



Construction Management Plan (CMP)

Site: Yapton Road, Barnham
Client: Redrow Southern Counties
Planning Authority: Arun District Council

Revision Status				
Rev	Date	Issue Description	Prepared by	Ref
A	Nov 2019	CMP: to discharge Planning Condition 27	Joycelyn Owusu	RH/YR/CMP
B	Feb 2020	CMP: to discharge Planning Condition 27	Joycelyn Owusu	RH/YR/CMPB
C	Jul 2020	CMP: to discharge Planning Condition 27	Joycelyn Owusu	RH/YR/CMPC
D	Dec 2020	CMP: to discharge Planning Condition 22 & 27	Joycelyn Owusu	RH/YR/CMPD
E	Jan 2021	CMP: to discharge Planning Condition 22 & 27	Joycelyn Owusu	RH/YR/CMPE
This document is designed to be viewed electronically as a PDF file. This document is uncontrolled if printed out.				



CONTENTS

PREAMBLE	3
1.0 DESCRIPTION OF PROJECT	4
1.1 Project Title + Location	4
1.2 Scope of Works + Construction Programme	6
1.3 Project Directory.....	8
2.0 DETAILED CONSTRUCTION PROVISIONS.....	9
2.1 Site Security + Protection of the General Public	9
2.2 Control of On-Site Working Conditions	10
2.3 Construction Traffic Management Plan	12
3.0 DETAILED ENVIRONMENTAL PROVISIONS.....	14
3.1 Protection of Water, Land Environment, Air Quality & Pollution Prevention	14
3.2 Dust Suppression & Monitoring	14
3.3 Ground Contamination & Remediation	15
3.4 Fuel Storage and Use.....	15
3.5 Waste Management.....	16
3.6 Temporary Site Lighting.....	16
3.7 TREE PROTECTION REQUIREMENTS	16
3.8 COMMUNICATION AND ENGAGEMENT FOR ENVIRONMENTAL CONCERNS.....	17
4.0 APPENDICES & SUMMARY OF EXISTING INFORMATION.....	18
APPENDIX ONE – SITE LAYOUT PLANS & SITE INFO.....	18
APPENDIX TWO – SITE INVESTIGATION REPORTS & SITE SURVEYS.....	18
APPENDIX THREE – ECOLOGICAL, ARBORICULTURAL & ENVIRONMENTAL INFO	18

PREAMBLE

This Construction Management Plan has been developed to discharge Condition 22 & 27 of the Planning Conditions specified by Arun District Council on application: BN/84/20/PL & BN/43/16/PL

The approved Construction Management Plan will be adhered to by each appointed Principal Contractor throughout the development until completion.

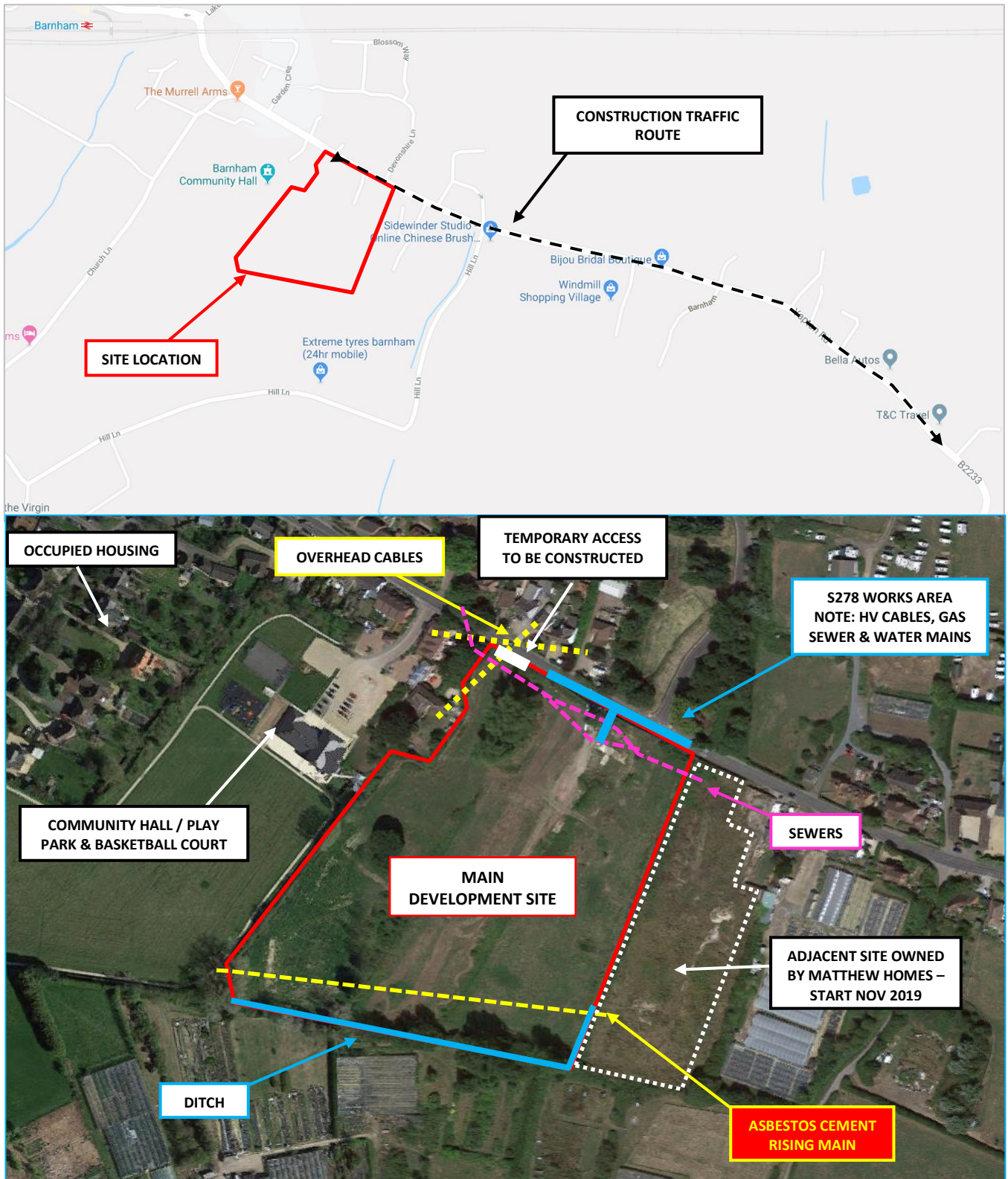
BN/43/16/PL & BN/84/20/PL : PLANNING CONDITION 22 & 27	LOCATION IN DOCUMENT
No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:	
The phased programme of construction works	Section 1.2.3
The means of access and road routing for all construction traffic associated with the development	Section 2.3
Provision of wheel washing facilities and details of their operation and location	Section 2.2.4
Details of street sweeping	Section 2.2.4
Construction working times including delivery times	Section 2.2.1
Details of a means of suppressing dust arising from the development	Section 3.2
Details of all proposed external lighting to be used during construction	Section 3.6
Details of areas for the loading, unloading, parking and turning of vehicles associated with the construction of the development	Section 2.2.3
Details of the temporary construction site enclosure to be used throughout the course of construction (including access gates)	Section 2.1.1
Contact details for the site contractor, site foreman and CDM co-ordinator (including out-of-hours contact details) GHPC Note: CDM Co-ordinator role no longer exists following CDM 2015	Section 3.9
Evidence of consultation with neighbours prior to works commencing	Section 2.1.3
Details of any temporary traffic management that may be required to facilitate the development including Chapter 8 traffic signage	Section 2.3
A Section 59 Agreement (required only if construction traffic exceeds 20 HGV vehicles per day over a six-month period.)	Section 2.3
Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided.	Section 3.9
A named person shall be appointed by the applicant to deal with complaints, shall be available on site and their availability made known to all relevant parties	Section 3.9

