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Construction Environmental Management Plan

Ecclesden Barn

February 2022



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Project Name: Ecclesden Barn

Location Manor Barn, Ecclesden Lane, Angmering, BN16
4DQ

Client: Mr and Mrs Lower

File Reference: P1859i

Issue	Date	Author	Checked	Notes
PL1	19.01.2022	SL	CB	

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1. Introduction

- 1.1. This Statement has been produced on behalf of our clients, **Mr and Mrs Lower**, in support of their application for the Full Planning Permission. The development description is as follows:
- 1.2. *'Redevelopment of redundant agricultural outbuilding to form 2no. holidays lets'*.
- 1.3. This Management Plan has been created to set out the procedures that will be taken place during the construction process to comply with current legalisation and planning policies. Therefore, this plan has been drawn up to outline the specific procedures that will be undertaken in the construction periods and to mitigate the impact upon the public, neighbouring residents and the surrounding environment.

2. The Site

- 2.1. The site is located along Ecclesden Lane in Angmering, West Sussex. Access to the site can be achieved via the existing lane which has a private driveway and parking facilities located on site. Refer to Planning Statement for further information.



Figure 1- The Site

3. Construction Environmental Management Plan

Construction Methodology

- 3.1. The site will be developed in one phase covering the construction and refurbishment of the Barn, insulation of the barns and associated services, access paths, hard and soft landscaping and planting as marked on the accompanying drawings submitted with this application.
- 3.2. The compound area will be located at the east of the site on existing tarmac area, which will provide site accommodation, machinery and materials storage and parking facilities for the construction period. Additional parking can also take place in the applicants driveway to prevent any congestion along Ecclesden Lane. It is expected that contactors and visitors comply with these travel initiatives to minimise congestion on site.
- 3.3. The site welfare and compound facilities will be installed on site by the principle contactors and their Team. The facilities will be sufficient to cope with the anticipated demand of the construction workers on site.
- 3.4. Delivery and installation of materials and equipment will be planned to minimise disruption in the local area and avoid congestion along Ecclesden Lane. Deliveries will take place from Monday to Friday within the day, however as stated there deliveries will be scheduled to avoid the amount of traffic along the Lane.
- 3.5. The materials used in the construction will be locally-sourced where possible and local tradespersons will be used to perform the job.

Protection of the Existing Environment

- 3.6. A site inspection will be undertaken with regard to an ecological interest present before formal construction starts. In addition, site operatives will carry out a watching brief for any evidence of ecology on site e.g. site of bats during the construction phase.
- 3.7. All trees on site which will be retained shall have their Root Protection Areas (RPAs) protected through the insulation of tree protective barriers. Where the barriers aren't sufficient to protect the RPA, specialist construction and ground protection measures are required to prevent the harm of existing trees and the surrounding environment. The measures shall be installed, protected and maintained by the Contractor who shall be responsible for protecting the tree and the Root Protection Areas.
- 3.8. The contractor shall exercise due care when performing operations near the existing trees and vegetation on site, avoid at all times to prevent damage to the roots, trunk and branches.
- 3.9. Regular inspection of the protective barriers will be undertaken frequently, this is considered necessary due to the type of construction which is taking place.
- 3.10. The whole site will be kept clean, tidy and free from rubbish. Each day before the site closes, workers will be expected to clean their designated areas and remove any excess litter.
- 3.11. Further environmental protection measures are detailed within the Preliminary Ecological Appraisal and Preliminary Roost Assessment Survey produced by Arbtech to accompany this Full Planning Application.

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Site Logistics

- 3.12. The welfare provision and site set-up will be the last area cleared at the end of the development period to ensure welfare provision is available at all times throughout the construction period.
- 3.13. As stated previously, the Contractor Site Compound will be located to the east of the site avoiding any mature trees and vegetated areas. The Compound will be permitted for the storage and securement of materials within a temporary compound. All site operations associated with the compound area shall be undertaken with care and attention to avoid any damage on the site and neighbouring environment.
- 3.14. Access to the site will be along the A280 which has a clearly labelled turn off, onto Ecclesden Lane. The existing access to Ecclesden Barn along Ecclesden Barn will be utilised for deliveries and other vehicles on site. Larger deliveries will be unloaded along Ecclesden Lane and manually loaded into the compound area.
- 3.15. All deliveries will take place between 10:00am and 15:00 in order to avoid rush hour and school traffic. All materials will be delivered as required and it is estimated that there will be approximately 50 trips required spread over the construction period.
- 3.16. The deliveries will be scheduled by the contractor, so that no vehicles will need to park at the top of the road while waiting from a subsequent delivery to unload. The vehicles will operate on a 'In and Out' basis with deliveries leaving the site immediately once materials and tools have been dropped of.
- 3.17. To secure the site, ignition keys will be removed from all the unattended vehicles on site. Equipment will also be immobilised when not being used to increase safety.
- 3.18. The tools and other loose equipment will be kept in locked containers if they are kept on site overnight. Materials will also be kept in containers and will be stacked on a particular manner so that they are easily visible by workers.
- 3.19. Vehicle access will be limited to the absolute minimum. All contractors (*unless delivering materials*) shall park in the designated parking spaces on site. In addition, vehicles entering the site will be limited to a speed limit to 5mph since the road is a private road used by other residents.
- 3.20. All the construction workers will arrive to site in their own cars. Contractors are expected to influence the travel behaviour of employees and sub-contractors. It is promoted that construction staff reduce the car use by sharing trips into work on site. As stated previously, temporary car parking space in the residential dwelling can be occupied by construction workers if there is an overspill of parking.
- 3.21. Bus travel to the site is possible with a number of Bus Stops located along Round stone Lane (0.6 miles away). In addition Angmering Train Station is located (1.7 miles away) meaning cycle travel is also visible.
- 3.22. Wheel washing facilities will be present on site to avoid the prevention of mud and debris being deposited on the public highway.
- 3.23. Measures to control and mitigate the emission of dust during construction will be put in place including sheeting materials which are exposed on site, inspecting tools which have the potential to generate dust and stopping construction activities on a windy day.

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- 3.24. Construction hours on site will be restricted between 07:30-18:00 Monday to Friday and 08:30-12:00 on Saturday. No construction will be present on Sundays, Bank or Public holidays.
- 3.25. Start-up and close-down periods of up to a hour before and after the core working hours will be used for activities including:
- Arrival / Departure of Workforce
 - Site inspections and safety checks of the site
 - Morning coordination i.e. issuing jobs to workforce
 - General site clean up
- 3.26. No nearby water courses will be harmfully impacted by the construction works and all the waste water from construction staff toilets and washroom facilities will be contained and disposed off via the licensed contractor who installed the facilities.
- 3.27. Local people will also be made aware of the planning permission and a small notice will be erected at the entrance of the site to give the public some information of the development.

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Appendix A

