Homes England

The Housing and Regeneration Agency

West of Ifield, Crawley
Outline Construction Environmental Management Plan

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WEST OF IFIELD
OUTLINE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

RAMBOLL

OUTLINE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

Revision	**01**
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Description	**Outline Construction Environmental Management Plan**

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Review Schedule

CEMP Revision	Date of Revision	Author	Comments/Sections Amended
1	06/06/2025	Ramboll	For Planning
2			
3			
4			

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GLOSSARY OF TERMS

Abbreviation	Term
ACM	Asbestos Containing Materials
ALC	Agricultural Land Classification
AQMA	Air Quality Management Association
BMV	Best and Most Versatile
BNG	Biodiversity Net Gain
CBC	Crawley Borough Council
CCS	Considerate Constructors Scheme
CDM	Construction (Design and Management)
CEMP	Construction Environmental Management Plan
CLP	Construction Logistics Plan
COPA	Control of Pollution Act
COSHH	Control of Substances Hazardous to Health
CPSMP	Construction Phase Soil Management Plan
CTMP	Construction Traffic Management Plan
CWMMC	Crawley Western Multi Modal Corridor
DMP	Dust Management Plan
EA	Environment Agency
EC	Environmental Co-ordinators
ECoW	Ecological Clerk of Works
ES	Environmental Statement
FSMP	Framework Soil Management Plan
GEA	Gross External Area
ha	Hectares
HDC	Horsham District Council
HGV	Heavy Goods Vehicle
HMMP	Habitat Management and Monitoring Plan
LCoW	Landscape Clerk of Works
LEMP	Landscape & Ecological Management Plan
LLFA	Lead Local Flood Authority
LPA	Local Planning Authority
LWS	Local Wildlife Site
m	Metres
mAOD	Metres Above Ordnance Datum
MMP	Materials Management Plan
NPPF	National Planning Policy Framework

Abbreviation	Term
NRMM	Non-Road Mobile Machinery
OCEMP	Outline Construction Environmental Management Plan
ODS	Ozone Depleting Substances
OS	Ordnance Survey
PEM	Project Environmental Manager
PLO	Public Liaison Officer
PMP	Project Management Plan
PPG	Planning Practice Guidance
PRoW	Public Right of Way
RMA	Reserved Matters Application
SNCI	Site of Nature Conservation Importance
SUDS	Sustainable Urban Drainage Systems
SWMP	Site Waste Management Plan
UXO	Unexploded Ordnance
WSCC	West Sussex County Council

1 INTRODUCTION

1.1 Introduction

1.1.1 Ramboll UK Limited (Ramboll) has been appointed by Turner and Townsend Project Management Ltd (the "Client") on behalf of Homes England, to prepare an Outline Construction Environmental Management Plan (CEMP) with respect to the site at West of Ifield (the "Site"). It is understood that the Site is to be developed to provide a residential-led mixed use development (the "Proposed Development"). This report has been produced to support a hybrid planning application.

1.1.2 The Site is located at Ordnance Survey (OS) grid reference TQ 23679 36673, and is shown in Figure 1-1.

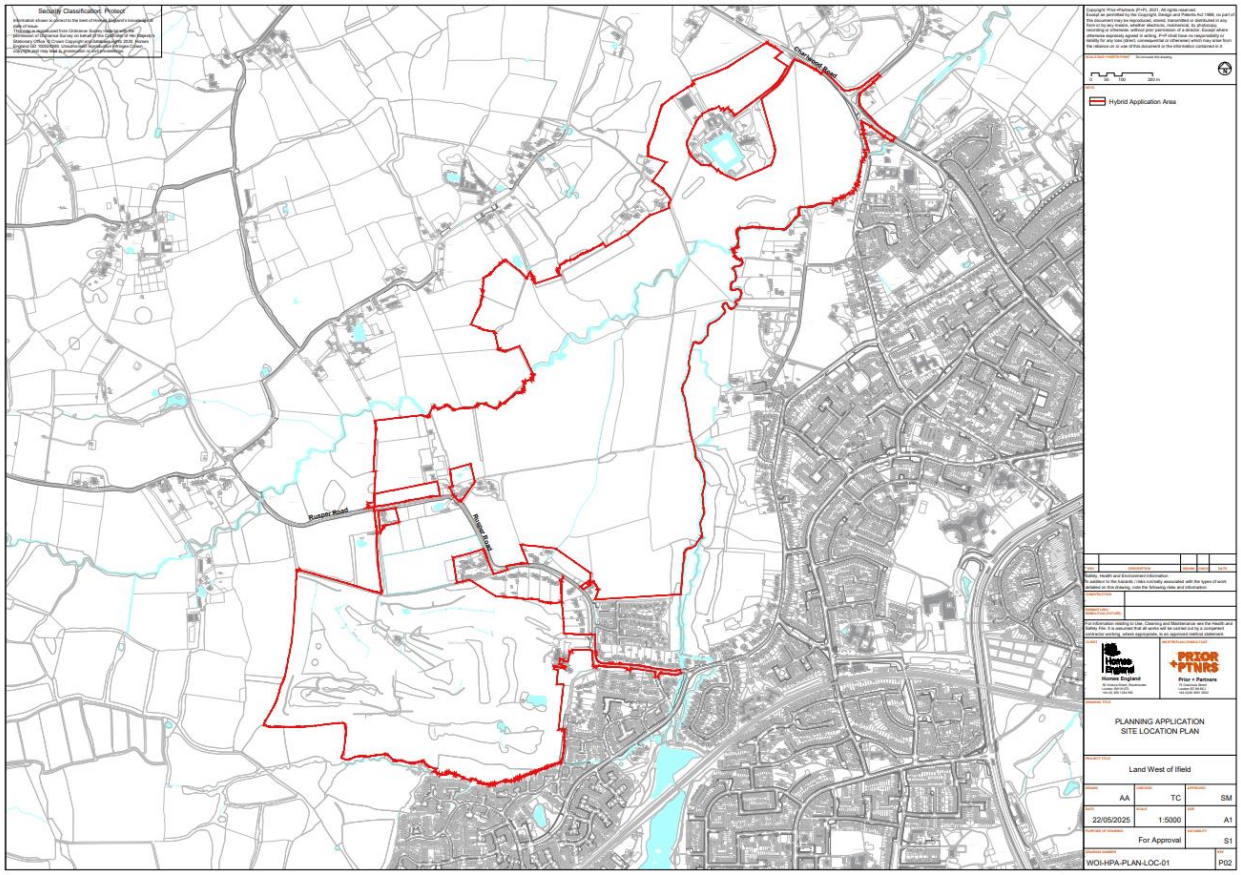

Figure 1-1: Site Location Plan (WOI-HPA-PLAN-LOC-01)

1.2 Purpose of the Outline CEMP

1.2.1 The purpose of the Outline CEMP is to set out the demolition and construction phase mitigation measures for the Proposed Development to ensure compliance with environmental commitments, requirements, and best practice.

1.2.2 The Outline CEMP sets out policies, legislative requirements, thresholds/limits, procedures, roles, and responsibilities relevant to the implementation of environmental and management controls throughout the duration of the demolition and construction stage works.

1.2.3 The Outline CEMP forms part of the Hybrid Planning Application and will be approved by Horsham District Council (HDC) as part of the planning permission. A separate Outline CEMP (the "Phase 1 OCEMP") has been produced by Arcadis specifically for Phase 1 (the detailed element) of the Proposed Development (document reference: 10051123-ARC-XXX-ZZ-TR-CM-00001). The Outline CEMP (this document) has been prepared to align with the Phase 1 OCEMP. For the avoidance of doubt, the Phase 1 OCEMP governs elements within the detailed (full) aspects of the Proposed Development. This Outline CEMP covers all remaining aspects of the Proposed Development.

1.2.4 This Outline CEMP is a live document and will be updated and referred to as required during the planning, design, and construction periods. This Outline CEMP shall also be updated after any significant

changes that would alter environmental mitigation and management measures such as changes in design, construction methodology or further environmental information becoming available, for example at all reserved matters stages. Instructions for the principal contractor (the "Principal Contractor") to update, implement and maintain this Outline CEMP are written in **[red font and square brackets]**.

1.2.5 The Principal Contractor, once appointed, would develop the Detailed CEMP which would be implemented during the demolition and construction works, adhering to the principles set out within this Outline CEMP, or the Phase 1 OCEMP, depending on the works brought forward. Following consent, for each future reserved matters application (RMA), the detailed CEMP should be updated by the Principal Contractor, once appointed, and approved by HDC before being implemented for the duration of each and all phases of construction

1.2.6 This document does not detail any requirements for Health and Safety risk assessments and prevention measures to be assessed by the Principal Contractor. However, those working on Site must comply with all the relevant statutory provisions in respect of safety and will be required to work in such a way as to ensure the safety of the public and Site workers.

1.2.7 This Outline CEMP will be an integral component of the overall Project Management system and should be read in conjunction with the Principal Contractor's environmental management system and other relevant demolition and construction phase plans.

1.3 Planning Context

1.3.1 The Site lies within the administrative area of HDC.

1.3.2 This assessment has been informed by the following legislation, policies and published guidance:

- The Town and Country Planning (Environmental Impact Assessment) Regulations 2017[1];
- National Planning Policy Framework (NPPF)[2] revised in December 2024 (minor revision February 2025);
- Planning Practice Guidance (PPG) (as amended);
- Horsham District Planning Framework (adopted 2015)[3];
- The Rusper Neighbourhood Plan (made 2021)[4];
- West Sussex County Council Joint Minerals Local Plan and Waste Local Plan (adopted 2018, Partial Review March 2021)[5]; and
- West Sussex Waste Local Plan (adopted in April 2014, and confirmed as up to date in 2024).

1.4 Site Location and Environmental Constraints

Overview of location and existing land use

1.4.1 The Site is located on land to the west of Ifield near Crawley in West Sussex, centred approximately at National Grid Reference TQ 23679 36673.

1.4.2 The Site is predominantly occupied by a mixture of arable and pastoral fields and includes the Ifield Golf Course and Country Club (hereafter referred to as the 'golf course') in its far southern portion. The River Mole passes through the northern part of the Site, and flows from south-west to north-east.

1.4.3 The surrounding area is occupied by agricultural land uses, light industrial, commercial and residential land-uses. An extensive network of public footpaths provides for pedestrian access and recreation across the rural area, both within and the outside the Site. The surrounding land supports a variety of individual residential houses and farmhouses.

1.4.4 Current access to the Site is via Charlwood Road in the north and Rusper Road to the south.

1.4.5 The Site red line boundary covers a total area of approximately 171 ha.

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[1] *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*. SI 2017/571. London: The Stationery Office.

[2] Ministry of Housing, Communities & Local Government (2024). *National Planning Policy Framework. December 2024*. Available at: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

[3] Horsham District Council (2015). *Horsham District Planning Framework (excluding South Downs National Park). November 2015*. Available at: https://www.horsham.gov.uk/__data/assets/pdf_file/0016/60190/Horsham-District-Planning-Framework-November-2015.pdf

[4] Rusper Parish Council (2020). *Rusper Neighbourhood Plan 2018 – 2031.* Available at: https://www.horsham.gov.uk/__data/assets/pdf_file/0011/108488/Rusper_Neighbourhood_Plan_2020_Final-1.pdf

[5] West Sussex County Council and South Downs National Park Authority (2021). *West Sussex Joint Minerals Local Plan July 2018 (Partial Review March 2021)*. Available at: https://www.westsussex.gov.uk/media/11736/mlp_adoption.pdf

Detailed Site Description and Environmental Constraints

1.4.6 The Site topography is generally low-lying, with ridges to the south and west. The first of these ridges passes through the southern part of the Site in an approximate east-west alignment and this rises up from 76m AOD in the south-west to approximately 85m Above Ordnance Datum (AOD) at Hyde Hill. The second ridge is located approximately 1km to the north-west at Russ Hill. It is orientated in an approximate south-west to north-east alignment which rises up from 68m AOD m on Site and extends up to 100m AOD at Russ Hill. The low-lying land between these two ridges lies at approximately 60-70m AOD and is dissected by the narrow watercourses of Ifield Brook and the River Mole.

1.4.7 The vast majority of the Site is within a fluvial Flood Zone 1 (< 0.1% annual chance of flooding), with areas of fluvial Flood Zone 2 (0.1% annual chance of flooding) and fluvial Flood Zone 3 (1% annual chance of flooding) associated with the Ifield Brook, which runs in a northerly direction within the east side of the Site, and the River Mole, which runs through the northern portion of the Site, running in a south-west to north-east direction. There is also a potential pluvial flow pathway associated with a surface water drain running through the centre of the Site, although EA mapping is considered to overestimate the risk in this area.

1.4.8 There is a discrete off-Site parcel of land that is situated within the northern portion of the Site. This northern 'island' comprises the Ifield Court Hotel (covering an area of approximately 1ha), a medieval moat at Ifield Court, a scheduled monument and some agricultural and residential buildings.

1.4.9 An area to the east of the Site is occupied by Ifield Brook Wood and Meadows, which adjoins a wooded area and extends into an area of ancient woodland. Ifield Brook Wood and Meadows is designated as a Local Wildlife Site (LWS) and a Site of Nature Conservation Importance (SNCI). This area is outside of the Site, but within the control of Homes England and will be retained as part of the proposals.

1.4.10 While there are no statutory ecological or landscape designations on the Site, it has biodiversity value due to the presence of notable habitats, including trees, tree groups, semi-natural grassland areas and hedgerows, as well as the potential to support protected and notable species. The Phase 1 habitat survey identified on-Site habitats and informed a series of surveys which are submitted as part of the hybrid planning application.