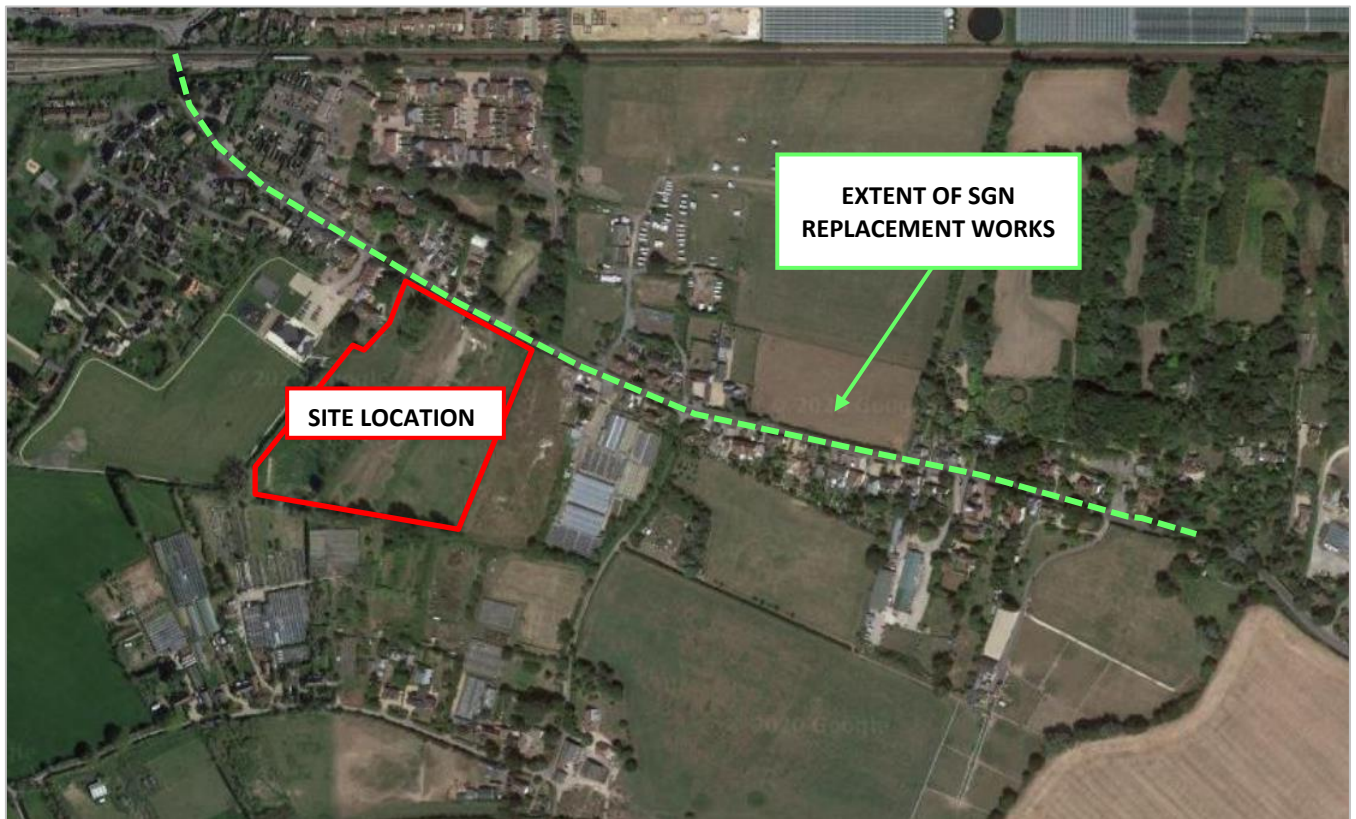
1.0 DESCRIPTION OF PROJECT

1.1 PROJECT TITLE + LOCATION

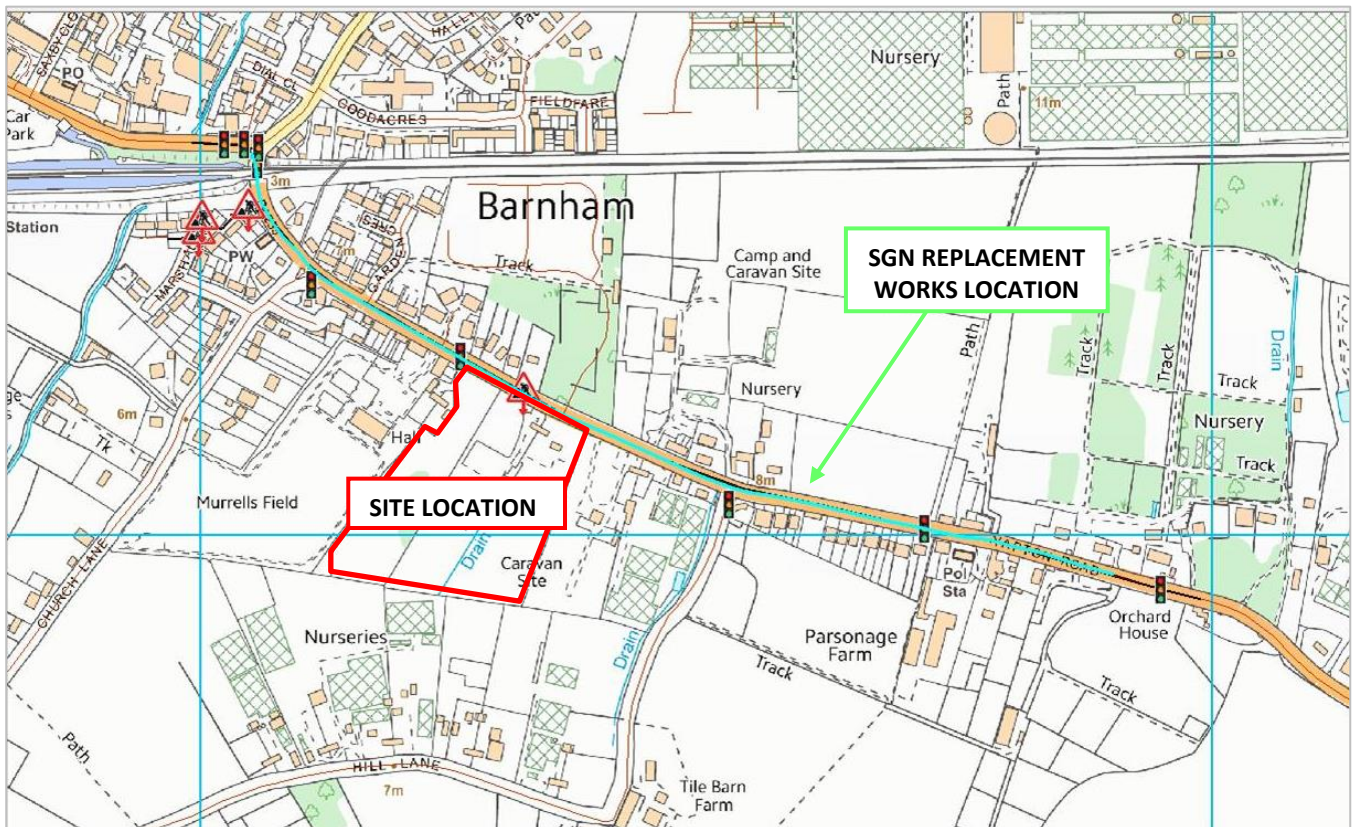
The proposed development is located on the south side of Yapton Road, in the semi-rural village of Barnham, West Sussex. The site is centred approximately on the National Grid Reference 496260 104030.

This Construction Management Plan (CMP) covers all works associated with the development.





LOCATION OF SGN REPLACEMENT WORKS



LOCATION OF SGN REPLACEMENT WORKS AND TRAFFIC LIGHT SYSTEM

1.2 SCOPE OF WORKS + CONSTRUCTION PROGRAMME

1.2.1 Scope of Works

The site will be developed by Redrow Homes to construct 95 new residential properties, construction of an underground pumping station, construction of attenuation features and areas of Public Open Space.

The site will be developed in two phases of works, with the initial works being carried out by an external Principal Contractor to be appointed by Redrow Homes Southern Counties:

- **External PC – Groundworks & S278 Works:**

- S278 Works on Yapton Road to construct a new permanent access into the development and make improvements to the existing carriageway.
- Construction of initial site roads and installation of new services and drainage infrastructure (including the installation of a pumping station), protection of existing drainage pipes and construction of foundations to DPC level.

- **Redrow as PC – Superstructure Phase:**

- Following completion of the initial on-site Groundworks to construct the initial site roads, services infrastructure and housing foundations, Redrow will take over the site as Principal Contractor to complete the remainder of the groundworks, construct the housing superstructure, fit-out works and landscaping.



EXTRACT OF PLANNING LAYOUT – FULL PDF VERSION AVAILABLE IN [APPENDIX ONE](#)

1.2.2 Site Description & Boundaries

The site is largely rectangular in shape, covering an area of approximately 3.5 hectares, and comprises an open field which is currently vacant, but has historically been subject to agricultural use and more recently was used as a plant nursey.

Telecom overhead cables are located crossing the north-west corner of the site, in close proximity to where the temporary access is to be constructed.

