Stonebond



Millfields Farm
Rusper

RH12 4PR

Construction Environmental Management Plan & Method Statement

REVISION RECORD

Rev	Date	Changes	Initial	
			SCM/SM	CD
1	20/6/25	Initial Issue		NB
2	08/8/25	Updated following LPA comments	BD	

1. Introduction .....

2. Site Detail, Location and Project Description .....

3. Construction Proposals .....

4. Traffic Management .....

5. Environmental Impacts During Construction.....

6. Noise and Site Working Hours .....

7. Dust & Air Quality.....

8. Asbestos .....

9. Vibration.....

10. Lighting.....

11. Waste Disposal .....

12. Community Liaison .....

13. Considerate Constructors Scheme .....

14. Summary of Targets for the Project.....

15. Site Operating Procedures (Covid19) .....

16. Site Ecology & Biodiversity.....

Appendices

- **Appendix 1 – Build Route, Phasing & Logistics Plan**
- **Appendix 2 – Vehicle & Pedestrian Main Access Route**
- **Appendix 3 – Habitat & Tree Protection Plan**
- **Appendix 4 – Project & Emergency Contact Details**
- **Appendix 5 - Environmental Protection & Risk Assessment Checklist Template**

1. Introduction

The aim of the Construction Environmental Management Plan (CEMP) is to set out the responsibilities with regards to compliance with legislation and to implement any mitigation measures.

This CEMP details management measures to minimise environmental impact from the construction phase of the development.

Further, it provides a framework within which, the measures will be implemented throughout the project.

The CEMP provides project-specific management measures and is a dynamic document which will be reviewed if activities or conditions onsite change that may influence management measures.

This document has been developed to avoid, minimise and mitigate against any construction effects on the environment and surrounding community.

All construction and enabling works at the development will be carried out in accordance with the CEMP once approved in writing by the Local Planning Authority and the CEMP focuses on our approach in the following three key areas:

1) Measures for controlling the effects of construction and enabling works associated with the development.

2) Addressing construction logistics issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries.

3) Ensuring appropriate communication with and the distribution of information to the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement will be made for monitoring and responding to complaints relating to construction.

2. Site Detail, Location and Project Description

PROJECT			
Name	Millfield's Farm		
Address	Horsham Road, Rusper, Horsham RH12 4PR		
Senior Construction Manager	Ben Dearlove	**Client:**	Aster Group
Estimated Start Date	September 2025	**Estimated Completion Date**	December 2027
PROJECT DESCRIPTION			
Location and Description:	The site is situated to the south of the village of Rusper, located to the east of Horsham Road and to the south of East Street. Millfield's Farm is situated to the northeast of Horsham Town Centre (c.5.5 miles) and west of Crawley Town Centre (c.6.2 miles). The site extends to approximately 3.38 acres with a collection of existing buildings in mixed condition, some heavily dilapidated, with others being in good order and in use as an equestrian facility. Outside of the red line plan, although within the vendors ownership, are two residential dwellings serviced off Horsham Road - Millfield's Farm Cottage and The Coach House.		
Access:	The site has two existing accesses. One access is located off Horsham Road, which is a private residential drive and leads to the existing farm. This will be limited to use for enabling works, demolition, site clearance and investigations prior to construction. A further access is off East Street, which will be used temporarily before being upgraded as part of the works under a s278 agreement with highways. A minor works agreement for temporary construction access has been submitted to WSCC Highways.		
Geology:	The British Geological Survey data indicates that the site is underlain by the following geological sequence Weald Clay Formation. Which is a bedrock type made up of clay and mudstone.		
Contaminated Land:	Contamination made ground with reference to lead, PAH, and asbestos was located North West of the site. PAHs and TPH contamination were recorded in one topsoil location east of the site (MTP104) within the vicinity of the arable fields. The topsoil sample was noted to contain fragments of clinker. Phytotoxins were recorded in the made ground to the south of the site (MWS106), associated with brick inclusions. 10.5 In these localised areas remediation through the provision of clean cover in areas of soft landscaping will be required.		
Groundwater:	The weald clay formation has unproductive aquifer designation, with no source protection zones and groundwater vulnerability is low. It should be noted that a Secondary A Aquifer is located approximately 27 m east of the site. No groundwater abstractions are located within 750 m of the site. The site does not lie within a designated groundwater Source Protection Zone.		
Watercourses & Flood Risk:	A pond is located approximately 200 m north of the site. No surface water abstraction licences lie within 1 km of the site. Environment Agency mapping shows that the site is at negligible risk of flooding. The risk of surface and ground water flooding for the site is negligible.		
Biodiversity:	Habitats on-site are limited to buildings, hard standing, agricultural land and trees. All buildings and trees at the Site have negligible potential to support roosting bats with no further investigations required. No significant reduction in the ecological interest is likely to arise because of development of the site, and opportunity to enhance its nature conservation interest for a number of species. It is therefore concluded that, beyond the normal requirements to avoid impacts on protected		

	species, there appears to be no overriding nature conservation constraints that would preclude the proposed development of the site.
Trees:	A tree survey and arboricultural impact assessment has been completed to inform the design and layout of the proposed development. There are some Tree Preservation Orders affecting the site however, not within the developable area. The site currently has the main tree population on the boundaries of the site, with some areas trees encroaching into the middle of the site towards the Northern and Southern boundaries.
Invasive Species	There are small areas of invasive species recorded on site, consisting of giant hogweed. This will be remediated prior to construction.
Archaeology:	In terms of relevant designated heritage assets, no designated World Heritage Sites, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. There are no undesignated heritage assets within the site boundary. The site does not fall within an Archaeological Notification Area as defined by the Local Authority. This assessment has identified a low archaeological potential at the site for finds and features dating to all periods. If present, archaeological remains would most likely be of low (local) significance. Due to past ground disturbance the proposed development is unlikely to impact any archaeological remains in the west of the site.

Location Plan



3. Construction Proposals

Our outline methodology for carrying out the development works will be as follows:

- Initial Works – Secure the site with the installation of new heras fencing and timber hoarding to the perimeter of the scheme, hears fencing to be erected around the existing out-buildings to prevent un-authorized access.
- 1st Phase External Works – Demolition of the existing out-buildings will be the first activity once tree protection fencing and PROW closures are established. Off-site and on-site mains services diversions will commence once the main onsite road off East Street is constructed along with the onsite sub-station.
- Site Establishment – site infrastructure; install permanent site accommodation and welfare once the roads are constructed on site. The following dimensions will apply canteen, meting room, toilets, site office (24ft length 9ft width) site stores (20ft length 8ft width) All purple in appearance to match Stonebond company Colours. (please see attached example in appendix)
- Substructure works – form both piled and traditional foundations to oversites.
- Private drainage and external works
- Superstructure works – erection of brickwork superstructures and roof carcass.
- Roof coverings.
- Internal fit out and completion.
- 2nd Phase external works and landscaping.

Our construction logistics proposals for access, site establishment, materials storage and parking etc. are shown in the appendices

Access is limited from Horsham Road due to the width and as such will be limited to use for enabling works, demolition, site clearance and investigations. A further access is off East Street, which will be used temporarily before being upgraded as part of the works under a s278 agreement with highways. A minor works agreement for temporary construction access has been submitted to WSCC Highways.

The site has 2 PROW's running North to South and East to West; these will need to be closed and re-diverted to prevent unauthorized pedestrian access.

Good construction practice dictates that vehicles arriving at or leaving the site will be planned to avoid rush hour and school drop off and pick up times. Careful consideration will therefore be given to preventing blockages to or causing an unnecessary build-up of traffic in the vicinity of the site.

Road cleaning facilities will be provided at the site vehicle entrance within the confines of the construction site, with wastewater managed accordingly and to reduce the volume of mud and debris being transported onto the main highway

Construction offices and associated welfare are set up with be located to the westerly end of the development and will be installed early in the enabling process of the building program.

All works that are required to take place on the highways or footpaths, including any reinstatement of the carriageway and footpaths, will have the relevant permits and licenses applied for and granted by the local authority highways department prior to any work commencing. All reinstatements of the highway or footpaths will be carried out in accordance with the local authority's highways specification and requirements.

All highway works will be coordinated as far as possible to avoid unnecessary disruption to public highways, footpaths and local residents.

A photographic Condition survey of the highways will be carried out prior to the commencement of works and a copy issued to Horsham District Council /Highways. Upon completion of the project a review will be carried out in accordance with Essex Highways.