1.4.11 A plan of the environmental constraints within 500 m and 1 km of the Site is presented in Figure 1-2.

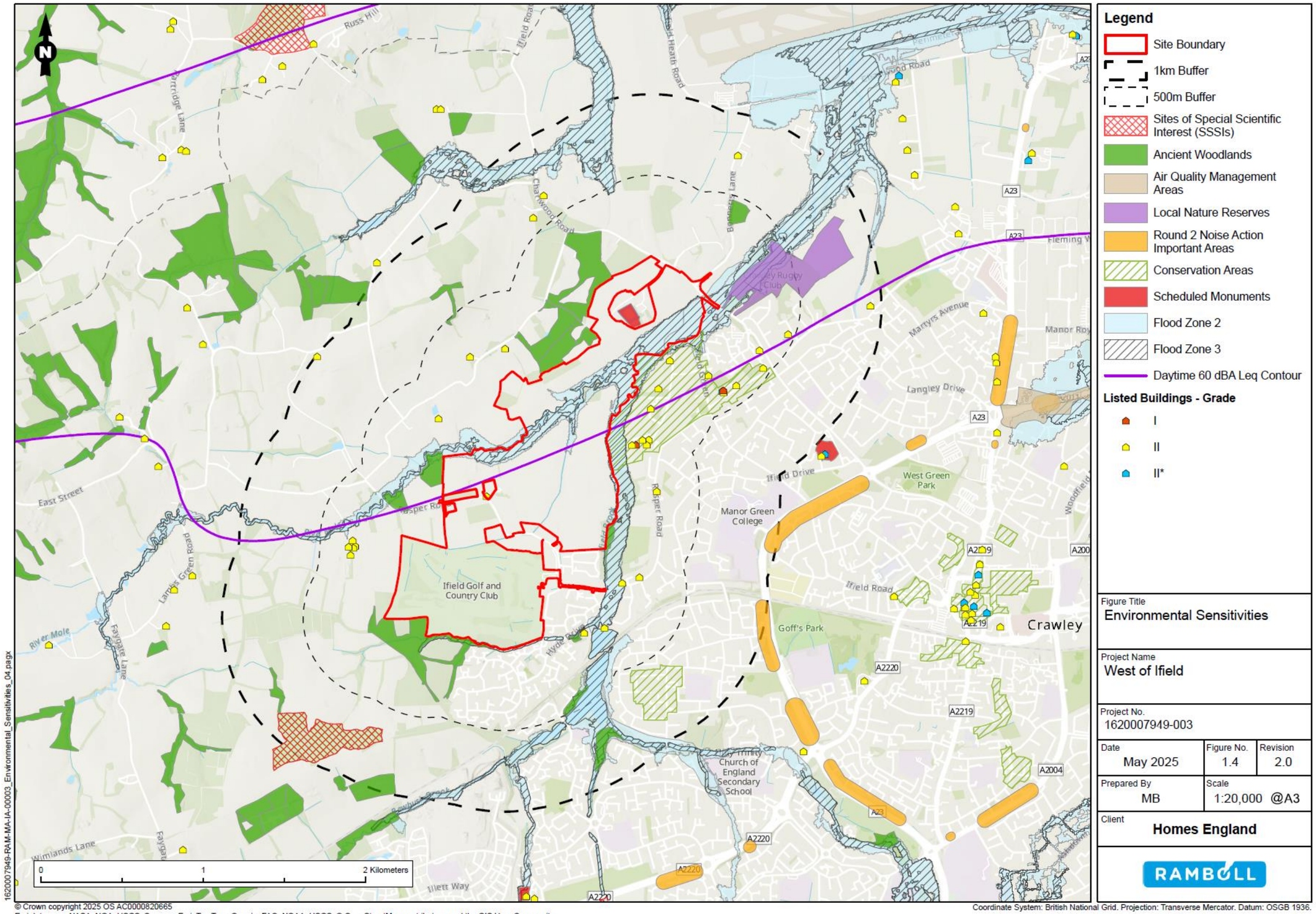


Figure 1-2: Environmental Constraints Plan

1.5 Proposed Development

1.5.1 The Proposed Development comprises the following:

"*Hybrid planning application (part outline and part full planning application) for a phased, mixed use development comprising:*

A full element covering enabling infrastructure including the Crawley Western Multi-Modal Corridor (Phase 1, including access from Charlwood Road and crossing points) and access infrastructure to enable servicing and delivery of secondary school site and future development, including access to Rusper Road, supported by associated infrastructure, utilities and works, alongside

An outline element (with all matters reserved) including up to 3,000 residential homes (Class C2 and C3), commercial, business and service (Class E), general industrial (Class B2), storage or distribution (Class B8), hotel (Class C1), community and education facilities (Use Classes F1 and F2), gypsy and traveller pitches (sui generis), public open space with sports pitches, recreation, play and ancillary facilities, landscaping, water abstraction boreholes and associated infrastructure, utilities and works, including pedestrian and cycle routes and enabling demolition."

1.5.2 Figure 1-3 shows the land use parameter plan for the Proposed Development.

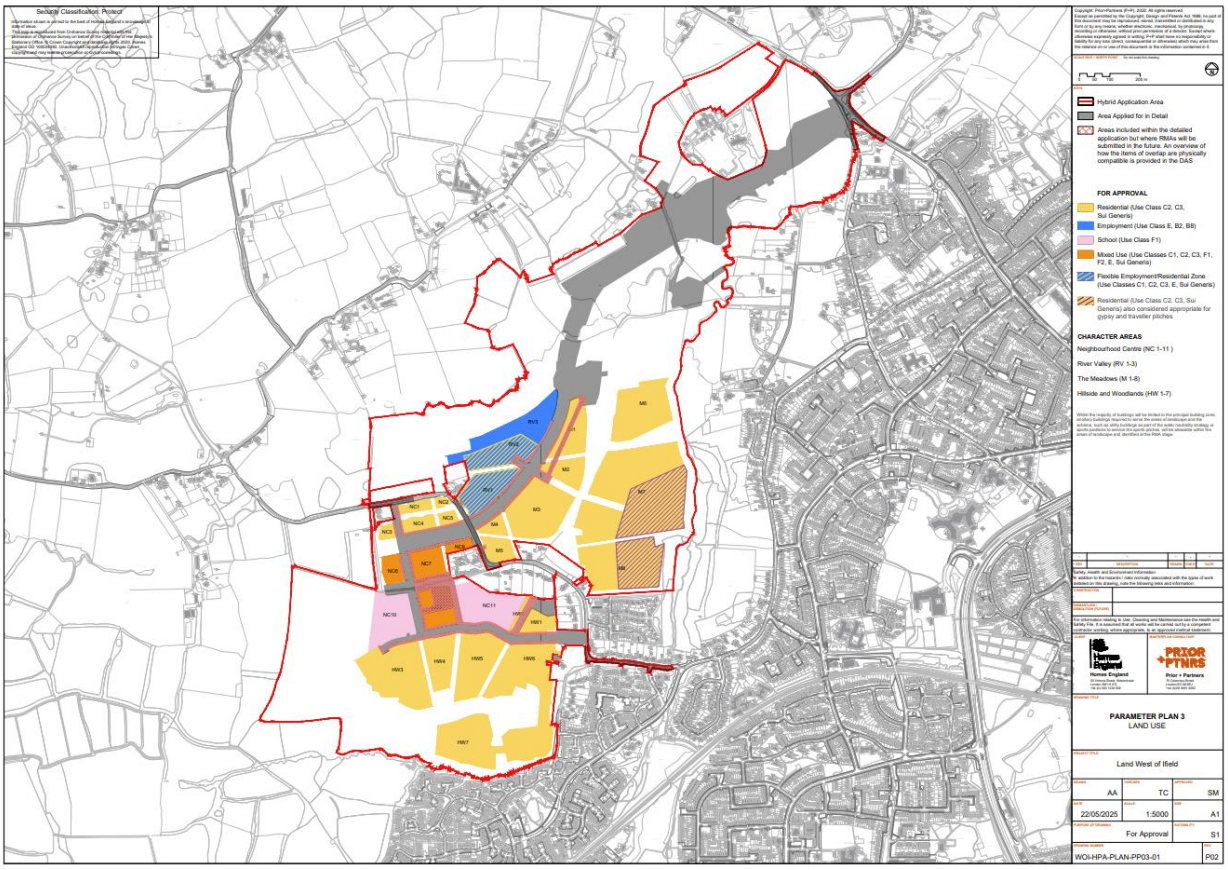


Figure 1-3: Proposed Development Land Use Parameter Plan (WOI-HPA-PLAN-PP03-01)

1.5.3 This planning application seeks hybrid planning permission (part outline and part full planning permission) for a phased, residential-led mixed-use development at Land West of Ifield.

1.5.4 The full element comprises Phase 1 of the Proposed Development which will include the infrastructure required for the delivery of the secondary school, including the first phase of the Crawley Western Multi-Modal Corridor (CWMMC) (a new road with a dedicated bus lane and regular traffic lane in each direction), to form a connection from Charlwood Road to the east and the primary access route to the Proposed Development.

1.5.5 The outline element of the Proposed Development comprises mixed-use development of up to 3,000 homes, a Neighbourhood Centre and associated community facilities, a primary school and a secondary school, employment uses, public open space and multi-functional green space, and allowance for key infrastructure and utilities.

1.5.6 Further details on the Proposed Development, the Description of Development and the proposed land uses are set out within the Development Specification and Parameter Plan Framework (WOI-HPA-DOC-DSPPF-01) and the Design and Access Statement (WOI-HPA-DOC-DAS-01).

1.5.7 The demolition and construction of the Proposed Development would be delivered in five phases, with Phase 1 comprising the area applied for in detail (shown in dark grey in Figure 1-3, above).

1.5.8 Phase 1 of the Proposed Development (applied for in detail) includes the following (covered under the Phase 1 OCEMP):

- Delivery of the first phase of the CWMMC, a new road with a dedicated bus lane and regular traffic lane in each direction, to form a connection from Charlwood Road to the east and the primary access route to the development;
- A primary street forming a spine road incorporating primary and secondary street connections, together with parking and loading bays, street lighting and fixtures;
- Active travel provision with dedicated cycle ways and footways within the primary street;
- Mobility Hubs and provision for bus transport with bus stops, car club bays, and bus priority through a bus-only connection to Rusper Road in the east;
- Bridge crossing of the River Mole;
- Site clearance and enabling works, including utilities diversions;
- Utilities, surface and foul drainage infrastructure to service the planned development plots;
- Landscape works incorporating sustainable urban drainage system (SuDS) corridors, flood mitigation features, ecological mitigation and enhancement, noise mitigation (including noise bund) and soft landscaping; and
- Local amendments to existing public rights of way.

1.5.9 The outline element (applied for in outline with only parameters established and approved by HDC) includes the following (considered in this Outline CEMP):

- Phased mixed use development of up to 3,000 homes, including a range of flats and houses, of which 35% will be affordable;
- Neighbourhood centre and associated community facilities, including a primary and secondary school, and minimum commitments to health centre, community centre, early year nursery and Local Leisure facility, alongside small-scale centre uses including retail and potential hotel;
- Employment uses including flexible office and innovation space, alongside general industrial and logistics space across the neighbourhood centre and in the River Valley character area;
- Allowances for the potential delivery of specialist accommodation to suit older persons, as well as up to 15 gypsy and traveller pitches and commitments to Custom and Self build housing;
- Public open space and multifunctional green space with allotments, sports pitches, including a new sports hub, recreation, amenity green space play and ancillary facilities, retained landscape features, a minimum of 10% net gain in biodiversity, and strategic green space commitments;
- Allowances for key infrastructure and utilities, notably to achieve water neutrality including water treatment works and abstraction boreholes; and
- The prioritisation of more sustainable travel modes and facilitated active mode connections, including a pedestrian and cycle link across the Meadows, off-site improvements to connect to Ifield station via public transport and cycle links, and through safeguarded expansion to multi-modal corridor provided under the detailed element.

1.5.10 In addition, several existing structures will be removed, including:

- One house (Old Pound Cottage);
- Bungalows and outbuildings (The Studio Old Pound Cottage Bungalow and Lower Barn Bungalow);
- Seven buildings associated with the Thrift Yard and Lower Barn; and
- Buildings associated with Ifield Golf Club including their club house and miscellaneous buildings on the course (excludes Dormy House which is located outside the red line boundary).

1.5.11 A building demolition plan has been submitted with the planning application (WOI-HPA-PLAN-DEM-01).

1.6 Construction Programme, Working Hours, and Access

1.6.1 It is anticipated that the demolition and construction of the Proposed Development would be delivered over five phases. The indicative phasing for the delivery of homes is presented in Table 1-1.

Table 1-1 Indicative Phasing Plan

Phasing	Number of homes delivered
Phase 1	0
Phase 2	1,249
Phase 3	713
Phase 4	764
Phase 5	274
Total	**3,000**

1.6.2 Subject to the approval and any conditions placed on the grant of permission for the Hybrid Planning Application (HPA), construction is estimated to commence in 2027, with initial occupation of the secondary school anticipated in 2028, and the homes in 2029 and continuing until 2041. The total duration of the demolition, enabling and construction stage for the Proposed Development is anticipated to be 15 years for the delivery of all five phases.

1.6.3 The Principal Contractor will provide a detailed programme of works when available for each phase submitted for Reserved Matters Application (RMA).

Construction Working Hours

1.6.4 Construction working hours are anticipated to be as follows:

- 08:00 to 18:00 hours Monday to Friday;
- 09:00 to 13:00 hours Saturday; and
- No works on Sunday, public holidays or bank holidays.

1.6.5 In order to maintain the above working hours, the Principal Contractor may require, at certain times, a period of up to one hour before and after normal working hours, to undertake start and close down activities (this would not include works that are likely to exceed agreed maximum construction works noise levels).

1.6.6 Noisy works such as piling and earthworks would be limited to week days (Monday to Friday 08:00 hrs to 18:00 hrs) and would not take place on Bank Holidays. Construction related traffic must abide by the agreed hours of working, unless otherwise agreed with HDC. Operations will work within these limits as far as reasonably practicable, except in case of emergency.

