

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Construction of 10No. dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space

At



Land South of
Wandleys Lane
Eastergate
West Sussex
PO20 3SE

On Behalf of
Imperial Residential Investments Ltd
17/02/2026

Prepared by



Paddock View
Calcot Mount Business Park
Calcot Lane
Curdridge
Southampton
Hampshire
SO32 2BN

Website: www.vividdesignstudio.co.uk

CONTENTS PAGE

Introduction	3
The Scope	4
The CEMP Requirements	5-9
Conclusion	10
Appendix A (Site Plan)	11-12
Appendix B (Programme of Works)	13
Appendix C (Construction Traffic & Delivery Route)	14-15

INTRODUCTION

This Construction Environmental Management Plan has been prepared to support the construction of 10 No. dwellings with new access from Wandleys Lane, landscaping and areas for ecology & amenity space at Land South of Wandleys Lane, Eastergate, West Sussex, PO20 3SE. It is hoped that the information contained within this statement will assist the Local Planning Authority in discharging condition No.3 attached to Planning Consent Ref. BN/46/25/PL.

The CEMP defines the minimum requirements that are to be met and covers the management of the main contractor's activities and those of any sub-contractor working under the main contractor's control.

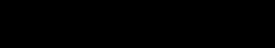
Developers Contacts and Roles

Developer
Imperial Residential Investments Ltd
Paddock View
Calcot Mount Business Park
Calcot Lane
Curdridge
Southampton
Hampshire
SO32 2BN

Mr Richard Paine
Director and Project Manager



Mr Joe Dorrington
Director



Mr Chris Sheehan
Construction Director



All enquiry's and complaints to be directed to the above personal either by telephone or written and posted to above address.

Local residents to be provided with the above contact details for someone on site to deal with queries and advising them of working hours and who to contact if there are problems outside working hours. A notice outside the site entrance gates to be provided with these details and also delivered to the immediate neighbours boarding the site boundaries.

THE SCOPE

The CEMP addresses issues associated with:

- 1) Noise and Vibration
- 2) Air Quality
- 3) Visual Impact
- 4) Ecology
- 5) Water Pollution
- 6) Waste
- 7) Contaminated Land
- 8) Construction Traffic Management
- 9) Protection of Existing Services
- 10) Community Responsibility
- 11) Lighting

THE CEMP REQUIREMENTS

Noise and Vibration

The location of the site and the planned construction activities do not give rise to a serious risk to noise and vibration. However, contractors will be expected to take measures to minimise the present noise and vibration during construction.

Ground works involving piled foundations will be designed to a depth to suit ground conditions. The required machinery will be small scale due to the nature of the development. All machinery used will comply with statutory and all other identified noise control limits.

Where necessary plant and equipment will be silenced, screen and/or enclosed in accordance with the guidance of BS5228 and particularly noise activities will be shielded by the erection of hoardings or screening. No explosives are to be used on site. The use of radios on site is to be controlled so that it does not cause a nuisance.

The use of generators will be limited and small scale. No generators to be used at night or outside working hours.

All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays.

All deliveries to be managed and avoid peak day time hours. Deliveries should be arranged between the hours of 1000 and 1600 hrs Monday to Friday only unless circumstances dictate.

Air Quality

The location of the site and the planned construction activities do not give rise to a serious risk to air quality. However, contractors will be expected to take measures to minimise the present of airborne dust during construction.

It is anticipated that dust will travel 200m from where it is generated. The principle mitigation measure to avoid contamination to neighbouring properties and infrastructure is to keep construction activities at a minimum of 200m away from the site perimeter. This is not achievable due to the small scale site and works close to the adjoining boundaries. To mitigate this, suitable solid fencing is to be provided to the boundaries with material infill to control dust.

As well the following additional measures should be implemented where practical:

- 1) Design controls are to be implemented for construction equipment and vehicles, and appropriately designed vehicles are to be used for materials handling. These to include sheeting of vehicles where appropriate.
- 2) Completed earthworks are to be vegetated as soon as possible.
- 3) The site to be regularly inspected and site boundaries checked for dust and deposits and removed as necessary. In addition, local roads are to be checked and cleaned when necessary.

