

Highgate*Transportation*

Land South of Summer Lane

Estate Road Construction and Environmental Management Plan
(HTp/25121/CEMP/01)

November 2025

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1.0 Introduction

- 1.1 Highgate Transportation (HTp) have been appointed to prepare this Construction and Environmental Management Plan (CEMP) to discharge condition 16 of P/15/24/OUT (Appeal reference: APP/C3810/W/25/3365661) which sets out

No development shall take place, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a Construction & Environmental Management Plan and accompanying Site Setup Plan has been submitted to and approved in writing by the Local Planning Authority (who shall consult with National Highways, WSCC Highways, and the council's Environmental Health Officer as appropriate). Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. This shall require the applicant and contractors to minimise disturbance during demolition and construction and will include (but not be limited to) details of the following information for approval:

- 1. The phased programme of construction works.*
- 2. The anticipated, number, frequency, types, and timing of vehicles used during construction (construction vehicles should avoid the strategic road network during the peak hours of 0800- 0900 and 1700-1800 where practicable).*
- 3. The preferred road routing for all construction traffic associated with the development.*
- 4. Provision of wheel washing facilities (details of their operation & location) and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders).*
- 5. Details of street sweeping.*
- 6. Details of a means of suppressing dust & dirt arising from the development.*
- 7. A scheme for recycling/disposing of waste resulting from demolition and construction works (i.e., no burning permitted).*
- 8. Details of all proposed external lighting to be used during construction (including location, height, type & direction of light sources and intensity of illumination).*
- 9. Details of areas for the loading, unloading, parking, and turning of vehicles associated with the construction of the development.*
- 10. Details of areas to be used for the storage of plant and materials associated with the development.*
- 11. Details of the temporary construction site enclosure to be used throughout the course of construction (including access gates, decorative displays & facilities for public viewing, where appropriate).*
- 12. Contact details for the site contractor, site foreman and CDM co-ordinator (including out of-hours contact details).*
- 13. Details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works.*
- 14. Details of any temporary traffic management that may be required to facilitate the development including chapter 8 traffic signage.*
- 15. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for*

foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s).

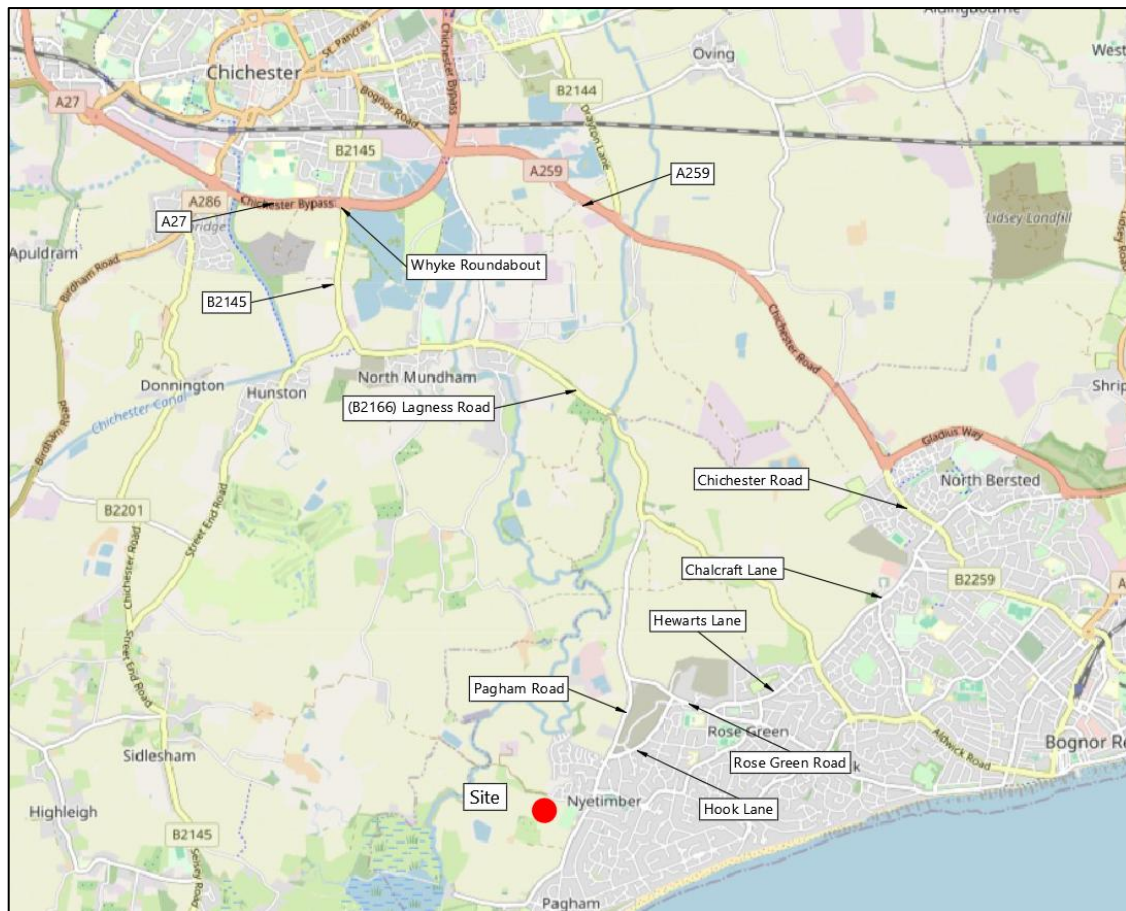
16. Details of pest control.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided. 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.