1.6.7 Working outside the stated hours would not normally be undertaken. However, if required, such works would be subject to reasonable notice and either securing the required licenses or obtaining prior agreement with HDC, who may impose certain restrictions.

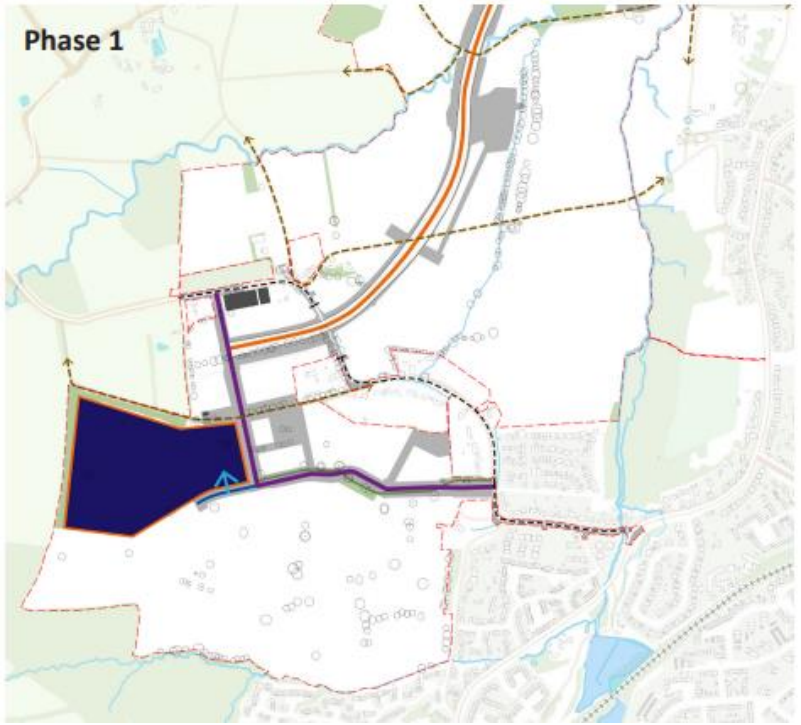
Site Access

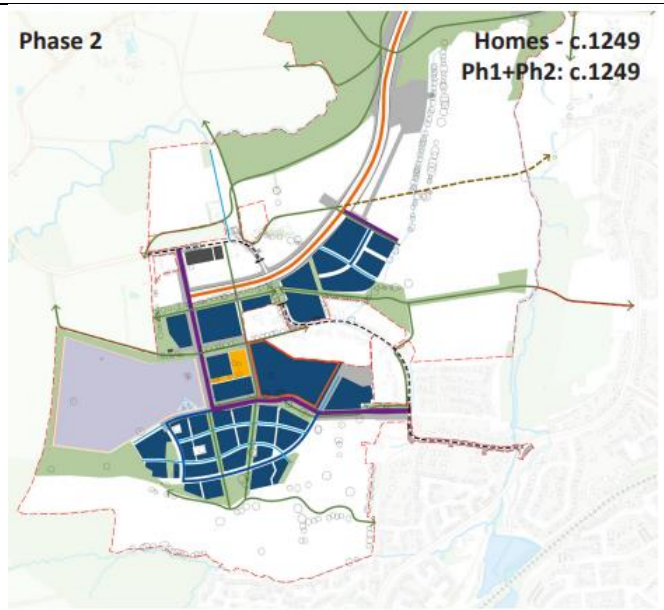
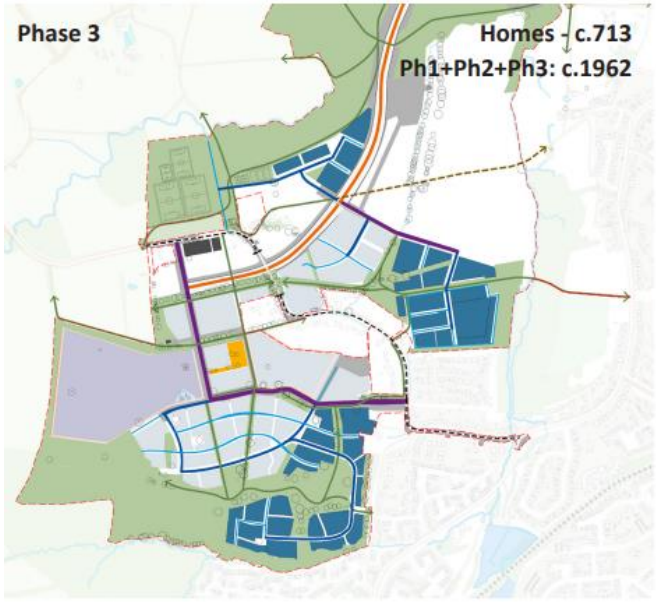
1.6.8 Current access to the Site is via Charlwood Road in the north and Rusper Road to the south.

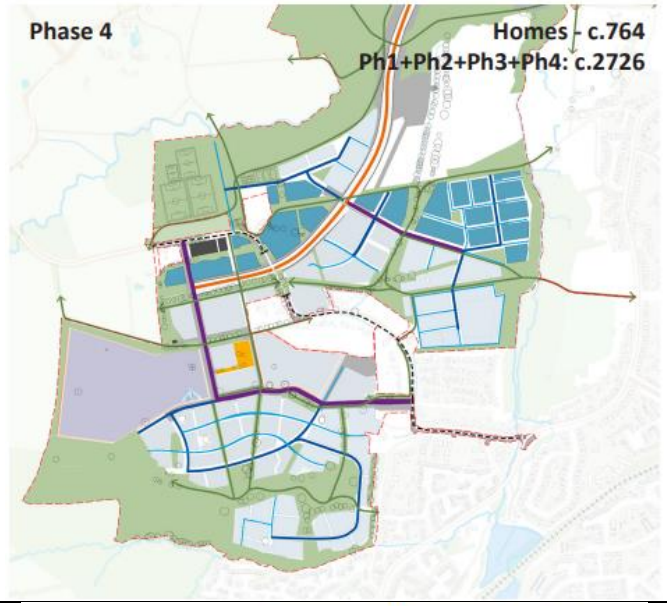
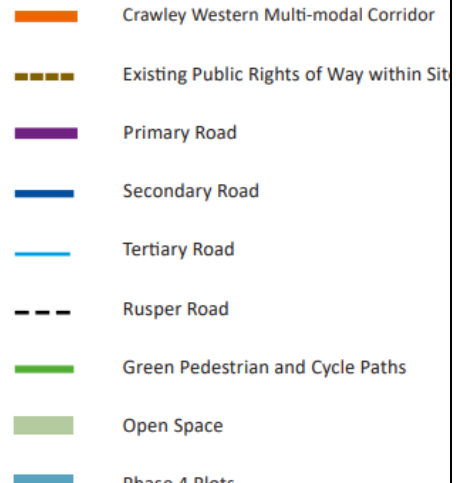
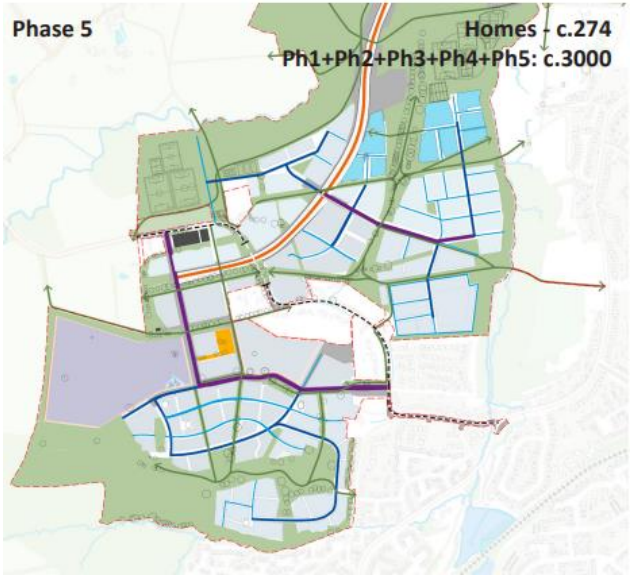
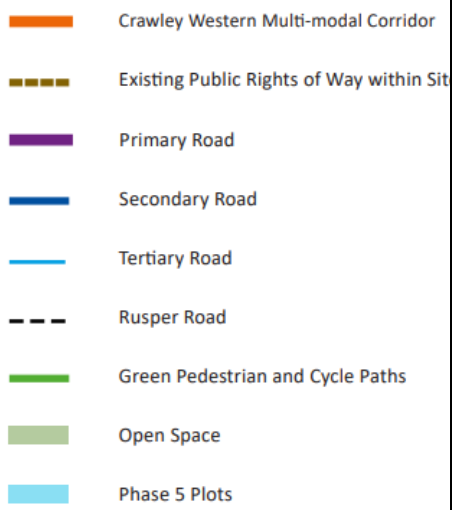
2 CONSTRUCTION PROGRAMME AND PHASING

2.1.1 The Principal Contractor will provide a detailed programme of works when post planning and prior to construction. An indicative programme for the Proposed Development is shown in Table 2-1 and an indicative summary plan of the construction phasing provided in Figure 2-1. At this stage, these are indicative only as they are based off an illustrative masterplan for the Proposed Development.

Table 2-1: Indicative programme for the Proposed Development

Phase	Description	Earliest Start Date	Plan	Plan Key
Phase 1 (Applied for in Detail)				
1	• 6/8FE Secondary School • Primary Road • Rusper Road Bus Improvement (to be kept open to allow access to the school until Crawley Western Multi-Modal Corridor open) • Crawley Western Multi-modal Corridor • Substation • Water Treatment Works • Pumping Station	2026		

Phase	Description	Earliest Start Date	Plan	Plan Key
Phases 2-5 (Applied for in Outline)				
2	• Ridge Square • River Valley Park • Market Square • In order to reduce potential rat running from the development to Ifield and villages to the northwest of the site we propose stopping up and realignment of Rusper Road. • Enhance/Upgrade existing Public Rights of Way within site • Neighbourhood Centre activation uses • The Meadows Green Link • Green Amenity Spaces			Crawley Western Multi-modal Corridor Existing Public Rights of Way within Site Primary Road Secondary Road Tertiary Road Rusper Road Green Pedestrian and Cycle Paths Open Space Phase 2 Plots
3	The Grove Sports Hub Ridgeway Park Green Amenity Spaces The Meadows Green Link Ifield Brook Meadows Business Employment (S)			Crawley Western Multi-modal Corridor Existing Public Rights of Way within Sit Primary Road Secondary Road Tertiary Road Rusper Road Green Pedestrian and Cycle Paths Open Space Phase 3 Plots

Phase	Description	Earliest Start Date	Plan	Plan Key
4	• Business Employment • Green Amenity Spaces • The Meadows Park • Ifield Brook Meadows			
5	• The Meadows Park • Green Amenity Spaces • Ifield Brook Meadows • Sports Pitches			

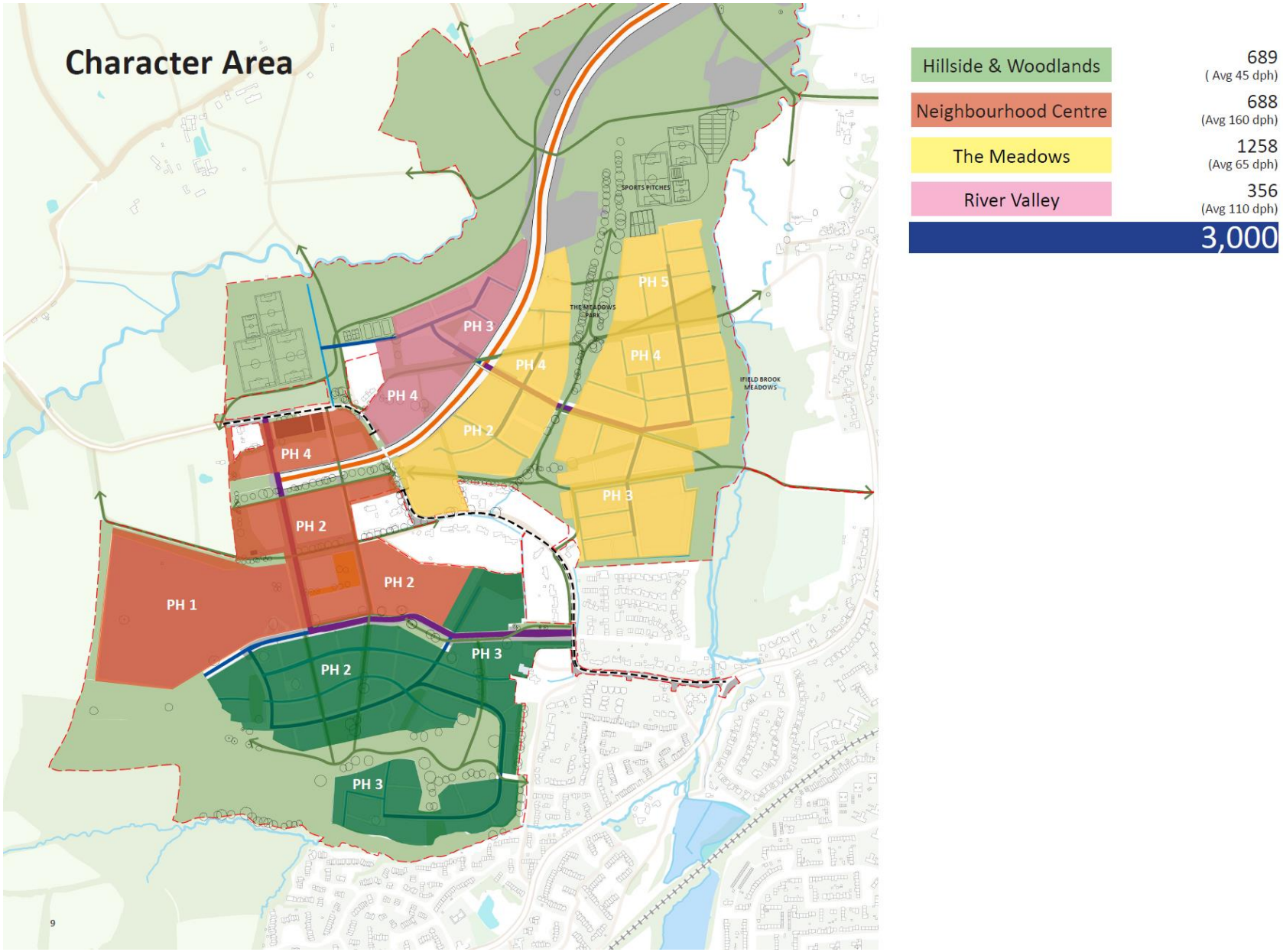


Figure 2-1: Indicative Phasing Plan with Character Areas

2.2 Demolition

2.2.1 The Proposed Development's demolition works will include the demolition of a number of buildings or structures, as indicated in dark blue in Figure 2-2.