There are foul sewage pipes crossing the site from east to west in the north and southern location.

The site is bounded by trees, hedgerows and it is believed that the site boundaries have reptile fencing.

There is a deep drainage ditch along the sites southern boundary.

The site is generally level in topography with typical levels within the site ranging from 8.05m to 9.25m (AOD) in the northern and southern portions of the site respectively.

Site Boundaries

The site is bound to the north by Yapton Road with occupied residential properties beyond. The site is bounded to the east immediately by an area land to be developed by Matthew Homes. The southern boundary is formed by mature trees and a deep drainage ditch, with some open land and farms beyond. The western boundary consists of trees, hedgerows, Barnham Community Hall and Murrell's Field which has a Play Park and a Basketball Court located in the north-west.

1.2.3 Key Dates

S278 Works (External PC)	14/09/20
Groundworks (External PC)	19/10/20
Superstructure (Redrow as PC)	09/11/20
Show Home Delivery	07/05/21
Project Completion	TBC

1.2.4 Build Direction

Please refer to [Appendix One](#) for detailed plans showing Site set up, Compound layout and Build Direction.

1.3 PROJECT DIRECTORY

Duty-holders will carry out their duties as defined by the CDM Regulations 2015 to ensure all requirements of the CDM Regulations 2015 are met.

The Client will ensure a suitably competent Principal Designer, Principal Contractor and Design Team are appointed to oversee the project and afford all project members sufficient time to plan and mobilise their activities.

1.3.1 Key CDM Duty Holders Currently Appointed

Client, Principal Contractor (Superstructure)	Company	Redrow Homes Limited (Southern Counties)
	Address	Unit 1, Faraday Office Park, Basingstoke, Hampshire, RG24 8QQ
	Tel	01256 307 950
Principal Designer & CDM Advisor	Company	GHPC Group Ltd
	Address	11 Milbanke Court, Milbanke Way, Bracknell, Berkshire, RG12 1RP
	Tel	01344 304 800
External Principal Contractor - Groundworks	Company	<i>External PC appointment to be made for initial works following tender process.</i>
	Address	
	Tel	
Designer – Planning Architect	Company	Pegasus Design Limited
	Address	Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, GL7 1RT
	Tel	01285 641 717
Designer – Landscape Architect	Company	RPS Group
	Address	Lakesbury House, Hiltingbury Road, Chandlers Ford, Southampton, Hampshire, SO53 5SS
	Tel	023 8081 0440
Designer – Civil & Structural Engineer	Company	Gyoury Self
	Address	16-17 Boundary Road, Hove, Brighton, BN3 4EF
	Tel	01273 414 413

1.3.2 Other Currently Appointed Project Team Members

Site Investigation	Company	Geo-Environmental Services Limited (Brighton),
	Address	Unit 7, Danworth Farm, Cuckfield Road, Hurstpierpoint, West Sussex, BN6 9GL
	Tel	01273 832 972
Arboriculturalist & Ecologist	Company	RPS Group
	Address	Lakesbury House, Hiltingbury Road, Hampshire, SO53 5SS
	Tel	02380 810 440

2.0 DETAILED CONSTRUCTION PROVISIONS

2.1 SITE SECURITY + PROTECTION OF THE GENERAL PUBLIC

2.1.1 Security + Segregation

The Principal Contractor will ensure the boundaries of the site and off-site works areas are fully secure from trespassers / members of the public / children and other site personnel as well as being completely separate from surrounding areas and operations.

Visitors will be directed (by signage at the entrance gate and by any personnel present on a locked gate) to the site office accessed via clearly defined pedestrian routes. Visitors will sign in and be inducted (as appropriate for the nature of their visit) by the Site Manager, prior to being permitted on-site.

The Principal Contractor will ensure their site is fully enclosed with appropriate fencing (Heras / hoarding) and controlled access gates, so the site is completely autonomous from surrounding areas, clearly defined and separated before any works commence.

All site boundaries will be monitored daily by the Site Manager to ensure any deficiencies / breaches are dealt with quickly and to ensure when the site is left at the end of each working day, security of the site boundary is robust. Any site fencing/hoarding will be thoroughly inspected on a weekly basis by the Site Manager. Each inspection will be recorded with details kept in the site office.

2.1.2 Protection of the Public

Redrow Homes are fully committed to protecting members of the public from the construction risks associated with this project. As part of the Construction Phase Plans developed for the project, the Principal Contractors will be vigilant to the possibility of works areas being accessed by unauthorised persons (particularly children and teenagers who may see it as an exciting place to play). The Principal Contractor will ensure a high standard of housekeeping practices are implemented across the site with particular emphasis on any off-site work areas to ensure they reduce the risk of potential injury to trespassers, if they manage to gain access to the site.

All materials, plant and tools will be fully secured/supervised when not in use and particularly at the end of the working day. Material storage/compound areas will be fully secured.

2.1.3 Liaison with Public

Prior to any works commencing, Redrow will proactively communicate with Barnham and Eastergate Parish Council to keep them informed of site planning arrangements. Redrow Homes will have a member of the site team allocated to liaise with adjacent residents as well as Barnham and Eastergate Parish Council to inform them of any potentially disruptive works (which may include noise, dust or temporary obstruct access), so that the works can be safely managed around the existing residents.

A notice board will be displayed outside of the site with key information for the public including the contact telephones of the Principal Contractor (Site Manager & Office Number), so that the public can contact them in the event of any issues or complaints.

2.1.4 Signage

Appropriate health and safety signage will be placed around the construction site guiding traffic and pedestrian routes, giving warnings of hazards and potential dangers (such as "Danger: Keep Out" etc.) and instructing conduct within the site boundaries (such as "Do not remove security fencing" / "Appropriate PPE must be worn..." etc.). Public routes and crossings will be fully signed.