Construction traffic entering and leaving site while the enabling, site establishment and substructure works are carried out will be carefully managed and controlled by our gateman/traffic marshals.

Deliveries will be carefully managed, and the materials will be offloaded directly within the storage areas as close to the point of use as practicably possible to minimize mechanical double handling.

Unloading will be carried out by Hiab or forklift and within the site boundaries.

Number of On-site Construction Workers

The following is a summary of daily average trades, workers and personal vehicles. This data has been produced using experience from similar construction projects. All personnel and vehicle numbers have been rounded-up to the nearest 5.

Construction Phase	Anticipated Dates	Anticipated no. of trades average per day	Anticipated no. of workers average per day	Anticipated max no. of workers vehicles average per day
Enabling Works	September 25 to October 25	1	10	5
Roads & Drainage	October 25 to January 26	1	15	8
Substructure & Drains	April 26 to May 27	3	20	10
Superstructure	May 26 to July 27	7	35	20
Fit-out	July 26 to November 27	25	40	35
Test, Commission and PC	June 26 to November 27	10	30	10

Phasing Plan – Refer to Appendix 1

4. Traffic Management

All delivery vehicles will leave the construction site in a forward direction; they will not be allowed to perform U-turns on the road.

The traffic route to and from the site utilises Horsham Road initially during demolition and enabling works and then East Street after the demolition period.

There will also be signage displayed at the site exit to make sure all drivers are aware of the preferred route back to Horsham Road /East Street (as appropriate) and be included within the drivers' rules that all vehicle drivers have to read and sign before they are allowed to unload their vehicle on site. The preferred route is indicated within the Appendices.

We will request all scheduled deliveries to be notified by the supplier by the Site Team at least 48 hours in advance of delivery time so that the deliveries can be prepared for and managed accordingly with minimal impact upon the surrounding area. If deliveries arrive unannounced or earlier than previously advised, then they will be accommodated on site. If this space is unavailable, the lorries may be turned away. However, given the volume of materials that are required on the project, we feel that turning away vehicles will be unnecessary.

All vehicles will be inspected by the gateman/traffic marshal before leaving site to ensure no materials or debris is transported from site onto the public highway or footpaths. The site roads will be constructed up to base course early within the project's programme thus minimising any vehicles accessing across unmade ground. Wheel washing facilities (powered jet washer within a contained area to prevent possible contamination into sewers) will be available adjacent to the site exit and enforced by the gateman at East Street. The access from Horsham Road used during the initial demolition phase will not require a wheel washing facility, the road construction is already in place and used by residents to access the adjacent dwellings, therefore the construction vehicles in this phase will only use the existing road and will not deviate from it.

The access from East Street will require wheel washing facilities from the start of road construction to

the point where all roads are formed and completed.

The site entrance will be regularly inspected by the gateman and Site Management to ensure they are clean and clear of debris arising from vehicles entering or exiting the site. If any debris is found during these inspections the gateman is to raise this to the Site Manager who will action getting this cleaned and cleared as a matter of urgency. Mechanical road sweeping will be carried out on a regular basis and as required during the project's duration.

Site Parking

Primary car parking will be provided on site adjacent to the site compound.

Public Transport

The site is well served by bus services with stops on Esat Street ,Rusper which are approximately 200-300 metres from site. The buses from these stops give access to a wide area.

Cycle Routes

Site staff will encourage operatives to cycle to work where possible. We will provide secure bike storage within the construction compound.

Pedestrian Routes

The roads surrounding the site all have good pedestrian facilities.

Vehicular & Pedestrian Access Route – Refer to Appendix 2

5. Environmental Impacts During Construction

The main environmental impacts can be classified as:

- NOISE
- DUST & AIR QUALITY
- NUISANCE
- EMISSIONS
- VIBRATION
- SURFACE WATER
- FOUL WATER DRAINAGE

These will be controlled by the implementation of the following techniques:

- Noise assessments will be carried out when deemed necessary. Acoustic screens may be deployed where noise assessment record action levels. A hand-held monitoring device will be available to the Site Team when needed.
- Air quality monitoring will be carried out with monitor readings taken at the southern boundary adjacent to the existing residential developments when deemed necessary. A hand-held monitoring device will be available to the Site Team when needed.
- All Non-Road Mobile Machinery (NRMM) that comes to site will be logged onto the database.
- Dust suppression techniques such as damping down and collective techniques on individual plant and machinery. Covered waste Lorries used.
- Access routes will be clearly displayed. Congestion in locality will be minimised by Just in Time delivery strategy.
- Partnered supply chain will provide information concerning emissions and no vehicle idling will be allowed.
- Vibration monitoring will be carried out during the groundwork phase predominantly to provide reassurance to the residents in the immediate area.

- Main sources of vibration will be from the piling works, if required.
- Surface Water – For the management for surface water during construction, we will endeavour to be in line with industry best practice.

Environmental Protection Requirements

Works carried out under this project have the potential to damage the environment. A site risk assessment is to be carried out by the site manager before works commence; findings from the risk assessment are to be inducted to site personnel. The template and checklist can be found within the appendices. In general, all activities carried out on the site will comply with the relevant provisions of all environmental legislation and requirements of the relevant authorities for the construction of this Project.

Site Environmental Protection Rules

Site environmental protection rules are included in the Appendices. All employees and subcontractors working on site will be inducted on the site rules. Furthermore, Stonebond will ensure the rules are displayed on notice boards or at other suitable locations on the work site.

Key Roles and Responsibilities

For the purpose of this document the following summarises the key roles and responsibilities:

Role	Responsibilities
Project Manager	• Responsible for ensuring all comply with environmental legislation. • Overall responsibility for the implementation of this CEMP
Senior Site Manager	• Prepare CMS considering compliance of this CEMP • Review implementation of CEMP • Carry out weekly site audits and prepare monthly reports. • Ensure corrective actions are dealt with in a timely manner
Site Team	• Responsible for delivering the site inductions of environmental aspects. • Toolbox talks to all contractors to ensure implementation of good practice • Assist Site Manager in weekly site audits • Monitor sub-contractors work for compliance. • Manage Considerate Constructors Scheme compliance
Principal Contractor	• Assist Site Manager in preparation of the CMS • Prepare site specific Risk Assessments and Method Statements considering all environmental issues
Contractor / Sub-Contractors	• Ensure workforce is fully aware of the environment issues and are implemented • Take appropriate action to rectify any non-conformance

Project Contact Details – Refer to Appendix 4

Environmental Protection & Risk Assessment Checklist Template – Refer to Appendix 5

6. Noise and Site Working Hours

Noise Control – General

The appointed subcontractors will carry out predicted noise levels for each of their operations where applicable, in reference BS 5228-1:2009. Stonebond will employ best practical means at all times to minimise the noise and vibration impact of the works in line with BS 5228:2009.

To prevent adverse noise to the nearest sensitive facade (residents) the ambient and backgrounds noise levels (measurements) will be compared against the predicted noise levels of the plant. Where there is a significant increase of the predicted plant levels to the measured background, the contractor will implement Best Practicable Means (BPM) to reduce the noise accordingly to achieve 75dB (A).

and/or

Where the measured noise levels are more than 3 dB (A) above the predicted noise levels or in the event of a complaint of noise an investigation will be carried out to ascertain the cause of the exceedance or the complaint and to check that BPM are being used to control the noise. Noise levels will be reduced further if it is reasonably practicable to do so.

All machinery will comply with the current legislation of 80 dB (A). Noise assessments will be carried out as per Control of Noise at Work Regulations 2005. Background noise readings will be taken before we commence on site to get an understanding of the current noise levels. This will allow us to better gauge the impact of the work we are undertaking. If a specific noisy task is being scheduled, then additional monitoring will be undertaken as required during this time. Careful selection of plant to reduce noise ensuring that plant is relatively new and regularly maintained. The sub-contractors will provide full risk assessments and method statements detailing how they will be managing noise on site and this will be approved by the site team before they commence on site.

Noise Control – Detailed Provisions

The construction site vehicle gate onto East Street will be controlled to give the minimum amount of time open for passage of vehicles, to minimise stray noise to the external surrounding area.

Vehicles and mechanical plant used for the purpose of the works will be fitted with effective exhaust silencers, will be maintained in good and efficient working order and operated in such a manner as to minimise noise emissions.

On site where environmental disturbance may arise, compressors will be 'sound reduced' models fitted with properly lined and sealed acoustic covers which must be kept closed whenever the machines are in use, and pneumatic percussive tools will be fitted with shrouding or silencers of the type recommended by the manufacturers.