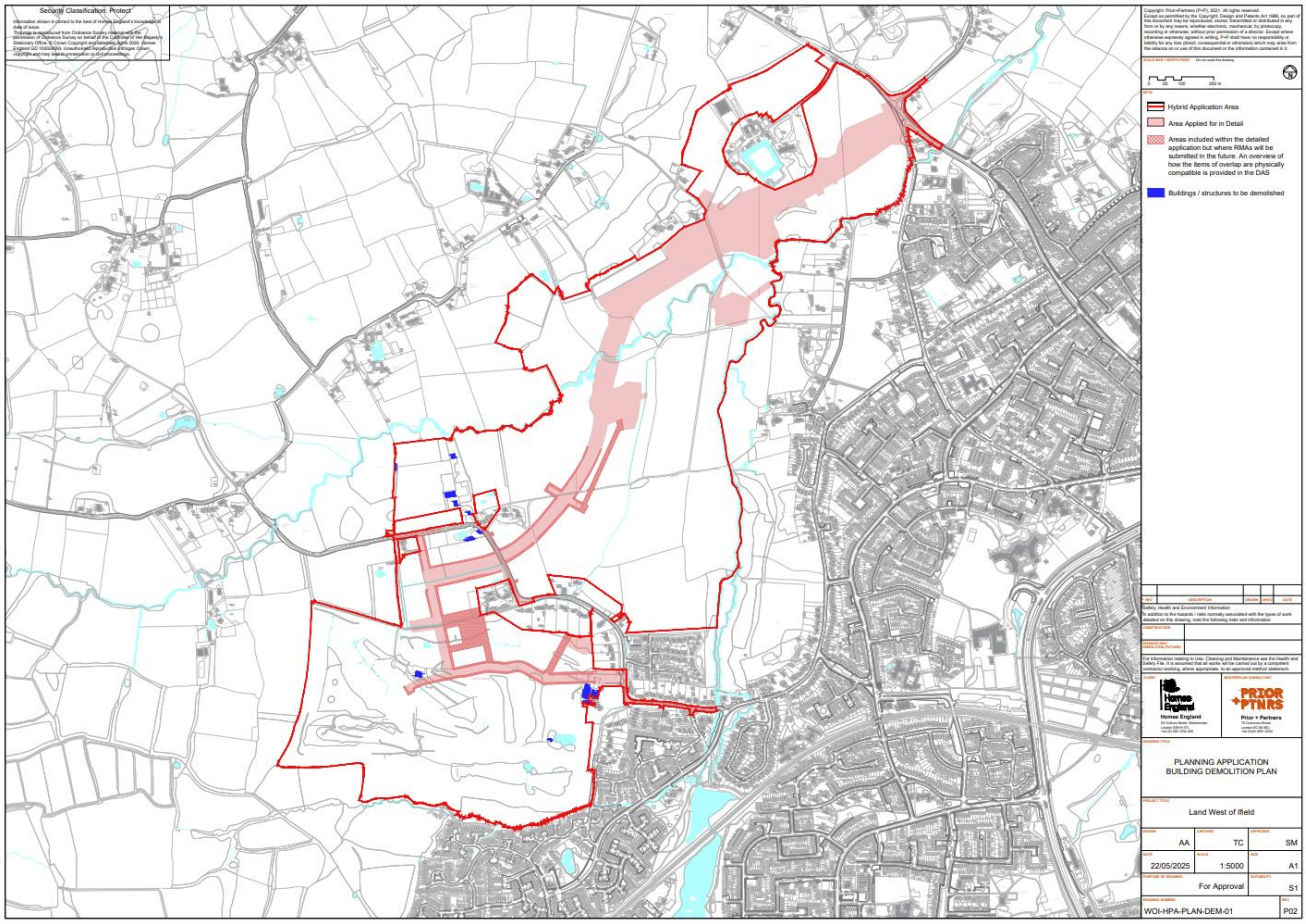


Figure 2-2: Indicative Building Demolition Plan (WOI-HPA-PLAN-DEM-01)

2.2.2 The demolition works will occur on a phase by phase basis through the construction programme.

2.3 Construction

2.3.1 This Outline CEMP provides an outline of the necessary level of management and control of construction stage practices. This includes advance notice of operations and duration of work that may cause noise, disruption to access, or other effects.

2.3.2 The following general site management controls would be adhered to:

- A commitment to environmental protection (all consultants and trade contractors would be invited to declare their support for this at tender stage);
- Documentation of measures to comply with environmental aspects of any planning conditions;
- Detailed control measures and activities to be undertaken to minimise likely environmental impacts, as well as associated roles and responsibilities;
- Target criteria for environmental issues, where practical, such as water and energy consumption;
- Any requirements for monitoring and record keeping;
- A dedicated point of contact during normal working hours and in emergencies with responsibility to deal with environmental issues if they arise; and
- A review and monitoring regime of on-site performance against the Detailed CEMP provisions by the project team and regular environmental audits of its implementation.

2.3.3 The following mitigation and environmental controls would collectively limit potential visual, noise, vibration, traffic, and dust impacts associated with the Proposed Development's construction works:

- Construction programme kept to the minimum practicable time to reduce the duration of any landscape and visual impact;

- Construction plant and materials storage areas appropriately sited to minimise their landscape and visual impact;
- Construction managed such that the loss of any existing vegetation not affected by the permanent works is minimised;
- Maintaining aesthetically appropriate site hoardings;
- Starting-up plant and vehicles sequentially rather than all together;
- Undertaking regular road sweeping;
- Arranging and locating potentially high impact site activities and plant away from neighbouring residential receptors;
- Selecting quiet plant and regularly maintaining plant;
- Where reasonably practicable, adopting working methods that minimise vibration generation;
- Implementing good site housekeeping measures;
- Keeping internal haul routes well maintained;
- Directing Site lighting away from sensitive receptors;
- Turning Site lighting off outside of normal working hours;
- Screening scaffolding and active construction activities above hoarding levels, where practical;
- Implementing construction traffic management measures as agreed with HDC;
- Implementing and monitoring dust management measures;
- Implementing and monitoring noise and vibration measures;
- Using temporary acoustic barriers around potentially noisy activities or static plant items, e.g. diesel generators;
- Avoiding unnecessary revving of engines and switching off equipment when not required;
- Using rubber linings for chutes and dumpers to reduce impact noise;
- Minimising drop height of materials;
- Providing briefings for all Site-based personnel so that noise and vibration issues are understood, and mitigation measures are adhered to; and
- Community liaison and communication regarding construction works.

Housekeeping and General Site Management

2.3.4 Hoardings would be erected around the construction Site to provide a clear and secure demarcation between operational activities and other areas and to provide information regarding the Proposed Development and its progress. Particular attention would be paid to locations supporting high volumes of pedestrian movement, construction routes, access gates and security arrangements. Hoarding would be 2.4 m on the Site perimeter with a minimum mass per unit area of 7 kg/m^2.

2.3.5 A 'clean site' policy would be maintained, and contractors and their subcontractors would be expected to maintain a tidy site. A road sweeper would be employed as required during the piling and excavation periods of the construction programme to make sure that the road around the Site would be kept clean during the works.

Landscape Works

2.3.6 Landscape works will be carried out in accordance with the landscape construction drawings, details and specifications, including:

- The Development Specification and Parameter Plan Framework (WOI-HPA-DOC-DSPPF-01), including Parameter Plan 1: Landscape and Public Realm (WO1-HPA-PLAN-PP01-01) and Parameter Plan 6: Planning Application Tree Removal Plan (WOI-APP-PP06);
- Design and Access Statement for the Proposed Development (WOI-HPA-DOC-DAS-01); and
- Site-Wide Design Code for the Proposed Development (WOI-HPA-DOC-SWDS-01).

2.3.7 Embedded mitigation measures have been incorporated into design of the Proposed Development to avoid and prevent adverse effects. This includes environmental working practices to ensure adequate pollution control measures are implemented and use of precautionary methods of working (PMW) during construction to minimise risks to individual animals and/or protected species where licences would not be required.

2.3.8 Landscape works for all phases will be implemented according to future landscape environmental management plans (LEMPs), or habitat management and monitoring plans (HMMPs) as applicable, to be

submitted at RMA. The LEMP will be reviewed on an annual basis to ensure that it is meeting the original management aims and objectives and responding to the developing needs of the Site

Construction Traffic Management

2.3.9 An outline Construction Traffic Management Plan (CTMP) has been prepared for the Phase 1 infrastructure which accompanies the planning application.

2.3.10 Additionally, a detailed Construction Logistics Plan (CLP) and CEMP will be secured by condition as part of the s106. The measures included within each document will be of an appropriate level to mitigate the temporary impact of the demolition and construction of the Proposed Development. The measures will reduce vehicular impact on peak hour traffic and reduce the number of deliveries. This document will also outline appropriate routing of construction vehicles, hours of operation and any driver training requirements.

Ground and Soils

2.3.11 Topsoil will be stripped and temporarily stockpiled on Site using best practice means for preserving the soil. This material will be reused as part of the landscaping works. See ES Appendix 6-2 (Framework Soil Management Plan (FSMP)) for more details on soil handling and storage procedures.

2.3.12 For each future phase, as part of a reserved matters application, ground investigations (GI) prior to construction will likely be needed to determine the ground conditions and inform the actual cut and fill volumes required for that specific plot of the Proposed Development. If unsuitable ground conditions are encountered then appropriate risk assessments will be undertaken and where applicable mitigation measures proposed.

2.3.13 GI will also include limited and targeted elements of contamination assessment where considered necessary. This would primarily comprise targeting shallow soils in close proximity of identified on-Site and adjacent potential sources of contamination and also soils in close proximity of surface watercourses. Targeted ground gas monitoring based on future detailed layouts of proposed buildings will be conducted. Based on the findings of this site investigation, appropriate mitigation measures will be devised.

2.3.14 The Proposed Development includes potential provision for water abstraction boreholes which could provide potable water for residents and occupants of the Site. As part of the excavation and installation of abstraction boreholes the drilling methods will ensure that the sections within the overlying Weald Clay Formation will be cased and sealed to avoid creation of preferential pathways and also minimise the risk of any 'short circuiting' of groundwater to the underlying aquifer formations. This will also mitigate for the risk of chloride rich groundwater in the Weald Clay Formation impacting on the underlying aquifers. All works associated with creation of abstraction boreholes would accord with good practice 'clean drilling' methods. These mitigation measures would be covered under Environment Agency requirements necessary for the abstraction licence associated with any on-Site abstraction borehole.

2.3.15 During the construction phases of the Proposed Development any groundwater abstraction boreholes which comprise a potable water source should be protected from accidental release of contaminants. Ideally any fuels, oils and / or hazardous materials associated within construction works should not be stored within 50m of any abstraction borehole. If this is not feasible, as well as adhering to all legislative requirements regarding containment, these potential contamination sources should be subject to strict secondary containment, management and inspection.

2.3.16 Any accidental releases during the construction phase should be rapidly addressed with appropriate spill kit provision stored on-Site. These mitigation requirements will be outlined in the Detailed CEMP prepared for any phase of the Proposed Development which is within 50m of a groundwater abstraction borehole.

Site Waste Management

2.3.17 An Outline Site Waste Management Plan (OSWMP) has been submitted as part of the hybrid planning application which sets out how the waste hierarchy to reuse and recycle waste material will be implemented during demolition and construction. It is expected that the Principal Contractor would adopt the recommendation measures included within the OSWMP within their Detailed SWMP(s) as plots are developed and built out.

2.3.18 As noted in the OSWMP, it is expected that cut and fill operations would be balanced within the Proposed Development, to encompass the entire Site. The phased nature of the development is anticipated to support waste management measures, in particular owing to space allowance on-Site compared to relatively space-constrained sites.

2.3.19 The Principal Contractor will provide detailed construction method statements in Appendix 1 when available, covering environmental considerations of each activity.

[Principal Contractor to append relevant detailed method statements].

3 OUTLINE CEMP IMPLEMENTATION AND MANAGEMENT

3.1.1 All works on-site would be undertaken in accordance with the provisions of the Construction (Design and Management) (CDM) Regulations 2015[6]. A Principal Designer will be appointed by the relevant development party and they would work with the Project Team and Principal Contractor to ensure compliance with these Regulations.

3.1.2 All method statements would incorporate regulatory safety matters and a Health and Safety File would be maintained on-Site for inspection by the Health Executive, HDC, and others as appropriate. In particular, mitigation measures for operating tall cranes during high winds would be considered within the Detailed CEMP, alongside the requirement for the Principal Contractor to implement all relevant conditions on operating procedures.

3.1.3 All construction personnel would be required to wear appropriate Personal Protective Equipment (PPE) and to only undertake work following a Health and Safety risk assessment and a Health and Safety Induction.

