For and on behalf of Palladium Homes Ltd.

The Copse, Worthing Road

Construction Environmental Management Plan

DC Development Consultants
Driving Sustainable Development

December 2025

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R2	11/12/25	Updated in accordance with Client comments.

Important note about the report:

The sole purpose of this report and the associated services performed by D & C Consultancy Ltd. (trading as "*DC Development Consultants*"; referred to as DC hereafter) is to develop and present the Construction Environmental Management Plan in accordance with the scope of services set out in the Contract between DC and the Client. That scope of services, as described in this report, has been developed with the Client.

In preparing this report, DC has relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by the Client. Except as otherwise stated in the report, DC has not attempted to verify the accuracy or completeness of any such information. If the information is subsequently determined to be false, inaccurate or incomplete then it is possible that our observations and conclusions as expressed in this report may change.

DC have derived the data and assessments in this report from information sourced from the Client, produced in house and/or available in the public domain at the time of reporting. The passage of time, changes to either design or construction details by either the Client, Designer or Contractor, changes in the Clients requirements, manifestation of latent conditions or impacts of future events may require further examination of the project and subsequent re- evaluation of the data, findings, observations and conclusions expressed in this report. DC has prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

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1.0 Introduction

1.1 Preliminary Information

D&C Consultancy have been commissioned by Palladium Homes Ltd. to produce the Construction Environmental Management Plan for the development works at The Copse, Worthing Road, Horsham, West Sussex (hereafter referred to as "*the site*").

This CEMP has been prepared in relation to Condition 6 for Planning Decision Notice DC/24/0622, scheduled in Table 1.1 below. A copy of the Planning Decision Notice is presented in Appendix A for reference.

Table 1.1 – Condition 6 (CEMP) Requirements and Reference Sections	
Requirement	Section
No development, including demolition pursuant to the permission granted, shall commence until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:	
i. An introduction consisting of a demolition and construction phase environmental management plan, definitions and abbreviations and project description and location;	1.0 2.0 3.0
ii. A description of management responsibilities;	4.7
iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;	3.0
iv. Site working hours and a named person for residents to contact;	4.2 4.3
v. Detailed site logistics arrangements;	4.1 4.5
vi. Details regarding parking, deliveries, and storage;	4.5.1 4.5.3 4.6
vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;	5.0
viii. Details of hours of work, site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and,	4.2 4.5.3
ix. Communication procedures with the local planning authority and local community regarding key construction issues – newsletters, fliers etc.	4.3
The construction of each phase shall thereafter be carried out in accordance with the details and measures approved in the CEMP.	

Reason: *As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).*	

1.2 Report Objectives

The objectives of this report are to:

- Establish a clear and proportionate framework for managing all demolition and construction activities associated with the development at The Copse, Worthing Road, Southwater, ensuring full compliance with Condition 6 of the planning decision issued by Horsham District Council;
- Set out the measures by which environmental effects, including dust, noise, vibration, air quality, waste, site logistics, deliveries, storage, working hours, surface-water management and NRMM controls, will be avoided, minimised or mitigated throughout the construction programme;
- Demonstrate how construction operations shall be undertaken safely, efficiently and responsibly within a semi-rural environment, ensuring protection of the adjacent woodland, watercourse, existing residential receptors and the surrounding highway network; and,
- Ensure the development is delivered in a manner that safeguards nearby residents, protects the public highway, prevents environmental harm, and accords with relevant national standards, Horsham District Planning Framework Policies 33 and 40, and all other applicable regional and local environmental management requirements.

1.3 Development Works

The scope of the development will comprise the following works:

- Site establishment, installation of welfare, hoarding and temporary access arrangements;
- Pre-commencement ecological checks and installation of tree protection fencing to BS5837.
- Clearance of vegetation where required and removal of invasive Rhododendron on the eastern boundary;
- Demolition of the existing dwelling, garage/outbuildings and removal of hardstanding;
- Removal of stockpiled rubble, timber and general waste across the site;
- Removal, disconnection or protection of redundant underground and overhead services;
- Site strip and reduced-level excavation to form the development platform and basement level;
- Formation of the attenuation basin and temporary drainage/silt-control measures;
- Excavation and formation of internal access road, footpaths, parking courts and turning areas;
- Excavation for foundations and installation of substructure works including basement slab, walls and waterproofing;

- Installation of drainage runs, attenuation infrastructure, utilities and service ducts;
- Construction of the structural frame, floors, roof and external envelope of the care home;
- Installation of internal partitions, building services, M&E systems and associated infrastructure;
- External works including kerbs, hard landscaping, surfacing and footways;
- Installation of external lighting, bollards, signage and street furniture;
- Soft landscaping including rain gardens, hedgerows, planting beds, tree planting and seeding;
- Formation of formal gardens, courtyard spaces and boundary treatments including fencing and knee-rails; and,
- Final surfacing, testing and commissioning of building systems, removal of temporary works and site demobilisation.

1.4 Definitions and Abbreviations List

This report contains the following definitions and abbreviations:

CEMP – Construction Environmental Management Plan. A document that sets out how environmental impacts during construction shall be managed, mitigated and monitored.

Principal Contractor (PC) – The Contractor appointed under the CDM Regulations with overall responsibility for managing construction activities and ensuring compliance with this CEMP.

Site Manager (SM) – The nominated individual responsible for day-to-day implementation of environmental controls, site supervision, and liaison with the Local Planning Authority (LPA).

LPA – Local Planning Authority; in this case Horsham District Council, responsible for discharging and monitoring planning conditions.

HDV / HGV – Heavy-Duty Vehicle / Heavy Goods Vehicle used for construction deliveries, earthworks haulage and material movements.

IAQM – Institute of Air Quality Management. The professional body whose guidance (2014, updated 2020) is used to assess construction dust risk.

Dust Emission Magnitude – The scale of potential dust generation from construction activities (Small / Medium / Large) as defined by IAQM criteria.

Sensitivity of Area – Classification (Low / Medium / High) reflecting the susceptibility of surrounding receptors to dust impacts.

Overall Dust Risk – The IAQM-defined risk level (Low / Medium / High) derived from combining dust emission magnitude with area sensitivity.

BS 5228 – British Standard BS 5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014, providing guidance on noise and vibration control during construction.

NRMM – Non-Road Mobile Machinery Regulations, applicable to construction plant and equipment operating within emission control zones.

Trackout – The transfer of mud, particulates or dust from a construction site onto public highways by vehicles or plant.

Mitigation Measures – The suite of actions and controls implemented to minimise environmental impacts, including water suppression, screening, damping-down, and controlled working practices.

Haul Road – The temporary internal construction route used for movement of vehicles and plant between the working areas and the site entrance.

Receptors – Locations or individuals potentially affected by dust, noise or vibration, including existing residential properties, pedestrians, road users and ecological features.

Working Area – The part of the site where construction activities occur, including excavation zones, building footprint, haul routes and compound areas.

Attenuation Basin – The excavated feature on site designed for temporary stormwater storage as part of the surface water management strategy.

DoWCoP / CL:AIRE Code of Practice – The Definition of Waste: Development Industry Code of Practice (2023) governing the reuse of excavated materials on site.

RAMS – Risk Assessments and Method Statements prepared by the Principal Contractor to define safe systems of work.

1.5 Confidentiality

D & C Consultancy Ltd. (trading as "*DC Development Consultants"*) have prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any Third Party wish to use or rely upon the contents of the report, written approval must be sought from D&C Consultancy; a fee may be levied against such approval.

2.0 Site Information

The site is approximately triangular, centred on national grid reference TQ 16061 28188 and encompasses an area of circa 10,000m^2. Figure 2.1 below shows the existing site area. The full drawing is presented in Appendix B.



Figure 2.1 – existing site area.

The site contains a derelict dwelling, a garage/outbuilding and areas of degraded hardstanding, with the remaining land comprising unmanaged grassland, dense scrub and rough vegetation. Asbestos removal works have been undertaken and signed off on all existing buildings, with relevant documents presented in Appendix E.

Several informal stockpiles of rubble, timber and waste materials are present.

A tree-lined ditch forms the northern extent of the site, with mature broadleaved trees, predominantly oak, ash and hazel, located directly on or immediately adjacent to the boundary. These trees are included within Tree Preservation Order TPO/1477 and require protection during works. Additional scattered trees and early successional scrub are present within the grassed areas of the site. The relevant tree protection drawings from the arboricultural consultant are presented in Appendix B.

Ecological surveys confirm that habitats within the site are generally of low ecological value but do include suitable features for nesting birds, foraging bats and small mammals, with Rhododendron noted as an invasive species near the existing access. No active roosts or protected species were recorded within the site structures, although previous surveys identified a historic pipistrelle day roost within the derelict dwelling, and precautionary bat working methods are therefore required.

Immediately north of the site is the tree-lined ditch and associated woodland fringe that forms the northern boundary. This comprises mature broadleaved trees and dense ground vegetation. Beyond this established edge, the land opens into unmanaged grassland and agricultural fields.

To the east, the site fronts Worthing Road. This boundary is defined by roadside verge vegetation including hedgerow, semi-mature trees and low-level scrub. There are no buildings directly adjoining the eastern edge of the site.

Land to the south comprises the Welcome Place residential development. These properties back onto the site with long rear gardens and a mixture of fences, hedgerows and garden trees forming a well-established residential boundary.

To the west, the land transitions into open grassland and agricultural fields. There is no built development immediately adjoining this boundary, and the landscape character in this direction is predominantly pastoral with occasional tree cover.

Relevant drawings are presented in Appendix B, including location and proposed development plans. For reference, the site in context is presented in Figure 2.2 below.



Figure 2.2 – Site in context (red).

3.0 Outline Construction Methods

The works shall be undertaken in a phased and controlled manner, beginning with site establishment and progressing through demolition, earthworks, substructure, superstructure and external works. All activities shall be carried out using appropriate modern plant and equipment operated by competent personnel and in accordance with recognised industry best practice.

The initial phase shall comprise securing the site boundary, installing hoarding and welfare facilities, defining access routes, and implementing tree protection measures in line with BS5837. Existing

utilities shall be isolated and made safe prior to any intrusive works. Soft vegetation shall be selectively cleared using tracked excavators fitted with suitable attachments, ensuring full retention of protected trees and the northern woodland fringe. Any invasive Rhododendron identified within the site shall be removed under controlled conditions to prevent on and off-site spread, under a watching brief from a suitably qualified and experienced ecologist.

Demolition of the derelict dwelling and garage shall be undertaken using a 360° tracked excavator equipped with hydraulic munchers and grabs. Structures shall be dismantled progressively on a top-down basis to maintain stability. Arisings shall be segregated into timber, metal, masonry and general waste streams for off-site recycling or disposal. Hardstanding areas shall be broken out using hydraulic breakers, with crushed material either removed from site or, where suitable, reused as engineering fill following on site processing works.

Following clearance, the site strip and reduced-level excavation shall be undertaken using 14–21 tonne excavators and dumpers. Material unsuitable for reuse shall be removed from site, while acceptable arisings may be re-engineered to form part of the development platform. The attenuation basin shall be excavated in parallel, with temporary silt-control measures such as bunds, settlement tanks or geotextile barriers installed to prevent sediment entrainment into the boundary ditch.

Substructure works shall follow, including excavation for foundations using tracked excavators, installation of shuttering and reinforcement for pads, strips or raft elements, and casting of concrete via boom pumps or truck-mounted units. The basement structure shall be formed using reinforced concrete walls and an approved waterproofing system installed by specialist contractors. Drainage runs and service ducts shall be installed using trench excavators, with pipe bedding compacted in layers using vibrating rollers or plates.

The superstructure shall be constructed using a suitably engineered structural frame system designed in accordance with the projects structural specifications (to be confirmed). Mobile cranes, telehandlers, MEWPs and scaffolds shall be used for erection activities. External walls, intermediate floors and the roof structure shall be installed in a defined sequence, followed by full envelope construction, comprising brickwork, cladding and glazing, to achieve a complete watertight condition. Internal fit-out shall then progress on a zoned basis, with mechanical and electrical installations, partitioning, drylining, screeding and final finishes delivered in a coordinated programme.

External works shall include formation of access roads, footpaths and parking bays using excavators, graders and compactors, followed by kerbing, drainage installation, sub-base placement and final surfacing with block paving or bituminous materials. Landscaping works shall be undertaken using tracked loaders, rotavators and hand tools to prepare planting areas, install rain gardens, plant trees and hedgerows, and seed grassland areas.

Throughout the project, dust, noise and traffic shall be controlled through appropriate plant selection, dampening measures, timed operations and a delivery management system to ensure safe and efficient working within the site.

The construction programme for the development is expected to extend over a period of approximately 18–24 months, commencing with enabling works and progressing through demolition, earthworks, substructure, superstructure, external works and final commissioning. The programme shall be sequenced to ensure safe working, avoid or control environmental impacts and maintain efficient progress across all construction zones.

Several activities within the programme have the potential to generate elevated levels of noise or dust, which are scheduled in Table 3.1 below.

Table 3.1 – High Risk (Noise and Dust) Activities

Activity	Comments
Demolition of existing buildings	Use of hydraulic munchers, grabs and breakers has the potential to generate high noise levels and intermittent dust emissions.
Breaking-out of hardstanding	Hydraulic breakers and percussive tools may produce significant noise and dust, particularly during removal of concrete slabs and foundations.
Site strip and earthworks	Reduced-level excavation, haulage of arisings and formation of the attenuation basin may generate dust in dry conditions and elevated noise levels from earthmoving plant.
Foundation excavation and basement construction	Excavators, pumps, concrete deliveries and vibration from compaction plant may result in episodic noise.
Structural frame erection	Use of mobile cranes, impact tools and MEWPs may generate intermittent noise peaks during lifting and fixing operations.
Envelope construction	Cutting of masonry, use of power tools and handling of cladding panels may generate low to moderate noise and localised dust.
Hard landscaping and road construction	Compaction equipment, saw-cutting of paving and movement of surfacing plant may generate intermittent noise and dust.