If applicable, any equipment that breaks concrete by munching or similar, rather than by percussion, will be used as far as is practicable. We do not anticipate works of this nature being required on this site.

Noisy plant or equipment will be sited as far away as is practicable from noise sensitive buildings. The use of barriers, i.e. soil mounds, site huts, acoustic sheds or partitions to deflect noise away from noise sensitive areas will be employed wherever practicable.

Care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials, etc. to reduce impact noise.

Hours of Working

In general, the construction working hours on site will be:

- Monday to Friday – 08:00 to 18:00. (Construction Operatives will arrive on site prior to 08:00)
- Saturdays – 08:00 to 13:00.

No Works on Sundays, Bank or Public Holidays without prior consent.

If required, we shall obtain any relevant certification or approval if we propose to work outside of these hours. (Section 61 notice).

No work and ancillary operations, which are audible at the site boundary, outside these hours unless fully justified to the Local Authority on the grounds of engineering necessity or for reasons of Health and Safety. Any such works will be kept to an absolute minimum.

During normal working hours, as defined above, the maximum LAeq, period noise levels measured 1 metre from the facade of any occupied or other building used for residential purposes, generated by construction plant and equipment, including the movement of vehicles to and from the site will not exceed the following limits:

- Monday to Friday – 08:00 to 18:00 – Residential – 75 dB (A)
  Saturday – 08:00 to 13:00 – Residential – 75 dB (A).

7. Dust & Air Quality

Dust is defined as particles up to 75 μm in diameter and is produced through the action of crushing and abrasive forces on materials. Traffic movement can generate nuisance dust.

Mitigation of Potential Dust Nuisance

Relevant procedures to reduce the impact of dust upon the site will be as follows:

- If monitors are required, then they will be located adjacent to any sensitive areas that would be adversely affected by dust.
- If monitors are required, then a dust site action level would be agreed. Incidents of dust levels above this will be logged.
- During construction operations we will be covering skips and loose construction materials as appropriate. Soils will be appropriately battered and sealed If soils are to remain on site and used as backfill or topsoil during the 2nd phase of construction works then these will be seeded again to minimize dust and or soil run off. Materials will be stored away from the site boundary wherever possible.
- Any instances where there will be mechanical cutting or chasing of masonry or concrete materials such as brickwork, blockwork, paving slabs, kerbs, PC lintels, RC diamond drilling then dust suppression will be controlled by the use of wet cutting. Each mechanical cutter will be fitted with water attachment (preferably battery powered) to control any dust.
- When mechanical cutting of materials such as timber is required dust control will be via the means of all plant being fitted with appropriate dust extraction bags and vacuums.
- All sub-contractors on site will be required to produce a risk assessment and a method statement specific to their task that will highlight the control measures they propose to control dust.
- Stonebond staff will ensure as far as is reasonably practicable that arising's of materials are cleared as work proceed and this will minimise debris and also reduce any potential fire risk.
- Sweeping and spraying all site hard surface walkways and footpaths with water in prolonged spells of dry weather to prevent dust causing a nuisance off-site will be implemented where practical. This will be achieved via a site water bowser and forklift. Spraying via a jetwash and hose at site entrance areas.
- All vehicles leaving the site will have their wheels checked and cleaned as required to ensure that no arising's from site activities are carried onto local roads. This will be minimal due to the use of the new S278 access into site plus associated hardstanding and that the access for vehicles onto site after foundations are complete will be via the new roads and accessways.
- Covering all loads entering and leaving the site.
- Regular sweeping of site and external roads and footpaths to remove accumulations of dust and mud.
- Identifying haulage routes through consultation with the council. These roads are to be selected to minimise any environmental effect arising from additional lorry movements on the road network.
- Minimising drop heights to control the fall of materials.

It is considered that given the adoption of the mitigation measures detailed above that any potential effects from dust from the construction works would be minimised to such an extent as to be insignificant.

Air Quality

The burning of materials on the site will not be permitted. All necessary precautions will be taken to prevent the occurrence of smoke emissions or fumes from the site plant or stored fuel oils for safety reasons and to prevent such emissions or fumes drifting into residential areas.

All Non-Road Mobile Machinery (NRMM) will comply with the standards set in the Greater London Authority Supplementary Planning Guidance: Control of Dust and Emissions from Construction and Demolition (2014)' and a register of all NRMM on site will be maintained.

Anti-Idling

Plant will be well maintained and shut down in the intervening periods between work or throttled down to a minimum.

8. Asbestos

Special precautions will be taken if materials containing asbestos are encountered. We will comply with the Control of Asbestos at Work Regulations 2012. We will adhere to the exposure limits and measurement methods for asbestos, which are set out in the Health and Safety Executive Guidance.

9. Vibration

We will ensure that we work in accordance with BS5228 Code of Practice for Noise and Vibration Control on Construction and Open Sites Part 2: Vibration.

We will ensure that measures are taken to:

1. Protect the residents, users of buildings close by and passers-by from nuisance or harm
2. Protect buildings from physical damage

Upon determining appropriate vibration levels, we will consider:

1. Human exposure
2. Protection of structures

Construction activities will be carried out in such a way that vibrations arising will not cause damage to adjacent structures.

Sub-contractors are asked to use new plant where possible to ensure that we are using the most modern techniques and equipment. All equipment that is used will be required to be regularly serviced.

Sub-contractors whose work is potentially likely to create vibration, will be asked to risk assess the likely vibration impact of their activities. Should the risk of vibration be considered high on any activity we will then ensure monitoring is undertaken during this activity.

We will consider vibration levels for both short term and longer term. However, we do not currently think that this will be an issue on this project.

Short term we will endeavour to not exceed 2mm/s for nearby occupied residential and educational buildings, hospitals and laboratories, 3mm/s for occupied commercial premises where the activities are not of a vibration sensitive nature or potentially vulnerable unoccupied buildings and 5mm/s for other unoccupied buildings. If we do exceed these levels we will ensure that we stop work and reassess our work and put in appropriate mitigation methods to limit the vibration affects.

10. Lighting

The site compound will have lights during construction which will be placed on cabins in various locations they will be motion sensor lights which will be set to a timer and automatically switch off after a period of time. These will be pointed towards the ground as not to disturb the local community.

During work hours only low-level work lighting will be used and predominantly used within dwellings without mains power. We don't envisage needing to use any outdoor lighting for external trades such as groundworkers, if these are used at any stage then they will be switched off at the end of the working day 18:00. All plots under construction with mains power will be switched off at the end of the working day.

As the development evolves streetlights only approved streetlights will be installed to specification.

All cabin lights within the compound will be turned off at the end of each working day.

11. Waste Disposal

We will carry out the works in such a way that as far as is reasonably practicable the amount of spoil and waste to be disposed of is minimized, and that any waste arising from the site is classified, transported and disposed in accordance with the Controlled Waste Regulations 1998 and any amendments, also the European Waste Catalogue, Environmental Protection Regulations 1991, and the Hazardous Waste Regulations 2005.

If the works involve the removal of asbestos, we will comply with the Control of Asbestos at Work Regulations 2002, and the HSE Approved Code of Practice and Guidance Note "Work with Asbestos Insulation, Asbestos Coating and Asbestos Insulating Board".

Asbestos waste will be double sealed in receptacles, which prevent the escape of dust. In the case of crocidolite the receptacles shall be marked in bold "Blue Asbestos – Do Not Inhale Dust".

The disposal of waste materials containing asbestos will be arranged in advance, to a licensed disposal site. We will obtain a licence from HSE to remove asbestos.

If materials containing lead are encountered, we will comply with the Control of Lead at Work Regulations 2002 and the Health and Safety Commission Approved Code of Practice 2002 "Control of Lead at Work" to ensure that contaminated materials are handled and disposed of safely and properly.

Re-use of Construction Materials

We will endeavour to re-use or recycle the construction waste from site. Construction arising's and waste provide a significant opportunity to reclaim, recycle and segregate materials on site. The following measures, where practicable, will be implemented in respect of construction activities on site:

1. Suitable inert earth spoil will be stockpiled for reuse as engineered fill, general fill and landscaping where needed.
2. All metal components will be segregated for recycling.

The reuse of materials will also reduce the number of vehicle movements to site.

12. Community Liaison

Newsletters will be displayed quarterly which will detail the upcoming construction activities and include contact details for the Site Manager. We will outline the activities we envisage coming up over the next quarter and we will put estimated time frames against these activities.