17. No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays.

- 1.2 This CEMP addresses the above points.
- 1.3 This CEMP only covers the Reserved Matters application for the estate road, with the future phases being subject to a separate CEMP.
- 1.4 This CEMP has been prepared in the interests of protecting biodiversity and complying with relevant legislation, including:
 - i. The Conservation of Habitats and Species Regulations 2017 (as amended), which implement the requirements of the Habitats Directive in domestic legislation and provide protection for European protected species
 - ii. The Wildlife and Countryside Act 1981 (as amended), which affords protection to wild birds, animals, and plants
 - iii. Section 41 of the Natural Environment and Rural Communities Act 2006, which lists species and habitats of principal importance for the conservation of biodiversity in England
- 1.5 The CEMP also takes into account current national policy and guidance, including provisions of the Environment Act 2021 relating to biodiversity and the delivery of Biodiversity Net Gain.
- 1.6 **Figure 1.1** shows the location of the application site in the wider area, with key transport features labelled.

Figure 1.1 – Site location and local highway network



- 1.7 The estate road will take access via the main spine road through the Pagham South development, connecting to the Pagham South northern access with Pagham Road, which is provided as a ghost island right turn lane arrangement.
- 1.8 The spine road is aligned through a residential area being brought forward by Foreman Homes as part of their now approved Reserved Matters application (planning reference: P/153/21/RES). This in turn leads to the estate road where a continuation of this road will be provided to allow access.
- 1.9 At the time of preparing this CEMP, a contractor has yet to be appointed. However, only contractors with an environmental policy as set out below will be considered for appointment:
 - i. Due environmental awareness, including all sub-contractors they appoint, they must provide training as necessary and encourage sub-contractors and suppliers to adopt sound environment practices
 - ii. The considerate use of land undergoing development, having special regard to archaeological finds and the storage, treatment, and disposal of any waste, hazardous or potentially toxic materials to avoid environmental harm
 - iii. The use and re-use of materials to minimise and curtail creating waste and, whenever practicable, using materials and products from sustainable sources

- iv. Control the emission of pollutants, noise and dust, and the use of potentially harmful substances and treatments during construction activities
- v. Conserve energy through sensible selection, use and management of resources, equipment, plant, and transport
- vi. The continued development, monitoring and investigation of systems, practices, and procedures at each stage of construction to ensure that the environment remains a foremost consideration

1.10 It should also be noted also that only contractors with a considerate contractor policy as set out below will be considered:

- i. Pre-commencement of any work, provide neighbours, local businesses, and the Local Highway Authority with a contact name and telephone number for the site manager and for the site office should they need to liaise or make a complaint
- ii. Will take care to ensure that works involving the utility companies are co-ordinated to reduce any disruption to the local highway network
- iii. Contact the Council's Pollution Control Team and provide names and numbers to plan with the contractor as and when they require it. Reciprocal contact details will also be held by the contractor in case of any emergencies on site
- iv. Careful use of lighting with the intention being to only use lighting during normal site operating hours. Should lighting be required for security then this will be discussed with the Council and designed to minimise any impact on local properties and wildlife

1.11 The measures outlined in this CEMP are designed to minimise any impacts of construction on the environment and surrounding community. It should be considered a living document which should be reviewed if the scope or conditions of the project are changed and is therefore subject to monitoring and review.