4.0 Construction Management

4.1 Site Access

4.1.1 Access from the Highway Network

Site access shall be taken solely from Worthing Road, in accordance with the approved planning layout. No alternative access points shall be used at any stage of the works.

During the early works phase, the permanent entrance arrangement shall be constructed to a suitable standard to accommodate construction traffic, including a minimum of base course surfacing at least 5m into the site.

An engineered aggregate haul road shall be installed from the entrance into the main working area to provide a stable running surface for operatives, visitors and delivery vehicles, and to prevent ground deterioration during adverse weather.

All vehicles shall enter the site via Worthing Road, proceed to the designated turning areas within the site, and egress in forward gear at all times. Strictly no reversing movements onto Worthing Road shall be permitted. Banksmen and clear signage shall be used where necessary to manage vehicle movements safely.

The access shall be maintained in a clean and serviceable condition throughout the construction period, with mud and debris removed as required to prevent contamination of the public highway.

The site access location throughout all phases is shown in Figure 4.1 below.

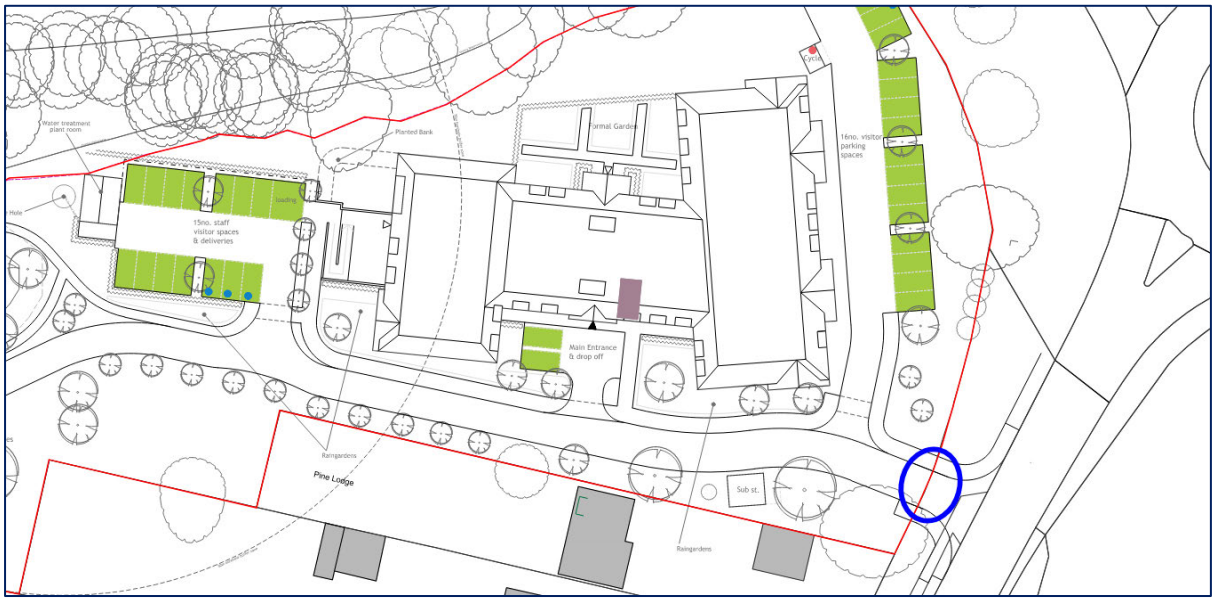


Figure 4.1 – site access location (blue circle).

4.1.2 Routing to the Site

All construction traffic shall route to the site via Pollards Way (A24) and then travel south along Worthing Road to the approved site access. This fixed routing shall apply to operatives, visitors, suppliers, delivery vehicles and all construction-related plant transported by road.

Upon leaving the site, vehicles shall follow the same route in reverse to rejoin the Strategic Road Network at Pollards Way.

This prescribed route avoids residential areas, schools, hospitals and other sensitive land uses, thereby minimising disturbance, safeguarding vulnerable receptors and ensuring traffic remains on appropriate highway corridors.

The routing strategy shall be briefed to all contractors and enforced through delivery management procedures to prevent unauthorised deviation.

Construction vehicle routing is presented as Figure 4.2 below.



Figure 4.2 – routing path (green) to and from the site (red).

4.2 Site Hours of Operation

The site hours of operation shall strictly be 0800 – 1800 Monday to Friday. Saturday working hours shall be 0800 – 1300. No working shall be permitted on Sundays or bank holidays.

Should the Contractor be required to work outside of these agreed hours, prior written approval shall be obtained from the Local Authority before any such works take place. Any exceptional activities, including night-time working, shall be discussed and agreed with the Local Authority in advance. It is the Contractors responsibility to manage this process and to maintain all necessary liaison with the Local Authority.

Out of hours working is not anticipated at this stage.

4.3 Public Communications

Prior to works commencement, the Contractor shall, as a minimum, conduct a letter drop exercise to local residents and businesses, including, but not limited to, the following information:

- Summary of the works and the development;
- Mitigation measures employed to reduce nuisance from the site;
- Summarised programme of works;
- Name and contact details (phone number and email address) of a dedicated person to be on site full time during the operational hours for local stakeholders to contact should the need arise; and,
- Emergency 24 hour contact information (including name, phone number and email address).

The minimum letter drop area is shown in Figure 4.3 below, which is comprised of the properties on or surrounding Welcome Place. These properties have been selected as the most likely to be affected by the works. Other properties are deemed to be sufficiently shielded from the works by distance, vegetation or Welcome Place.



Figure 4.3 – proposed letter drop area to local residents & businesses. Properties selected as the closest to the site and most likely to experience potential disruption from environmental or logistical related impacts.

The Contractor shall put signs on the boundary stating the emergency contact, including name, direct telephone number & email address should any local residents, businesses or passers-by need to contact the management team either within or out of hours.

Complaints will be responded to by a formal email/ letter no later than 24 hours after the complaint is received. A record of complaints shall be kept by the Contractor electronically and in paper format in the site office. The complaints record shall be made available to the LPA upon request.

Residents and the LPA shall be updated by the relevant Contractor upon the completion of each major phase of work (demolition, earthworks/ foundations, superstructure and fit out) with contact details and working methods reaffirmed to stakeholders within these progress newsletters.

4.4 Highway Defect Monitoring

Prior to the commencement of works, the Contractor shall conduct a photographic dilapidation survey along Worthing Road.

The Contractor shall undertake daily inspections of the access route to identify any deterioration or defects arising from construction vehicle movements, including but not limited to surface rutting, edge wear or damage to verges.

In the event that any such damage is identified and reasonably attributable to site-related traffic, the Contractor shall notify the Client immediately and implement remedial measures. All reinstatement works shall be carried out in agreement with the Local Highway Authority and in accordance with their permitting and reinstatement requirements.

4.5 Site Related Vehicles

4.5.1 Parking

All contractor, visitor and staff parking shall be accommodated entirely within the site boundary using the designated parking areas shown on the approved layout. Strictly no parking shall occur on Worthing Road or within any surrounding residential streets. This requirement shall be briefed to all personnel during inductions and reinforced through daily site management to prevent obstruction and nuisance to local residents.

To reduce vehicle numbers, car sharing shall be actively encouraged amongst the workforce, with operatives grouped where practicable and coordinated by the site manager. Subcontractors shall be required to follow the same approach as part of their site mobilisation.

Where feasible, a local workforce shall be employed and encouraged to travel via sustainable transport modes, including walking, cycling and public transport. Secure cycle parking and pedestrian access shall be maintained on site to support these travel choices.

4.5.2 Sheeting of Construction Vehicles

Construction vehicles entering and leaving the site shall be appropriately sheeted to ensure that dust from any materials contained within is secured and is not liberated into the local atmosphere.

4.5.3 Deliveries

All vehicle movements into and out of the site from Worthing Road shall be undertaken under full banksman control. A trained banksman shall be present for every delivery, collection and contractor vehicle manoeuvre to ensure safe access and egress into the site.

Construction and delivery vehicles shall not have priority over other road users. All other road users retain right of way at all times, except where it is demonstrably unsafe for them to proceed. In such circumstances, the banksman shall implement a short, controlled stop-and-wait system, temporarily holding pedestrians, cyclists or vehicles only for the minimum period required to make the area safe. Once the area is confirmed safe, all road users shall be allowed to continue immediately.

The stop-and-wait procedure shall be:

- Proportionate, applied only where necessary to prevent conflict;
- Time-limited, ensuring no undue obstruction of the highway;
- Supervised at all times by the banksman; and
- Communicated clearly to all approaching road users using hand signals and high-visibility equipment.

A strict Delivery Booking System shall be implemented for the duration of the works to ensure safe and orderly management of construction traffic from the access point on Worthing Road.

All deliveries, collections and service visits shall be pre-booked with the Site Manager, with allocated time slots issued in writing. Only one vehicle shall be permitted to access the site at any one time. This restriction ensures that the site can safely accommodate deliveries without overspill onto the public highway. The following control measures shall be implemented as part of the logistics management:

- Delivery slots shall be confirmed at least 24 hours in advance.
- Vehicle type, approximate load size and expected duration on site shall be recorded.
- Drivers shall be instructed not to approach the site without a confirmed time slot.
- The Site Manager shall coordinate slots to avoid overlap, peak school/traffic periods, restricting deliveries to between 09:30-15:00.

If a vehicle arrives before its allocated time or late to the site, it will either be accepted if the area is clear or turned back to its point of origin and rebooked for the next available slot. Under no conditions shall vehicles queue, idle or park on Worthing Road or neighbouring residential streets.

All construction vehicles servicing the site shall be operated by FORS Silver accredited hauliers and shall comply fully with CLOCS requirements. Operators shall provide documentary evidence of accreditation prior to commencing deliveries. Vehicles shall be equipped with appropriate safety features including side under-run protection, 360° cameras, proximity sensors and audible warnings, in accordance with FORS Silver and CLOCS standards.

4.6 Site Layout

The site layout, as illustrated on drawing C-356-SLP-001 in Appendix B, demonstrates how the site shall be established to manage appropriate working, turning, parking and welfare zones.

Welfare facilities, management space and secure storage shall be accommodated on the eastern side of the site, adjacent to the proposed parking area.

The western car park shall be built up to a minimum of stone aggregate and used as a turning and unloading area for delivery vehicles. The largest vehicle anticipated on site (circa 15m length arctic) has been modelled on drawing C-356-SPA-001 in appendix B, demonstrating access, turning on site and egress using this turning area. This represents the largest anticipated vehicle for the site.

4.7 Site Management Responsibilities

Overall responsibility for the implementation of this Construction Environmental Management Plan shall rest with the Principal Contractor, who shall appoint a Site Manager with the authority and competence to manage day-to-day environmental, safety and logistical controls.

The Site Manager shall ensure that all works are undertaken in accordance with the approved CEMP, relevant legislation, and industry best practice. Key responsibilities shall include, but shall not be limited to:

- Ensuring all personnel receive a full site induction, including requirements relating to access, parking, routing, environmental protection and neighbour considerations;
- Overseeing daily operations and coordinating subcontractors to maintain safe, compliant and efficient working practices;
- Monitoring dust, noise, vibration and other environmental risks, and implementing mitigation measures where required;
- Managing deliveries, enforcing booking systems, and ensuring all vehicle movements comply with the prescribed access and routing arrangements;
- Ensuring that no parking occurs on Worthing Road or surrounding residential areas and taking immediate corrective action where necessary;
- Maintaining all site documentation, including method statements, risk assessments, inspection logs and incident records;
- Liaising with the Local Planning Authority, local residents and statutory bodies as required, and providing updates on construction activities where appropriate; and,
- Reviewing site performance regularly and implementing improvements to ensure continued compliance with the CEMP.

A deputy or competent supervisor shall be appointed during any periods when the Site Manager is not present, ensuring continuous management oversight of the works.

5.0 Environmental Control Measures

5.1 Dust Risk Assessment & Control Measures

The site has been assessed in accordance with IAQM Guidance on Assessment of Dust from Demolition and Construction V1.1. A summary of the assessment is provided in Table 5.3.

5.1.1 Potential Dust Emission Magnitude

Table 5.1 presents the assessment of the dust emission magnitude (DEM) without any control measures implemented.

Table 5.1 – Assessment of Potential Dust Emission Magnitude

Phase	Assessment Criteria	Potential DEM
Demolition	Demolition limited to a single two-storey dwelling and small garage, with an overall building volume well below 20,000 m³ and undertaken using standard mechanical plant. Structures are of traditional masonry construction, with a short demolition duration and limited number of heavy plant items operating at any one time.	Small
Earthworks/ Civils	Earthworks comprise site strip and reduced-level excavation for the care-home platform and basement, formation of the attenuation pond and access infrastructure over a combined working area of circa 5,000 m² (between 2,500 m² and 10,000 m²). Earthmoving will be undertaken using a small fleet of tracked excavators and dumpers (up to 5–10 in operation at any one time). Soils are predominantly slowly permeable loamy / clayey materials, with a naturally higher moisture content that moderates dust generation but still warrants a medium dust emission magnitude on a precautionary basis.	Medium
Construction	Construction relates to a single 70-bed care home building with an estimated total volume <25,000 m³, using conventional frame and envelope methods with no on-site concrete batching or sand-blasting. Material handling, cutting and stockpiling will be confined to one main structure and associated hardstanding, such that overall construction dust potential is classified as small.	Small
Trackout	Construction traffic shall use an internal aggregate haul road of approximately 275m in length before joining the public highway. Daily	Large

	heavy-duty vehicle movements on this haul road are expected to be greater than 10 but less than 25 on the busier days. In accordance with IAQM guidance, the combination of (i) an unpaved road length >100 m and (ii) HDV movements >10 per day results in a large dust emission magnitude for trackout in the absence of mitigation.	