3.1.4 It is anticipated that temporary welfare facilities would be provided for the infrastructure and enabling phase of the works. Following completion of the enabling works, good quality welfare facilities would be provided on the Site including toilets, washing and changing facilities, and canteen with a kitchen. This facility would be centrally located and supplemented by satellite facilities and plot specific facilities as the development works progress. Facilities would be cleaned and maintained on a daily basis and preventative pest control measures would also be put in place, i.e. appropriate storage and regular waste pick-up.

3.1.5 The Principal Contractor will take ownership of the Outline CEMP and its implementation throughout the construction period – this will be managed via updates of this Outline CEMP or the contractor's own Detailed CEMP (ensuring that where the contractor has their own Detailed CEMP, that this aligns with all measures set out in this Outline CEMP). The Outline CEMP is a live document and will be updated and referred to as required during the planning, design, and construction periods. The Outline CEMP will also be updated after any significant changes that would alter environmental mitigation and management measures such as changes in design, construction methodology or further environmental information becoming available. As a minimum, the Outline CEMP (or contractor's equivalent) will be reviewed at six monthly intervals during the construction period.

3.1.6 During the construction period, revisions of this Outline CEMP will be agreed with the Client representative and HDC, and records will be stored electronically on Site.

3.1.7 The Principal Contractor and its supply chain will carry out work in accordance with best industry practices in order to minimise, as far as reasonably practicable, any adverse environmental impact of their construction and demolition activities.

3.1.8 The Principal Contractor will also take responsibility for the environmental performance of sub-contractors. The Principal Contractor will provide a copy of the Outline CEMP, reporting procedures and all relevant environmental information to all subcontractors.

3.2 Roles and Responsibilities

3.2.1 Members of the Principal Contractor's project team will be assigned with specific roles regarding this Outline CEMP during construction. Some of these roles may be fulfilled by the same person and additional positions may be added as appropriate. The designated individuals along with their contact details will be supplied. During the construction period those relevant will be displayed at the site office, in order to identify those persons on site responsible for environmental matters.

3.2.2 The roles and responsibilities during the construction of the Proposed Development include but are not limited to the following:

- The Principal Contractor;
- Project Environmental Manager (PEM);
- Project Ecologist;
- Ecological Clerk of Works (ECoW);
- Project Landscape Architect/ Landscape Clerk of Works (LCoW);

[6] Construction (Design and Management) Regulations, 2015. Guidance on Regulations. Health and Safety Executive.

- Project Arboriculturist;
- Works Manager;
- Public Liaison Officer (PLO); and
- Project Archaeologist.

[Principal Contractor to confirm roles, responsibilities and contact details when appointed, and include in Appendix 2].

3.3 Environmental Training, Communication and Public Liaison

3.3.1 Toolbox talks and induction training of all Site workers, including sub-contractors and site visitors, will be implemented to ensure that Site personnel are aware of the Detailed CEMP, environmental sensitivities of the Site and surrounding area, on-Site pollution policy, and the measures that should be implemented to minimise potential impacts on the environment.

3.3.2 The Training Procedure detailed in the Construction Phase Project Management Plan (PMP) will provide further information on the induction, training and briefing of Site staff. Information related to the Project will be communicated to the Project team and will ensure the following:

- the objectives have been agreed with the relevant authorities;
- the agreed objectives have been transferred to the PMP on contract commencement;
- the information is distributed to all relevant parties;
- a review will be undertaken if there is any change in the design/construction process;
- the mitigation measures are monitored for their effectiveness; and
- any changes to the mitigation measure or procedures onsite following a complaint on Site shall be forwarded to the Local Planning Authority (LPA), in this case HDC, following agreement and implementation of the changes.

3.3.3 The Principal Contractor will, supported by the relevant development party, liaise with nearby residents throughout the development construction period on a regular basis to ensure they are kept well informed. This will include:

- Information about Site operator and contact details displayed on Site hoardings; and
- Information provided to neighbours to inform on key stages in the development.

3.3.4 Records will be kept of how the requirements of the Detailed CEMP are being met and reports made to the Project Manager by the Environmental Co-ordinator.

3.3.5 A PLO will carry out a community relations role, which is focused on engaging with occupiers of nearby properties (both residential and business), and local amenity associations and neighbourhood forums where these exist, at all stages of the project. This community relations work will start before works begins on Site.

3.3.6 The Principal Contractor will ensure that the public are made aware in advance of the following:

- Start and end dates of construction activities;
- Nature of project;
- Principal stages of the project; and
- Details of contact name and number of appropriate Site personnel.

3.3.7 The Site environmental manager will attend meetings with the HDC environment officers where necessary to discuss responsibilities under the Detailed CEMP and of other parties involved in work on Site.

3.3.8 Where necessary, the Site environmental manager will maintain communications with representatives with other sites near the development to manage cumulative impacts.

3.3.9 The public can raise any queries, concerns, or complaints about the works via the following contact details, which will be made available at the Site entrance:

- Name: [Principal Contractor to insert name]
- Address: [Principal Contractor to insert address];
- Hotline: [Principal Contractor to insert hotline number];
- Email: [Principal Contractor to insert email contact]; and
- Details of the scheme and its progress will also be displayed.

3.3.10 Contact via phone will be available at all times during the Site's working hours. Any contacts made shall be responded to quickly and effectively, with feedback provided on any action taken.

3.3.11 All complaints will be recorded, covering nature of complaint, cause, and where appropriate the remedial action taken.

3.3.12 The Complaints Log will be provided in Appendix 3.

3.4 Considerate Constructors Scheme

3.4.1 The Proposed Development should where possible be registered with the Considerate Constructors Scheme (CCS)[7]. The following items must be addressed to comply with the following requirements of the CCS:

- Care about appearance - Constructors should ensure sites appear professional and well managed;
- Respect the Community - Constructors should give utmost consideration to their impact on neighbours and the public;
- Protect the Environment - Constructors should protect and enhance the environment;
- Secure everyone's Safety - Constructors should attain the highest levels of safety performance; and
- Value their Workforce - Constructors should provide a supportive and caring working environment.

[7] The CCS is a voluntary scheme, where registered sites, companies and suppliers commit to follow the Code of Considerate Practice. For additional information about the CCS, please visit the CCS website: https://www.ccscheme.org.uk

4 MONITORING AND INSPECTIONS

4.1.1 Inspections involve on-Site checks to ensure mitigation and management measures are being implemented. Monitoring is related to specific environmental objectives to ensure that mitigation and management measures are effective at preventing an environmental effect or reducing to an acceptable level that any agreed thresholds or limits are not exceeded.

4.1.2 Some mitigation will require monitoring to be undertaken in order to ensure that management measures remain in place or continue to be implemented if required on an ongoing basis. Monitoring requirements for each mitigation measure are given in the Framework Management Plans (provided in Section 6).

4.1.3 Where required, the Principal Contractor will further produce monitoring proposals, to include:

- Details of receptors;
- Threshold values and analysis methods;
- Procedures for recording and reporting monitoring results; and
- Remedial action in the event of any non-compliance.

4.1.4 Where required, any monitoring will be recorded in Appendix 4.

[If required, Principal Contractor to provide records of monitoring in Appendix 4]

4.1.5 Where required, the Principal Contractor will develop a schedule for inspections to be undertaken.

4.1.6 A procedure should be put in place to log any observations/non-conformities, agreed remedial action and when this will be corrected.

4.1.7 Details of monitoring or inspection requirements are detailed in the Framework Management Plans.

4.2 Non-Compliance, Corrective and Preventative Actions

4.2.1 It is the responsibility of all Site personnel to report any occurrence of issues, accidents and where an environmental procedure has not been followed. Where environmental issues are identified by any stakeholder or on-Site personnel, they will be communicated to the Principal Contractor for review, who will identify a suitable course of action, and will ensure:

- An appropriate action is identified and implemented, where appropriate;
- A suitable owner for the action is identified and they are informed of the fact; and
- The results of the action are recorded and communicated to those that raised the issue.

4.2.2 The Principal Contractor will permit HDC to undertake any planned and arranged inspections of the Site in order to assess compliance with the Detailed CEMP.

4.2.3 Following any non-compliance incident or report from HDC, police, or other agencies the Principal Contractor will:

- Deal with such issue as soon as practicable;
- Undertake monitoring to ensure that appropriate action has been taken;
- Ensure steps are taken to prevent reoccurrence; and
- Remedial action taken is agreed with relevant authority where appropriate.

4.2.4 The Principal Contractor will record issues, accidents, or non-compliances in Appendix 5, allowing for corrective action or additional preventative action to take place and ensure that the event does not occur again.

4.3 Emergencies

4.3.1 The Principal Contractor will ensure an emergency procedure is developed, implemented, and updated where necessary. This will include emergency pollution control measures.

4.3.2 This procedure is to be developed in consultation with the emergency services where necessary. Copies of the emergency procedure will be kept on Site and provided to the appropriate emergency services.

4.3.3 The emergency procedure will contain:

- Emergency phone numbers;
- Method of notifying HDC and other statutory authorities;

- Emergency contact numbers for developer's and contractor's key personnel; and
- A drainage plan showing pathways and receptors.

The Principal Contractor will ensure close liaison with emergency services, local authority officers and other agencies who may be involved in response to incidents or emergency situations an ensure requirements for the provision of emergency Site access are met.

[Principal Contractor to append details of emergency procedures in Appendix 6]

5 CONSENTS, LICENCES AND PERMISSIONS

5.1 Planning Conditions

5.1.1 Relevant planning conditions will be identified in Appendix 7.

[Principal Contractor to append details of planning conditions in Appendix 7]

5.2 Environmental Permits and Consents

5.2.1 Environmental permits or permissions should be identified if required for the construction period and included in this Outline CEMP when they become available. The Principal Contractor will be responsible for obtaining all appropriate licenses and consents in respect of Site operations.

5.2.2 Relevant permits obtained or applied for to date will be recorded in a Permit Register document if applicable. This table will be updated, by the Principal Contractor, as necessary, following the consent of the Proposed Development.

5.2.3 Where applicable, the Principal Contractor will apply to the Local Authority for formal consents in accordance with Section 61 of the Control of Pollution Act (COPA) 1974[8]. This application will include details of the work to be carried out, working methods, monitoring, noise predictions for works proposed and details of the measures proposed to minimise noise resulting from the works.

[Principal Contractor to append details of permits or licences required in Appendix 7]

[8] UK Government, 1974. Control of Pollution Act 1974. Section 61. [Online] Available at: https://www.legislation.gov.uk/ukpga/1974/40/section/61

6 FRAMEWORK MANAGEMENT PLAN MEASURES

This section sets out the mitigation and management measures that will be implemented during the construction phase of the Proposed Development. These measures are identified from the Environmental Statement and other environmental supporting documentation submitted with the hybrid planning application, including standard best practice, consultation responses and relevant local policy. The Principal Contractor will need to ensure these measures are implemented during the construction phase of the Proposed Development, as well as any additional measures identified from consents, licences, and planning conditions.

6.1 Framework Management Plan 01: Soils and Agriculture

Potential Impacts: Change in the quality and quantity of soil resources on Site.

Receptors: Soil, agricultural land, non-agricultural land (e.g. golf course, buildings, roads, waterbodies/courses), and farm holding operations (farm tenancy involving production of mainly combinable crops).

Monitoring: No specific monitoring required.

	Mitigation and Management Measures
1	Submission of a detailed Construction Phase Soil Management Plan (CPSMP) to HDC for approval prior to the start of construction to sit alongside, or form part of, the Detailed CEMP, or similar, to be prepare for each phase of the Proposed Development. The CPSMP should carefully consider the timing of (i) vehicles trafficking over the land and soil, and (ii) land-work and soil handling operations. The CPSMP should provide mitigation measures to avoid or reduce damage to soil structure, especially when the soil is wet, including a method for determining when land-work and soil handling operations should start, cease and restart based upon actual soil wetness.
2	The quality and quantity of soil resources (topsoil and subsoil) within the Site shall be maintained by following the approach of the DEFRA 'Code of Practice for the Sustainable Management and Use of Soil on Construction Sites'[9].
3	All soil and soil forming materials shall be handled in accordance with the Institute of Quarrying's Good Practice Guide for Handling Soil (2021), Sheets A – E (handling soil using backtracters and dump trucks)[10].
4	Minimising compaction by handling soil in a dry conditions (between May to November), where possible.
5	The Principal Contractor shall take all reasonable steps to ensure that drainage from areas adjoining the Site is not impaired or rendered less efficient by the permitted operations.
6	The Principal Contractor shall take all reasonable steps, including the provision of any necessary works, to prevent damage by erosion, silting or flooding and to make proper provision for the disposal of all water entering, arising on or leaving the Site during the permitted operations.

[9] Department for Environment, Food and Rural Affairs (2009). 'Code of practice for the sustainable use of soils on construction sites'. Available at: https://www.gov.uk/government/publications/code-of-practice-for-the-sustainable-use-of-soils-on-construction-sites (Accessed April 2025).

[10] The Institute of Quarrying (2021). 'Good Practice Guide for Handling Soils in Mineral Workings'. Available at: https://www.quarrying.org/soils-guidance (Accessed April 2025).