1.12 **Section 2.0** sets out the CEMP and the strategy for managing transport movements.

2.0 Construction and Environmental Management Plan

- 2.1 The individual elements of the CEMP are listed in **paragraph 1.1** and are considered in detail below.

Phased Programme of Construction Works

- 2.2 Typically, there are expected to be around 20 to 30 construction workers on site at any one time, with occasionally up to 40 workers during peak construction periods. The works are expected to be phased as follows:

- i. Establish site, including welfare facilities;
- ii. Site clearance;
- iii. Groundworks; and
- iv. Construction of the estate road

- 2.3 The works are scheduled to commence Summer 2026, subject to reserved matters approval and clearance of pre-commencement conditions, and are expected to take approximately 9 months.

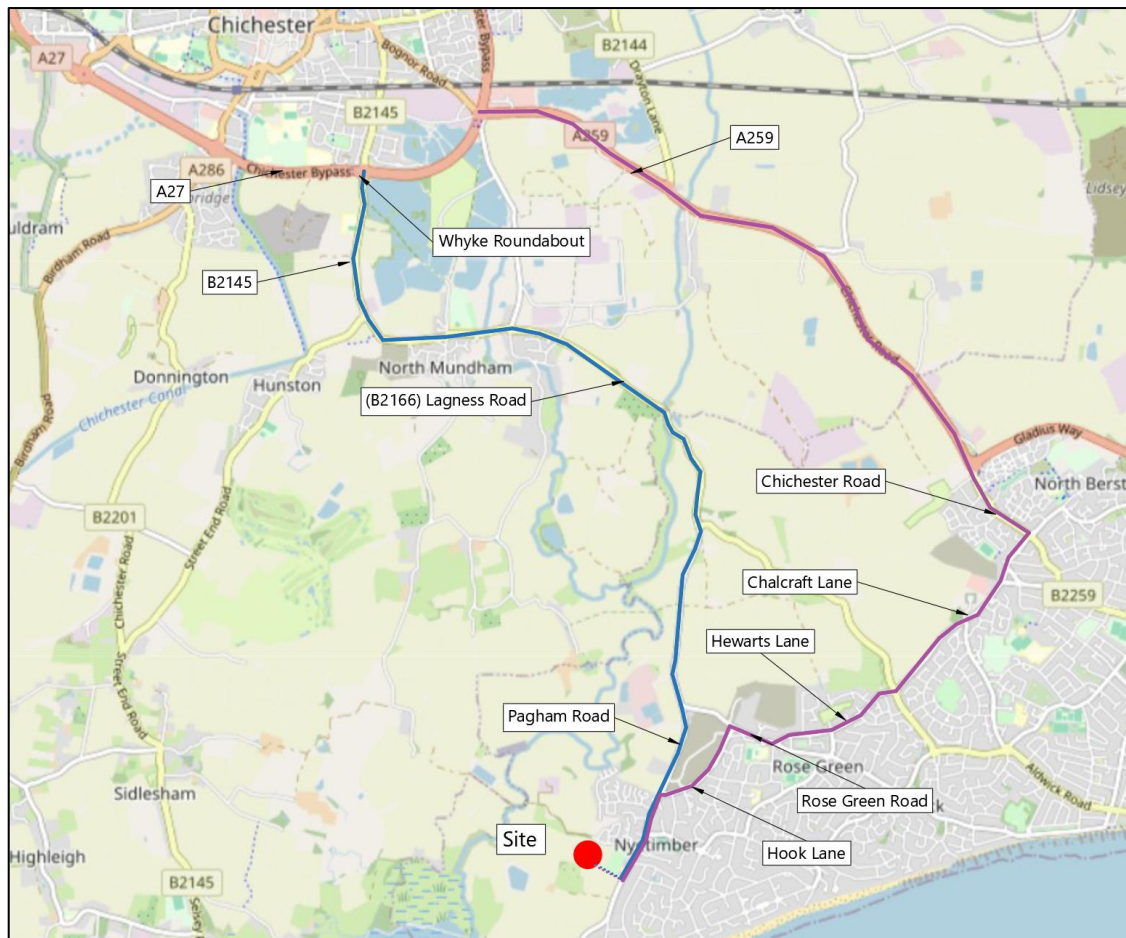
The anticipated, number, frequency, types, and timing of vehicles used during construction