5.1.2 Area Sensitivity

The sensitivity of the area has been assessed and the summary is presented in Table 5.2 below.

Table 5.2 – Area Sensitivity Assessment

Receptor Type	Distance (m)	IAQM Sensitivity
Residential properties (Welcome Place)	Adjacent	High
Pedestrians & road users along Worthing Road (continuous footfall, PRoW connections)	Adjacent	Medium
Local highway network (Worthing Road – continuous traffic, including buses)	Adjacent	Medium
Ecological receptors (wooded ditch & boundary vegetation to the north – low dust sensitivity)	Adjacent	Low

5.1.3 Dust Risk Assessment

The overall dust risk assessment is presented as Table 5.3 below.

Table 5.3 – Overall Dust Risk in Accordance with IAQM Guidance

Development Phase	Dust Emission Magnitude	Sensitivity of Area	Overall Risk
Demolition	Small	High	Low
Earthworks/ Civils	Medium		Medium
Construction	Small		Low
Trackout	Large		High

The IAQM construction dust assessment has been undertaken in accordance with the methodology set out in the IAQM Guidance on the Assessment of Dust from Demolition and Construction (2014; updated 2020). The assessment considers the nature and scale of the proposed development, the construction techniques required, the characteristics of the site, and the sensitivity of surrounding receptors.

The proposed works comprise the demolition of a single derelict dwelling, site clearance, earthworks including reduced-level excavation and formation of an attenuation basin, construction of the care

home building and associated external works. These activities present varying dust-emission potentials depending on the phase. Based on IAQM criteria, the dust emission magnitudes for this project range from Small (demolition and construction), to Medium (earthworks), and Large for trackout, reflecting the length of the internal unpaved haul road (~275 m) and anticipated HDV movements (>10 but <25 per day). No high-intensity industrial processes, large-scale demolition, or on-site material crushing are proposed.

The sensitivity of the surrounding area is classified as High, driven predominantly by the presence of immediately adjacent residential properties to the south (Welcome Place and existing dwellings along Worthing Road). Additional receptors include pedestrian footways, bus stops and the local highway network along Worthing Road, all of which are considered of Medium sensitivity, while the boundary vegetation and ditch to the north are considered of Low sensitivity. In accordance with IAQM guidance, the highest relevant sensitivity (High) is used in determining the overall risk.

The elevated risk for trackout reflects the length of the internal aggregate haul road and the predicted number of construction HGV movements, rather than unusually dusty site activities. With appropriate mitigation, the actual potential for off-site dust impacts is expected to be significantly reduced.

While certain phases, particularly earthworks and trackout, have the potential to generate dust in the absence of mitigation, the risk of significant effects can be effectively controlled. Implementation of targeted IAQM mitigation measures, including good housekeeping, damping-down of haul routes, strict delivery management, on-site speed restrictions, and provision of hard surfacing and wheel-cleaning facilities, shall ensure that dust emissions remain at acceptable levels throughout the construction period

5.1.4 Dust Control Measures

Dust mitigation measures shall be implemented in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction (2014; updated 2020). The control measures set out below reflect the overall dust risk classification identified for each phase of the works and form the minimum requirements to be adopted by the Contractor throughout the construction programme.

Demolition Phase – Low Risk

Demolition activities associated with removal of the existing dwelling and garage have been classified as Low risk. Works shall be undertaken using hydraulic munchers and non-percussive plant wherever feasible to minimise dust liberation. All demolition activities shall be undertaken under controlled conditions with appropriate water suppression applied to masonry, roof coverings and hardstanding during breaking-out and handling. Drop heights shall be minimised when placing material into containers, and all skips shall be sheeted or enclosed to prevent wind lift. Hoardings or

scaffold sheeting shall be maintained along sensitive boundaries and the burning of waste materials on site shall not be permitted.

Earthworks and Civils Phase – Medium Risk

Earthworks associated with site strip, reduced-level excavation, creation of the development platform and formation of the attenuation basin have been classified as Medium risk due to the scale of exposed ground and the temporary presence of stockpiles. Appropriate water suppression shall be applied during periods of dry or windy weather. Exposed soils and stockpiles shall be kept damp and, where practicable, stabilised through covering or compaction once areas are completed. The internal aggregate haul road shall be damped-down and maintained in good condition to minimise dust entrainment, and vehicle loading operations shall be controlled to avoid unnecessary drop heights. Plant movements shall be managed to avoid excessive speed, and all loads shall be sheeted prior to transport within or off the site.

Construction Phase – Low Risk

Construction of the care home superstructure and envelope has been assessed as Low risk. Dust-generating activities such as cutting, grinding and sanding shall be undertaken using on-tool extraction or water-suppressed equipment. Storage of cementitious materials and fine aggregates shall be within enclosed or covered containers to prevent wind-blown dust. Once the building envelope is established, internal works shall be contained within the structure to limit emission of dust to the external environment. Hard surfaces within the compound shall be kept clean, and waste materials shall be removed frequently to prevent accumulation.

Trackout Phase – High Risk

Trackout has been assessed as High risk due to the anticipated HDV movements and the length of the internal unpaved haul road. A hard-surfaced section shall be constructed at the site exit, and wheel-wash or jet-wash facilities shall be installed and used by all outbound vehicles. The haul road shall be subject to regular damping-down and maintenance to prevent loose material build-up, rutting and generation of dust. The public highway shall be inspected routinely and cleaned through mechanical sweeping where necessary. All vehicle loads shall be sheeted and drivers shall be reminded of wheel-cleaning procedures and site-specific routing protocols to ensure dust is not transferred onto Worthing Road.

Site-Wide Management Measures

Responsibility for implementation of dust control measures shall rest with the Site Manager, who shall undertake daily visual inspections of dust-generating activities and record observations within the site environmental log, provided in Appendix C.

During prolonged dry periods or high winds, the Contractor shall employ additional suppression measures or modify work sequencing to reduce dust generation. Any complaint or exceedance shall trigger immediate investigation and corrective action.

All personnel shall be made aware of dust control protocols during induction and through periodic toolbox talks.

The efficacy of all measures shall be reviewed regularly and updated as required to maintain compliance with this CEMP.

5.2 Noise Mitigation Measures

5.2.1 Anticipated Plant and Noise Levels

A schedule of plant and equipment on site and their typical noise levels is provided below in Table 5.4

Table 5.4 – Typical Construction Plant Noise Levels (BS 5228-1:2009+A1:2014)

Plant / Equipment	Typical Noise Level (LAeq at 10m)	Notes on Use
360° tracked excavator (14–21 t)	78–82 dB	Used for demolition, site strip, reduced-level excavation and attenuation basin formation. Noise generated from engine, bucket impacts and material handling; intermittent but regular during earthworks.
Hydraulic breaker attachment (excavator-mounted)	85–95 dB	Used for breaking out existing hardstanding and localised demolition of masonry. Higher short-term peaks but limited duration.
Tracked dumpers / site dumpers	72–78 dB	Used for transporting excavation arisings across the 275 m haul road. Noise predominantly from engine and ground interaction; frequent movements during earthworks.
Mobile crane (superstructure erection)	65–75 dB	Used intermittently for lifting steel members, formwork and large materials. Continuous engine idling with short peaks during lifts.
Telehandler	70–75 dB	Used for materials distribution, pallet movement and supporting envelope construction. Low to moderate noise with predictable, intermittent use.
MEWPs (boom/scissor lifts)	65–70 dB	Used during façade works, window installation and roof construction. Low-noise electric or hybrid units anticipated.

Concrete wagon and boom pump	72–80 dB	Used for foundation pours, basement walls and slab construction. Noise arises mainly from engine operation and pump hydraulics; short-duration activities.
Vibratory roller / compactor	72–78 dB	Used during sub-base placement for access roads, parking areas and footpaths. Intermittent vibration and rolling noise.
Circular saws / masonry saws (with suppression)	80–90 dB	Used for cutting masonry, paving and timber during superstructure and external works. Noise localised and short-term.
Small portable mixer (electric)	70–75 dB	Used for small batches of mortar and minor works. Low, steady noise with limited propagation.
Manual percussion tools (hammers, chisels, pry bars)	70–80 dB	Used for minor dismantling and fit-out activities. Short bursts and low propagation due to limited force involved.
Hand saws / battery circular saws	70–85 dB	Used during carpentry and internal works. Brief, predictable noise with lower external impact once envelope is complete.
Cordless drills / impact drivers	75–85 dB	Used extensively during internal fit-out and cladding installation. Short-duration peaks but minimal external noise once within the building.
Manual handling equipment (barrows, sack trucks)	60–70 dB	Used throughout the works for small-scale material movements. Negligible external impact.

5.2.2 Noise Control Measures

Noise-generating activities shall be managed in accordance with BS 5228-1:2009+A1:2014 to minimise disturbance to the adjacent residential properties on Worthing Road and Welcome Place. The Contractor shall ensure that all plant and equipment is modern, well-maintained and operated efficiently to achieve the lowest practicable noise levels throughout the works.

Plant selection shall prioritise quieter models and battery-powered or electrically operated tools where reasonably practicable. Engines shall not be left idling unnecessarily, and all equipment shall be operated strictly in accordance with manufacturers' guidance. Intermittent-use items such as breakers, saws and vibratory compactors shall be used in controlled bursts, with appropriate damping or suppression applied during operation.

Activities with the highest noise potential, such as demolition of the existing dwelling, breaking out of hardstanding, excavation during the earthworks phase and compaction during road formation, shall be programmed, where feasible, to occur during mid-morning or early afternoon periods to reduce the likelihood of disturbance at sensitive times. Noisy operations shall be sequenced to avoid unnecessary overlap and shall be monitored by the Site Manager to ensure compliance with agreed working hours.

Stationary plant, including concrete pumps, small mixers and generators (where required), shall be located centrally within the site or toward the western working areas, positioned away from the southern residential boundary. Temporary hoarding and acoustic screening shall be maintained along the site perimeter to provide a physical barrier between construction activities and nearby receptors.

Quiet working practices shall be adopted across all phases. These shall include minimising drop heights, avoiding metal-on-metal contact, undertaking controlled demolition and handling operations, and applying soft-landing techniques during unloading of materials. Delivery vehicles shall be managed to prevent unnecessary reversing alarms, with banksmen used to guide movements where appropriate.

The Site Manager shall remain responsible for implementing noise controls, undertaking routine checks, addressing any exceedance or complaint, and adjusting working methods where required to protect local amenity.

5.3 Vibration Mitigation Measures

Construction activities at The Copse will generate varying but generally moderate levels of ground-borne vibration, primarily associated with demolition plant, excavation machinery and compaction equipment. Given the presence of residential properties immediately adjoining the southern boundary, the Contractor shall adopt working practices that minimise the transmission of perceptible vibration beyond the site.

Demolition of the existing dwelling and garage shall be undertaken using a 360° tracked excavator equipped with hydraulic munchers and grabs, which produce significantly lower vibration levels than percussive or impact-based methods. Elements shall be dismantled progressively and in a controlled manner, avoiding unnecessary force or repetitive impact on structural components. Any use of hydraulic breakers shall be restricted to essential localised tasks, employed in short, intermittent bursts, and avoided entirely along sensitive boundary edges wherever practicable.

During the earthworks phase, tracked excavators, dumpers and compaction plant shall be operated with care to avoid abrupt loading, sharp bucket impacts or high-speed manoeuvring, which can increase vibration levels. Compaction of sub-base layers for access roads and parking areas shall utilise appropriate low-vibration rollers, with the number of passes minimised to that required to

achieve engineering compliance. Haul route speeds shall be limited to reduce vibration induced by vehicle movements across the 275-metre aggregate haul road.

Where vibration-sensitive receptors lie adjacent to the boundary, the Contractor shall sequence activities to ensure that vibration-generating operations do not overlap unnecessarily and shall position plant centrally within the site or toward the western working areas where practicable. Good site discipline shall be maintained at all times, including smooth operation of machinery, avoidance of unnecessary revving or forceful bucket use, and adherence to designated working areas.

The Site Manager shall remain responsible for monitoring the implementation of vibration-reduction measures and responding to any concerns raised by neighbouring residents. Should perceptible vibration be identified or a complaint received, work methods shall be reviewed and adjusted immediately to prevent recurrence.

5.4 Surface Water Control

Measures will be established by the Contractor to ensure that the risk of surface water runoff across site boundaries is minimised. Where necessary, measures such as silt fences or drainage grips will be used to prevent uncontrolled run-off containing elevated suspended solids being discharged from the site. The site & site works shall be designed and developed in such a manner that surface water runs back into the site, as opposed to migrating off site, where reasonably practicable.

Excess surface water arising from the site shall be captured and used for dust suppression.

Any surplus water will require a discharge consent to dispose of the waters to the local sewer network. It shall be the Contractors responsibility to obtain such consent and no discharge to sewer shall be undertaken without written confirmation of such consent from the relevant organisations.

Should the water on site be unsuitable for discharge to sewers or recycling for dust suppression on site, it will be contained within impermeable containers (IBCs, water tanks) and disposed off site via liquid tankers.

