earthworks, excavation and digging activities shall be appropriately managed.

10.0 Public Engagement

We will be introducing ourselves to all the neighbouring properties. It is our intention to build up a good relationship and ongoing communication with all neighbouring residents and landowners, and we will invite them to come to us with any concerns no matter how small they are so that we can address them.



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