- 4) Provide water supply and hose to allow use of water to suppress any specific operation that causes dust to generate.

There is to be no burning of material on site.

Boundaries of the site adjoining existing residential properties, to be adequately protected from dust and noise with solid timber hoarding. Heras fencing with solid sheeting to be provided along other boundaries to protect material storage area and activities associated with the loading area.

Visual Impact

Contractor's compound and areas for material storage are to be located within the allocated development site and appropriately fenced and secured. The locations are to recognise the sensitivity of the outlook from nearby residential properties and adjoining boundaries to the site.

Ecology

Existing trees and hedges are to be protected and retained wherever possible. Trees and hedges that are to be retained are to be clearly identified and are to be protected from construction activity. In the event that trees and hedges have to be removed this needs to be outside the nesting season.

Vegetation removal will need to take place outside of the bird nesting season where possible, which runs from 1st March – 1st August inclusive to ensure nesting birds are not harmed. All site clearance will be undertaken under ecological supervision.

The ecologist will deliver a toolbox talk to the vegetation clearance contractors, detailing the sensitive measures required. The ecologist will then supervise all vegetation clearance. No clearance will be undertaken without the supervision of the ecologist.

Retained trees and boundary features will be clearly marked and fenced off.

Protection of Water Resources

The following activities give rise to potential risks to water course contamination and the proposed mitigation measures against this have been identified.

Deliveries

Special care is to be taken during deliveries especially when fuels and hazardous materials are being handled. All deliveries are to be supervised by a responsible person and contingency plans are to be agreed and suitable materials available to deal with any incident that occurs.

Storage

Many of the materials used in construction operations, such as oil, chemicals, cement, lime, cleaning materials and paint have the potential to cause serious pollution. All hazardous materials should be stored in secure containers and kept within secure cabins on impervious bases.

Security

All containers and storage cabins to be kept locked and secure within the compound of the development site.

Silt

Water containing silt is never to be drained to surface water drains. Silty water can arise from excavations, exposed ground, stock piles, plant and wheel washing. To prevent silt water leaving the site or entering into retained habitats Silt Matts to be used and laid around the necessary areas in order to catch the sediment. These are shown on the site plan. Heras fencing to be provided around the east and south boundaries to secure the site from the adjoining woodland and pond and the water courses. This will ensure no pollution to the surrounding water courses and ponds.

Measures are to be taken to prevent water entering excavations. Spoil heaps to be located and configured in a way that will avoid the risk of contamination of ground water. Wheel washes and plant washing facilities are to be securely constructed with no overflow and the effluent should be contained for proper treatment and disposal. Wheel washing facilities to be provided on site next to the site entrance and all vehicles to be cleaned prior to leaving the site.

Site roads are to be kept free from dust and mud deposits. In dry weather dust suppression measures may be required.

Refuelling

The risk of spilling of fuel is at its greatest during the refuelling of plant. All plant is to be refuelled in a designated area, preferably on an impermeable surface away from any drains and watercourses.

Concrete

Concrete is highly alkaline and corrosive and can have a serious impact on watercourses. It is essential that particular care with all works involving concrete and cement. Suitable provision is to be made for the washing out of concrete mixing plant or ready mix concrete lorries so that washings do not flow into any drainage or watercourse.

Waste

A site waste management plan is to be prepared by the contractor that includes the following:

- 1) Organisational responsibility for the preparation and implementation of the plan.
- 2) The types and quantity of waste anticipated.
- 3) The measures that will be used to monitor delivery of the plan.
- 4) The available options for waste management and preferences.
- 5) The waste disposal sites and contractors that are proposed. All sites must be approved by the appropriate Waste Regulation Authority.
- 6) Identify how hazardous and non-hazardous waste is to be disposed.
- 7) Include how the necessary familiarisation and training to make the plan effective is going to be implemented.
- 8) The measures to be used to ensure the efficient use of materials and minimise the production of waste and its handling.
- 9) The means of monitoring how much and what types of waste are produced.

The objectives of the plan are to deliver the following:

- 1) To minimise the creation of waste where possible.
- 2) To remove rubbish, debris, surplus material and spoil regularly and keep the site clean and tidy.
- 3) To ensure that waste disposal is managed in a controlled way.
- 4) To ensure that surplus material is minimised and any non-usable surplus is recycled.
- 5) To provide all necessary waster transfer documentation.

Site waste management plan to be provided once the contractor has been appointed and reviewed the site and construction activities associated with the works.

All waste to be stored within secure waste containers and skips as shown on the site plan. All waste containers to be secured with heras fencing and covered with netting to avoid any waste being released into the environment. Waste to be emptied at regular intervals as and when containers are at full capacity.

All food waste to be covered securely to avoid access by animals.

Contaminated Land

The contractor will implement the Contamination Report and Soil Investigation Report carried out for the site. These reports identify the potential contamination and mitigation methods if any form of contamination is found on the site.

Further planning conditions are enforceable to ensure that any contamination found is suitably dealt with before any works are recommenced on the site. Reference should be made to the reports carried out by Soils Ltd.

Contractor and Construction Traffic Management

Access to the site is gained from the main public highway of Wandleys Lane. A condition survey of the road should be undertaken by the contractor. All vehicles containing potentially duty materials should be sheeted before leaving the site.

In order to avoid aggravating peak hour traffic on the local road all contractors will be expected to have most of their staff on site by 08.00 hours and to leave by 16.00 hours. The start of the working day needs to recognise the constraints of the noise management.

Due to the small scale of the site and site constraints all contractors will use the facilities within the site boundaries for parking and deliveries. Contractors are to recognise the use of the main road by local residents and ensure minimum disruption to parking facilities and general traffic movements.

Large construction vehicles to consist of concrete lorries and material lorries to use main access as and when required to load onto site. Vehicles can unload within the site boundaries and turn using the turning head and leave the site in a forward gear using the main access road. Large deliveries to be arranged outside peak times between the hours of 10.00 and 14.00. Delivery lorries to be restricted to 3to4 movements per day.

All pedestrian routes to be protected with red plastic traffic barriers and plastic ground cover plates with signage directing pedestrians to safe areas.

Wheel washing facilities to be provided at the new access point as shown on the site plan in green hatch. Wheel wash facilities to be used to clean all vehicles exiting the site before joining the highway. If this proves to be ineffective then a mobile road sweeper and cleaner to be deployed as and when necessary.

Protection of Existing Services

All existing services to the site are to be identified and protected as required. The main utility service's to be appropriately isolated and connected to the new development. Existing drainage connections and manholes are to be suitably covered and protected prior to reconnection.

Site Management and Community Responsibility

The contractor is to liaise with the local residents and community groups so as concerns they might have can be aired and resolved. Contractors are expected to embrace the objectives of the Considerate Constructors Scheme.

Lighting

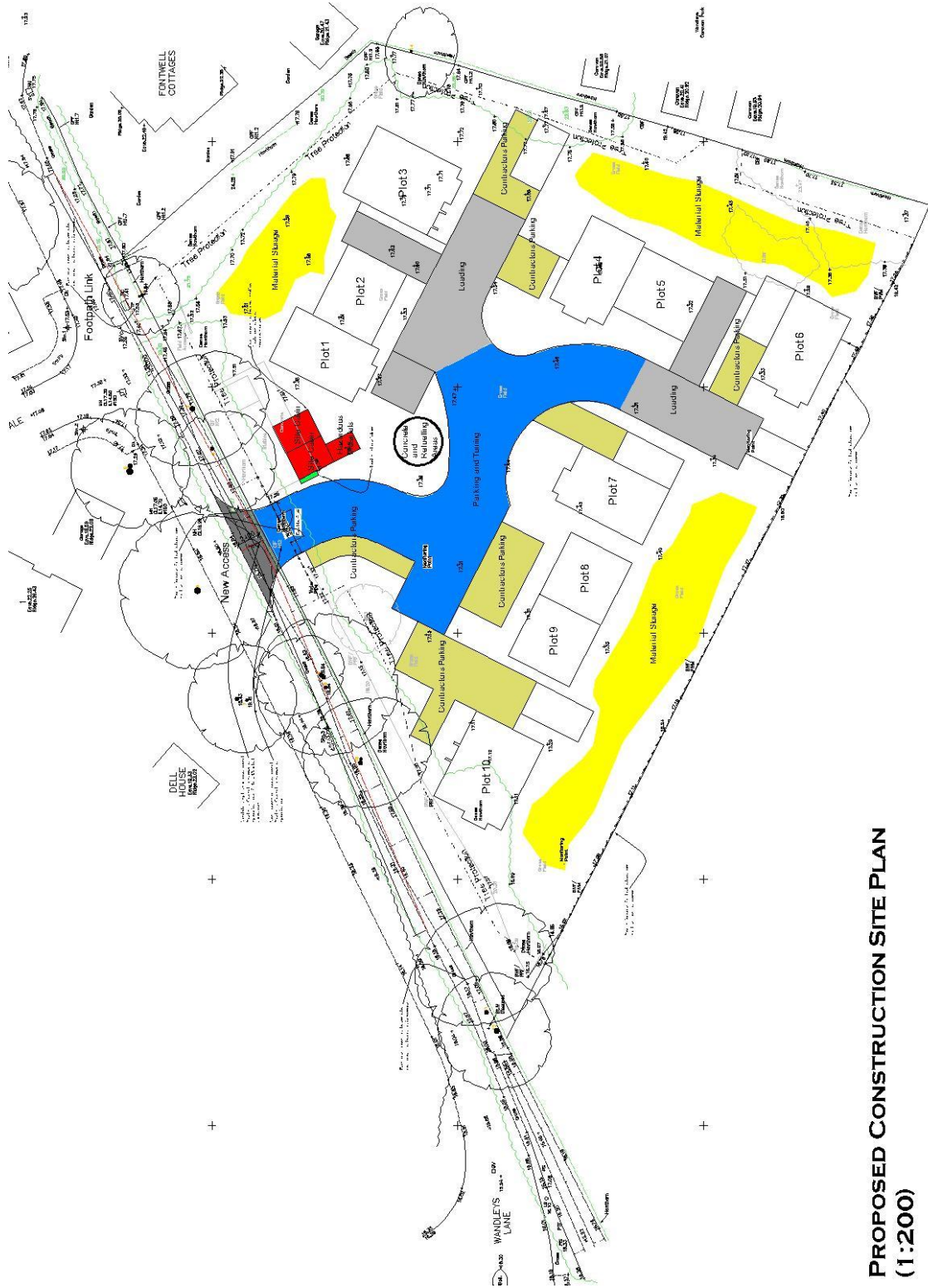
There will be no security or externally lighting on the site during construction works

CONCLUSION

Overall, it can be concluded that the measures and mitigation methods identified within this document will ensure that the proposed construction of the development can be done to minimise the environmental impact to the surrounding area. The methods will control all aspects of the construction process and all contractors will follow the recommendations of this report. It is suggested that this statement therefore satisfies the requirements of condition No.3 of the planning consent with its implementation.

It is recommended that a logbook is kept on site of any complaints and incidents, together with mitigation and remedial action taken. Also, that complaints and adverse impacts are addressed appropriately within 24 hours.

APPENDIX A (SITE PLAN)



**PROPOSED CONSTRUCTION SITE PLAN
(1:200)**

APPENDIX B (PROGRAMME OF WORKS)

Site clearance and site set up	2 Weeks	01/03/26
Groundworks for foundations	2 Weeks	
Groundworks for drainage	2 Weeks	
Ground works for services	2 Weeks	
Ground floors up to DPC	2 Weeks	
Brickwork above DPC up to 1 st floor	6 Weeks	
First floor installation	3 Weeks	
Brickwork above 1 st floor up to roof plate	6 Weeks	
Roof installation	3 Weeks	
Roof coverings	6 Weeks	
Eaves and fascia's	3 Weeks	
Window and door installation	3 Weeks	
First fix plumbing	6 Weeks	
First fix electrics	6 Weeks	
Carpentry first fix	6 Weeks	
Internal plaster finishing	6 Weeks	
Kitchen and bathroom installation	6Weeks	
Second fix plumbing	6 Weeks	
Second fix electrics	6 Weeks	
Carpentry second fix	6 Weeks	
Decorating	6 Weeks	
External works finishing	4 Weeks	
Completion and sign off	1 Weeks	

APPENDIX C (CONSTRUCTION TRAFFIC & DELIVERY ROUTE)