5.5 Mud Control

A dedicated wheel-wash facility shall be installed at the primary site entrance on Worthing Road, positioned immediately before vehicles re-enter the public highway. Given the length of the internal aggregate haul road and the expected number of HDV movements, this facility shall be operational throughout all phases of work.

All construction vehicles, delivery wagons and site plant exiting the works shall pass through the wheel-wash and shall not leave the site until wheels, chassis and underbodies are free from accumulated mud or spoil.

The internal haul road shall be maintained in a clean and serviceable condition through regular grading and damping-down to minimise loose material, prevent rutting and limit dust generation. The Contractor shall implement a regime of routine housekeeping across all on-site traffic routes, including the access road, turning areas and laydown zones. These areas shall be inspected daily and cleaned as required to prevent the transfer of soil or debris toward the site entrance.

Should any material be deposited on the public footway or carriageway on Worthing Road as a result of vehicle movements or adverse weather conditions, the Contractor shall undertake immediate remedial action. Minor deposits shall be removed through manual sweeping and damp cleaning, while more significant soiling shall require the prompt deployment of mechanical sweeping equipment or a specialist road-cleaning contractor. Such cleaning shall be undertaken without delay to ensure that the highway remains safe for road users and pedestrians and to maintain compliance with the requirements of the Local Highway Authority.

These measures shall remain in place for the duration of the demolition and construction works and shall be enforced by the Site Manager through daily inspections and ongoing supervision of vehicle movements.

5.6 Waste Materials: Management and Disposal

The Contractor shall ensure that any waste materials stored on site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and beyond its boundaries. In the event that the waste is dispersed, the Contractor shall be responsible for the recovery of this waste through a waste collection/ litter picking exercise.

The burning of waste on site shall be strictly prohibited.

The Contractor shall ensure they apply the principles of the waste hierarchy to enhance project sustainability.

In accordance with the DoW:CoP, the Waste (England and Wales) Regulations 2011 & the Environmental Protection Act 1990, the waste producer is responsible for ensuring the legally compliant disposal of waste generated from site activities. In this scenario, the waste producer is typically the Main Contractor, who holds overall responsibility, while any appointed sub-Contractors, from whose work waste is generated, may be considered waste holders but remain accountable to the Main Contractors waste management plan (if produced) or their subsequent actions to comply with their waste duty of care, the waste hierarchy and relevant waste legislation.

The relevant Contractors working on site shall dispose of their waste via suitably licenced waste hauliers to suitably licenced waste facilities. Accurate waste assessments in accordance with the requirements of WM3 shall be conducted by the relevant parties involved or a suitably qualified and experienced Third Party, where required.

In accordance with the Waste (England and Wales) Regulations 2011, it is the legal responsibility of the waste holder to confirm that the waste has been handled and disposed of (or recovered) appropriately.

A blank duty of care: waste transfer note has been provided in Appendix D1. These shall be completed by the relevant Contractor for every type of inert or non-hazardous waste disposed off site, every different haulier and every different waste acceptor. This form shall be completed prior to the disposal of materials off site. Example situations for document requirements are provided below for reference:

- If there is one source of inert or other non-hazardous waste, two hauliers and one waste acceptance facility, two completed forms will be required to cover the two different hauliers;
- If there is two sources of inert or other non-hazardous waste (e.g non-hazardous soils and oversized concrete), going by three hauliers to three waste acceptance facilities (separately), the Contractor will require 6 forms to be complete to cover the two types of waste and the three routes it is taking to the three waste receivers.

The non-hazardous forms can be used as a 'season ticket' where the waste type, haulier and receiver remain the same. These can be used for up to 1 year.

A blank hazardous waste consignment note has been provided in Appendix D2. This form will need to be completed and received by the waste acceptor prior to the disposal of hazardous waste off site and for every load or batch of hazardous material disposed, with a separate ticket reference for each new load. Advice from a suitably experienced waste specialist may need to be sought if the Contractor cannot complete the form appropriately. In some instances, the Technically Competent Manager (CoTC/ WAMITAB Level 4 Holder) of the waste facility may be able to assist the Contractor with the form completion.

All waste disposal tickets, including the overarching, signed duty of care documents shall be retained by the Contractor and provided to the Client, Local Authority and Environment Agency on request.

5.7 Environmental Pollution Incident Emergency Response Measures

Common types of pollution incidents that may occur on construction sites include, but are not limited to:

- Fuel or oil spills;
- Concrete or cement washout water;
- Silt-laden runoff entering watercourses; and,
- Leaks of chemicals or hazardous materials.

The Contractor shall ensure that all hazardous materials and environmental risks on site are recorded within their Construction Phase Plan, along with all relevant COSHH information. They shall also

ensure that control measures to manage the risk of hazardous material leakages & environmental pollution hazards are present on site throughout the duration of the works.

In the event of a pollution incident, the following measures shall be taken by the Contractor & the Contractors operators:

- All work in the affected area shall cease immediately;
- The source of the pollution shall be immediately isolated (for example, fuel pumping apparatus switched off);
- The site manager will be informed & situation will be assessed to identify the source, type, and extent of the pollution;
- Containment measures will be deployed promptly using on-site spill kits or other containment materials, such as absorbent pads for oil spills or sandbags for sediment runoff;
- The affected area will be isolated and remediated to minimise risks to personnel and ecological receptors, as appropriate;
- If required, a geoenvironmental engineer or similar may need to observe the remediation methods and liaise with the Environment Agency/ Local Authority Environmental Health team to ensure that the measures taken to contain & remediate the pollution incident are appropriate.

To minimise risks proactively, all fuel and oil storage tanks on-site will comply with secondary containment requirements, such as bunding to 110% capacity. Concrete washout will only occur in impermeable designated areas, with proper disposal of waste. Surface water management measures, including silt traps and temporary drainage systems, will be installed where necessary to control runoff effectively.

6.0 Conclusion

This Construction Environmental Management Plan has been prepared in relation to Condition 6 of planning permission DC/24/0622 and sets out the measures by which the environmental effects of demolition, earthworks and construction activities at The Copse, Worthing Road, Southwater shall be managed and controlled. The document identifies the nature and sequence of the proposed works, the environmental risks associated with each construction phase, and the mitigation measures required to safeguard the amenity of neighbouring receptors and the local highway network.

The IAQM construction dust assessment confirms that dust emission magnitudes range from Small for demolition and building construction, Medium for earthworks, and Large for trackout, reflecting the use of an internal aggregate haul road. When combined with the High sensitivity of surrounding residential receptors, the resulting overall dust risks are Low for demolition, Medium for earthworks, Low for construction and High for trackout. Appropriate mitigation measures have been defined to ensure that dust emissions are effectively minimised throughout the project, including water

suppression, controlled material handling, haul-road maintenance, wheel-washing and proactive housekeeping.

Noise and vibration impacts shall be controlled through the selection of modern, well-maintained plant, adherence to recognised working hours, careful sequencing of noisy operations and positioning of stationary equipment away from sensitive boundaries. Quiet working practices, avoidance of unnecessary idling, and controlled demolition techniques shall ensure that perceptible disturbance at nearby dwellings is minimised.

Site access shall be taken solely from Worthing Road, with all construction traffic required to route to and from the site via Pollards Way (A24). Parking shall be contained entirely within the site, and no parking or waiting shall occur on Worthing Road or within surrounding residential streets. The Site Manager shall maintain strict control over deliveries, routing and site circulation to prevent congestion, safeguard the public highway and maintain safe working conditions.

Environmental responsibilities have been clearly assigned to the Principal Contractor and Site Manager, who shall implement this CEMP, undertake daily inspections, monitor compliance, and engage proactively with the Local Planning Authority and local residents as required. Where unforeseen issues arise, immediate corrective action shall be taken to prevent recurrence.

Subject to full implementation of the measures set out within this CEMP, the construction works associated with the development are not expected to give rise to unacceptable environmental impacts. This plan provides a proportionate framework for managing dust, noise, vibration, surface water, waste, traffic and site operations, ensuring that the development proceeds in a safe, controlled and environmentally responsible manner.

End of Report

DC Development Consultants
Driving Sustainable Development

APPENDIX A – Planning Decision Notice

Horsham District Council

Ms Debra Higginbotham
SLR Consulting
Mountbatten House
Grosvenor Square
Southampton

The Copse, Worthing Road, Horsham, West Sussex
Erection of a 70-bed care home, access, landscaping and associated infrastructure

Your application DC/24/0622 has now been determined and I enclose the decision notice. The decision notice contains important information. Please take a moment to read it as further action may be required.

Conditions
Before you start work, information must be submitted for any conditions that require discharge before development can begin. The decision notice will set out what information need to be sent.

Biodiversity Net Gain Condition
Please note the requirement within the Environment Act 2021 for development to deliver a minimum of 10% net gain in biodiversity may be applicable to your development. In the event your development is required to achieve a minimum 10% net gain in biodiversity then a Biodiversity Net Gain Condition (separate to the main list of conditions) will appear on your decision notice requiring the submission of a Biodiversity Gain Plan for approval prior to development commencing.

Failure to discharge conditions before commencing development could result in the development being unlawful or enforcement action being taken. You can notify us of your intention to initiate development by completing a pre-commencement notification which will help us to monitor your development. There is no fee to use this service. To do this, or for further information about discharging planning conditions, visit us online at horsham.gov.uk/planning/discharging-a-planning-condition

Community Infrastructure Levy (CIL)
If this development is CIL liable, the requirements of CIL must be met before you start work. Failure to do so could result in additional financial penalties. For further information relating to CIL visit horsham.gov.uk/planning/planning-policy/community-infrastructure-levy/cil-charges-and-how-to-pay

If you have any questions about the decision notice, you can call us and speak to a member of the team on 01403 215187 between 9AM - 5PM, Monday to Friday.

If you are acting as the planning agent for this application, please ensure that the applicant is given a copy of the decision notice and this letter.

Yours Sincerely,
Development Management

Horsham District Council

Ms Debra Higginbotham
SLR Consulting
Mountbatten House
Grosvenor Square
Southampton

Application Number: DC/24/0622

TOWN AND COUNTRY PLANNING ACT, 1990 (as amended)
TOWN AND COUNTRY PLANNING (Development Management Procedure) (England) Order 2015

On behalf of: Starbuild Ltd.

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they PERMIT the following development, that is to say:

Erection of a 70-bed care home, access, landscaping and associated infrastructure

The Copse, Worthing Road, Horsham, West Sussex

to be carried out in accordance with Application No. DC/24/0622 submitted to the Council on 08/07/2024 and subject to compliance with the plans/documents and conditions specified hereunder.

Emma Parkes
Head of Development and Building Control

Date: 26/03/2025

1 **Plans Condition**: The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule below.

SCHEDULE OF PLANS/DOCUMENTS

Plan Type	Description	Drawing Number	Received Date
Details plan	FIRE TENDER VEHICLE TRACKING	12449/2200 P7	05.08.2024
Details plan	REFUSE VEHICLE TRACKING	12449/2201 P8	05.08.2024
Details plan	DELIVERY & CAR PARKING VEHICLE TRACKING	12449/2202 P3	05.08.2024
Details plan	Access Plan	12449/2200 P7	05.08.2024
Location plan		FL24-2145-050 REV B	05.08.2024
Layout plan	Proposed Site	FL24-2145-055 REV E	20.08.2024

Layout plan	Proposed Site - Colour	FL24-2145-056 Rev A	05.08.2024
Details plan	Building Heights	FL24-2145-060 Rev A	05.08.2024
Details plan	Building Mix	FL24-2145-061 Rev A	05.08.2024
Details plan	Refuse Strategy	FL24-2145-062 Rev A	05.08.2024
Details plan	Parking	FL24-2145-063 Rev A	05.08.2024
Details plan	Tenure	FL24-2145-064 Rev A	05.08.2024
Section plan	Proposed Site	FL24-2145-085	22.04.2024
Floor plan	Basement	FL24-2145-250 REV A	22.04.2024
Floor plan	Ground	FL24-2145-255 REV A	05.08.2024
Floor plan	First	FL24-2145-260 REV A	22.04.2024
Floor plan	Second	FL24-2145-265 REV A	22.04.2024
Roof plan		FL24-2145-270 REV A	22.04.2024
Elevation plan	Elevations 1	FL24-2145-275 REV A	22.04.2024
Elevation plan	Elevations 2	FL24-2145-276	22.04.2024
Section plan	Sections	FL24-2145-285	22.04.2024
Layout plan	Illustrative Masterplan	LLD3035-LAN-DWG-010 REV 02	02.08.2024
Supporting Statement	Arboricultural Impact Assessment and Arboricultural Method Statement	841.001.ENZ.XX.00.RP.AR.45.101 PL01	05.08.2024

Reason: For the avoidance of doubt and in the interest of proper planning.