2.1.4 Inductions

The Principal Contractor's Site Manager is responsible for project induction training and will ensure each site worker receives induction training specific to the site and to the type and place of work. This will take place before the site operative commences work for the first time on site.

The induction will concentrate on the Principal Contractor's management provisions, site rules, safety provisions as well as the particular site risks involved with the project and the environmental and ecological considerations of the project. Evidence of all induction training carried out and names of personnel, who have undertaken formal induction training together with when they were inducted, will be recorded and filed on-site.

During the induction process, operatives will be informed of housekeeping matters, particularly the need to respect surrounding neighbours to the site and the need to keep noise to a minimum; particularly when entering and leaving the site. Working hours and restrictions on timing/method of deliveries will be clearly explained. They will also be informed of the necessity to ensure all parking is within the site boundary, and will be given clear instructions on how to deal with deliveries of materials etc., to prevent any congestion on the public highway.

Contractors working on-site employed by others (e.g. Utilities), will be inducted as all other site operatives and visitors. Information concerning their works and co-ordination / co-operation with other site operatives will be discussed and agreed with the Project Manager / Site Manager prior to commencement of their works on-site, as appropriate. Tool Box Talks will be held by contractors and the Principal Contractor regularly (as appropriate), and these will be recorded by the Principal Contractor.

2.2 CONTROL OF ON-SITE WORKING CONDITIONS

2.2.1 Site Working Hours & Deliveries

In accordance with the planning conditions, working hours will be restricted to 07:00 – 19:00 Mondays to Fridays and 07:00 – 13:00 Saturdays with no works permitted on Sundays or Bank Holidays.

No work, audible or otherwise (including site clearance and deliveries), will be undertaken outside the hours agreed.

The Principal Contractor(s) will ensure that these working hours are communicated to all contractors and site operatives during the Site Induction and are strictly enforced throughout the works.

No delivery vehicles will be permitted to wait outside the site outside these hours; drivers will make alternative arrangements when waiting for access to site and all suppliers will be informed of these restrictions at the point of placing the order.

Parking, loading and unloading will take place in the designated on-site area only.

2.2.2 Control of Noise & Vibration

Construction works, by their very nature, can generate noise levels which can present a nuisance to the surrounding areas when works are being carried out. In recognising this, Redrow Homes expects all contractors to adhere to (so far as is reasonably practicable) with [Arun District Council's Construction Code of Practice](#) which sets out minimum requirements for reducing and controlling noise created during the works.

No works will be carried out on the site outside of the allowed working hours – specified in [Section 2.2.1](#). All activities will be assessed for anticipated noise levels prior to works commencing, taking into account the potential for amplification of noise due to the layout of the site. Further, all plant and equipment brought to site will be well maintained and operated in accordance with the manufacturer's instructions and will comply with the [Control of Noise at Work Regulations 2005](#).

Redrow Homes recognise that maintaining good relationships with those living and working in the vicinity of the site is important. Identifying noise levels as a risk to the surrounding area (whether nuisance or safety) as early as possible in the process is a priority for Redrow Homes, in order to ensure that any issues can be dealt with fairly and expeditiously. Local residents and businesses will be kept regularly informed of progress of works. The Site Manager will be available for contact for any interaction with the public during the works.

Methods for reducing noise levels as far as practicable by the use of attenuation materials or such like, will be specified, and remain in place for the duration of the works. Specifically, the following areas will be required of all work activities;

- Comply generally with the recommendations of BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works.
- Noise levels from the works will be kept to a minimum.
- Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
- Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance. Any radios/entertainment devices will only be used at a level which will not cause undue disturbance to the neighbouring areas
- Every care will be taken to avoid unnecessary noise when carrying out manual operations and when operating plant and equipment.
- All plant will be switched off or reduced to idle when not in use.
- Noise producing plant will be sited as far as possible from dwellings, offices and other noise sensitive premises. Where the latter are particularly noise sensitive e.g. hospitals, schools, etc. then a further reduction in sound emission may be required and will be achieved by the use of barriers or acoustic housings.

2.2.3 Compound Position, Site Car Parking, Visitor Provisions, Plant and Equipment

The site compound, materials storage areas, welfare facilities, parking areas and sales areas will all be located within the site boundary – Please refer to the Build Route in [Appendix One](#) for the location of these areas.

All visitors will report to the Site Office for an appropriate induction by the Site Manager. Parking facilities will be made available for visitors to site, and clearly signposted.

All large building materials will be stored within the site, within the vicinity of housing plots as they are being constructed – smaller materials and particularly any which represent a hazard to health, will be stored in the locked compound area. Waste segregation, silos and storage containers will be provided within the compound, to be arranged in line with the provisions set-out in [Section 3.5](#).

2.2.4 Road Cleaning Regime

Redrow Homes as Client will ensure that pro-active measures are taken to prevent slurry/spoil from vehicles leaving site during the works being deposited on the public highway.

The Principal Contractor(s) will regularly monitor the on-site roads and the section of Yapton Road outside of the entrance for dirt and debris, and will arrange for road sweeps when necessary – this is likely to be more frequent during Groundworks (when there are more earthworks being carried out) and during periods of inclement weather.

Road sweepings and debris will be disposed of through the Principal Contractor's own waste management arrangements – road sweepers will either be discharged off-site, or if on-site will be discharged using appropriate methods in compliance with the [Environmental Protection Act 1990](#).

To prevent any debris being deposited on the public highway, wagons carrying loose materials will be covered before leaving site, and will be damped down if required.

Wheelwash facilities (in the form of a manned jetwasher) will be provided adjacent to the site egress point so that all vehicles leave the site clean, after being washed down.