Mitigation and Management Measures	
7	Any oil, fuel, lubricant, paint or solvent within the Site shall be so stored as to prevent such material from contaminating topsoil, subsoil, soil forming material, or reaching any watercourse.
8	The Principal Contractor shall have due regard to the need to adhere to the precautions for preventing the spread of plant and animal diseases published by the Government online[11].
9	Prior to stripping agricultural topsoil (e.g., access roads, inverters, cable-routes and the sub-station), all above-ground vegetation should be cleared off Site in the areas to be stripped, so that the amount of vegetation within the topsoil strip is minimised (this is to minimise the amount of anaerobic decomposition of vegetation / organic matter that will occur within the topsoil stockpiles).
10	Construction vehicles, e.g., heavy goods vehicles (HGV) delivering construction materials should not be permitted to traffic over agricultural land and be restricted to public highways, farm tracks, haul roads and storage compounds.
11	Construction machinery should not traffic over agricultural land which is left in-situ (i.e., where the topsoil has not been stripped) when the soil is too wet. This is to avoid causing soil structural damage by compaction and smearing, and to avoid creating ruts/vehicle wheelings at the ground surface.
12	The Principal Contractor should use a temporary haul road systems during the construction phase to minimise structural damage to the soil.
13	Prior to any part of the Site is excavated or is built upon, or used for the stacking of topsoil, subsoil or overburden, or as a machinery dump or plant yard, or for the construction of a road, all available topsoil and subsoil shall be stripped from that part.
14	Bunds for the storage of soils shall conform to the following criteria: • Topsoil and subsoil (referred to as overburden) in the different soil handling units shall be stored separately; and • Where continuous bunds are used, dissimilar soils shall be separated by a third material.
15	Topsoil and subsoil with low sensitivity/high resilience shall be stored in bunds which do not exceed 5m in height.
16	Topsoil and subsoil with medium sensitivity/moderate resilience to soil handling shall be stored in bunds which do not exceed 4m in height.
17	Topsoil and subsoil with high sensitivity/low resilience to soil handling shall be stored in bunds which do not exceed 3m in height.
18	Materials shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds.
19	All storage bunds containing soils which are intended to remain in situ for more than 6 months or over the winter period are to be grassed over and weed control and other necessary maintenance carried out. The seed mixture and the application rates will be set out in the CPSMP.
20	All topsoil and subsoil shall be retained on the Site.

[11] Government Guidance (2022) 'How to stop invasive non-native plants from spreading'. Available online: https://www.gov.uk/guidance/prevent-the-spread-of-harmful-invasive-and-non-native-plants (Accessed April 2025).

6.2 Framework Management Plan 02: Air Quality, Dust

Potential Impacts: Dust from construction activities could impact people and the local environment by reducing air quality, causing breathing difficulties, causing irritation or settling on surfaces.

Receptors: Local residents, construction workers, property and local environment.

Monitoring: The following monitoring measures in regard to dust would be undertaken on Site:

- Undertake daily on and off-Site visual inspections where there are nearby receptors;
- Carry out regular inspections to ensure compliance with the Dust Management Plan (DMP) and record results in the Site logbook;
- Increase the frequency of inspections during activities with a high potential to create dust or in prolonged dry weather; and
- Confirm with HDC if dust monitoring is required and undertake as appropriate (not necessarily a requirement but should be confirmed).

	Mitigation and Management Measures
1	Develop and implement a stakeholder communications plan that includes community engagement before work commences on Site.
2	Display the name and contact details of person(s) accountable for air quality and dust issues on the Site boundary in addition to head/regional office contact information.
3	Develop and implement a DMP which would be included as part of the Detailed CEMP, to be approved by HDC where necessary i.e. if a planning condition.
4	Record all complaints and incidents in a Site log and make the complaints log available to HDC if requested. Take appropriate measures to reduce emissions in a timely manner, and record the measures taken within the log.
5	Record any exceptional dust incidents on- or off-Site.
6	Hold regular liaison meetings with other high risk construction sites within 500 m of the Site boundary to ensure plans are co-ordinated and dust and particulate emissions are minimised.
7	Plan Site layout to locate dust generating activities as far as possible from receptors.
8	Use solid screens around dusty activities and around stockpiles and fully enclose the Site or specific operations where there is a high potential for dust production and the Site is active for an extensive period.
9	Avoid Site runoff of water and mud.
10	Keep Site fencing barriers and scaffolding clean using wet methods and remove dusty materials from Site as soon as possible. Emissions minimised from stockpiles by covering, seeding, fencing or damping down.
11	Only undertake cutting, grinding or sawing equipment with suitable dust suppression equipment or techniques.
12	Ensure adequate water supply for effective dust and particulate matter suppression.
13	Use enclosed chutes, conveyors and covered skips and minimise drop heights of materials.

Mitigation and Management Measures	
14	Ensure suitable cleaning material is available at all times to clean up spills.
15	Avoid bonfires.
16	Soft strip buildings before demolition.
17	Ensure effective water suppression during demolition.
18	Avoid explosive blasting, using appropriate manual or mechanical alternatives.
19	Bag and remove any biological debris or damp down such material before demolition.
20	Re-vegetate earthworks and exposed areas / soil stockpiles to stabilise surfaces as soon as practicable. Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil.
21	Only remove the cover in small areas during work and not all at once.
22	Avoid concrete scabbling where possible.
23	Ensure aggregates are stored in bunded areas and are not allowed to dry out and ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos. For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.
24	Use water-assisted dust sweepers to clean access and local roads and avoid dry sweeping of large areas.
25	Ensure vehicles entering and leaving the Site are appropriately covered.
26	Inspect on-Site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable and record inspections of haul roads in site log, including any remedial action taken.
27	Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned.
28	Implement a wheel washing system and ensure there is an adequate area of hard surfaced road between the wheel wash facility and the Site exit.
29	Site operations to be planned to take into account prevailing wind patterns and off-Site receptors
30	Prefabrication off-Site to be considered, where possible.

6.3 Framework Management Plan 03: Air Quality, Vehicle Emissions

Potential Impacts: Vehicle emissions could impact people and the local environment by reducing air quality, causing breathing difficulties or causing irritation.

Receptors: Local residents, construction workers and local environment.

Monitoring: Environmental manager to carry out weekly checks of mitigation and management measures, recorded in **Appendix 4**.

	Mitigation and Management Measures
1	Ensure vehicles switch off engines when stationary.
2	Avoid use of generators where possible.
3	Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on unsurfaced haul roads and work areas.
4	Produce a Construction Logistics Plan (CLP) to manage the sustainable delivery of goods and materials.
5	Implement a construction stage Travel Plan that supports and encourages sustainable travel.

6.4 Framework Management Plan 04: Biodiversity

Potential Impacts:

- Unintentional direct damage to land directly adjacent to and within the Site (habitat degradation);
- Loss of extent and connectivity (fragmentation) of retained habitat;
- Degradation of retained habitats through physical damage, uncontrolled surface water run-off and contamination, construction dust, vehicles (emissions and damage to the vegetation and soil), and waste and disturbance resulting from increased human presence (i.e. contractors);
- Alteration of hydrology (including water chemistry) of on-Site and adjacent watercourses;
- Direct land take resulting in both permanent and temporary losses of habitats;
- Degradation of habitat from noise, vibration, dust deposition, light pollution, contamination / pollution events;
- The spread of invasive species;
- Direct mortality of species due to habitat loss and degradation, increased traffic and accidental vehicle collisions;
- Destruction and degradation of resting places of species;
- Loss and/or fragmentation of foraging and commuting habitat, and loss of prey species;
- Pollution impacts including water quality impacts from Site run-off entering watercourses and wetlands, and air quality;
- Contractor work force and activity presence leading to disturbance;
- Injury / killing due to bat roost loss, and roost modification;
- Disturbance due to roost modification and / or construction noise, vibration and lighting;
- Increased risk of bird strike at nearby Gatwick Airport; and
- Provision of new habitat.

Receptors: Local designated sites, habitats and species, including protected species on the Site and within the Zone of Influence, Gatwick Airport.

Monitoring: Landscape and Ecological Management Plan (LEMP) and Habitat Management and Monitoring Plan (HMMP) to be provided for all on-Site and off-Site enhancements for up to 30 years post-development. This is to include:

- Great Crested Newt (GCN) monitoring strategy (if appropriate);
- Monitoring plan for the reptile receptor site for a minimum of 5 years after translocation;
- Monitoring of bird species and ecological mitigation in relation to birds (if appropriate); and
- Bat Mitigation strategy to include appropriate additional mitigation and monitoring required for each phase of the Proposed Development and monitoring plans for retained/new roost features, foraging areas and commuting features (in accordance with current bat mitigation guidelines).

	Mitigation and Management Measures
1	A minimum 10% BNG would be achieved, as detailed in the BNG Assessment Report.
2	Landscape-led design to ensure ecologically valuable habitats are retained, protected, enhanced and created as a component of the Proposed Development (e.g. woodlands, hedgerows, ecological corridors and aquatic features).

Mitigation and Management Measures	
3	Where appropriate and where mitigation cannot be undertaken in situ, translocation of protected species into these new habitat areas in accordance with targeted mitigation strategies (including GCN District Level License (DLL) and other protected species licensing requirements, as appropriate).
4	Sensitive lighting design following guidance and principles provided in the Bat Conservation Trust (BCT) and Institution of Lighting Professionals (ILP) Guidance Note 08/23'Bats and artificial at night' (or as updated), with an assumption against lighting of areas of important retained and new habitats and minimising light spill from lit areas.
5	It would be necessary to undertake work in accordance with either a 'traditional' full GCN mitigation license through Natural England (or equivalent) or a DLL. The appropriate licensing regime may be subject to change over the duration of the demolition and construction period.
6	A GCN Mitigation Strategy would be developed, detailing the appropriate additional mitigation required for each phase of the Proposed Development for both the outline design and the detailed component.
7	In order to avoid significant effects on the reptile population, it would be necessary to undertake reptile mitigation and a reptile translocation.
8	A Reptile Mitigation Strategy would be developed, detailing all the appropriate additional mitigation required for each phase of the Proposed Development.
9	Specifications for the appropriate timing of works. For example, where possible demolition and vegetation clearance works would be undertaken between September and February, outside of the bird nesting period (March to August). If this is not possible then vegetation clearance should be undertaken under the supervision of an ecologist.
10	Installation of a variety of bird boxes including swift, sparrow and barn owl boxes.
11	Monitoring of bird species and ecological mitigation in relation to birds would be undertaken where appropriate.
12	Kingfisher checks of the River Mole, prior to the construction of the CWMMC bridge (unless this begins outside the nesting season which is March to August inclusive). In the event that a kingfisher nest is identified, specific measures to consider the presence of the nest in construction should be adopted until chicks have fledged (for instance, restrictions on the works footprint, programme or types of machinery used). If found to be present, consideration should be made to provision of an artificial kingfisher nesting wall.
13	Natural England licence will be required if felling, demolition or significant works resulting in the modification of bat roosts are required that may damage or destroy roosts at buildings or trees, or works that may disturb roosting bats
14	A Bat Mitigation Strategy would be developed, detailing the appropriate additional mitigation and monitoring required for each phase of the Proposed Development, secured through a planning condition, and submitted with the European Protected Species (EPS) mitigation licence application to Natural England (NE).
15	Lighting strategy of the Site would be implemented during the demolition and construction phase, adhering to parameters set out in the BCT guidance for bats.
16	If hazel dormice are found to be present on Site, an appropriate mitigation strategy will be required. It may require a licence from Natural England.
17	Details of the role of an Ecological Clerk of Works (ECoW). ECoW to be present during work in ecologically sensitive areas and will observe and aim to limit direct mortality of protected species and mortality of common mammal species. The times and areas where work in the presence of an ECoW would be mandated.
18	Training of construction workers and tool-box talks by the ECoW, including details on ecological constraints and work near sensitive habitats and species.

Mitigation and Management Measures	
19	Pollution prevention measures to prevent work causing run-off, dust, pollution or hydrological changes to habitats.
20	Control / management of invasive plant species.
21	Measures to ensure exposed excavations would be either covered or secured (with appropriate fencing), or provided with mammal ladders and capping of pipework and services, at night time to prevent animals such as badgers and hedgehogs becoming trapped.
22	Measures to reduce construction impacts on bats, birds, and other animals, such as appropriate timing of works, minimising night-time lighting of the Site, inspection of vegetation for potential hedgehog nests/hibernating sites prior to clearance.
23	Protection of watercourses during works, with suitable buffers where appropriate.
24	Details on root protection zones, to be installed and maintained for retained trees in accordance with British Standard (BS) 5837:2012 – 'Trees in relation to design, demolition and construction. Recommendations'[12].
25	To avoid negative impacts on existing foraging habitat and commuting routes for bats, linear green infrastructure features will be retained wherever possible, and specifically including the tree lines throughout the Site. Ecological input should be provided to inform the Detailed CEMP with regards to protecting retained vegetation for bats.
26	Measures to ensure that if any invasive species are identified during the planting process, the plants will be discarded and disposed of appropriately. Plants would be locally sourced wherever possible, and plants imported from outside the UK would be avoided to prevent introducing invasive species.
27	Control measures outlined in the Bird Hazard Management Plan (BHMP), found in ES Volume 2, ES Appendix 8.16, which include (but are not limited to) retention of habitat with clearance immediately prior to construction and appropriate covering of stockpiled materials/waste.

[12] British Standards Institute (BSi), 2012. BS 5837:2012 – Trees in relation to design, demolition and construction. Recommendations. April 2012.

6.6 Framework Management Plan 05: Archaeology and Built Heritage

Potential Impacts:

- Disturbance or removal of below-ground archaeological remains; and
- Effect on setting of both designated and non-designated heritage assets.

Receptors: Below-ground archaeological remains and built heritage assets (e.g. listed buildings, conservation areas, scheduled monuments, non-designated heritage assets).

Monitoring: Liaison with suitably qualified discipline specialist(s) to ensure the agreed programme of archaeological mitigation is undertaken effectively.

	Mitigation and Management Measures
1	An Archaeological Mitigation Strategy will be prepared in the post-determination period and secured by a planning condition. This will list the known heritage assets on the Site, the potential for unknown heritage assets to be present on the Site, provide an assessment of the degree of impact (if any) on those heritage assets, and outline an agreed programme of archaeological investigation and recording, post-excavation assessment and analysis, and publication, archiving and public outreach activities. It will also set out the roles and responsibilities of the suitably qualified discipline specialist(s) and the main contractor(s).
2	Provide training to Site workers and contractors on archaeological remains and their importance, (e.g. toolbox talks).

6.7 Framework Management Plan 06: Landscape and Visual

Potential Impacts:

- Changes to the landscape character and views during construction;
- Presence of construction equipment and increased activity on Site impacting on the visual appearance of the Site from surrounding visual receptors including residential properties and public rights of way; and
- Diversion of public rights of way and relating views.

Key Receptors:
Landscape Character Areas (LCAs), local residential and recreational viewpoints.

Monitoring: No monitoring is proposed for landscape and visual during demolition and construction.

	Mitigation and Management Measures
1	**Trees and vegetation:** Existing trees and vegetation to be retained and protected in accordance with BS5837:2012. Protective fencing will be installed prior to the commencement of any Site clearance or construction works. Where works are required in close proximity to retained trees, works will be undertaken in accordance with best practice as defined in BS5837:2012.
2	**Habitat and features:** Impact on retained habitats during Site clearance and construction would be avoided through the implementation of construction exclusion zones and protective fencing.
3	**Lighting:** Site lighting will be designed as far as reasonably practical so as not to cause nuisance outside the Site. Standard good practice measures would be employed to minimise light spill, including glare. Lighting will be controlled and switched off when the Site is not operational (where practicable).
4	**Site compounds/storage:** Material storage and Site offices will be kept away from sensitive receptors. Where practical and feasible, screening and stockpiles (including hoarding) would be used to screen the construction works from highly sensitive receptors.
5	**Soil Stockpiles:** Where topsoil is to be stored in stockpiles on-Site, this should be in accordance with BS3882:2015 Specification for topsoil, and the FSMP (ES Appendix 6.2). Where soils are to be stored for periods longer than 6 months, the stockpiles should be seeded with an appropriate grass/clover mix to reduce soil erosion and to reduce weed infestation.

6.8 Framework Management Plan 07: Noise and Vibration

Potential Impacts: Disturbance of local community and ecological receptors.

Receptors:

- Existing residential properties near to the Site.
- Future residential properties and schools within the Site once early phases of the Proposed Development are completed.
- Protected species on Site.

Monitoring: Carry out regular inspections of noise and vibration mitigation measures to ensure integrity is maintained at all times, recorded in **Appendix 4**.

	Mitigation and Management Measures
1	Construction works will only be undertaken during agreed day time hours Monday to Friday 08:00 hrs to 18:00 hrs and Saturday 09:00 hrs to 13:00 hrs. Any construction works outside of these hours would require prior approval from the Local Authorities.
2	Communication with residents and nearby businesses as to the timings of any particularly noisy construction activities (such as demolition). This will include details of the nature of construction, expected duration of activities and predicted noise levels.
3	Contact details will be made available to local residents for consultation regarding construction noise levels.
4	Gates in hoardings will be positioned - as far as practicable – to minimise noise transmission to near-by noise sensitive buildings. This will take into account noise emerging directly from the construction Site and noise from plant entering or leaving the Site.
5	Where reasonably practicable, adopt quiet working methods, using plant which generate lower noise and vibration levels.
6	Where reasonably practicable, electrically powered fixed plant will be chosen preferentially over diesel or petrol driven plant to reduce noise.
7	Locate plant away from noise and vibration sensitive receptors.
8	Vehicle and mechanical plant will be fitted with exhaust silencers, and be well maintained
9	All compressors will be "sound reduced". Models fitted with properly lined and sealed acoustic covers will be kept closed whenever machines are in use.
10	Pneumatic percussive tools will be fitted with a muffler or silencer.
11	Equipment that breaks concrete by bending rather than percussion will be used as far as reasonably practicable.
12	Avoid unnecessary revving of engines.

Mitigation and Management Measures	
13	Use rubber linings for chutes and dumpers to reduce impact noise.
14	Switch off equipment when not required, or throttled down to a minimum.
15	Minimise drop height of materials, taking care when loading or unloading vehicles, dismantling scaffolding or moving materials to reduce impact noise.
16	Start-up plant and vehicles sequentially rather than all together.
17	Manage plant movement to take account of surrounding noise sensitive receptors, as far as is reasonably practicable.
18	Use of one-way systems for lorries accessing the Site for deliveries and removal of materials.
19	Use acoustic enclosures/barriers in accordance with BS 5228 for static items of plant.
20	Avoidance of shouting and site radios.

6.9 Framework Management Plan 08: Socioeconomics and Health

Potential Impacts:
The construction stage of the proposed development will generate employment opportunities. It is estimated that construction employment will peak in year 2034 at 1,428 jobs. It is expected to generate direct and indirect social and economic benefits during the construction stage. There will be increased employment opportunities, and associated demand for local accommodation, as well as temporary disruption to users of the public right of way (PRoW).

Key Receptors: Local economy, local workforce, local residents, public services e.g. schools and GPs, users of PRoWs and recreational areas.

Monitoring: Measures should be put in place to monitor changes to the distribution of demand for healthcare facilities during the demolition and construction phases.

	Mitigation and Management Measures
1	Provide current tenants in properties to be demolished as much notice as possible so that they can make necessary plans.
2	HGVs and other construction vehicles to avoid peak traffic times and school start and closing times wherever possible. HGV speed limits should be limited in and around schools at all times.
3	Where feasible and practicable, ensure that the various management strategies recognise the needs of educational receptors, such as noise at certain times of the day/season (e.g. during school exams); and information sharing to enable planning.
4	Ensure that the community liaison team give advance notice and inform local communities, schools, and businesses about timing of demolition and construction works and phases, how long this is likely to last and whether PRoWs would be affected and if so, what alternative route/s are available.
5	Ensure that landscape improvements made to the Site are maintained for the long-term enjoyment of the local communities.
7	Local Employment Strategy to be put in place and where possible training and skill development opportunities should be included in this Strategy to enable the local workforce to increase their capacity and transition from low-skilled to skilled employment.
8	Measures should be put in place to monitor the distribution of demand for healthcare facilities and address trends where they might lead to significant adverse effects on access to services.

6.10 Framework Management Plan 09: The Water Environment

Potential Impacts:

- Temporary reduction in flood plain storage.
- Temporary obstruction to watercourse or main rivers.
- Accidental release of contaminants such as contaminated soils, dust, fuels, oils or liquids into the water environment.

Receptors: On-Site and off-Site flood risk, and surface water quality of the River Mole and Ifield Brook.

Monitoring: Environmental manager to carry out weekly visual checks of materials stored on site recorded in **Appendix 4**. Further requirements for monitoring during demolition and construction will be confirmed following further investigation of potential contaminated land at the Site.

Mitigation and Management Measures	
1	Regular maintenance of construction vehicles and plant to reduce the risk of hydrocarbon contamination.
2	Ensure no hydrocarbon contamination by refuelling construction vehicles offset of any water body, ensure a spill kit is available in case of an accident and correct procedure is followed.
3	Store, handle and manage construction materials with due regard to the potential for mobilisation into surface drainage.
4	Locate above-ground storage tanks and temporary welfare facilities on designated areas of hardstanding away from potential surface drainage routes.
5	Storage of liquids such as degreasers, solvents, lubricants and paints in segregated, bunded enclosures.
6	Ensure that any tanks storing significant volumes of oil on-Site have secondary bunding.
7	Any construction drainage system would be designed and managed to comply with BS6031:2009 – British Standard Code of Practice for Earthworks[13] A construction phase surface water management plan would be completed by the contractor, with consent required by the EA and Lead Local Flood Authority (LLFA) prior to works commencing, this shall be in accordance with the BS 8582:2013 – British Standard Code of practice for surface water management for development sites.
8	The use of settlement facilities would aid the removal of any potentially contaminated material that might be derived from construction materials. Waste from temporary welfare facilities would be disposed of by contractors or to Thames Water sewers under consent. Interceptors would be regularly inspected, cleaned and maintained. Full records would be kept of inspections, maintenance works and measures undertaken to sustain equipment performance.
9	Details of monitoring frequency and record-keeping would be specified in the Detailed CEMP for the relevant phase of the Proposed Development.

[13] British Standards, 2009. BS6031:2009 – British Standard Code of Practice for Earthworks.

Mitigation and Management Measures	
10	Spoil material would be stored on-Site in the short-term and stockpiles would be located away from potential drainage routes. The stockpiles would be managed to ensure minimisation of surface runoff or windblown deposition of materials to local receptors. Any contaminated material required to be disposed of would be temporarily stored separate from the clean material, on geotextile sheeting and disposed of appropriately in accordance with the standard regulatory regime.
11	Where applicable, a flood risk activity permit would be sought from the EA and a management system would be developed for carrying out the required flood risk activities related to the main rivers (River Mole and Ifield Brook). It is intended that surface runoff during construction would be discharged to existing surface water ditches within the Site, under consent to be obtained from the LLFA. An ordinary watercourse consent would be obtained from the LLFA for discharges to ditches as well as any proposed temporary or permanent modifications, such as culverts or diversions.
12	Locate the construction compound, storage and plant outside of flood zone extents. The Flood Compensation Areas must be completed prior to construction of any structures.
13	Due to the Proximity of Gatwick Airport, the drain down time of any construction phase surface water management feature must be less than 24 hours to comply with Gatwick Airport's requirements to mitigate the risk of bird strike. The contractor would demonstrate this to Gatwick Airport Authority within the proposed construction phase surface water management plan.

6.11 Framework Management Plan 10: Construction Traffic

Potential Impacts:

- Delays and disruption to traffic on the local road network (driver, pedestrian and cycle);
- Pedestrian Amenity;
- Fear and Intimidation;
- Temporary disruption to PRoWs; and
- Accidents and Safety.

Receptors: Local road network and users of PRoWs and the cycle network.

Monitoring: No specific monitoring required.

Mitigation and Management Measures	
1	Works shall be designed and carried out in such a way as to minimise disruptions to traffic flows causing inconvenience to the public and without jeopardising the safety of road users.
2	Designated managed Site entrance and exit points.
3	Construction traffic vehicle operators to be given clear directions and to be considerate of other road users and the local community. Drivers to take extreme care through residential areas, minimising engine noise and keeping speeds to a minimum.
4	The arrival and departure of lorries managed to avoid disruption to peak hour traffic, wherever possible.
5	Appropriate signage employed to give adequate warning to other road users, especially cyclists and pedestrians.
6	Consolidation of loads for delivery to Site wherever possible.
7	Provision of storage and marshalling yard for materials on Site to avoid vehicles reversing onto highway.
8	All those working on Site will ensure, as far as reasonably practicable, that existing public access routes and rights-of-way are maintained during construction. If this is not achievable, a suitable alternative route will be provided and signposted.
9	Designated construction traffic routes will be used as directed by the Highway Authority and the Police, as required by the Highway Authority.
10	Construction workers will be encouraged to travel to the Site by non-car modes and to car share.

6.12 Framework Management Plan 11: Lighting

Potential Impacts: Glare from inappropriately oriented flood lighting associated with the construction phase has the limited potential to affect nearby potentially sensitive human safety receptors (Public Highways and Gatwick Airport) during winter months, when flood lighting of construction operations has the potential to be required for short durations after sunset. Disturbance to human amenity receptors (in nearby residential properties), ecological receptors (such as bats) and light pollution to the 'Night Sky'.

Receptors:

- Residents adjacent to the Site (human amenity receptors);
- Public Highways and Gatwick Airport (human safety receptors);
- Ecology receptors; and
- Night Sky observers.

Monitoring: Regular (monthly) visual inspections to identify potential obtrusive light sources and undertake remedial action. Records of monitoring to be kept, as Appendix 4.

	Mitigation and Management Measures
1	Lighting levels for demolition and construction lighting will be defined on a phase-by-phase basis and a task-by-task basis, in accordance with the relevant guidance and lighting levels set out in BS EN 12464-2:2014. Demolition and construction stage lighting would not significantly exceed the relevant lighting standard for the task being undertaken in order to limit the visibility of construction lighting within the landscape.
2	Demolition and construction lighting to be maintained at a low level and focussed into the Site, onto the task being undertaken. To minimise light break-out above the horizontal, lighting, systems will use 'low cut-off' and 'full cut-off' luminaires. Where possible, demolition and construction lighting is to be provided by handheld sources or headtorches, ensuring the lowest possible amount of light is used for the task at hand.
3	Use of only appropriately designed luminaires for the task at hand. Luminaires used for construction lighting will be fitted with baffles or shields where necessary to ensure that lighting is not directed towards potentially sensitive receptors and does not intrude outside of the immediate working area. All lighting related to the works will be designed and fitted to minimise light intrusion onto any sensitive habitat such as hedgerows, mature trees, and woodland.
4	To limit the visibility of construction lighting within the landscape, it will be switched off when not in use. Task lighting for construction tasks is to be controlled by timed switches, ensuring that task lighting is only provided when needed and does not operate outside the hours of use, or is at reduced lighting levels outside working hours to levels suitable for safety and security.
5	Security lighting to the construction compound will be provided by luminaires fixed to Site infrastructure, such as cabins or scaffolding pole and will be oriented downwards only. To reduce the levels of light spill leaving the Site, security lighting will be focussed into the Site only. Security lighting will be kept at the minimum level needed for visual and security protection. The use of visual screening, such as on-Site spoil or hoardings will be considered between more sensitive visual receptors and construction light sources.
6	Security lighting will be controlled via photosensor, ensuring that lighting is only operational during the hours of darkness. The use of infrared floodlighting and CCTV systems will be considered for security.

6.13 Framework Management Plan 12: Contaminated Land

Potential Impacts: Risk of harm to human health or pollution of the environment.

Receptors: Construction Workers, the local community and the local environment.

Monitoring: Requirements for monitoring during demolition and construction will be confirmed following further investigation of potential contaminated land at the Site.

	Mitigation and Management Measures
1	A material management plan (MMP) should be prepared to manage re-use of material on Site. This should align with the FSMP (ES Appendix 6.2).
2	The Principal Contractor will prepare and implement a method statement for unexpected contamination.
3	All liquids and solids of a potentially hazardous nature on surfaced areas should be stored, with bunding, in accordance with the EA's Pollution and Prevention Guidelines 2 (PPG2)[14] preventing pollution from above ground storage tanks. Whilst the EA's PPGs are no longer valid, these represent good practice and would therefore be followed.
4	Contractors will control and bund any hazardous substances used on-Site (although at this stage none are anticipated), including oil drums or containers on-Site, in accordance with Control of Substances Hazardous to Health (COSHH) Regulations (as amended) and ensure that oil or other contaminants are not allowed to reach watercourses or groundwater sources including aquifers.
5	All Site works would be undertaken in accordance with the EA's Pollution Prevention Guidance Note 6 (PPG6)[15] and Pollution Prevention Guidance Note (PPG3)[16].
6	Disposal of water removed from any excavations would be in accordance with Environment Agency (EA) requirements.
7	A temporary drainage network would be installed to prevent surface runoff (silts, muds) from leaving the Site or entering surface water drains.
8	Construction vehicles would be properly maintained to reduce the risk of hydrocarbon contamination and would only be active when required.
9	Construction materials would be stored, handled, and managed with due regard to underlying soil and thus the risk of accidental spillage or release would be minimised.
10	Spill trays would be used when refuelling.
11	If contaminated land is confirmed at the Site; implementation of agreed and approved strategy to address issues surrounding identified contamination.
12	Use of standard PPE, such as gloves, overalls and dust masks where necessary.

[14] Environment Agency (2011). Pollution Prevention Guidelines 2 Above Ground Oil Storage Tanks.
[15] Environment Agency (2012). Pollution Prevention Guidelines 6 Working at Construction and Demolition Sites.
[16] Environment Agency (2006). Pollution Prevention Guidelines 3 Use and Design of Oil Separators.

Mitigation and Management Measures	
	(*This Outline CEMP does not cover Health and Safety requirements. Health and Safety procedures should be documented separately as appropriate*)
13	If UXO is uncovered during works, the Police will be informed immediately, and action taken as directed by them.
14	Under the Control of Asbestos Regulations (2012), the duty holder must manage the risk from asbestos on a premises and to develop and implement an Asbestos Containing Materials (ACM) management plan, with review and updating as appropriate. The duty holder is the party who has, by virtue of contract or tenancy, the main responsibility for maintenance or repair of the building.
15	Under the Fluorinated Greenhouse Gases (F-gas) Regulations 2015 (SI 2015/310) and Ozone-Depleting Substances (ODS) Regulations 2015 (SI 2015/168), ODS are to be phased out and must be recovered during servicing, maintenance, and decommissioning during demolition and construction activities which affect these systems.
16	The Site partially lies in a "Radon Affected Area" as defined by Public Health England. Under Health and Safety legislation, employers have a duty to manage workplace risks including the potential for radon exposure. Health and Safety Executive guidance recommends radon monitoring for workplaces located in Radon Affected Areas. Further assessment of the radon risk to new development at the Site will be undertaken.
17	For the excavation and installation of abstraction boreholes the drilling methods must ensure that the sections within the overlying Weald Clay Formation will be cased and sealed.
18	Any fuels, oils and / or hazardous materials associated within construction works should not be stored within 50m of any abstraction borehole. If this is not feasible, as well as adhering to all legislative requirements regarding containment, these potential contamination sources should be subject to strict secondary containment, management and inspection.
19	Any accidental releases during the construction phase should be rapidly addressed with appropriate spill kit provision stored on-Site and mitigation requirements within the Detailed CEMP adhered to.
20	Recommendations from the Ground Gas Risk Assessment must be adhered to.
21	Soil analytical data should be taken into account during the selection of water supply pipe materials. A specific type of water supply pipe may potentially be required to prevent contamination of the supply. Further information can be obtained by the local water supply company (Southern Water).
22	Wherever possible soils should be re-used on Site in accordance with appropriate management measures. Soils which will comprise 'cover' for proposed landscaping / garden areas should be assessed to demonstrate that they are suitable for use, both in terms as a plant growing medium and not comprising any significant contamination.
23	Should there be a requirement to import soils for use in areas of proposed soft landscaping / garden areas, any imported fill material should be inert, uncontaminated and comply with all applicable environmental legislation. It should not lead to any impact or degradation of the soil (and groundwater) quality underlying the Site. Any proposed source of soil materials to be placed within areas of soft landscaping should be approved prior to import to Site.
24	Any material imported to Site (whether for landscaping or to address further development requirements) should be of a verifiable origin and where applicable (soils etc) should be supported by appropriate analytical data. A suitable testing frequency for imported materials shall be determined by the contractor through liaison with an appointed

Mitigation and Management Measures	
	environmental consultant. The agreed testing frequency may vary depending upon the source of the material and shall be suitably protective of the intended end users. The importance of adopting a sampling frequency that is suitably protective of end users will need to be taken into consideration.
25	Any imported soils should be inert and free from contamination, including being free from all deleterious materials (which includes not comprising detectable asbestos containing materials, to a detection limit of 0.001%). Any material failing to meet the above criteria will not be deemed suitable and will require removal from Site.
26	Imported soils should in no way include anything which is classified as a 'waste' material (as defined within current waste management legislation or have an applicable waste code). Where recycled materials are proposed to be used on-Site, the contractor should obtain documentary evidence that the materials are a 'product' and not a 'waste'. Where the material was a former 'waste' and has been treated to become a 'product', the contractor should obtain documentary evidence from the relevant regulatory body that the treatment process is appropriate and hence the material is no longer legally a 'waste' material and hence waste management legislation requirements are not applicable.
27	Any material imported to Site should accord with BCO 2011 guidance 'Good Practice in the Selection of Construction Materials 2011'. The contractor shall retain all records pertaining to the classification, delivery and placement of imported materials.
28	Prior to development, consideration should be given to decommissioning of any groundwater exploration boreholes installed as part of intrusive site investigation works (not permanent groundwater abstraction boreholes). The decommissioning should be in accordance with Environment Agency[17] guidance.

[17] Environment Agency. Good Practice Guidance for Decommissioning Redundant Boreholes and Wells. October 2012.

6.14 Framework Management Plan 13: Waste

Baseline Conditions and Considerations: An Outline Site Waste Management Plan (OSWMP) has been produced and submitted as part of the hybrid planning application package. This document aims to identify high level waste objectives and set the direction for the 'Detailed SWMP' to be produced by the Principal Contractor for management of construction and demolition waste associated with the Proposed Development.

Potential Impacts: Waste generation from construction and demolition activities, harm to environment and nuisance to local community.

Key Receptors: Materials, resources, habitats, local community.

Monitoring: Principal Contractor to document waste management and disposal.

Mitigation and Management Measures	
1	A Detailed SWMP will be produced by the Principal Contractor, which adheres to the principles set out within the OSWMP and sets out how the waste hierarchy will be implemented to prioritise reuse and recycling of waste material during demolition and construction.
2	A MMP will be produced prior to works starting on Site to ensure material is effectively managed.
3	Identification of the likely types and quantities of waste generated, including waste acceptance criteria testing to assist in confirming appropriate waste disposal options.
4	Identification of waste management options (on- and off-Site options) in consideration of the waste hierarchy, and the arrangements for identifying and managing any hazardous wastes produced. Prioritise waste prevention, followed by reuse on-Site, efficient recycling, recovery and disposal as a last resort.
5	Identification of waste management options (on- and off-Site options) in consideration of the relative economic, social and environmental advantages and disadvantages. Considering health and safety when assessing waste management options.
6	A plan for efficient materials and waste handling in consideration of constraints imposed by the Site.
7	Targets for the diversion of waste from landfill would be produced by the Principal Contractor. Adopt a minimum target of 70% diversion from landfill, in adherence with the OSWMP.
8	Identification of waste management sites and contractors for all wastes, ensuring that contracts are in place and committing to compliance with legal responsibilities. Retaining documentation evidencing compliance with legal requirements (e.g. Duty of Care).
9	Exploring opportunities, where possible, to reuse materials from the demolition of existing buildings and infrastructure on the Site. Considering reusing materials from other projects in the local area and reuse of materials from the demolition process at other sites.

Mitigation and Management Measures	
10	A commitment to undertaking waste audits to monitor the amount and type of waste generated and to determine if the targets set out in the Detailed SWMP have been achieved. Targets would be reviewed and where necessary, amended. All results would be communicated to the staff.
11	Ordering the quantity of materials required for the job, thus reducing over-ordering.
12	Determining when and where materials are required and requesting 'just in time' deliveries.
13	Returning damaged goods or incomplete deliveries.
14	Requesting suppliers to minimise packaging and to guarantee a take-back service, especially for pallets.
15	Ordering materials that are cut to size, rather than standard sizes.
16	Where possible and appropriate to do so, using prefabrication of components off-Site.
17	Consideration of the end-of-life of materials, and where possible, designing elements for repair, modular repair, recycling at end-of-life or safe disposal. Avoiding use of hazardous materials for the Proposed Development.
18	Having appropriate material storage areas ready - these should be covered to protect against rain and ideally have a hard-standing surface.
19	Securing the Site to avoid theft and vandalism.
20	Ensuring good on-Site segregation of wastes, utilising dedicated waste storage areas and signage / colour coding of skips and waste containers on-Site. Separation of waste into inert, non-hazardous and hazardous, to facilitate the reuse and recycling of waste and reduce the likelihood of contamination.
21	Any waste that is not re-used on-Site and therefore requires off-Site disposal would be dealt with in accordance with the Waste Hierarchy, the requirements of the Environment Agency and in line with relevant legislation (e.g. Duty of Care).
22	Training of Site personnel to identify their roles and responsibilities whilst handling waste arisings during the demolition and construction works (e.g. site inductions, workshops, toolbox talks). Retaining records of training received.

APPENDIX 1
DEMOLITION AND CONSTRUCTION METHOD STATEMENTS

[To be appended by Principal Contractor when available]

APPENDIX 2
ROLES AND RESPONSIBILITIES

SITE ENVIRONMENTAL MANAGEMENT ROLES AND RESPONSIBILITIES

This table is to be completed and displayed at the site office.

Role	Responsibilities
All Site workers/contractors / sub-contractors and persons working on site	All Site personnel will be required to be familiar with the requirements of the Outline CEMP. Attend site induction with site manager to be briefed on the environmental sensitivities of the site and the requirements of this Outline CEMP.
Site manager Name: [Insert] Tel: [Insert]	Accountable for the overall performance of the Outline CEMP and adherence to environmental commitments. Responsible on-site for the day to day management of the construction project and practical implementation of the Outline CEMP.
Environmental manager Name: [Insert] Tel: [Insert]	Responsible for the overall environmental performance. To develop the Outline CEMP document and environmental management systems and maintain it as a working document, undertaking reviews and updates as required. Responsible for ensuring compliance with the relevant environmental legislation, regulations and standards. Responsible for obtaining environmental specialist support as and when required. Responsible for advising on activities that have a potential impact on the environment and undertaking of monitoring as where appropriate. Responsible for ensuring mitigation measures are implemented correctly across the site and implementing any required remediation measures. Manage any environmental incidents which may occur in line with the requirements in the Outline CEMP Emergency Responses.
Public Liaison Officer Name: [Insert] Tel: [Insert]	Responsible for facilitating communication with the public and businesses during construction. Contact details will be made available for consultation regarding construction impacts such as noise.
Logistics manager Name: [Insert] Tel: [Insert]	Responsible for all lorries delivering to, or exiting from, the worksite. Responsible for the Construction Traffic Management Plan, to maintain it as a working document, undertaking reviews and updates as required. Ensures that delivery drivers meet the requirements of the Outline CEMP.
Environmental specialists Name: [Insert if Required] Tel: [Insert if Required]	*In the event that environmental specialists are required, the environmental manager will provide these services or identify and obtain suitable persons (e.g. ecologist).* Responsible for specific environmental aspects and management of construction activities that could have an impact on the specialist area.

APPENDIX 3
COMPLAINTS LOG
[To be updated by Principal Contractor when required]

COMPLAINTS LOG

Reference	Date	Nature of Complaint	Cause of Complaint	Remedial Action Taken	Follow Up
[Insert]	[Insert]	[Insert]	[Insert]	[Insert]	[Insert]

APPENDIX 4
MONITORING RECORDS
[To be updated by Principal Contractor when required]

MONITORING RECORDS

Date	Name, Role and Signature	Comments, Issues and Actions Taken
Weekly Review of Mitigation and Management Measures Review the mitigation and management measures and ensure they are being implemented		
Week 1 XX/XX/XX	[Insert]	[Insert]
Weekly Visual Checks of Material Storage on Site Ensure the prevention of dust generation and the safe storage of potential pollutants		
Week 1 XX/XX/XX	[Insert]	[Insert]

APPENDIX 5
REGISTER OF NON-COMPLIANCE, CORRECTIVE AND PREVENTATIVE ACTIONS

[To be updated by Principal Contractor when required]

REGISTER OF ENVIRONMENTAL ISSUES, NON-COMPLIANCES, ACCIDENTS, CORRECTIVE AND PREVENTATIVE ACTIONS

	Issued Raised by (Name/Organisation)	Environmental Issue, Non-compliance Incident and Accidents	Corrective and Preventative Actions Taken
1	[Insert]	[Insert]	[Insert]
2			
3			
4			
5			
6			
7			
8			
9			
10			

APPENDIX 6
EMERGENCY PROCEDURES

[To be appended by Principal Contractor when available]

APPENDIX 7
REGISTER OF CONSENTS, LICENCES AND PERMISSIONS

REGISTER OF CONSENTS, LICENCES AND PERMISSIONS

Type and Reference	Required by (Date)	Current Status	Comments
Relevant Planning conditions	[Insert]	[Insert]	[Insert]
[Insert]	[Insert]	[Insert]	[Insert]