2 **Regulatory (Time) Condition**: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition**: No development, including demolition pursuant to the permission granted, which has the potential to impact on the breeding / resting place of Bats, shall commence until the Local Planning Authority has been provided with either:

a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorizing the specified activity/development to go ahead; or

b) Evidence of site registration supplied by an individual registered to use a Bat Mitigation Class Licence; or

c) A statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To conserve protected species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s17 Crime & Disorder Act 1998, and in in accordance with Policy 31 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement Condition**: No development pursuant to the permission hereby granted, including demolition, ground clearance, or bringing equipment, machinery or materials onto the site, shall commence until the following preliminaries have been completed in the sequence set out below:

- All trees on the site shown for retention on approved drawing numbers [Arboricultural Impact Assessment/Method Statement / Tree Protection Plan, 841.001.ENZ.XX.00.RP.AR.45.101 Rev PL03, 41.001.ENZ.XX.00.RP.AR.45.102 Rev PL03 and 841.001.ENZ.XX.00.RP.AR.45.103 Rev PL01, by Enzygo Ltd, received 21.08.2024] as well as those off-site whose root protection areas ingress into the site, shall be fully protected throughout all construction works by tree protective fencing affixed to the ground in full accordance with section 6 of BS 5837 'Trees in Relation to Design, Demolition and Construction - Recommendations' (2012).
- Once installed, the fencing shall be maintained during the course of the development works and until all machinery and surplus materials have been removed from the site.
- Areas so fenced off shall be treated as zones of prohibited access, and shall not be used for the storage of materials, equipment or machinery in any circumstances. No mixing of cement, concrete, or use of other materials or substances shall take place within any tree protective zone, or close enough to such a zone that seepage or displacement of those materials and substances could cause them to enter a zone.

Any trees or hedges on the site within a specific phase which die or become damaged during the construction process shall be replaced with trees or hedging plants of a type, size and in positions agreed by the Local Planning Authority.

Reason: As this matter is fundamental to ensure the successful and satisfactory protection of important trees and hedgerows on the site in accordance with Policy 31 and 33 of the Horsham District Planning Framework (2015).

5 **Pre-Commencement Condition**: No development, including demolition pursuant to the permission granted, shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:
(a) An intrusive site investigation scheme to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.
(b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (a) and a verification plan providing details of what data will be collected in order to demonstrate that the remedial works are complete.
The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

6 **Pre-Commencement Condition**: No development, including demolition pursuant to the permission granted, shall commence until a Construction Environmental Management Plan (CEMP) for that phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of the following relevant measures:

i. An introduction consisting of a demolition and construction phase environmental management plan, definitions and abbreviations and project description and location;
ii. A description of management responsibilities
iii. A description of the construction programme which identifies activities likely to cause high levels of noise or dust;
iv. Site working hours and a named person for residents to contact;
v. Detailed Site logistics arrangements;
vi. Details regarding parking, deliveries, and storage;
vii. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring
viii. Details of hours of work, site delivery hours and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
ix. Communication procedures with the local planning authority and local community regarding key construction issues - newsletters, fliers etc.

The construction of each phase shall thereafter be carried out in accordance with the details and measures approved in the CEMP.

Reason: As this matter is fundamental in order to consider the potential impacts on the amenity of nearby occupiers and highway safety during construction and in accordance with Policies 33 and 40 of the Horsham District Planning Framework (2015).

7 **Pre-Commencement Condition**: No development, with the exception of demolition, shall commence until construction drawings of the surface water drainage network, associated sustainable drainage components and flow control mechanisms and a construction method statement has been submitted to and approved in writing by the Local Planning Authority (in agreement with the Local Lead Flood Authority), avoiding the Root Protection Areas of trees. The scheme shall then be constructed as per the agreed drawings, method statement, FRA (Price & Myers, NO DATE, Revision 3) and Drawing 31276/6000 (Drainage Strategy by Price & Myers, 23/07/2024, revision P2) and remain in perpetuity for the lifetime of the development unless agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drainage scheme.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

8 **Pre-Commencement Condition**: No development, with the exception of demolition, shall take place within the application site until the applicant has secured the maintenance of an on-site watching brief by a suitably qualified and experienced archaeologist during construction work in accordance with written details which have been submitted to and approved, in writing, by the local planning authority. In the event of important archaeological features or remains being discovered which are beyond the scope of the watching brief to excavate and record and which require a fuller rescue excavation, then construction work shall cease until the developer has secured the implementation of a further programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the local planning authority. Works shall be carried out in accordance with the approved scheme.

Reason: As this matter is fundamental to ensure that the archaeological and historical interest of the site is safeguarded and recorded in accordance with Policy 34 of the Horsham District Planning Framework (2015).

9 **Pre-Commencement Condition**: No development, with the exception of demolition, shall commence until full details of underground services, including locations, dimensions and depths of all service facilities and required ground excavations, have been submitted to and approved by the Local Planning Authority in writing, ensuring the services are clear of Root Protection Areas of trees. The submitted details shall show accordance with the landscaping proposals and Arboricultural Method Statement. The development shall thereafter be carried out in accordance with the approved details.

Reason: As this matter is fundamental to the acceptable delivery of this permission, to ensure the underground services do not conflict with satisfactory landscaping in the interests of amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

10 **Pre-Commencement (Slab Level) Condition**: No development above ground floor slab level of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, roofs, windows, and ancillary structures has been submitted to and approved by the Local Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

11 **Pre-commencement (slab level) Condition**: No development above ground floor slab level shall commence until a mitigation scheme, undertaken by a suitably qualified and competent consultant, has been submitted to and approved in writing by the Local Planning Authority that demonstrates how the water from the borehole(s) will be treated to meet the requirements of Schedule 1 of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent). The components of the proposed treatment system will be compliant with Regulation 31 of The Water Supply (Water Quality) Regulations 2016 (or subsequent superseding equivalent) and Water Regulations Approval Scheme (or subsequent superseding equivalent). The mitigation scheme shall be implemented in full prior to first occupation of the development and shall be retained and maintained at all times thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

12 **Pre-commencement (slab level) Condition**: No development above ground floor slab level shall commence until a Private Water Supply Management Plan (PWSMP) has been submitted to and approved in writing by the Local Planning Authority. The PWSMP shall include, but not necessarily be limited to, the following information:

i. Detail on the sampling and testing regime, undertake in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), with detail on how any failure of any samples will be investigated and managed.
ii. Confirmation that a Regulation 6 risk assessment (or subsequent superseding equivalent), undertaken by a suitably competent and experienced person in

accordance with relevant guidance and statutory requirements, shall be undertaken before the private water supply is brought into use and at least once every five years thereafter with the findings of the risk assessment submitted to the LPA.

iii. Detail on the maintenance, servicing and cleaning of the pump, pumphouse, water treatment equipment, tanks, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of use.

iv. Full specifications and details, including a plan or schematic, showing the supply - storage tanks, treatment etc, and means to record the total water consumption of each unit

v. Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, maintenance and for making these records available to Local Authority officers when reasonably requested.

vi. A named person for residents to contact (24/7) in an event of a failure or issue with the private water supply;

The management plan shall be implemented as approved and maintained for the lifetime of the development. The management plan shall be reviewed annually and any revisions shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

13 **Pre-commencement (slab level) Condition**: No development above ground floor slab level shall commence until a scheme for protecting the proposed development from road traffic noise, including a scheme of appropriate ventilation to prevent overheating, shall be submitted and approved in writing by the Local Planning Authority. The approved details hereby permitted shall be implemented prior to first occupation of the building and shall be retained as such thereafter.

Reason: In the interests of the amenities of prospective residents and in accordance with Policy 33 of the Horsham District Planning Framework (2015).

14 **Pre-Occupation Condition**: No development hereby permitted shall be first occupied until full details of all hard and soft landscaping works, including boundary treatments and retaining features, have been submitted to and approved, in writing, by the Local Planning Authority. The details shall include plans and measures addressing the following:

- Details of all existing trees and planting to be retained
- Details of no less than 106 new trees
- Details of all proposed trees and planting, including schedules specifying species, planting size, girth and canopy spread, densities, plant numbers and tree pit details
- Details of all hard surfacing materials and finishes, as well as fixed features such as benches, shelters, pergola structures and raised planters, sheds and greenhouses, and retaining walls
- Details of all boundary treatments - specifying the siting, design, height and materials of the screen walls/fences to be constructed or erected and/or the species, spacing and height of hedging to be retained and / or planted together with a programme of implementation
- Details of all external lighting to be wildlife sensitive

The approved landscaping scheme shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Unless otherwise agreed as part of the approved landscaping, no trees or hedges on the site shall be wilfully damaged or uprooted, felled/removed, topped or lopped without the previous written consent of the Local Planning Authority until 5 years after completion of the development. Any proposed or retained planting, which within a period of 5 years, dies, is removed, or becomes seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

15 **Pre-Occupation Condition**: Prior to the first occupation of the development hereby permitted, a scheme of air quality mitigation shall have been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall have regard to the Council's latest Air Quality & Emissions Reduction Guidance document, and the agreed details shall be implemented in full accordance prior to occupation of the development.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015).

16 **Pre-Occupation Condition**: No development hereby permitted shall be first occupied until details of the maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details in perpetuity. The Local Planning Authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development. The details of the scheme to be submitted for approval shall include:

i. a timetable for its implementation,
ii. details of SuDS features and connecting drainage structures and maintenance requirement for each aspect
iii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that the development achieves a high standard of sustainability and ensure the flood risk is adequately addressed for each new dwelling and not increased in accordance with NPPF and Policy 38 in HDPF

17 **Pre-Occupation Condition**: No development hereby permitted shall be first occupied until a survey and report from an independent surveyor has been submitted to and approved in writing by the Local Planning Authority, upon completion of the surface water drainage system, including any SuDS features. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to Condition 16. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the

approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policy 38 in HDPF.

18 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until there has been submitted to the Local Planning Authority verification that the remediation scheme required and approved under the provisions of condition 5(b) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 5(b), unless otherwise agreed in writing by the Local Planning Authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

19 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that water taken from an appropriate number of taps within the development have been a) sampled by a person who has undertaken the DWI certification of persons scheme for sampling private water supplies, b) has been analysed by a laboratory that is accredited to the ISO 17025 Drinking Water Testing Specification and c) meets the requirements of Schedule 1 'Prescribed concentrations or values' of the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent).

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

20 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a until a risk assessment compliant with regulation 6 the Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent) undertaken by a suitably competent and experienced person has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

21 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a landscape management and maintenance plan (including long term design objectives, management responsibilities, a description of landscape components, management prescriptions, maintenance schedules and accompanying plan delineating areas of responsibility) for all communal landscape areas has been submitted to and approved in

writing by the Local Planning Authority. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Reason: To ensure a satisfactory development and in the interests of visual amenity and nature conservation in accordance with Policy 33 of the Horsham District Planning Framework (2015).

22 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details for the provision and storage of refuse and recycling has been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling storage area shall be implemented prior to the first occupation of the development hereby approved and thereafter managed and maintained in accordance with the approved details.

Reason: To ensure the adequate provision of recycling facilities in accordance with Policy 33 of the Horsham District Planning Framework (2015).

23 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until such time as the northern and southern crossing points to Worthing Road have been constructed in accordance with plans and details, including Road Safety Audit Information, to be submitted to and approved by the Local Planning Authority (in consultation with the Highway Authority). Such plans to include any associated footpath extensions, design checks and Road Safety Audits and recommendations therein.

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

24 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until such time as the access, road(s), footways, and parking areas, including the buggy / mobility scooter parking, serving the development have been constructed, surfaced, and drained in accordance with the approved plans, and thereafter be retained for the designated use at all times.

Reason: In the interests of road safety and to ensure adequate car parking, turning and access facilities are available to serve the development in accordance with Policies 40 and 41 of the Horsham District Planning Framework (2015).

25 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until details setting out the means for the charging of electric vehicles, the number of active charge spaces to be provided and their location within the site, along with the number and location of passive ducting, have been submitted to and approved in writing by the Local Planning Authority. The means for charging electric vehicles shall be installed prior to first occupation of the building and shall be retained as such thereafter.

Reason: To mitigate the impact of the development on air quality within the District and to sustain compliance with and contribute towards EU limit values or national objectives for pollutants in accordance with Policies 24 & 41 of the Horsham District Planning Framework (2015), and policy SNP 15 of the Southwater Neighbourhood Plan.

26 **Pre-Occupation Condition**: Notwithstanding the submitted details, no part of the development hereby permitted shall be occupied until amended details of secure and covered cycle parking facilities for the staff and visitors to the development have been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be occupied or use hereby permitted commenced until the approved cycle parking

facilities have been fully implemented and made available for use. The provision for cycle parking shall thereafter be retained for use at all times.

Reason: To ensure that there is adequate provision for the parking of cycles in accordance with Policy 40 of the Horsham District Planning Framework (2015).

27 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a lighting design scheme for biodiversity, based on Guidance Note: 08/23 (Institute of Lighting Professionals), has been submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

28 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Appraisal (Lizard Landscape Design and Ecology, March 2024) shall be submitted to and approved in writing by the local planning authority. The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

Reason: As these matters are fundamental to safeguard the ecology and biodiversity of the area in accordance with Policy 31 of the Horsham District Planning Framework (2015), and to enhance Protected and Priority Species/habitats and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

29 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a scheme for sound attenuation against external noise has been submitted to and approved by the Local Planning Authority, arising as a result from building plant and / or machinery, such as refrigeration, air conditioning, ventilation / extract). The approved sound attenuation works shall be completed before the development is occupied and be retained thereafter. No additional building plant and/or machinery to be installed without prior approval from the Planning Authority.

Reason: As this matter is fundamental in the interests of neighbouring and prospective residential amenities by ensuring an acceptable noise level in accordance with Policy 33 of the Horsham District Planning Framework (2015).

30 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until the necessary in-building physical infrastructure and external site-wide infrastructure to enable superfast broadband speeds of a minimum 30 megabits per second through full fibre broadband connection has been provided to the premises.

Reason: To ensure a sustainable development that meets the needs of future occupiers in accordance with Policy 37 of the Horsham District Planning Framework (2015).

31 **Pre-Occupation Condition**: The development hereby permitted shall be undertaken in full accordance with the water neutrality strategy (by Arc Engineers, received 03.07.2024). The development hereby permitted shall not be occupied until evidence has been submitted to and been approved in writing by the Local Planning Authority that the approved water neutrality strategy for the development has been implemented in full. The evidence shall include the specification of fittings and appliances used, evidence of their installation, and completion of the as built Part G water calculator or equivalent. The installed measures shall be retained as such thereafter.