- 2.4 Construction vehicles will avoid the strategic road network during the peak hours of 0800-0900 and 1700-1800 where practicable.
- 2.5 Delivery times will be restricted to 09:30 to 15:30 to reduce the risk of congestion and conflict on the wider highway network. In extraordinary circumstances, the contractor will liaise with the Local Highway Authority to agree potential relaxation of these times, subject to an acceptable justification, which may include the number of vehicles involved/trips generated.
- 2.6 There will be no restriction on the times of deliveries on a Saturday, except that these must occur during the permitted hours of operation of the site.

Routes for construction traffic

- 2.7 All construction related traffic will arrive at, and depart from, the site via the consented junction with Pagham Road. In the event that the access road is not ready for use, construction will use the existing gravel track which will have served the construction of the first phase(s) of the Foreman Homes development.
- 2.8 It is expected that contractors appointed from outside the local area will access the site from the A27 Chichester Bypass, via the Whyke Roundabout onto the B2145, continuing onto the B2166 at the roundabout, and travelling east to Lagness Road, which becomes Pagham Road, on which the site access is located.
- 2.9 Contractors may access the site from the east via the A259, via Chichester Rad and Chalcraft Lane, to Hewarts Lane, Rose Green Road, and Hook Lane.
- 2.10 The routes are shown in **Figure 2.1**.

Figure 2.1 – Construction traffic route



- 2.11 When leaving the site, construction traffic will return via the same route, via the A27 Chichester Bypass, or the A259, and left turn only signs will be displayed at the exit of the site.
- 2.12 In the event of road closures preventing this route from being used, contractors will be permitted to seek appropriate alternate routes.
- 2.13 Locally based contractors will be permitted to use appropriate alternate routes.

Provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway

- 2.14 Wheel washing facilities and obligations will be introduced to prevent mud being carried onto the local highway network. The facilities will be located at the southern side boundary. The location is shown on the Site Setup Plan contained at **Appendix 1**.
- 2.15 At the start of the groundworks phase, the required plant will be delivered onto the site and removed at the end of this phase. During this phase wheel washing will be employed using a water bowser as necessary. Vehicles removing demolition materials shall have their loads effectively sheeted.

- 2.16 The contractor will always ensure that during the works, measures will be in place to prevent mud/detritus entering the local highway network from the site. Where water is used for cleaning, mitigation measures will be in place to ensure that it is not discharged onto the local highway network. This must be continually monitored, and measures put in place for removal should mud end up on the highway and to deal with freezing conditions.
- 2.17 No road closures or traffic management measures are required as part of either the demolition and/or construction works.

Details of Street Sweeping

- 2.18 The contractor will ensure that regular street sweeping is carried out to ensure that mud and debris is maintained to a minimum.

Details of a means of suppressing dust & dirt arising from the development

- 2.19 Where relevant, construction will use hydraulic attachments as far as reasonably practicable so dust will be kept to a minimum. However, if dust levels rise water and specialist equipment will be sourced on site to suppress dust emissions.
- 2.20 It will be required that Personal Protective Equipment (PPE) is worn whenever necessary, and that decontamination will occur at existing areas. A pre-clean and certification will be carried out prior to the commencement of the works.
- 2.21 Works will stop if visible contamination is encountered.
- 2.22 All works will be monitored by the site manager throughout the project to ensure that dust and other air-borne control measures are being carried out.
- 2.23 The site will be kept as clean and tidy as reasonably practicable.
- 2.24 Vehicle movements and groundworks produce dust, especially in dry conditions, plus when cutting steel and concrete, these activities will be mitigated via applying water.
- 2.25 Areas will be damped down with water prior to cleaning.
- 2.26 Spoil heaps to be netted to prevent dust in the summer months.