2.2.5 Welfare Provision

The Principal Contractor(s) will provide full welfare facilities in accordance with Schedule 2 of the CDM Regulations 2015 – these facilities will be in place prior to construction works commencing on-site and this will be confirmed by the Principal Designer to the Client, following review of the Construction Phase Plan.

All welfare provision will be provided in accordance with Redrow Home's Minimum Requirements for Site Accommodation and Welfare which sets out the minimum requirements for:

- | | | |
|--------------------------|---|-----------------------|
| - Toilet Facilities | - Temporary Portable WC / Wash-stations | - Facilities for Rest |
| - Drinking Water | - General Site Accommodation | - Electrical Supplies |
| - Cleaning of Facilities | - Facilities for Changing Clothes | |

2.2.6 Monitoring Arrangements

The Site Manager will be responsible for the day to day management of the site, and will ensure that all restrictions / provisions noted in this CMP are undertaken. The Site Manager will conduct a monthly review to ensure that the provisions are adhered to.

2.3 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

The site will be accessed from the north via a temporary access to be constructed directly off Yapton Road from the B2233 which is in turn accessed from the south-east via the A259. An outline of temporary access is included in [Appendix One](#).

Yapton Road is a reasonably quiet residential road with a 30mph speed limit. The road provides access to the surrounding occupied residential properties and local businesses in Barnham and Burndell. Yapton Road serves as a part of a bus route.

The A259 is a relatively busy route and provides connections to the neighbouring cities such as Brighton and Chichester.

To protect pedestrians from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will consider access for mobility impaired and will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

As there will be separate construction works taking place adjacent to the site (particularly SGN works along Yapton Road), clear signage will be placed (to CLEARLY differentiate between the works areas), as early as possible to ensure that deliveries to the works areas are accurately routed.

The Principal Contractor will liaise with SGN and West Sussex County Council on a regular basis to ensure that all traffic management requirements can be co-ordinated with regard to traffic light systems / deliveries / significant operations / services connections.

Vehicle Movements and Deliveries will only access the site during operational site hours: 07:00 – 19:00 Mondays to Fridays and 07:00 – 13:00 Saturdays. No delivery vehicles will be permitted to wait outside the site outside these hours; drivers will make alternative arrangements when waiting for access, and suppliers will be informed of these restrictions at point of ordering.

To protect pedestrian operatives from possible contact with vehicles, there will be designated pedestrian walkways which will be physically segregated from the road using traffic barriers. The pedestrian walkways will be clearly signposted, well-lit, and will be free from any debris/materials storage to allow their continued, unobstructed, safe use. Pedestrians will cross the roads at designated pedestrian crossing points only, where pedestrians will have right of way over construction vehicles. The walkways will be regularly checked and maintained as necessary, to ensure they provide safe access and egress at all times.

To minimise vehicular movements through the residential area, and to minimise any disruption to local residents, Redrow Homes will encourage all site operatives to share cars and utilise public transport where possible to keep site traffic volumes to a minimum.

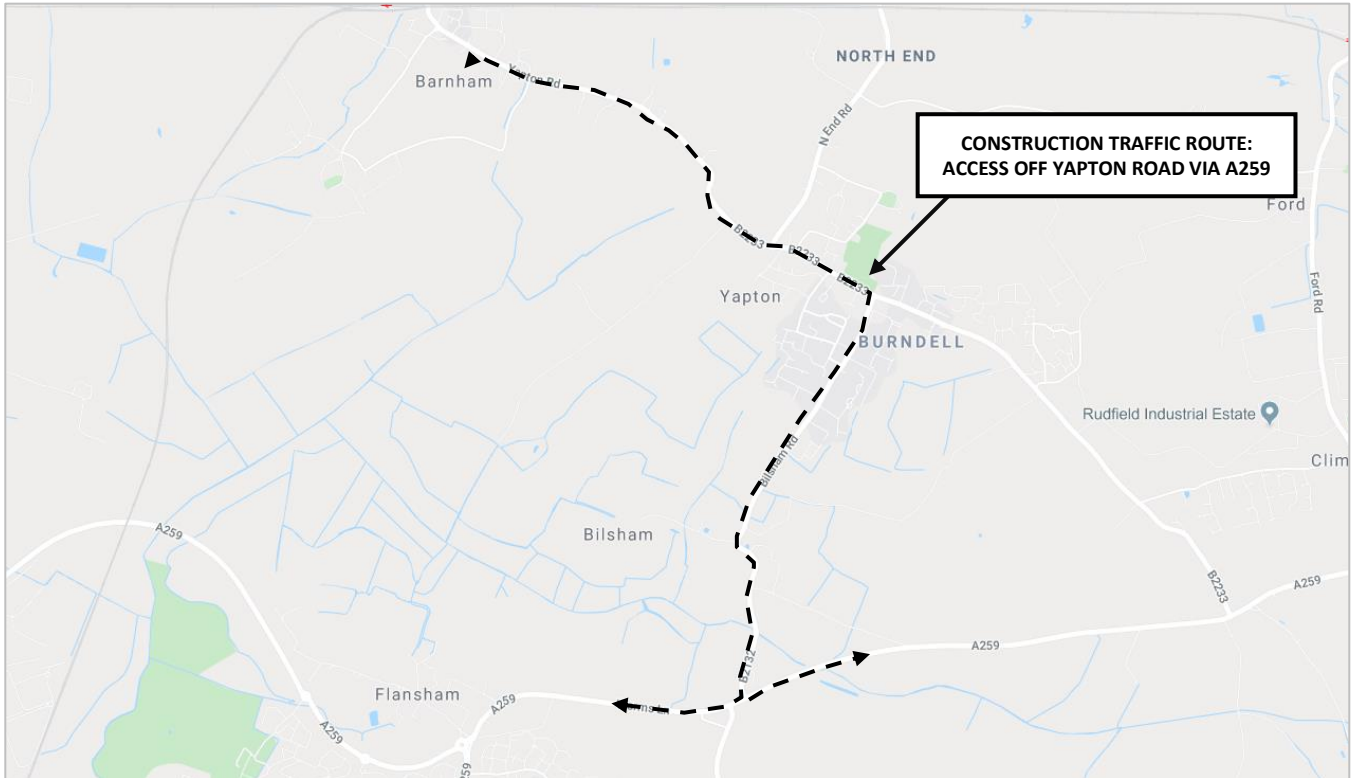
There will be an estimated maximum of 15 HGVs accessing the site per day at peak construction time. The site car park will be provided within the site boundary and will accommodate the anticipated number of cars and vans.