Reason: To ensure the development is water neutral to avoid an adverse impact on the Arun Valley SACSPA and Ramsar sites in accordance with Policy 31 of the Horsham District Planning Framework (2015), Paragraph 193 of the National Planning Policy Framework (2024), and to enable the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), and s40 of the NERC Act 2006 (Priority habitats & species).

32 **Pre-Occupation Condition**: No part of the development hereby permitted shall be occupied until a fire hydrant(s) to BS 750 standards or stored water supply (in accordance with the West Sussex Fire and Rescue Guidance Notes) has been installed, connected to a water supply with appropriate pressure and volume for firefighting, and made ready for use in consultation with the WSCC Fire and Rescue Service. The hydrant(s) or stored water supply shall thereafter be retained as such.

Reason: In accordance with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).

33 **Regulatory Condition**: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Reptile Survey Report (Lizard Landscape Design and Ecology, April 2024) and Ecological Appraisal (Lizard Landscape Design and Ecology, March 2024) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This includes the Non-licenced Precautionary Method Statement for bats in Section 5.5.4; the Non-licensed Precautionary Method Statement for Hazel Dormouse in Section 5.6.2; and the Precautionary Method Statement for mobile protected species in Section 5.7.2 of the Ecological Appraisal (Lizard Landscape Design and Ecology, March 2024). This avoids impacts on European Protected Species (bats and Hazel Dormouse) and protected species.
This shall include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

34 **Regulatory Condition:** All works shall be carried out in accordance with the precautionary working measures as set out in the Great Crested Newt eDNA Report (Lizard Landscape Design and Ecology, April 2024) as submitted with the planning application..

Reason: To conserve and enhance protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species) and Policy 31 of the Horsham Development Framework.

35 **Regulatory Condition**: All development shall be constructed in accordance with the submitted and approved Flood Risk Assessment in section 5.4.6 on Page 13 (Revision 3), this includes all new residential dwellings to have a finished floor level raised a minimum of 150 mm above the surrounding proposed ground level unless otherwise first approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed and not increased in accordance with NPPF and Policy 38 in HDPF.

36 **Regulatory Condition**: No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

37 **Regulatory Condition**: All works shall be executed in full accordance with the submitted Arboricultural Impact Assessment/Method Statement / Tree Protection Plan 841.001.ENZ.XX.00.RP.AR.45.101 Rev PL03, 41.001.ENZ.XX.00.RP.AR.45.102 Rev PL03 and 841.001.ENZ.XX.00.RP.AR.45.103 Rev PL01, by Enzygo Ltd, received 21.08.2024].

Reason: To ensure the successful and satisfactory protection of important trees, shrubs and hedges on the site in accordance with Policies 30 and 33 of the Horsham District Planning Framework (2015).

38 **Regulatory Condition**: No deliveries and commercial waste collections shall take place outside of 08:00 hours to 19:00 hours Mondays to Fridays and 09:00 hours to 18:00 hours on Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: To safeguard the amenities of adjacent occupiers in accordance with Policy 33 of the Horsham District Planning Framework (2015).

39 **Regulatory Condition**: If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation strategy has been submitted to and approved by the local planning authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that no unacceptable risks are caused to humans, controlled waters or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Biodiversity Net Gain Condition

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission is deemed to have been granted subject to the “biodiversity gain condition” which means development granted by this notice must not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission is Horsham District Council.

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

For guidance on the contents of the Biodiversity Gain Plan that must be submitted and agreed by the Council prior to the commencement of the consented development please see the link: Submit a biodiversity gain plan - GOV.UK (www.gov.uk)

Statutory exemptions and transitional arrangements
There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These can be found at Paragraph: 003 Reference ID: 74-003-20240214 of the Planning Practice Guidance, which can be found at https://www.gov.uk/guidance/biodiversity-net-gain.

Irreplaceable habitat
If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

Note to Applicant – Community Infrastructure Levy (CIL):
Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk.

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Note to Applicant
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

ADDITIONAL INFORMATION

Planning Permission – Important Provisos
If planning permission has been granted, please note that your Notice of Decision refers only to consideration of your proposal under the Town and Country Planning Acts. It is not a building regulations approval and does not mean that you can disregard other Acts of Regulations or avoid any other legal obligations. Some of these obligations, of particular relevance to your proposal are referred to elsewhere in this note. Before you proceed with your proposal you should ensure that a Building Control application is not required or has been submitted. The Building Control Department can be contacted on 01403 215151.

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

It must be stressed that the information included on this Notice of Decision may not include all your legal obligations, and it does not grant you rights to carry out works on or over lands, or to access land that is not within your control or ownership.

Amendments
Should alterations or amendments be required to the approved plans, it will be necessary to apply either under Section 96A of the Town and Country Planning Act 1990 for non-material alterations, or under Section 73 of the Act for minor material alterations. An application must be made using the standard application form and you should consult with us, to establish the correct type of application to be made.

Monitoring
Horsham District Council monitors the implementation of planning permissions. Please be aware that monitoring officers may visit the application site at various stages of the development to ensure compliance with the approved plans and conditions.

Right of Appeals
If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of the decision notice for a householder application or 'minor commercial' (shop front) development, and within 6 months for other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

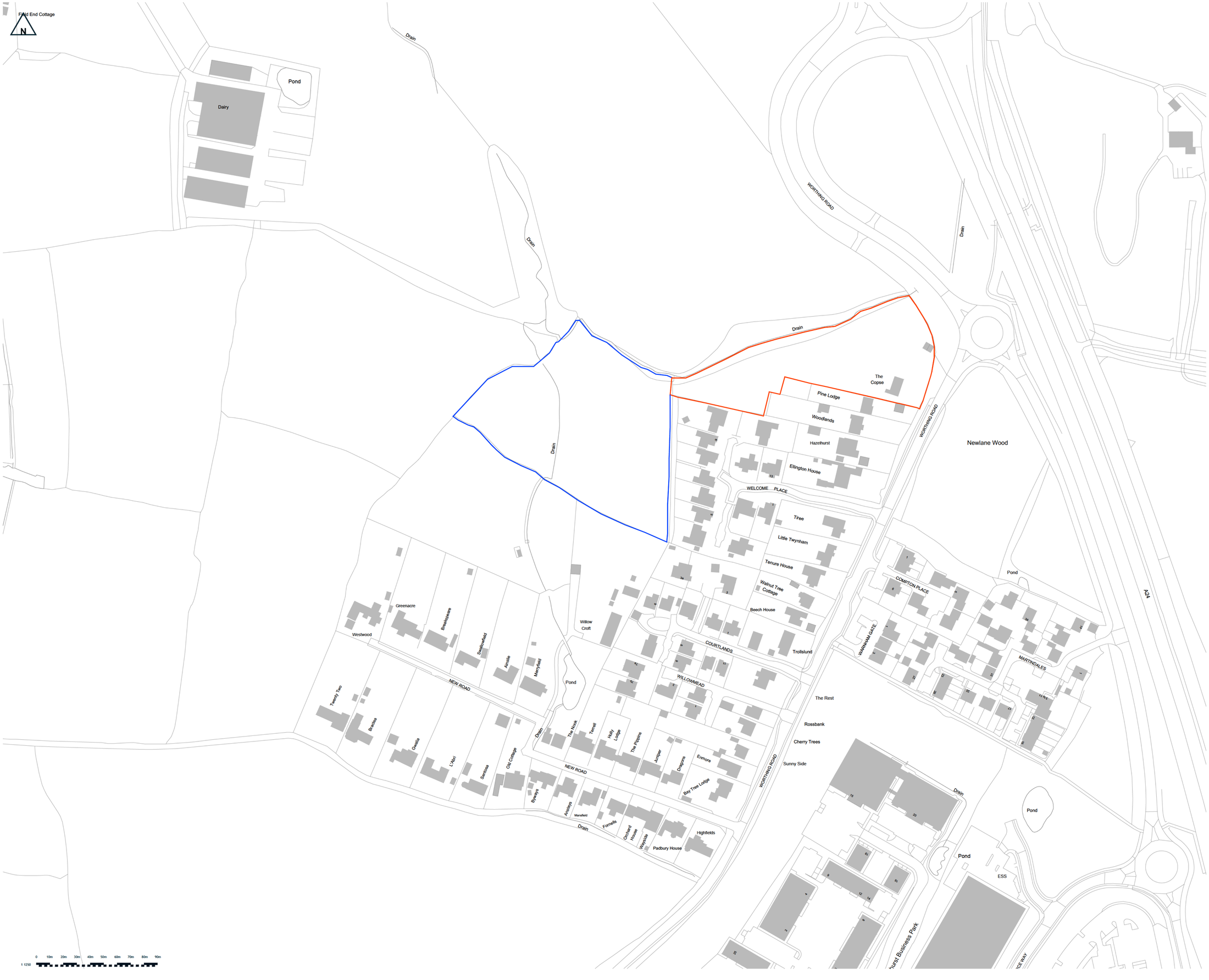
The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries.

DC Development Consultants
Driving Sustainable Development

APPENDIX B – Drawings



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Planning

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Notes:

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Revisions:

	Description:	Date:
A	Scale changed from 1.1000 to 1.1250	24/04/24
B	Red line amendment	18/07/24

Site Boundary Line

Site Under Same Ownership

fluid LONDON

THE COPSE

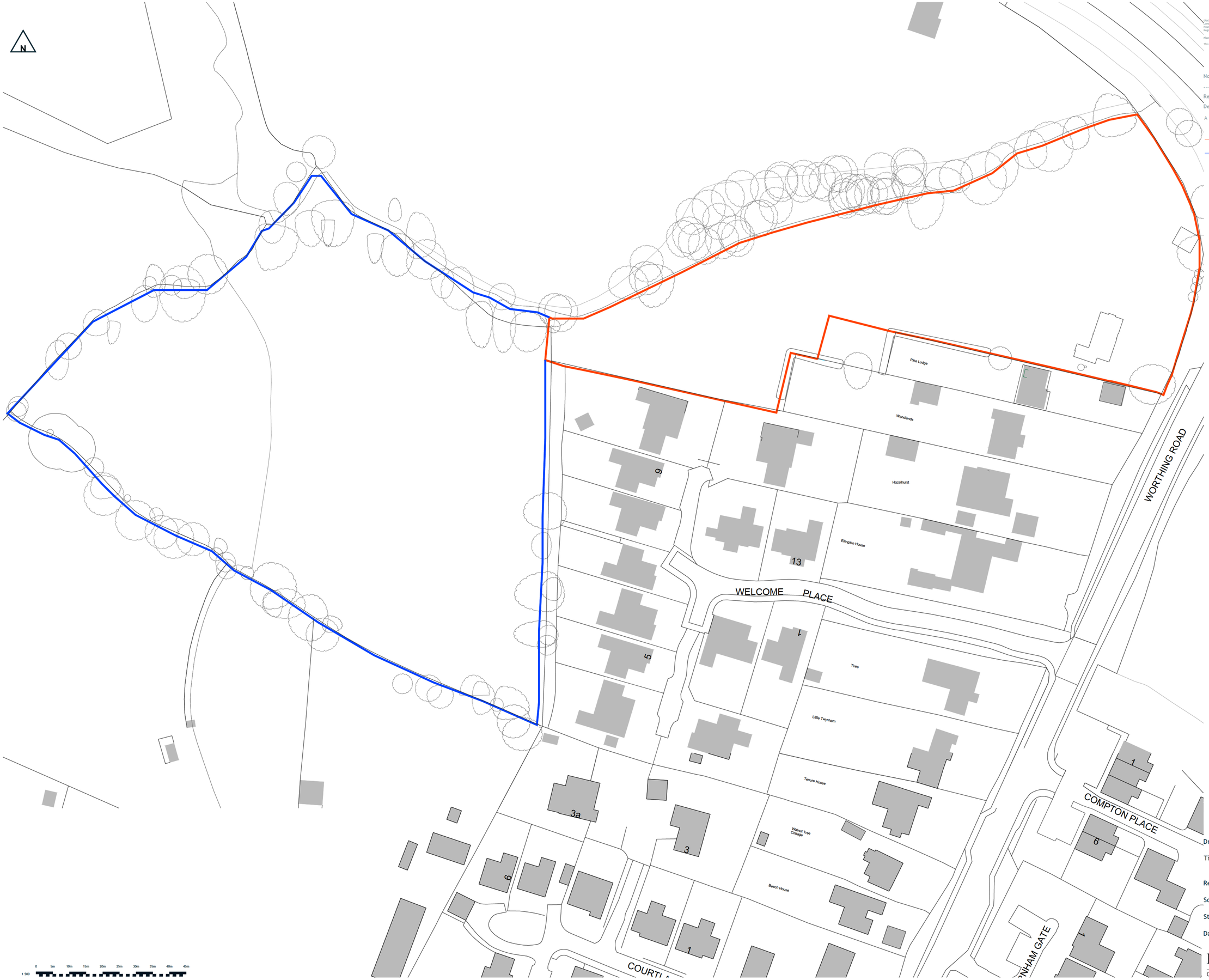
WORTHING ROAD
SOUTHWATER

STARBUILD

Drg No	FL24-2145-050
Title	Site Location Plan
Revision	B
Scale at A1	**1:1250**
Status	**PLANNING**
Date	February 2024

RIBA Chartered Practice

THE ACADEMY OF URBANISM



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Notes:

....