Any complaints will be investigated and responded to in a timely manner. Complaints should be directed to the site team in the first instance and if this does not offer an appropriate or timely resolution, then the Stonebond Head Office contact details will be displayed on the noticeboard and complaints can be escalated via the Head Office.

Stonebond believe that residents should easily be able to register complaints as well as other comments and feedback.

We will provide information to residents to enable them to contact us by email, post or telephone. We will agree the appropriate timescales for responses with the project team.

All complaints received are reviewed at the regular site meetings.

Prior to beginning works a member of the construction team will post a letter out to the local residents which will outline dates and the upcoming works which will be taking place, a direct phone number will be left for any queries. We will also put a letter box on the main gate during the construction phase this can be used for residents who have any questions or queries who are not comfortable contacting the site manager directly via phone.

Project Contact Details – Refer to Appendix 4

13. Considerate Constructors Scheme

If required, the project will be registered as part of the Considerate Constructors Scheme.

This scheme is recognised by industry and the government and encourages firms to be sensitive to the environment by considering aspects such as:

- Appearance: Ensuring that the site and the surrounding area is kept as clean and tidy as possible.
- Community: Positive consideration of the local community at all times and recognising needs as well as being respectful.
- Environment: Minimising disturbance from dust, noise, traffic congestion and sustainable use of resources.
- Safety: ensuring the safety of those living and working in and around the site.
- Workforce: considering the needs of the workforce and ensuring they are respected.

14. Summary of Targets for the Project

Description	Mandatory	Preference	Where Technically Feasible
Contractors must have or be working towards having a full environmental management system		√	
Supply chain must operate robust policies & procedures regarding Health & Safety.	√		
All subcontractors will hold the appropriate Construction Skills Certification Scheme (CSCS) card.	√		
If the supplier or contractor operates Fleet they must be registered with FORS (Fleet Operator Recognition		√	
All fixed timber to be FSC or PEFC certified.	√		
Hoarding and temporary works timber to be FSC or PEFC certified.	√		
Materials to be responsibly sourced to BES6001 or BS8902 standards.			√
Materials used will be rated B or above in the BRE Green Guide.		√	
Low or zero VOC paints & sealants will be used.		√	
Waste hierarchy will be considered when it comes to materials and packaging (reduce / reuse / recycle).	√		
Take back schemes will be adopted where possible.		√	
Plant & equipment to meet the standards set in The Control of Dust & Emissions Supplementary Planning Guidance July 2014.	√		
Material reuse will be encouraged using Development Industry Code of Practice or WRAP quality protocol.		√	
Supply chain must demonstrate a commitment to ethical working practices, fair wages and working	√		
Supply chain to operate a strict Equality & Diversity		√	
The use of local labour and suppliers will be promoted.		√	
Support the local communities in which we are working by leaving a positive legacy.		√	

15. Maintaining safe site operations during COVID-19 (Coronavirus)

N/A

16. Site Ecology & Biodiversity

The site is located on the eastern edge of the village of Rusper in West Sussex. The west of the site comprises a collection of farm buildings and stables surrounded by hardstanding, ruderal vegetation and rough grassland. The remainder of the site supports two grassland fields.

In the absence of any mitigation measures, the proposed development would have the potential to result in negative effects upon wildlife. However, with the implementation of some straightforward mitigation and precautionary measures as proposed here, the development is not anticipated to result in any significant residual negative effects on important ecological features. The Proposed Site Plan demonstrates the potential to deliver benefits for wildlife in the form of additional habitats, with the opportunity to provide additional biodiversity enhancement measures alongside the new housing.

To maintain habitats and protect trees that are to remain. Tree protection fencing will be installed prior to construction commencing. And trees required for removal will be clearly marked. Breeding birds are likely to use trees and hedgerows on site. Any demolition and removal of suitable vegetation is to be undertaken outside of the breeding bird season (March-September inclusive) or within 48 hours of a nesting bird check by a suitably qualified ecologist. If active nests are identified, work in the vicinity of the nest must cease until the birds have fledged the nest. It has been identified that buildings to be demolished provide low or negligible potential for bat roosting, prior to demolition, a watching brief will be carried out by a suitably qualified ecologist. Further surveys will be conducted for the wider site.

Where trenches and holes are dug, these should not be left open overnight to avoid wildlife getting trapped in vertical-sided trenches. Therefore, where there is a risk of this occurring, the holes should be refilled, or planks of wood should be placed so that any trapped animals may use these to escape.

The following general working practices will be in operation during the construction process:

- Any trenches or excavations on site should be either covered over at night or a plank of wood placed in to allow any mammals to escape if the animal were to accidentally fall in.
- Any open pipes or conduits laid should be blocked off each night to prevent wildlife from entering them.
- Construction work should only take place between dawn and dusk with no late evening work. This will reduce possible disturbance to wildlife as they emerge to forage and reduce the risk of traffic casualties from late working site traffic.

<u>Invasive Plant Species</u>
Giant Hogweed located on site will be remediated prior to construction works commencing. Protective fencing to prevent harm to trespassers or site operatives will be erected with warning signage, this will remain in place until the consultant confirms removal. All work undertaken will be directly or under supervision of a property care association invasive weed specialist. The immediate works will consist of cutting down all flowering plants to avoid further seed spread. Followed by chemical treatment of all identified areas/plants, including treatment offsite with neighbouring landowners' permission. Once the above works are complete a post work inspection will be carried out to confirm if any regrowth has occurred. If regrowth has occurred, the above will be repeated until eradicated.

<u>Ecological Enhancement</u>
Notwithstanding the habitat enhancement works included as part of the landscape scheme and the current limited nature conservation value of the site, the development proposals maintain and provide new opportunities for wildlife through the use of:

- Tree / hedgerow enhancements, including maintenance
- Prioritising the use of native species
- Provision of bat and bird boxes on new buildings and existing trees
- Provision of log and brash piles around woodland, hedgerow, scrub

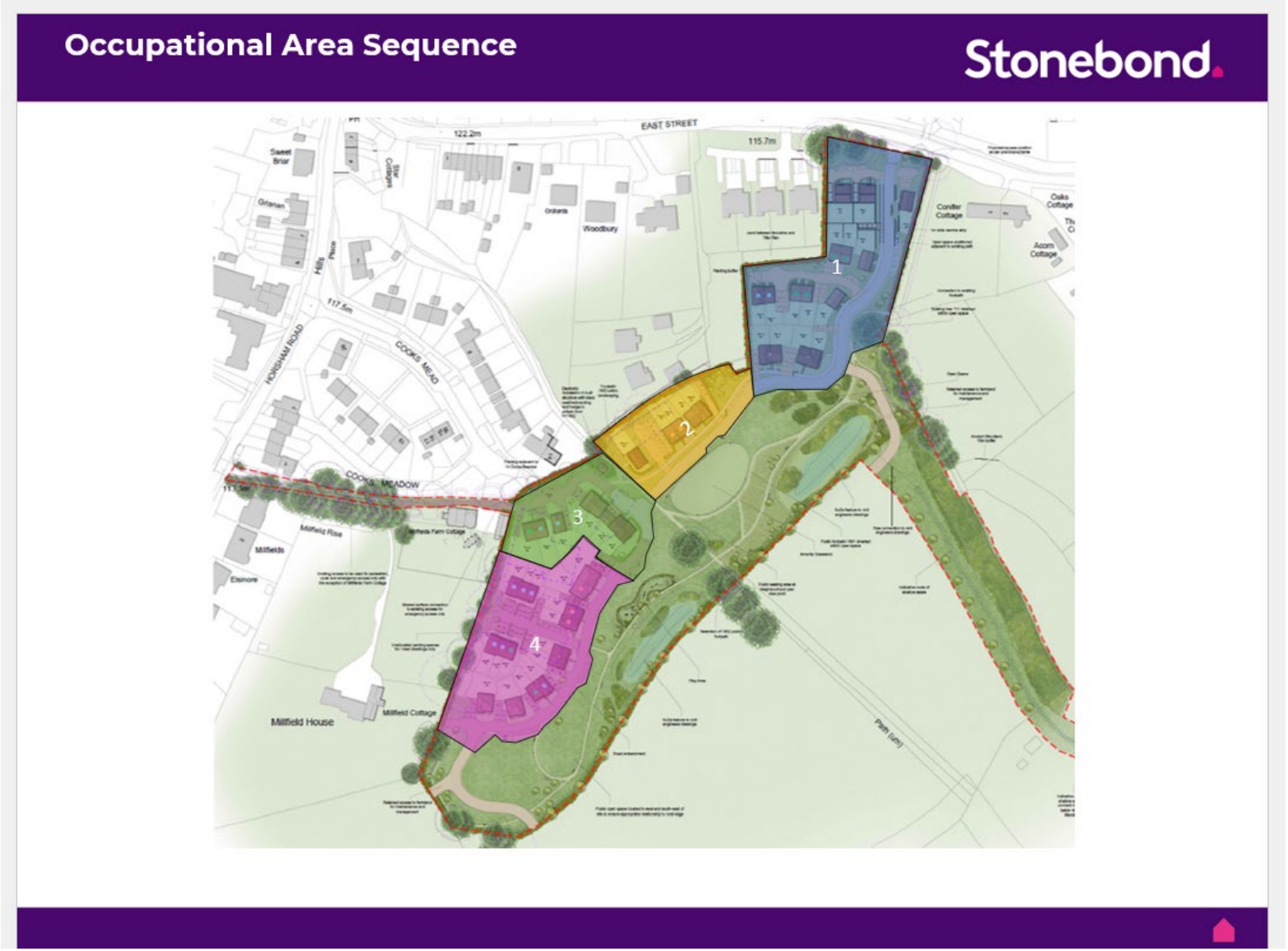
- Where appropriate, ensure presence of gaps in boundary fencing to allow movement of wildlife such as Hedgehogs around the site
- Sensitive use of lighting to avoid adverse effects on nocturnal wildlife (e.g. restrictions on lighting in public areas to the minimum levels required for safety, use of hooded and bollard lighting, low UV bulbs, presence detectors, timers etc.).