A scheme for recycling/disposing of waste resulting from demolition and construction works

- 2.27 All waste that cannot be appropriately reused onsite (e.g. uncontaminated rubble reused as hardcore) will be removed from site and disposed of by an approved construction waste contractor.
- 2.28 No waste will be burned onsite.
- 2.29 The contractor will be responsible for nominating an individual to oversee waste management.

Details of all proposed external lighting to be used during construction (including location, height, type & direction of light sources and intensity of illumination)

- 2.30 Lighting will be used carefully with the intention being to only use lighting during normal site operating hours. Site lighting will be provided if required during the late afternoon working hours to ensure that workers can maintain a safe visual working environment. No works are to be permitted if appropriate lighting is not present on site.
- 2.31 Wherever possible, lighting used will:
- i. Be directional, to avoid spill onto any ecologically sensitive areas
 - ii. Be of the lowest intensity that can be practically used
 - iii. Use low pressure sodium lamps, or if not possible, use lamps with minimal infrared and ultraviolet emissions
- 2.32 The Ecological Consultant may impose restrictions on use of lighting where it is likely to impact on protected or vulnerable species such as bats.

Details of areas for the loading, unloading, parking, and turning of vehicles associated with the construction of the development

- 2.33 Vehicles will load and unload within the site, as close to the compound as practicable, to minimise carry distances and ecological disruption. There will be a marshal in place to ensure that vulnerable users of the footway to the front of the site as well as contractors and visitors are kept safe during loading and unloading. The marshal will also ensure that all trees, root protection zones and ecological buffers are safeguarded from manoeuvring vehicles.
- 2.34 The contractor will be allocated a designated area within the site for the compound, including parking, and load/unloading and storage of plant, waste, and construction materials. The location is shown on the Site Setup Plan contained at **Appendix 1**.
- 2.35 Deliveries will be managed so that no more than three vehicles are present at any one time.
- 2.36 A banksperson will be available, should a vehicle need to reverse near the public highway, although this is not considered to be a manoeuvre which will occur with any degree of frequency.

Details of areas to be used for the storage of plant and materials associated with the development

- 2.37 The storage of plant, waste, and construction materials will be wholly within the site, and located in the north east. The location is shown on the Site Setup Plan contained at **Appendix 1**.
- 2.38 All construction waste will be stored in the designated waste containers within the site compound with flammable waste store separately.

- 2.39 The contractor will ensure that the extent of the areas used for the loading, unloading & storage of plant and materials, operative and visitor parking, and vehicle access routes provided on site will avoid tree protection railings and root protection zones.

Details of the temporary construction site enclosure to be used throughout the course of construction

- 2.40 The single point of access into the site via the access road from Pagham Road will be secured by a gated security hoarding, on which will be erected 24-hour contact details for the site manager.
- 2.41 No decorative displays or facilities for public viewing are proposed.

Contact details for the site contractor, site foreman and CDM co-ordinator

- 2.42 A 24-hour contact number for the site manager and the site office will be provided to all neighbours, local businesses and the Council should they need to make a complaint.
- 2.43 The Contractor will be responsible for all duties under the CDM Regulations 2015 and will appoint the appropriate stakeholders to perform their duties under the Regulations
- 2.44 The Council's Pollution Control Team will also be provided with the emergency contact number and reciprocal contact details will be held by the contractor in case of any emergencies on site.

Details of the arrangements for public engagement/consultation both prior to and continued liaison during the construction works

- 2.45 The contents of the CEMP would be communicated to neighbouring residents and businesses.

Details of any temporary traffic management that may be required to facilitate the development including chapter 8 traffic signage

- 2.46 No road closures or traffic management measures are required as part of either the demolition and/or construction works.

Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)

- 2.47 Construction will only be undertaken between 08:00 and 18:00 Monday to Friday and 09:00 to 13:00 on Saturday, which includes the hours of arrival and departure of construction workers. No construction will take place on Sunday and Bank/Public Holidays unless agreed in writing by the Local Planning Authority (LPA) in advance.

- 2.48 All works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed with the LPA, shall be carried out between 08:00 and 18:00 Monday to Friday, 09:00 to 13:00 on Saturday, and at no time on Sunday and Bank/Public Holidays.
- 2.49 The general principles for the control of noise during the construction works as set out in the above document are presented below:
- i. Appropriate choice of plant and equipment
 - ii. Regular plant maintenance to keep plant in good working condition and reduce noise from machinery
 - iii. Careful phasing of the proposed operations
 - iv. Provision of temporary barriers
- 2.50 The operating measure of noise reduction include:
- i. Ensure that all staff and operatives are briefed on the requirement to minimise nuisance from site activities
 - ii. No equipment shall operate other than at the manufacturers' rated working levels; site staff shall not 'rev' equipment unnecessarily
 - iii. Use of rock breakers on site shall be kept to an absolute minimum and only silenced or sound models shall be used
 - iv. No plant and equipment shall be left running if not required for immediate use. Where this is not practicable, equipment shall be set to idle in the quietest manner to minimise noise emissions
 - v. Resilient materials should be used where possible to reduce impact noise where materials are being moved or dropped e.g., lining chutes and dumpers. Materials should be lowered whenever practicable and otherwise drop heights should be kept to a minimum

Details of pest control

- 2.51 Effective pest control measures will be implemented throughout the duration of the construction works to prevent infestations of vermin and pests, particularly rodents and insects, which may be attracted to site waste or disturbed ground. The measures will include:
- i. Site cleanliness – The site will be kept clean and free from accumulations of waste materials, food waste, or standing water.
 - ii. Waste management – All waste will be stored in secure, closed containers and removed from site regularly by licensed waste carriers.
 - iii. Storage of materials – Building materials and supplies will be stored off the ground where possible and covered to prevent nesting opportunities.
 - iv. Monitoring – Regular site inspections will be undertaken by the site manager to identify any signs of pest activity.
 - v. Professional control – Should evidence of pests be found, a suitably qualified pest control contractor will be appointed to assess and treat the issue in accordance with current UK legislation and best practice.

- vi. Communication – All site operatives will be briefed on the importance of maintaining good hygiene and immediately reporting any pest sightings.

2.52 These measures will ensure that the construction site does not create nuisance or health risks to neighbouring properties or the wider area.

Details of how measures will be put in place to address any environmental problems arising from any of the above shall be provided

2.53 The contractor will ensure that the environmental safeguarding measures in the submitted ecology report for this site are adhered to.

2.54 There are no specific environmental and/or physical constraints on the local highway network in the vicinity of the site.

Confirmation that no demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no work on Sunday or Bank/Public Holidays

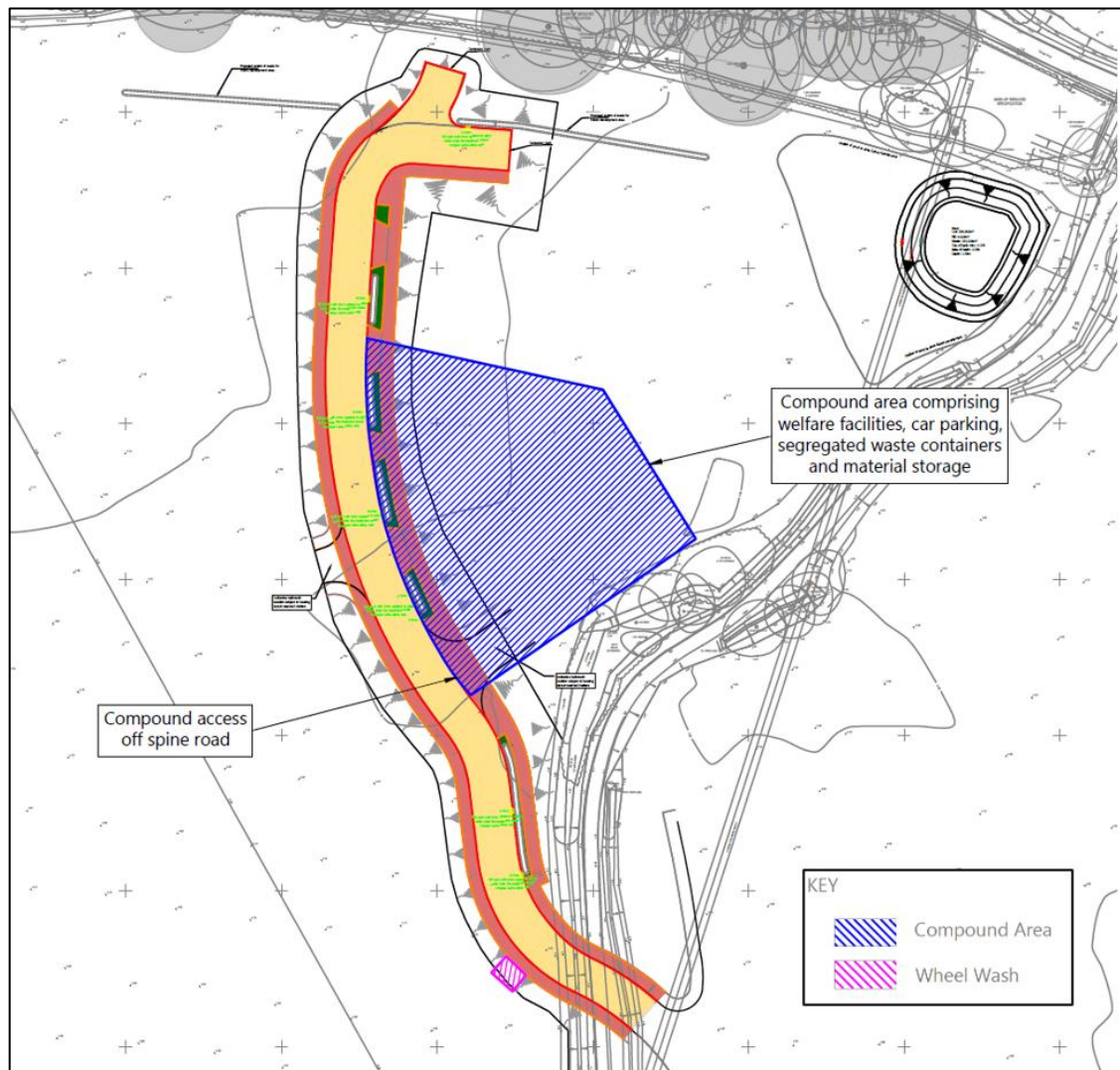
2.55 Construction will only be undertaken between 08:00 and 18:00 Monday to Friday and 09:00 to 13:00 on Saturday, which includes the hours of arrival and departure of construction workers. No construction will take place on Sunday and Bank/Public Holidays unless agreed in writing by the Local Planning Authority (LPA) in advance.

2.56 All works and ancillary operations which are audible at the site boundary, or at such other places as may be agreed with the LPA, shall be carried out between 08:00 and 18:00 Monday to Friday, 09:00 to 13:00 on Saturday, and at no time on Sunday and Bank/Public Holidays.

Site Setup Plan

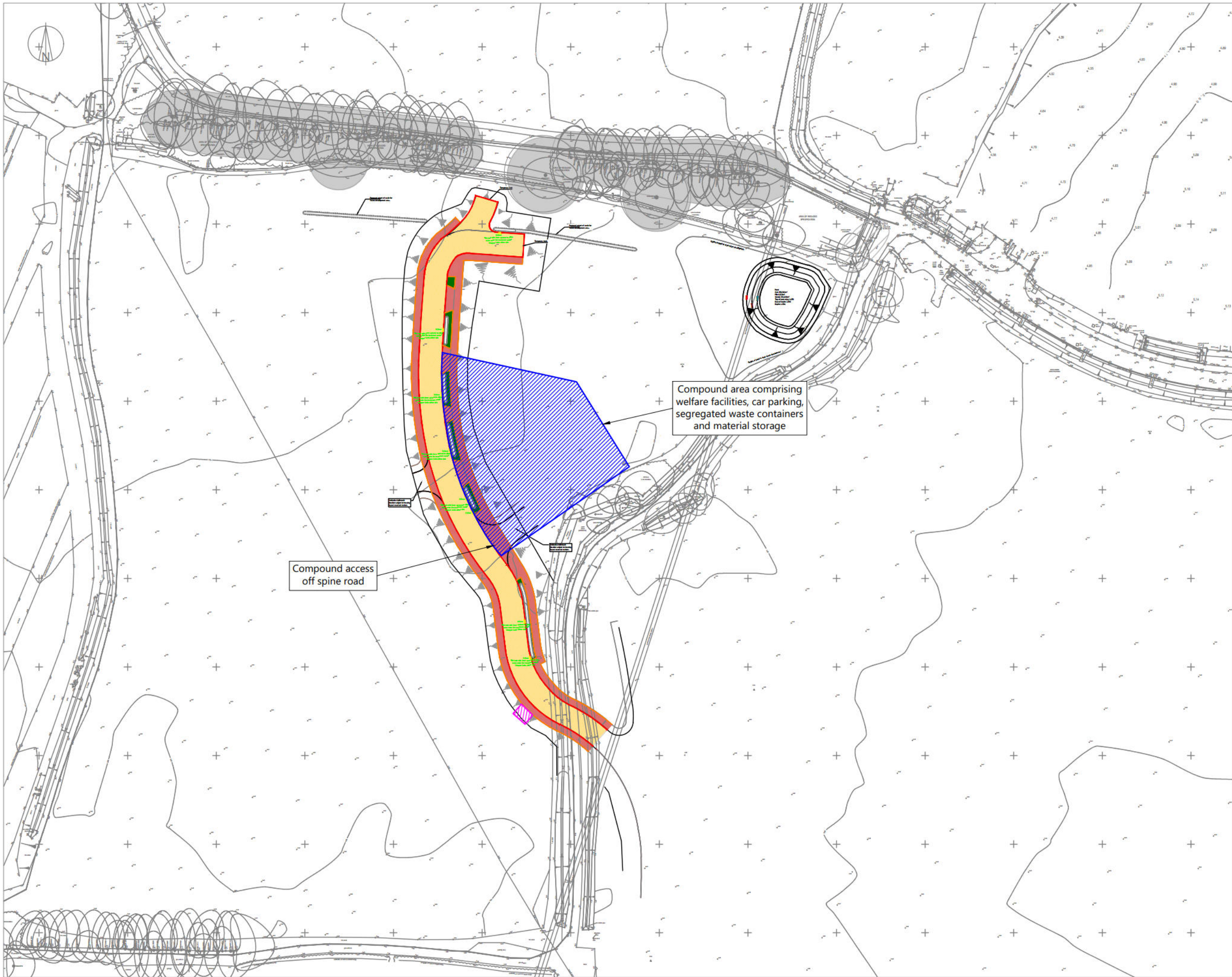
- 2.57 A Site Setup Plan is contained at **Appendix 1**, with an extract shown at **Figure 2.2**. The plan shows the indicative location of the site compound, parking, storage and wheel washing.

Figure 2.2 – Extract of Site Setup Plan



Appendix 1

Site Setup Plan



NOTES:

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Drawing based on GTA 'Estate Road External Works Layout' ref 13226_1861_P5' received 29/10/25

KEY

	Compound Area
	Wheel Wash

C	Updated Annotation	AH	05/11/25
B	Updated Layout	AH	30/10/25
A	Updated Annotation	AH	29/10/25
ISSUE	REASON FOR REVISION	BY	DATE

PROJECT:

LAND SOUTH OF SUMMER LANE - CEMP

CLIENT:

NORTHGATE PROPERTIES

PROJECT REF:	DRAWING NUMBER:	SCALE (AT A3):
25121	01	1:1,000

SHEET NUMBER:

SHEET NUMBER 1 OF 1

SCALE BAR:

0m 10m 20m 30m 40m 50m

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TITLE:

SITE SETUP PLAN

DATE:	DRAWN BY:	CHECKED:
27/10/25	AH	FB