Revisions:

Description:		Date:
A	Red line amendment	18/07/24

Site Boundary Line

Site Under Same Ownership

fluid LONDON

THE COPSE

WORTHING ROAD
SOUTHWATER

STARBUILD

Drg No	FL23-2028-051
Title	Existing Block Plan
Revision	A
Scale at A1	1:500
Status	PLANNING
Date	Feb 2023

RIBA Chartered Practice

THE ACADEMY OF URBANISM



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Planning

This drawing is produced for PLANNING PURPOSES ONLY and is not to be used for construction

Notes:

....

Revisions:

Description:		Date:
A	Red line amendment	18/07/24

Site Boundary Line

Site Under Same Ownership

3m Watercourse Easement

fluid LONDON

THE COPSE

WORTHING ROAD
SOUTHWATER

STARBUILD

Drg No	FL24-2145-056
Title	Proposed Site Layout - Coloured
Revision	A
Scale at A1	1:500
Status	PLANNING
Date	Feb 2024

RIBA Chartered Practice

THE ACADEMY OF URBANISM

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Planning

This drawing is produced for PLANNING PURPOSES ONLY and is not to be used for construction

Notes:

....

Revisions:

Description:		Date:
A	Red line amendment	18/07/24



fluid LONDON

THE COPSE

WORTHING ROAD
SOUTHWATER

STARBUILD

Drg No	FL24-2145-063
Title	Parking Strategy
Revision	A
Scale at A1	1:500
Status	PLANNING
Date	Feb 2024

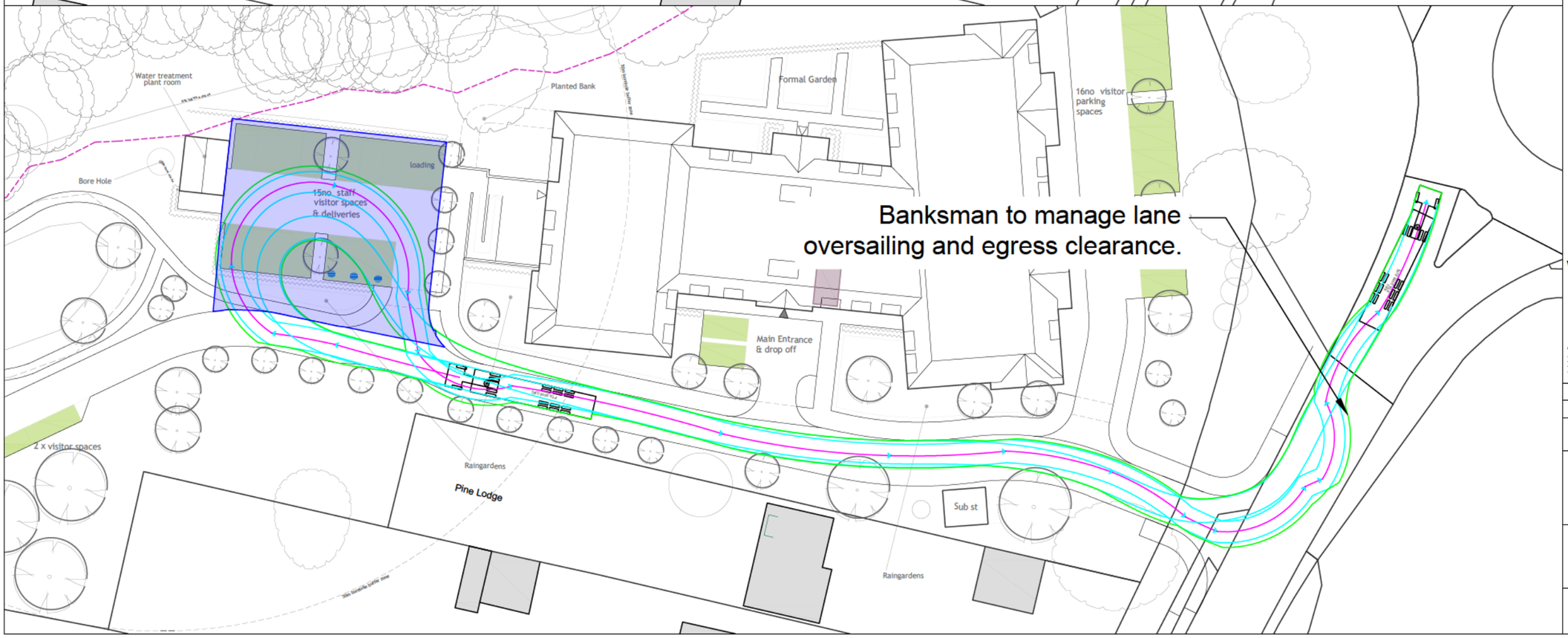
RIBA Chartered Practice

THE ACADEMY OF URBANISM

Rev A

Drawing Number C-356-SPA-001

Water treatment plant room
Planted Bank
Formal Garden
16no visitor parking spaces
North
Bore Hole
loading
15no staff visitor spaces & deliveries
Main Entrance & drop off
2 x visitor spaces
Raingardens
Pine Lodge
Sub st
Raingardens
Woodlands



Job Title
The Copse

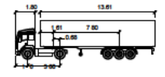
Location
Worthington Road

Client
Palladium Homes

Key

- Turning zone to be maintained as aggregate for duration of programme
- Vehicle Body
- Wheel path
- Body path
- Center line

Vehicle Modeled:



Artic

Vehicle Width	2.55	Lock to Lock Time	6.00 s
Max Wheel Width	2.55	Steering Angle	2.80 deg
Vehicle Track	2.55	Articulating Angle	70.00 deg
Vehicle Track	2.55		

Rev	Date	Description
A	08/12/25	Information

Drawing Status: Information

Drawing Title: Swept Path Analysis Arctic

Project Code	C-356	Scale	1: 500
		Date Drawn	08/12/25
		Drawn By	TM
		Reviewed By	CH
		Original Size	A3

Drawing Number: C-356-SPA-001 Rev A

Drawing Number C-356-SLP-001

Rev A

North

Water treatment plant room

Planted Bank

Formal Garden

Cycle

16no visitor parking spaces

Bore Hole

Loading

15no staff visitor spaces & deliveries

Pond

Main Entrance & drop off

2 x visitor spaces

Raingardens

Pine Lodge

Sub st

Raingardens

Woodlands

Hazelhurst

WORTHING ROAD

Job Title
The Copse

Location
Worthington Road

Client
Palladium Homes

Key

- Turning zone to be maintained as aggregate for duration of programme
- Construction and material storage zone
- Parking area
- Wheel wash station
- Site welfare cabins

Rev	Date	Description
A	08/12/25	Information

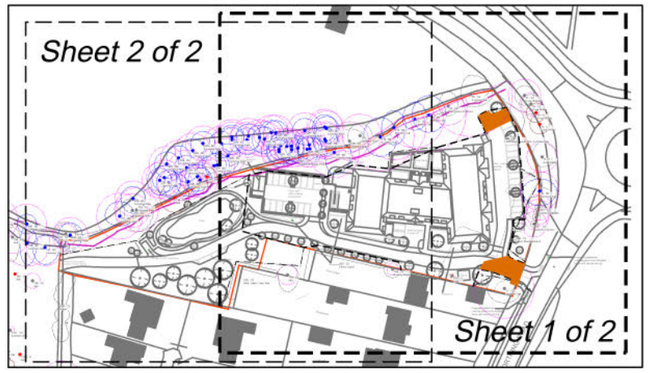
Drawing Status
Information

Drawing Title
Site Layout Plan

Project Code	C-356	Scale	1: 500
		Date Drawn	08/12/25
		Drawn By	TM
		Reviewed By	CH
		Original Size	A3

Drawing Number
C-356-SLP-001

Rev
A



Location Plan- not to scale

Based on Tree survey data as per ACD Tree Survey Plan ref. PRI21359-01C with the following amendments made to projected Root Protection Areas:
T8- T13 and T16 to reflect ground conditions as per comment 3.1 of Horsham District Council Consultation response submitted by Andy Bush Arboricultural Officer (Planning) on 13th November 2023.

All trees along northern boundary are protected by Horsham Council Tree Preservation Order TPO/1477.

N

Protectve barrier during landscaping works to formal garden

No dig car park construction in RPA of T8

Protective barrier offset 0.5m from edge of car park

Protective barrier 1.5m offset from building footprint

Approximate demolition footprint

Protective barrier during demolition phase 0.5m offset from demoltion footprint

Protective barrier 0.5m offset from edge of car park

Protective barrier 1.5m offset from building footprint

Approximate demolition footprint

Demolition of garage away from surrounding trees. Foundation to be removed carefully by hand

Protective barrier during main demolition and construction work

No dig road construction in RPA of T1

Protective barrier 0.5m offset from new road footprint

T25 removed to ease demolition works

Protective barrier during demolition phase 0.5m offset from demoltion footprint

Any existing hard surfacing removed carefully by hand

T8 - C2 Common Oak
T9 - C2 Red Horse Chestnut
T10 - B2 Common Oak
T11 - B2 Common Oak
T12 - B2 Common Oak
T13 - B2 Common Oak
T14 - C2 Common Alder
T15 - C2 Common Alder
T16 - B2 Common Oak
G29 - B2 Common Alder
G31 - C2 Hawthorn, Hazel, Holly
T7 - C2 Crack Willow
T6 - C2 Crack Willow
T5 - U Crack Willow
T4 - U Crack Willow
T3 - C1 Goat Willow
T2 - B2 Common Oak
G28 - C2 Field Maple, Hazel, Ash, Common Oak
G27 - C2 Lawson Cypress
G26 - C2 Hazel, Rhododendron
T1 - C2 Common Oak
T25 - C1 Holly
T34 - C2 Norway Maple
T24 - C2 Ash
G33 - C2 Cherry Laurel
G32 - C2 Holly, Hazel, Yew, Ash
Cycle
16no. visitor parking spaces
Formal Garden
Planted Bank
15no. staff visitor spaces & deliveries
Main Entrance & drop off
Sub st.
Bore Hole
Raingarden
Woodlands
Proposed pedestrian crossing point with dropped kerbs and tactile paving
HORSHAM ROAD

0 10 20 30 40 50m
Scale 1:500

NOTES

- Do not scale from this drawing for construction purposes
- This drawing is to be read in conjunction with all relevant drawings and documents associated with this project.
- All surveyed information including levels and layout is provided by others
- All existing and proposed dimensions, levels and locations to be checked and verified by the main contractor on site prior to the commencement of the works and any anomalies reported to the engineer.

KEY - Tree Protection Plan

Tree Categories BS 5837 (2012)

- Tree Category A
- Tree Category B
- Tree Category C
- Tree Category U
- Tree to be removed
- Root Protection Area (RPA)
- Tree location (Topographic survey)
- Tree location (Estimated by Enzygo Ltd.)
- Protective barrier - Demolition Phase offset 0.5m from demolition footprint, or works to formal garden BS 5837 (2012) Figure 2
- Protective barrier - Construction Phase offset from development footprint as follows: - 0.5m from proposed kerbs - 1.5m from proposed building BS 5837 (2012) Figure 2
- No-dig construction - use existing subbase where present and practicable - use cellular confinement system on unmade ground BS 5837 (2012) clause 7.4

Rev	Date	Description	DRA	CHK	APP
PL03	15/08/24	Revised red line boundary	VM	CG	CG
PL02	06/03/24	To FL24-2145-055B - Proposed Site Layout	VM	CG	CG
PL01	12/02/24	For Planning	VM	CG	CG

Project
The Copse
Worthing Road, Southwater

Client
Star Build Ltd.

Drawing Title
Tree Protection Plan
Care Home- Sheet 1 of 2

Status	Date	Scale
For Planning	12/02/2024	1:500 @ A3

Drawn	Designed	Checked	Approved
VM	VM	CG	CG

DWG No. 841.001.ENZ.XX.00.DR.AR.45.102
Revision PL03

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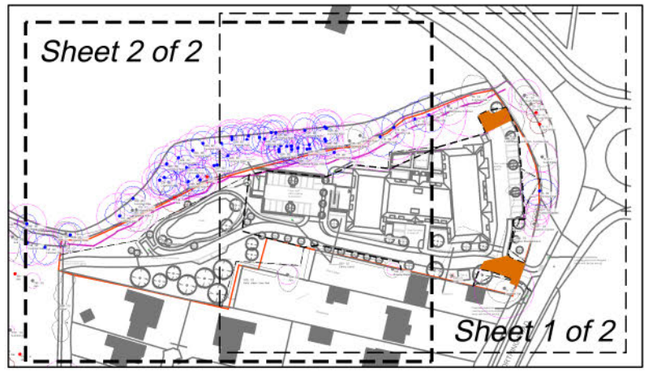

Location Plan- not to scale

Based on Tree survey data as per ACD Tree Survey Plan ref. PRI21359-01C with the following amendments made to projected Root Protection Areas:
T8- T13 and T16 to reflect ground conditions as per comment 3.1 of Horsham District Council Consultation response submitted by Andy Bush Arboricultural Officer (Planning) on 13th November 2023.

All trees along northern boundary are protected by Horsham Council Tree Preservation Order TPO/1477.

NOTES

- Do not scale from this drawing for construction purposes
- This drawing is to be read in conjunction with all relevant drawings and documents associated with this project.
- All surveyed information including levels and layout is provided by others
- All existing and proposed dimensions, levels and locations to be checked and verified by the main contractor on site prior to the commencement of the works and any anomalies reported to the engineer.