Should the number of HGVs accessing the site per day exceed the numbers stated above Redrow Homes as Client will ensure that the Highways Authority is compensated under a Section 59 Agreement for the effects of extraordinary traffic, where appropriate.

All loading and unloading from delivery vehicles and construction traffic (including building materials, finished or unfinished products, parts, crates, packing materials and waste) will take place inside the site compounds only.

The roads outside the site will be kept clear at all times with clear access for fire appliances and emergency services.

Soil compaction will be minimised by adhering to routes indicated on the site traffic management and by minimising plant movements across unprepared ground.



FACING EAST OUTSIDE SITE ENTRANCE



FACING WEST OUTSIDE SITE ENTRANCE



FACING SOUTH OUTSIDE CURRENT SITE ENTRANCE



FACING EAST – **NOTE: LOCATION OF TEMPORARY ENTRANCE**

3.0 DETAILED ENVIRONMENTAL PROVISIONS

3.1 PROTECTION OF WATER, LAND ENVIRONMENT, AIR QUALITY & POLLUTION PREVENTION

The Client, Principal Contractor(s), and all Contractors on this project will ensure the protection and integrity of all watercourses and drainage systems and associated flora and fauna by preventing any surface water run-off or potential sources of contamination from reaching watercourses / drainage systems.

They will also note that drains/sewers have the potential for carrying water borne diseases such as Weil's disease – this will be communicated to all site operatives, emphasising the need to ensure good personal hygiene, with appropriate welfare facilities being provided.

All surface water drainage from impermeable areas and roads will pass through trapped gullies prior to being discharged into any watercourse. As appropriate, gullies will be protected with terram or straw bales, and will be regularly inspected and replaced or cleaned as necessary, with a record kept.

If silt spillage is identified, it will be treated as a priority to stop the flow and contain the spillage before it enters surface water drains or watercourses/ground. Road sweepings will be discharged safely as outlined in [Section 2.2.4](#).

To prevent polluting waters, there will be no discharge of foul or contaminated drainage or trade effluent from the site into either groundwater or any surface waters, whether direct or via soakaways. No pumped water will be discharged into the live drainage system without having been filtered through a silt interceptor.

To ensure air quality, Redrow Homes as Client and when Principal Contractor, will ensure adequate damping down and dust mitigation procedures are clearly specified within the Construction Phase Plan, and will ensure they are enforced on-site throughout the works.

These procedures will include managing loose materials (damping down / covered in windy conditions), and monitoring and recording dust levels during the site inspection process. All work areas will be well ventilated to prevent dust build up. Dust will be minimised during cutting operations of blocks etc. by ensuring use of equipment with on-tool water suppression.

To control smoke and noxious fumes, there will be no burning permitted on-site and all plant will be maintained in good working order.

3.2 DUST SUPPRESSION & MONITORING

It is likely that dust will be created during dry and windy conditions (mainly during spring and summer months), particularly during earthworks. Loose materials will be damped down and covered in windy conditions. Dust will be monitored and recorded through the site inspection process and water will be used for damping down when instructed by the Site Manager.

In areas of work close to adjacent properties, the Site Manager will undertake regular dust monitoring inspections of boundaries (as part of regular Site Inspections) to ensure that dust levels are monitored and controlled and where necessary will ensure that suitable dust suppression methods are employed to deal with any residual issues in these areas.

3.3 GROUND CONTAMINATION & REMEDIATION

There were no historical uses of the site other than as a field, however there are contaminants associated with nurseries including Total Petroleum Hydrocarbons (TPH), Poly-Aromatic Hydrocarbons (PAH), heavy metals and pesticides including DDT.

Evidence of localised PAH contamination was encountered within Made Ground. However, given the poor physical quality of soils in that area of the site they should be considered unsuitable for re-use in private gardens and removed in accordance with a remediation method statement.

Furthermore, the demolition rubble produced as a result of clearing the site was noted to be spread across the site and mixed into the shallow soils which may have resulted in contamination of the natural soils on site.

During the monitoring the maximum methane concentration detected was 0.1%, whilst carbon dioxide and oxygen were present in the range 0.0-4.9% and 10.5-21.3% respectively. Based on the results of the gas monitoring, within the site, the gassing regime is considered representative of Characteristic Situation 1 (CIRIA/BS) and Green (NHBC). On this basis, it is considered that no gas protection measures are required.

Reporting of Unexpected Contamination

All operatives will be instructed on the agreed procedures for dealing with any material encountered during ground works that is either contaminated or suspected to be contaminated.

Should there be any evidence of unrecorded contamination discovered on-site, Arun District Council will be contacted immediately, with site activities in the affected area being temporarily suspended until a method and procedure for addressing the contamination is agreed upon in writing with Arun District Council and/or other regulating bodies.

An investigation and risk assessment and, where necessary, a remediation strategy and verification plan will be prepared in order to outline how this unsuspected contamination will be dealt with.

3.4 FUEL STORAGE AND USE

Any facilities for the storage of oils, fuels or chemicals will be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound will be at least equivalent to the capacity of the tank plus 10%.

If there is multiple tankage, the compound will be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%.

All filling points, vents, gauges and sight glasses will be located within the bund. The drainage system of the bund will be sealed with no discharge to any watercourse, land or underground strata. Associated pipework will be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets will be detailed to discharge downwards into the bund.

Tanks will be sited in a safe area, away from manholes and surface water gullies. Tanks will be double-bunded, non-gravity diesel tanks. The Fuel tank and hose will be locked secure when not in use and the site will possess a spill control kit. A clearly defined drip control area will be introduced around the tank. Tanks and surrounds will be regularly inspected for damage, spills or leaks as part of weekly inspection.

All measures to control chemical storage, discharge and spillage will cover;

- Oil Storage tanks in excess of 200 litres
- Double Skinned (twin-walled) tanks
- Proprietary Tank Systems
- Mobile Bowsers
- Security
- Dealing with Spills
- Prevention of Contamination of Rivers & Streams
- Storage and use of other chemicals (quantities less than 200L)

3.5 WASTE MANAGEMENT

Redrow Homes will develop a Site Waste Management Plan for the development and will require each appointed Contractor to work within the requirements of this Plan.

All inert material will be retained and re-used on site where possible, all plasterboard waste will be collected and returned and the majority of the remaining waste will be removed in compactable skips.

The management, handling and disposal of waste and classification of materials will be carried out in line with all current Environmental Legislation and requirements.

There will be no burning on-site (including waste, materials, undergrowth or other vegetation or refuse) throughout the course of the development (both during construction and site preparation works). This restriction is in place in order to protect the environment as well as to safeguard the amenities of occupiers of existing properties within the vicinity of the application site, and site staff.

3.6 TEMPORARY SITE LIGHTING

Any temporary lighting used during construction works (either in work areas or site compounds) will be positioned away from live roads and ecologically sensitive areas.

For any working areas in close proximity to ecologically sensitive areas, lighting requirements (such as hoods, colours or lux levels) will be agreed in advance with a suitably qualified and experienced Ecologist.

3.7 TREE PROTECTION REQUIREMENTS

All works on-site will be carried out in accordance with RPS Groups' Tree Survey (dated August 2019). Please refer to these surveys in [Appendix Three](#) for full details.

There are several trees and hedgerow within, and around the boundaries of the site, most of which will be retained. There are Tree Preservation Orders by Arun District Council present on the site for 3x individual trees and 1x group of trees. Redrow have agreed Planning Permission to fell one of the TPO trees, which is necessary to facilitate access to the site.

Retained trees will be protected during development by establishing a Construction Exclusion Zone (CEZ) around their Root Protection Areas (RPAs) using barriers (Heras fencing).

Construction would be undertaken in accordance with BS 5837:2012 'Trees in relation to design, demolition and construction'. All contractors' compounds would be located away from hedgerows and mature trees to minimise potential lighting and disturbance impacts.

During the works, the Principal Contractor(s) will ensure that suitable control measures are in place to ensure the protection of any trees which are to be retained and will liaise closely with the Client where there are any issues relating to trees before taking any action.



**TWO TREES UNDER THE TREE PRESERVATION
ORDER IN THE MIDDLE OF THE SITE**



**CLUSTER OF TREES UNDER THE TREE PRESERVATION
ORDER NORTH OF THE SITE**



3.8 COMMUNICATION AND ENGAGEMENT FOR ENVIRONMENTAL CONCERNS

Prior to any works commencing, Redrow will post letters to properties surrounding their works to notify residents of the proposed works commencing.

A notice board will be displayed outside of the site with key information for the public including the contact telephones of the Principal Contractor (Site Manager & Office Number), so that the public can contact them in all hours of the day in the event of any issues or complaints.

All complaints will be raised to the Site Manager (once appointed) and Redrow's Health Safety Environmental Manager. The Site Managers and Health Safety Environmental Manager will take all complaints seriously and positively respond to them within 1 week.

The Site Manager will review any complaints in liaison with Redrow's Health Safety Environmental Manager and consider what measures need to be incorporated into the working practises to avoid similar complaints in the future. The complaint and any consequences will be reported during site coordination meetings.

If complaints are received from local residents, these will be documented in a diary or log held on site by the Site Manager.

4.0 APPENDICES & SUMMARY OF EXISTING INFORMATION

The following surveys & reports have been provided by the Client and are available via Dropbox in the following appendices.

PLEASE CLICK ON THE FOLLOWING APPENDIX HYPERLINKS LINKS TO ACCESS FILES FOR DOWNLOAD ON DROPBOX.

APPENDIX ONE – SITE LAYOUT PLANS & SITE INFO

Report/Survey	Date	Company	Reference
Site Plan	Oct 2020	Pegasus Design	P19-0723-10
Build Route Plan	Jan 2021	Redrow	N/A
Temporary Access Plan	N/A	Huw Thomas Architects	N/A
Site Photos	Oct 2019	GHPC	N/A

APPENDIX TWO – SITE INVESTIGATION REPORTS & SITE SURVEYS

Report/Survey	Date	Company	Reference
Topographical Survey	July 2019	MK Surverys	27295
Remediation Method Statement	Dec 2015	Geo-Environmental	GE15163-RMS-DEC15
Ground Investigation Report	Sept 2015	Geo-Environmental	GE10423-GIR-SEP15

APPENDIX THREE – ECOLOGICAL, ARBORICULTURAL & ENVIRONMENTAL INFO

REPORT/SURVEY	DATE	COMPANY	REFERENCE
Tree Survey	Aug 2019	RPS Group	JSL3362
Arboricultural Impact Assessment	Jun 2016	PJC Consultancy	PJC/4040/16/B
Tree Preservation Order	April 2010	Arun District Council	TPO/BN/1/10