Ecology & Tree Protection Plan – Refer to Appendix 3

Environmental Protection & Risk Assessment Checklist Template – Refer to Appendix 5



APPENDIX 1


Occupational Area Sequence
Stonebond.
EAST STREET
122.2m
115.7m
Woodbury
Conifer Cottage
Oaks Cottage
Acorn Cottage
HORSHAM ROAD
COOKS MEAD
COOKS MEADOW
Millfield Rise
Millfields
Elsmore
Millfield House
Millfield Cottage
1
2
3
4

Stonebond.

Site Logistical Plan

Stonebond.

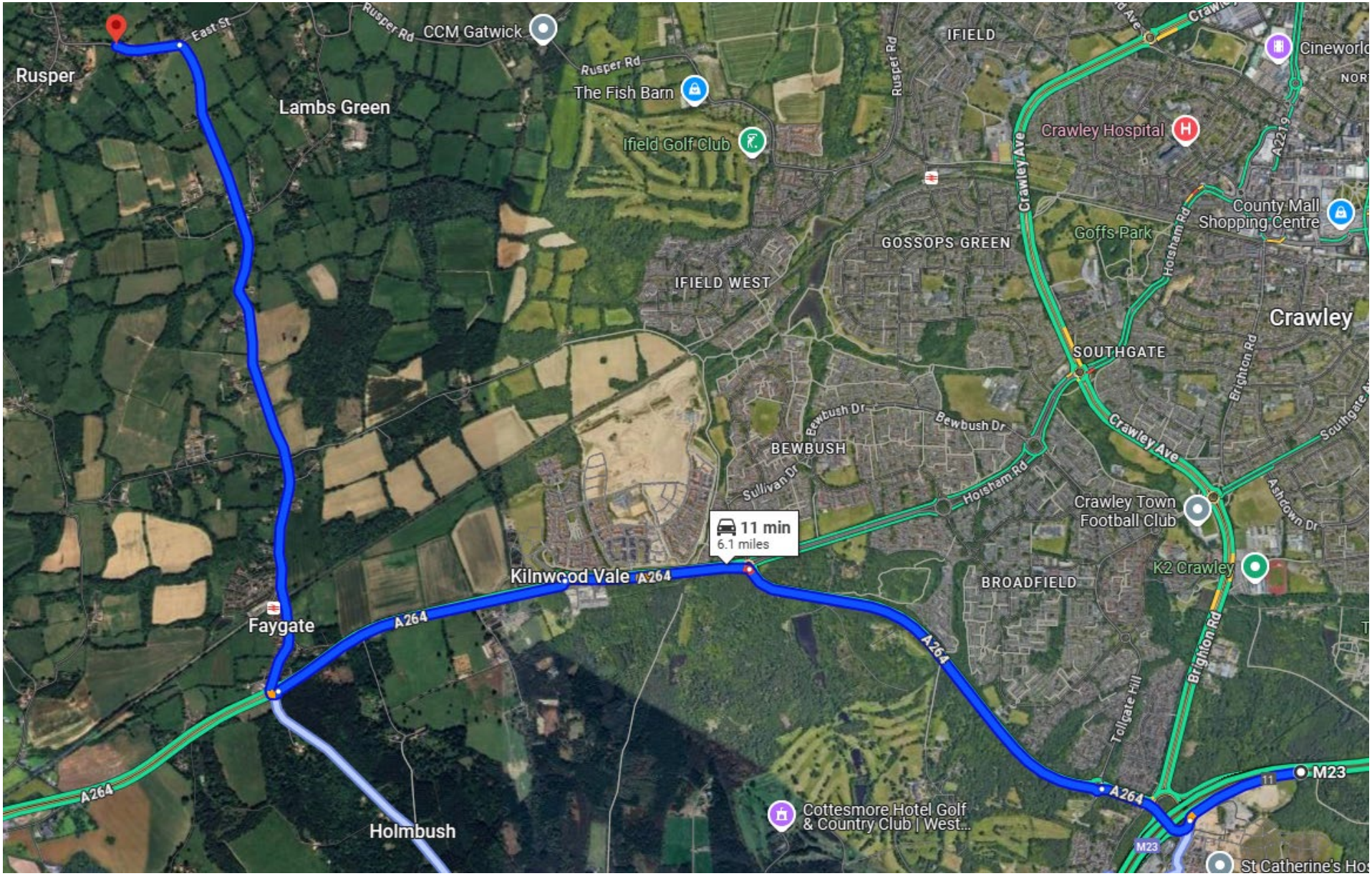


APPENDIX 2

Access to site via A24 North



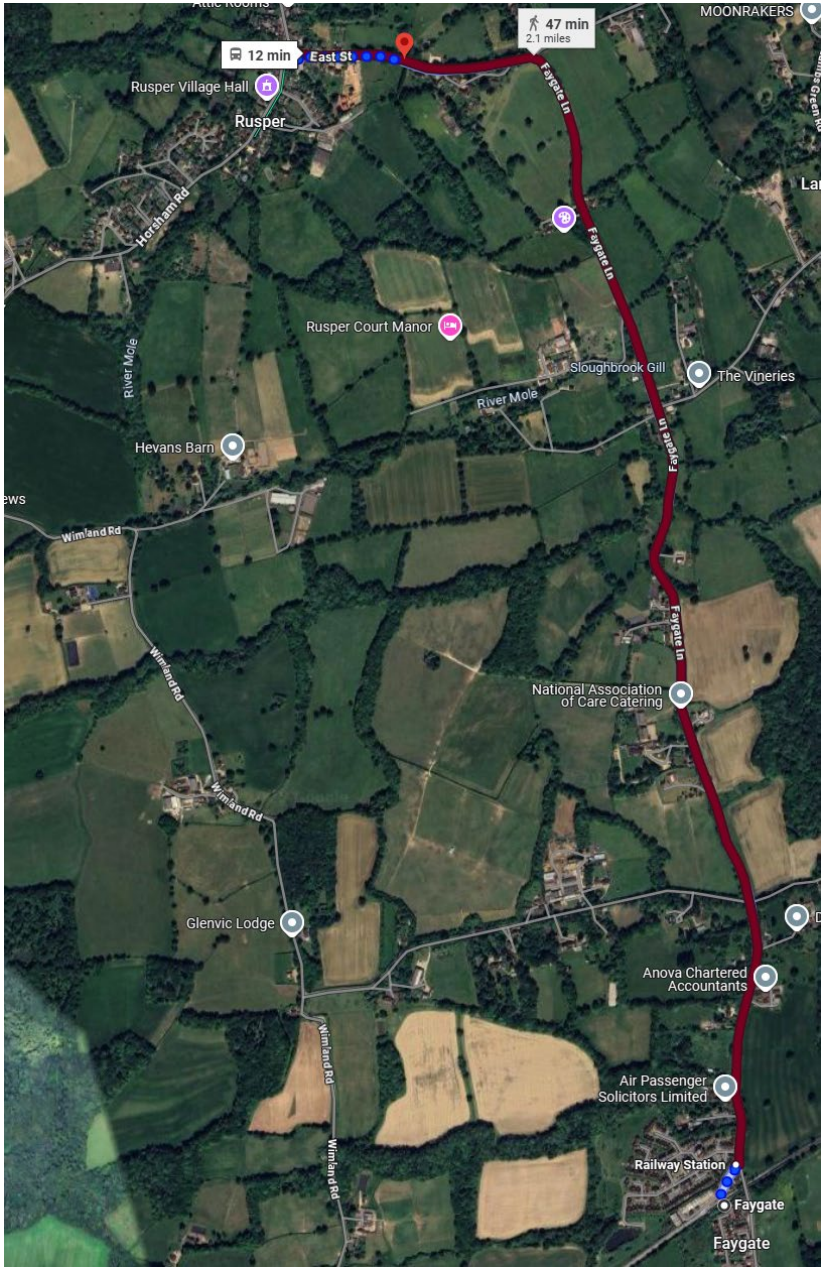
Access to site Via M23

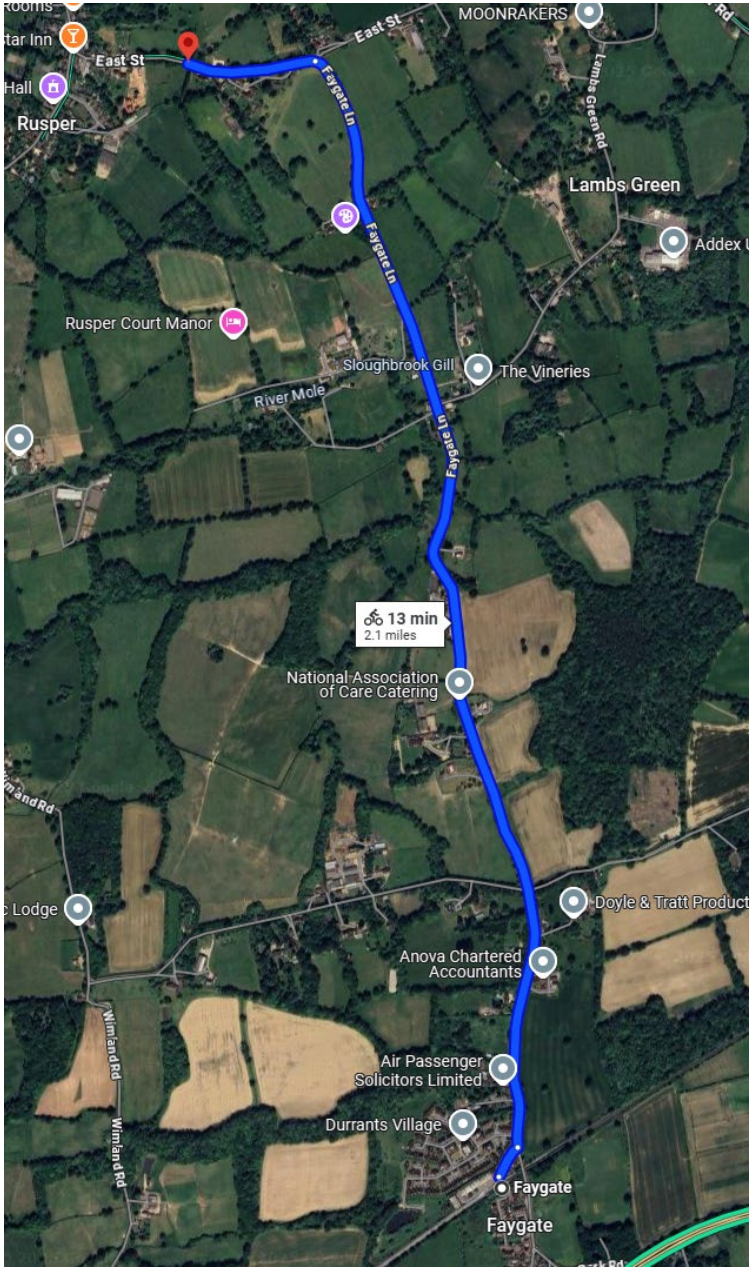


Access to site via A24 South

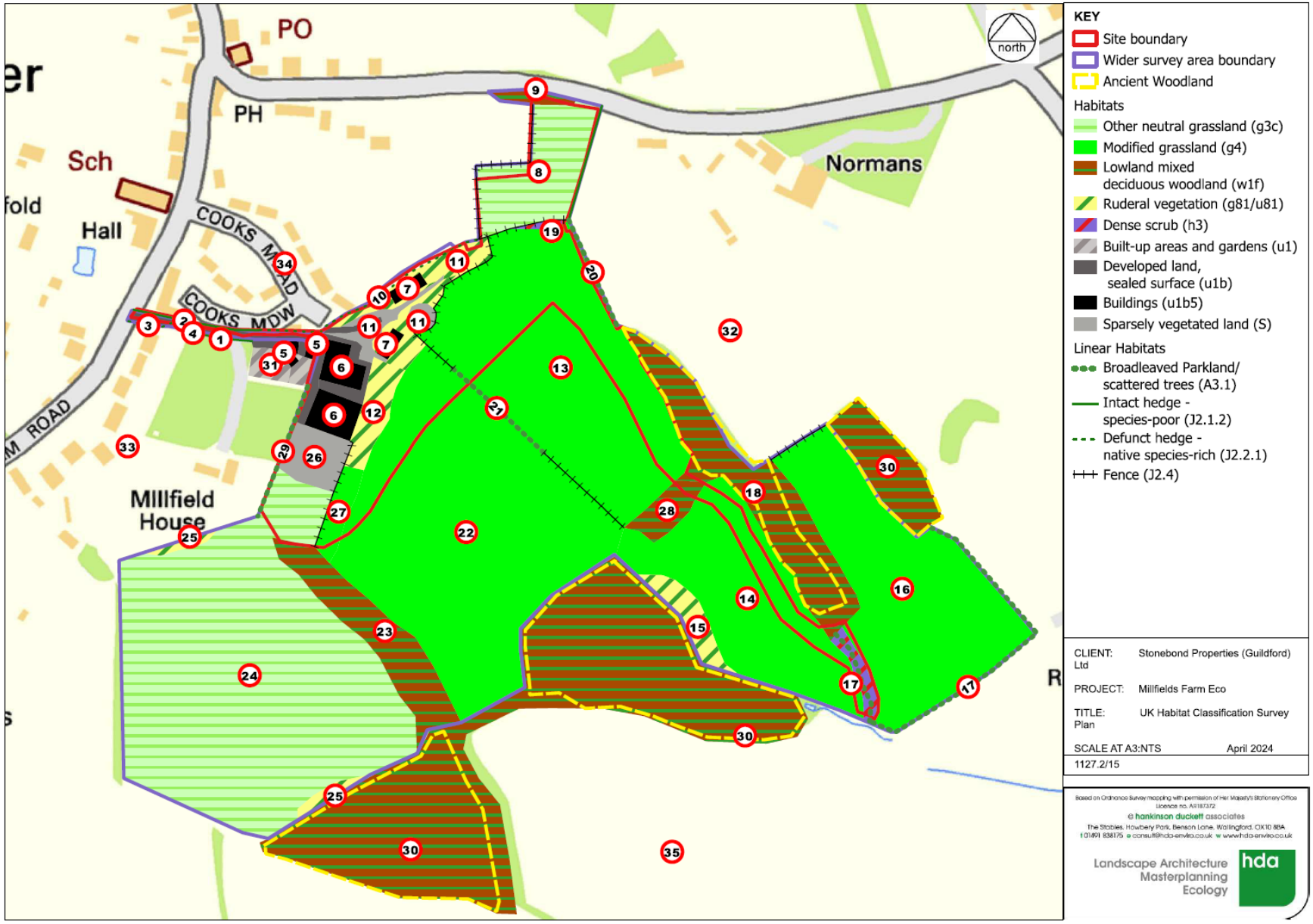


Access to site via Faygate Train Station



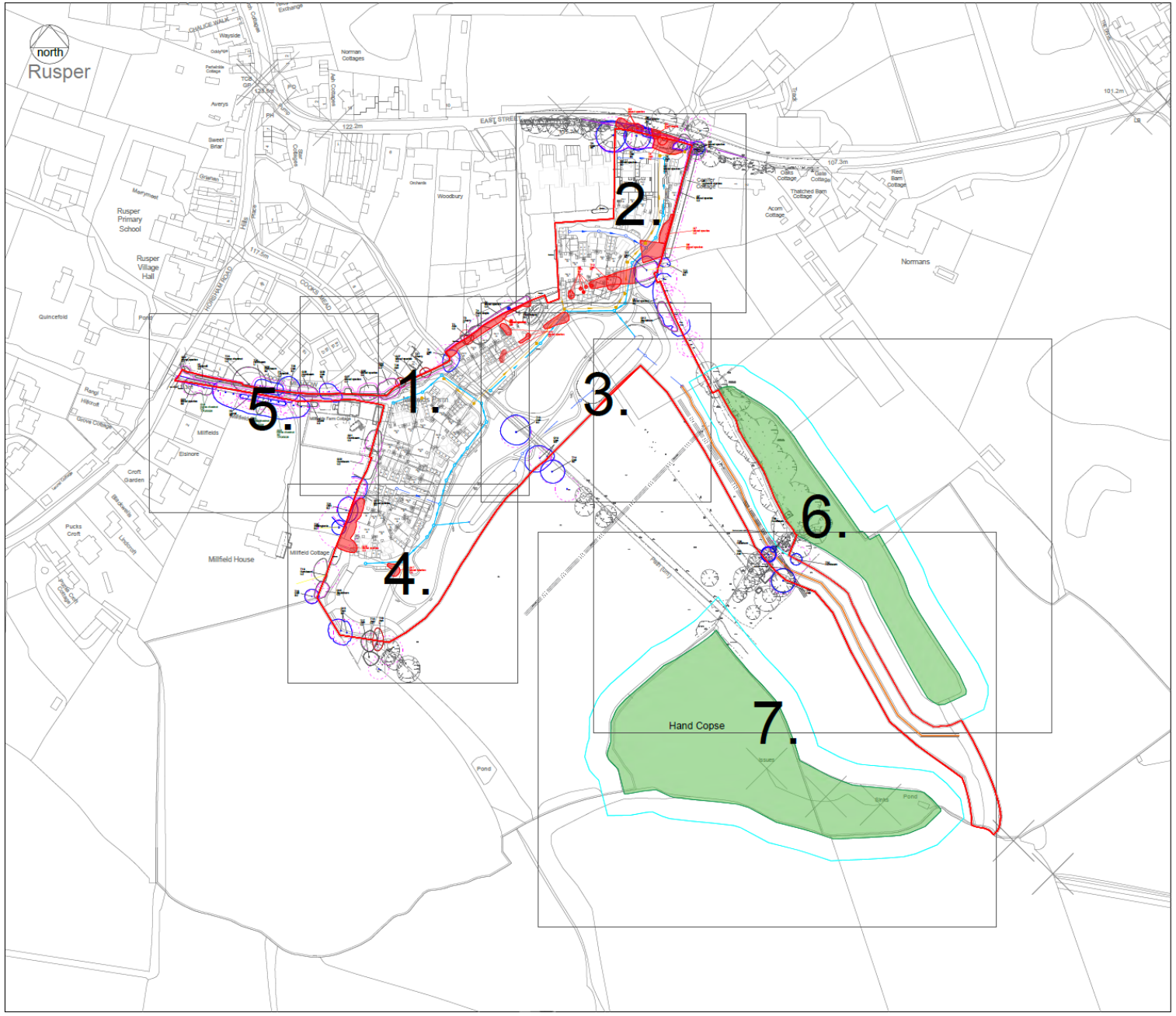


APPENDIX 3


PO
PH
Sch
Hall
COOKS MEAD
COOKS MDW
M ROAD
Millfield House
Normans
north
KEY
Site boundary
Wider survey area boundary
Ancient Woodland
Habitats
Other neutral grassland (g3c)
Modified grassland (g4)
Lowland mixed deciduous woodland (w1f)
Ruderal vegetation (g81/u81)
Dense scrub (h3)
Built-up areas and gardens (u1)
Developed land, sealed surface (u1b)
Buildings (u1b5)
Sparsely vegetated land (S)
Linear Habitats
Broadleaved Parkland/ scattered trees (A3.1)
Intact hedge - species-poor (J2.1.2)
Defunct hedge - native species-rich (J2.2.1)
Fence (J2.4)
CLIENT: Stonebond Properties (Guildford) Ltd
PROJECT: Millfields Farm Eco
TITLE: UK Habitat Classification Survey Plan
SCALE AT A3:NTS
April 2024
1127.2/15
hankinson duckett associates
The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 838175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk
Landscape Architecture
Masterplanning
Ecology
hda

Construction Environmental Management Plan

Stonebond.



KEY

- Site boundary
- T8 — Tree (T) / Group (G) / Hedge (H) / Woodland (W) number
- Root Protection Area
- Buffer Zone
- Tree canopies
- To be removed
- T12 Oak TPO1543 — Example of a tree with a Tree preservation order including the TPO number
- Ancient Woodland
- Visibility Splay

BS5837:2012 Tree Categories

- Canopy extent of tree: Category A - High quality
- Canopy extent of tree: Category B - Moderate quality
- Canopy extent of tree: Category C - Low quality
- Canopy extent of tree: Category U - Unsuitable for retention ♦

Notes

A full qualitative analysis of tree cover (The Tree Data Schedule) accompanies this drawing.

Do not scale off drawing - refer to Tree Data Schedule for accurate crown spread measurements.

Depictions of tree canopies are based on measurements taken to four cardinal compass points.

The original of this drawing was produced in colour – a monochrome copy should not be relied upon.

♦ Ecological value must be checked as retention may still be appropriate / necessary.

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CLIENT:
Stonebond Properties (Guildford) Ltd.

PROJECT:
Millfields Farm

TITLE:
Tree Retention and Removal Plan - Overview

SCALE AT A3:
1:2500

DATE:
April 2024

1127.3 / 07_revA

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The Stables, Howbery Park, Benson Lane, Wallingford, OX10 8BA
t 01491 636175 e consult@hda-enviro.co.uk w www.hda-enviro.co.uk

Landscape Architecture
Masterplanning
Ecology
hda

APPENDIX 4

PROJECT CONTACT DETAILS	
Contact name	**Contact number**
Emergency Services: Ambulance / Fire Brigade / Police	999
Nearest Hospital with A&E Department	UTC (Urgent Treatment Centre - for minor injuries or illnesses that are urgent but not life threatening) Crawley Urgent Treatment Centre West Green Drive Crawley West Sussex RH11 7DH 01293 301 025 A&E (Accident & Emergency) East Surrey Hospital Emergency Room Canada Avenue Redhill Surrey RH1 5RH
Emergency Contacts Utilities: Water Electricity Gas Telecoms	Thames Water – 0800 3169800 UK Power Network – 105 Cadent – 0800 111 999 Openreach - 0800 023 2023
Environment Agency:	0800 80 70 60
Site Team Senior Site Manager Secondary Point of Contact	 Name: Ben Dearlove Mobile: 07526 504209 Name: Nick Brasier Mobile: 07928 507343
Community Liaison Manager:	Ben Dearlove
H & S Representative:	Stuart Gordon

APPENDIX 5

Environmental Protection Measures	
Millfield's Farm, Rusper, West Sussex	
Access and Traffic Management	**Sign Off**
Where practical, all works shall be undertaken in a manner least disruptive to the local community.	
Any parties potentially impacted by construction or associated works shall be consulted to minimise impacts.	
The works site shall be fenced to prevent unauthorised access.	
Warning signs to alert road users of the change in conditions will be installed and nearby residents notified. Council conditions will be followed.	
All temporary signs will be removed and, where applicable, permanent signs erected.	
Air Quality	
Construction facilities will be designed and operated to minimise the emissions into the atmosphere.	
Vehicular access will be kept to estate or haul roads wherever possible or to designated site access points.	
A speed limit shall be in force within the construction site.	
Water hoses will be available to reduce dust from exposed surfaces.	
Stockpiles, roads and work areas will be watered down.	
Material transport will be covered to prevent dust generation.	
Landscaping implemented as soon as possible following building activities	
Machinery will not be left idling when not in use and be well maintained.	
Burning/bonfires are not permitted on site at any time.	
In high winds, works that may generate high levels of dust, will be modified or stopped.	
Fire Precautions	
No open fires will be permitted on site.	
Activities likely to generate fires (e.g. cutting, grinding) will be undertaken with adequate fire protection measures in place and operators will be trained in fire prevention, safety and fire fighting skills.	
Fire extinguishers, general purpose and suitable for control of oil/petrol fire will always be available on site.	
The site team will be familiar or trained in the use of fire-fighting equipment.	
Any flammable materials will be in a locked area within the site.	
Fuels and Chemicals	
A hazardous substance register will be kept on site.	
A secure, lockable and floored area will be provided for storing fuels and other chemicals.	
Material Safety Data Sheets (MSDSs) for all chemicals used or stored on site will be available.	
All chemicals to be stored in accordance with manufacturer's recommendations and the MSDS.	
In the event of site spills containment equipment/kits will be used to contain spills and cleaned in accordance with the MSDS requirements.	
Refuelling plant and/or machinery will not be left unattended.	
Noise Management	
Construction noise is to be confined to 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturdays. No work will be undertaken on Sundays or Public Holidays unless approved by the Local Planning Authority.	
Noise from construction activities should not exceed 70 dB(A), measured at the site of a nearest sensitive receptor.	

All plant and equipment used on this job is regularly maintained and serviced by qualified staff.	
Equipment not in use will not be left idling.	
Plant and Equipment	
All machinery will be secured against vandalism outside working hours.	
All plant/equipment inspected daily to avoid leakage of contaminants to the worksite. Machinery found to be leaking will be repaired or replaced.	
Stockpile Sites	
Temporary sediment control structures placed on the downslope side of the area when near watercourses or boundaries.	
Stockpiled materials must not be placed inside vegetation protection areas.	
Water Quality management	
All chlorinated waters will be tested to ensure compliance. If non-compliant water will not be discharged into the stormwater or sewerage system or tankered away.	
Drainage catchment shall be provided for the works compound and materials storage areas.	
All site topsoil shall be retained and protected where practicable	
Disturbed areas shall be promptly revegetated or mulched.	
All access to the site shall be limited to well defined haul roads.	
Silt control	
A silt plan, where required, will be prepared and installed prior to any construction commencing.	
Existing drainage to be protected using silt barriers	
Existing roads near the site entrance will be maintained from mud with a street sweeper if required.	
All controls will be checked daily and after rain	
Cleaning of concrete mixing trucks at designated/protected area.	
Guttering will be connected to the stormwater system as soon as practicable	
Sediment will be prevented from entering the stormwater system	
Silt fencing will be installed on the downslope of stockpiles	
Landscaping will be completed as soon as possible following building activities	
Fill in service trenches as soon as work is completed to minimise erosion	
Cover service trenches with plastic sheeting or another suitable cover if filling cannot be immediately completed	
Flora and Fauna	
Tree protection measures to be installed prior to construction	
No equipment or stockpiles will be placed under the canopy of any vegetation.	
Trees that are to be removed will be clearly marked.	
Exposed surface areas shall be mulched and replanted as soon as possible.	
Vehicle movements to be restricted to haul roads, existing road network or previously disturbed areas. Construction vehicles, personnel and machinery shall not enter fenced off areas.	
Vehicles and machinery shall not be parked or stored in the vicinity of trees	
The condition of boundary fencing and tree protection fencing shall be regularly checked to ensure its effectiveness.	
A qualified ecologist shall be appointed to capture and relocate any fauna (e.g. Reptiles) found.	
All native wildlife must be protected.	
When trees are to be removed from site, a watching brief will be carried out by an ecologist, when in nesting season.	

Site Environmental Protection Rules	
Millfield's Farm, Rusper, West Sussex	
General	
	Sweep roads free of dirt each day & damp down dusty areas
	All vehicles to remain on clean all weather surface within the site
	Install appropriate silt control measures, check & maintain if required
	Install a security fence at the site boundary to prevent unauthorised access
	Minimise clearing of vegetation
	Fence off areas to minimise disturbance & protect trees during construction
	Stockpile materials only in designated areas behind sediment fences
	Limit vehicle entry points and construct all weather surfaces
	Do not disturb any nature strip that is to remain as part of the development
	Implement the Site Waste Management Plan (SWMP) if required to do so
	Separate recyclable from non-recyclable waste
	Ensure the correct waste containers are used by all site personnel
	Minimise chemicals stored on site
	Make staff aware of emergency phone numbers
	Always Keep Material Safety Data Sheets (MSDS'S) on site
	Keep clearly marked absorbent material on site to contain spills if they occur
	If a spill occurs, stop it, contain it and clean in accordance with MSDS's
	Identify site access with minimal impacts on local community where possible
	Avoid parking site vehicles where they will unduly impact local use of the street
	Limit hours of operations to suit planning permission requirements
	Use noise suppressors on machinery
	Advise neighbours prior to commencement, including hours of work (letter drop)
	Do not stockpile soil or other materials under the canopy of trees or hedgerows
Concreting	
	Wash out trucks at supplier's depot
	Return excess concrete with delivery truck to supplier for recycling/disposal or use on site in other areas e.g. fence footings, driveways.
Bricklaying	
	Wash out in an area where water cannot enter stormwater drains
	Collect wash water in an on-site container to allow solids to settle
	Ensure brick cutting is undertaken in a suitable area or design to be cut offsite
	Store excess mortar with waste concrete in a lined bin/pit for recycling/disposal
Painting	
	Wash out in an area where water cannot enter stormwater drains
	Store paints and chemicals in specialist area where spills can be contained
	Always Keep Material Safety Data Sheets (MSDSS) on site
	Keep clearly marked absorbent material on site to contain spills if they occur
	If a spill occurs, stop it, contain it and clean in accordance with MSDS's
Building services	
	Fill in or cover service trenches if filling cannot be immediately completed
	Connect guttering and downpipes to the stormwater system as soon as possible
	Ensure there are no cross connections made between the storm and foul water
Landscaping	
	Complete landscaping and revegetation as soon as possible
	Ensure stockpiles and open dusty areas are damped down as required
	Ensure that soils used in landscaping area are free from weeds and weed seeds

Environmental Inspection Checklist		
Millfield's Farm, Rusper, West Sussex		
Indicate by marking: **√ Acceptable/X Not Acceptable/ NA Not Applicable**	**Results** **√/X/NA**	**Actions / comments**
Water Quality		
Are all drains clear?		
Is runoff from stockpiles/disturbed areas being intercepted?		
Has mud from vehicles been cleared from the road?		
Are concrete trucks washed out off site and excess returned to licensed facilities for washout?		
Silt Controls		
Are silt control measures in place and in good condition?		
Do any silt control structures need clearing out?		
Are all temporary stockpiles surrounded with silt fences?		
Have all newly disturbed areas been protected?		
Have all silt controls been inspected after rainfall events?		
Fuels and Chemicals/ Spills		
Are all fuel and chemicals being stored in secure, lockable bunded, sealed and covered areas?		
Are fuels/chemicals stored at least 20m away from watercourses?		
Are fire extinguishers available?		
Are emergency procedures displayed in the fuel/chemical storage area?		
Are spill absorbent materials kept on site?		
Have all spills been reported to the Site Manager?		
Noise and Vibration		
Is construction complying with working hours stipulated?		
Has the local community been informed of working hours and the level and duration of noise to be expected?		
Is noise from plant/equipment being monitored?		
If any complaints received, have they been closed out?		
Waste		
Is the site and surrounding area free of litter and waste?		
Are all bins being emptied prior to being full?		
Has all site waste been removed to a licensed landfill, or recycled?		
Has contaminated material been disposed of as per EA requirements?		
Air Quality		
Is water suppression being used to reduce dust whenever necessary?		

Environmental Inspection Checklist		
Millfield's Farm, Rusper, West Sussex		
Indicate by marking: **√ Acceptable/X Not Acceptable/ NA Not Applicable**	**Results** **√/X/NA**	**Actions / comments**
Are materials in trucks being covered before transporting?		
Are stockpiles watered down?		
Is any plant/equipment emitting excessive exhaust emissions?		
Flora and Fauna		
Is all vegetation to be retained clearly marked with temporary protection fencing?		
Are site works being limited to clearly defined areas?		
Are all stockpiles located away from trees and protected vegetation?		
Have disturbed areas been revegetated with local species where necessary?		
Are vehicles/heavy plant away from tree canopies?		
Are tree protection measures maintained?		

Inspected by: _____

Comments

Reviewed by: Project Manager **Signature:** **Date:**


Stonebond.