KEY - Tree Protection Plan

Tree Categories BS 5837 (2012)

- Tree Category A
- Tree Category B
- Tree Category C
- Tree Category U
- Tree to be removed
- Root Protection Area (RPA)
- Tree location (Topographic survey)
- Tree location (Estimated by Enzygo Ltd.)
- Protective barrier landscaping works only BS 5837 (2012) Figure 2
- Protective barrier - Construction Phase offset from development footprint as follows: - 0.5m from proposed kerbs - 1.5m from proposed building BS 5837 (2012) Figure 2

Protectve barrier during landscaping works to formal garden
Protective barrier 1.5m offset from building footprint
Protective barrier 0.5m offset from edge of car park
Protective barrier during main demolition and construction work
Protective barrier during landscaping works
Protective barrier during landscaping works
Protective barrier 0.5m offset from new road footprint
T25 removed to ease demolition works

T11 - B2 Common Oak
T12 - B2 Common Oak
T13 - B2 Common Oak
T14 - C2 Common Alder
T15 - C2 Common Alder
T16 - B2 Common Oak
G31 - C2 Hawthorn, Hazel, Holly
G29 - B2 Common Alder
T17 - U Ash
T18 - U Ash
T19 - C2 Common Alder
T20 - C2 Common Alder
T21 - B2 Common Alder
T22 - C2 Ash
T23 - C2 Field Maple
T24 - C2 Ash
T34 - C2 Norway Maple
T35 - C2 Ash
T37 - B2 Common Oak
T38 - B2 Common Oak
T40 - B2 Common Alder
G30 - C2 Hazel
G32 - C2 Holly, Hazel, Yew, Ash
G33 - C2 Cherry Laurel
15no. staff visitor spaces & deliveries
Main Entrance & drop off
Pond
Bore Hole
Parking for basin maintenance
2 x visitor spaces
Potential road location for access to future phases
Planted Bank
Formal Garden
Raingarden
Woodlands
Hazelhurst

0 10 20 30 40 50m
Scale 1:500

Rev	Date	Description			
PL01	15/08/24	For Planning	VM	CG	CG

Project
The Copse
Worthing Road, Southwater

Client
Star Build Ltd.

Drawing Title
Tree Protection Plan
Care Home- Sheet 2 of 2

Status	Date	Scale
For Planning	15/08/2024	1:500 @ A3

Drawn	Designed	Checked	Approved
VM	VM	CG	CG

DWG No. 841.001.ENZ.XX.00.DR.AR.45.103
Revision PL01

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DC Development Consultants
Driving Sustainable Development

APPENDIX C – Daily Environmental Record

Environmental Daily Record

DC Development Consultants
Driving Sustainable Development

Site		**Project Ref**	
Client			

	08:30			13:00			17:30		
Weather • Wet/Dry? • Temperature? • Pressure?									
Wind • Speed? • Direction?									
Noise Readings	No.	Avg.	Max.	No.	Avg.	Max.	No.	Avg.	Max.
	N_1			N_1			N_1		
	N_2			N_2			N_2		
	N_3			N_3			N_3		
	N_4			N_4			N_4		
	N_5			N_5			N_5		
	N_6			N_6			N_6		
Mud, Dust • Issues? • Suppression in use? • Wheel wash in use? • Road Cleaning in use? • Stockpiles well managed? • Dustboss Deployed?	 Yes/No/NA Yes/No/NA Yes/No/NA Yes/No/NA Yes/No/NA			 Yes/No/NA Yes/No/NA Yes/No/NA Yes/No/NA Yes/No/NA			 Yes/No/NA Yes/No/NA Yes/No/NA Yes/No/NA Yes/No/NA		
Odour • Any noticeable odour at site boundary? • Effective management of potentially odorous activities? • Suppression systems in operation? • Nuisance Location?	 Yes/No/NA Yes/No/NA Yes/No/NA			 Yes/No/NA Yes/No/NA Yes/No/NA			 Yes/No/NA Yes/No/NA Yes/No/NA		
Visits • Regulatory Visit eg. EA, EHO, HSE etc • Client, Professional Team									
Monitoring • Any sampling/monitoring undertaken?									
Inspections • Perimeter Fencing • Surface Water Management • Highways Defects									
PID Readings • Working Areas • Site Boundary • Receptors									

Details of Nuisance, Issues and Mitigating Measures

Time	Activity	Comments & Observations	Samples/Tests	Photographs

Person Completing Form		**Signature**		
Day & Date		**Checked by Site / Manager**		

DC Development Consultants
Driving Sustainable Development

APPENDIX D – Waste Documentation

DC Development Consultants
Driving Sustainable Development

APPENDIX D1 – Controlled Duty of Care Waste Transfer Note (Inert and/ or Non-Hazardous Wastes)

Duty of care: waste transfer note

Keep this page and copy it for future use. Please write as clearly as possible.

Section A – Description of waste

A1 Description of the waste being transferred

List of Waste Regulations code(s)

A2 How is the waste contained?

Loose ☐ Sacks ☐ Skip ☐ Drum ☐

Other ☐

A3 How much waste? For example, number of sacks, weight

Section B – Current holder of the waste – Transferor

By signing in Section D below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011 Yes ☐

B1 Full name

Company name and address

Postcode SIC code (2007)

B2 Name of your unitary authority or council

B3 Are you:

The producer of the waste? ☐

The importer of the waste? ☐

The local authority? ☐

The holder of an environmental permit? ☐

Permit number

Issued by

Registered waste exemption? ☐

Details, including registration number

A registered waste carrier, broker or dealer? ☐

Registration number

Details (are you a carrier, broker or dealer?)

Section C – Person collecting the waste – Transferee

C1 Full name

Company name and address

Postcode

C2 Are you:

The local authority? ☐

C3 Are you:

The holder of an environmental permit? ☐

Permit number

Issued by

Registered waste exemption? ☐

Details, including registration number

A registered waste carrier, broker or dealer? ☐

Registration number

Details (are you a carrier, broker or dealer?)

Section D – The transfer

D1 Address of transfer or collection point

Postcode

Date of transfer (DD/MM/YYYY)

D2 Broker or dealer who arranged this transfer (if applicable)

Postcode

Registration number

Time(s)

Transferor's signature

Name

Representing

Transferee's signature

Name

Representing

DC Development Consultants
Driving Sustainable Development

APPENDIX D2 – Hazardous Waste Consignment Note

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

1 Consignment note code: [ ][ ][ ][ ][ ][ ] / [ ][ ][ ][ ][ ] [ ][ ]

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

3 The waste will be taken to (name, address and postcode):

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was:

2 SIC (2007) for the process giving rise to the waste: . /

3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements

PART C Carrier's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are

/

1 Carrier name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

2 Carrier registration no./reason for exemption:

3 Vehicle registration no. (or mode of transport, if not road):

Signature

Date D D M M Y Y Y Y Time H H M M

PART D Consignor's certificate

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1 Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature

Date D D M M Y Y Y Y Time H H M M

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)

1 I received this waste at the address given in A3 on: Date D D M M Y Y Y Y Time H H M M

2 Vehicle registration no. (or mode of transport if not road):

3 Where waste is rejected please provide details:

Name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

I certify that waste permit/exempt waste operation number:

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Signature

Date D D M M Y Y Y Y Time H H M M

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

CARRIER'S COPY

PART A Notification details

1 Consignment note code: [ ][ ][ ][ ][ ][ ] / [ ][ ][ ][ ][ ][ ] [ ][ ]

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

3 The waste will be taken to (name, address and postcode):

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was:

2 SIC (2007) for the process giving rise to the waste: [. /]

3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements

PART C Carrier's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are

[/]

1 Carrier name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

2 Carrier registration no./reason for exemption:

3 Vehicle registration no. (or mode of transport, if not road):

Signature

Date D D M M Y Y Y Y Time H H M M

PART D Consignor's certificate

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1 Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature

Date D D M M Y Y Y Y Time H H M M

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)

1 I received this waste at the address given in A3 on: Date D D M M Y Y Y Y Time H H M M

2 Vehicle registration no. (or mode of transport if not road):

3 Where waste is rejected please provide details:

Name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

I certify that waste permit/exempt waste operation number:

[ ]

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are: [ ]

Signature

Date D D M M Y Y Y Y Time H H M M

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

CONSIGNEE'S COPY

PART A Notification details

1 Consignment note code: [ ][ ][ ][ ][ ][ ] / [ ][ ][ ][ ][ ][ ] [ ][ ]

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

3 The waste will be taken to (name, address and postcode):

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was:

2 SIC (2007) for the process giving rise to the waste: [. /]

3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			
	[ ][ ][ ][ ][ ][ ]						
	[ ][ ][ ][ ][ ][ ]						

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
[ ][ ][ ][ ][ ][ ]					
[ ][ ][ ][ ][ ][ ]					

PART C Carrier's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are

[/]

1 Carrier name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

2 Carrier registration no./reason for exemption:

3 Vehicle registration no. (or mode of transport, if not road):

Signature

Date D D M M Y Y Y Y Time H H M M

PART D Consignor's certificate

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1 Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature

Date D D M M Y Y Y Y Time H H M M

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
[ ][ ][ ][ ][ ][ ]			
[ ][ ][ ][ ][ ][ ]			

1 I received this waste at the address given in A3 on: Date D D M M Y Y Y Y Time H H M M

2 Vehicle registration no. (or mode of transport if not road):

3 Where waste is rejected please provide details:

Name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

I certify that waste permit/exempt waste operation number:

[ ]

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are: [ ]

Signature

Date D D M M Y Y Y Y Time H H M M

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate) **Continuation sheet** [ ] **of** [ ]

Continuation sheet for consignment note code: [ ][ ][ ][ ][ ][ ]/[ ][ ][ ][ ][ ][ ][ ]

PART B Description of the waste

3 WASTE DETAILS (for all waste types collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components of the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			

The information given below is to be completed for each EWC identified above

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements

PART E Consignee's certificate (all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

CARRIERS'S COPY Continuation sheet [ ] **of** [ ]

Continuation sheet for consignment note code: [ ][ ][ ][ ][ ][ ]/[ ][ ][ ][ ][ ][ ][ ]

PART B Description of the waste

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CONSIGNEE'S COPY Continuation sheet [ ] of [ ]

Continuation sheet for consignment note code: [ ][ ][ ][ ][ ][ ]/[ ][ ][ ][ ][ ][ ][ ]

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DC Development Consultants
Driving Sustainable Development

APPENDIX E – Asbestos Removal Documents

ASBESTOS GONE

Royal Eagle Close, Rochester, Kent ME2 4NF
Tel: 02071 172 802
Email: info@asbestosgone.co.uk
Web: www.asbestosgone.co.uk

The Hazardous Waste Regulations 2005:

Consignment Note

PART A Notification details

1 Consignment note code: AGONE/23247

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

The copse
Worthing road
Southwater

3 The waste will be taken to (name, address and postcode):

LenFlo waste
Royal Eagle Close, Rochester
Kent ME2 4NF
01732 441006
Info@lenflowaste.co.uk

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

Asbestos Gone

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: Removal 2 SIC (2007) for the process giving rise to the waste: 39.99/0

3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components of the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			
Fibrous Asbestos	170601		Amonsite / Crocidolite			HP5 + HP7	
Bonded Asbestos	170605	10	Chrysotile	>10%	Solid	HP5 + HP7	10 bags

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
170601	2212	Waste Asbestos Amphilbole	9	II	CV 13 CV 28 (Double Bagged)
170605	2590	Waste Asbestos Chrysotile	9	III	CV 13 CV 28 (Double Bagged)

PART C Carrier's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers.

If schedule of carriers is attached, tick here ☐)

I certify that I today collected the consignment and the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection on the round number and collection number are:

1 Carrier name: J McDermott
On behalf of (name, address, postcode, telephone, e-mail, facsimile):

2 Carrier registration no./ reason for exemption: CBDU-533533

3 Vehicle registration no. (or mode of transport, if not road): HJ22 FVF

Signature:

Date 18/12/25

Time 1300

PART D Consignor's certificate

I certify that the information A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packed and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1 Consignor name: J McDermott
On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature: [redacted]

Date 18/12/25 Time 1300

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted / rejected	Waste management operation (R or D code)
170605	100KG	ACC	D-15

1 I received this waste at the address given in A3 on: Date 18/12/2025 Time 1310

Name: Lily

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

2 Vehicle registration no. (or mode of transport if not road):

3 Where waste is rejected, please provide details: HJ22 FVF

I certify that waste permit / exempt waste operation number:

EPR/WE6529AC

authorises the management of the waste described in B at the address given in A3. Where consignment forms part of a multiple collection, as identified in part C, I certify that the total number of consignments forming the collection are:

Sign [redacted]

Dat

WHITE - Producer's / Holder's / Consignment Copy **YELLOW** - Carrier's Copy **PINK** - Consignee's Copy (DELETE AS APPROPRIATE)

ASBESTOS GONE

CERTIFICATE OF RE-OCCUPATION

NON-LICENSED ASBESTOS REMOVAL

Asbestos Cement

Client Details:		Project Number:	Ag23247
Name:			
Address:	N M B House The Aspect 12 Finsbury Square London EC2A 1AS		
Tel:		Email:	jason@jamcapltd.com

Site Address:			
Name:	Barchester Care Homes		
Address:	The Copes, Worthing Road, Southwater, Horsham, RH13 9AT,		
Tel:		Email:	jason@jamcapltd.com

Location of works undertaken:

External property

Duration of works undertaken:

From 18/11/2025 **To** 18/11/2025

Brief description of the works undertaken:

Removed all asbestos soffits

Comments:

Name of person undertaking visual inspection:

Is the area free from dust or debris? Yes

Name: [redacted]

Signature

Name of person undertaking visual inspection:

Is the area free from dust or debris? Yes

Name:

Signature: