

Construction and Environmental Management Plan (CEMP)

Project: Demolition of existing dwelling, change of use of land from paddock to residential curtilage, and erection of a replacement four-bed barn style dwelling with detached garage.

Location: Sir Roberts Farm, Goose Green Lane, Goose Green, West Sussex.

Application Number: DC/25/0040.

This CEMP is submitted to satisfy the requirements of Pre-Commencement Condition 6 of planning permission DC/25/0040, granted by Horsham District Council on 06/08/2025. No development, including demolition or ground clearance, shall commence until this plan is submitted to and approved in writing by the Local Planning Authority.

The objective of this CEMP is to properly consider the potential impacts on the amenity of nearby occupiers during construction, in accordance with Policy 33 of the Horsham District Planning Framework (2015).

1 Introduction, Project Description, and Location

1.1 Project Description

The development involves the demolition of the existing single-story Bungalow (Sir Robert's Bungalow) and its replacement with a two-story, four-bedroom, barn-style dwelling, together with a detached three-port garage. The scheme includes the redefinition of the residential curtilage and the construction of a new permeable access track spurring from the existing access points on Goose Green Lane. The proposed dwelling will be sited partially over the Bungalow's existing footprint.

1.2 Construction Materials

Construction of the replacement dwelling and garage will utilize a specific palette of local vernacular materials typical of traditional Sussex farmsteads, including soft brown/red clay roof tiles (e.g., Keymer handmade traditional range), dark timber feather edge weatherboard cladding, oak timber framing, and a plinth wall of Sussex flint framed with handmade Sussex red clay bricks.

1.3 Construction Programme (High-Level):

1. Site establishment and pre-commencement compliance (including installation of TPF per Condition 3 and Contamination/Remediation Scheme approval per Condition 4).
2. Demolition of the existing bungalow.
3. Groundworks, foundations, and installation of the new permeable access track.
4. Erection of the superstructure (new dwelling and garage).
5. Finishing, installation of water efficiency measures (Condition 7 & 8), EV charging points (Condition 11), refuse/recycling storage (Condition 13), cycle parking (Condition 12), and implementation of the approved Biodiversity Enhancement Strategy (Condition 9).

2 Management Responsibilities

A designated management team will oversee CEMP compliance:

Role	Responsibility
Project Manager	Overall compliance with planning conditions (DC/25/0040) and CEMP implementation.
Site Manager	Daily operations, site logistics, safety, and monitoring/recording of dust and noise controls.
Environmental Lead	Implementation of all approved ecological mitigation measures (including TPP, PEA, Bat PRA, and GCN conditions) and pollution control.
Community Liaison Officer	Management of public communication and handling of resident queries or complaints (Section 4).

3 Construction Programme and High-Impact Activities

Activities identified as likely to cause high levels of noise or dust:

- **Demolition:** Breaking out of the existing timber bungalow and associated hardstanding.
- **Groundworks:** Excavation for foundations of the new dwelling and detached garage, and earth moving for the new permeable access track.
- **Heavy Construction:** Operation of plant and machinery (e.g., piling, concrete pouring, cutting of hard materials like Sussex flint and clay bricks).
- **Deliveries:** Movements of heavy goods vehicles (HGVs) carrying large materials (e.g., oak framing, roof tiles, and concrete).

4 Site Working Hours and Community Liaison

4.1 Site Working Hours

Construction activities shall be restricted to the following hours:

- Monday to Friday: 08:00 to 18:00
- Saturday: 08:00 to 13:00
- Sundays and Bank Holidays: No working permitted

High-noise generating activities (such as piling, concrete breaking, and use of heavy machinery) will be strictly confined to these hours.

4.2 Named Contact for Residents

Prior to commencement, a named individual (Community Liaison Officer or Site Manager) and a dedicated contact telephone number/email address shall be publicized and maintained as the point of contact for local residents to address any site-related queries or concerns promptly.

Named Contact: Michael Isherwood

Contact Telephone: [To be provided prior to commencement]

Contact Email: [To be provided prior to commencement]

This contact will serve as the dedicated point of contact for local residents to address any site-related queries or concerns promptly. All complaints or concerns will be logged and responded to within 24 hours during working days.

4.3 Communication Procedures

Communication procedures will be established with the local community to manage expectations regarding key construction activities. These will include:

- Distribution of a project information newsletter to neighbouring properties prior to commencement, detailing the project scope, anticipated timeline, and contact information.
- Advance notification (minimum 48 hours) to immediate neighbours (Sir Robert's Cottage, Bucks Farm, and Bowford Cottages) prior to high-impact phases such as demolition, major concrete pouring, or deliveries of exceptionally large materials.
- Monthly update letters or emails during active construction phases, highlighting progress and upcoming works.

5 Detailed Site Logistics Arrangements (Parking, Deliveries, and Storage)

5.1 Parking

Sufficient parking facilities for all site operatives and visitors will be provided entirely within the site curtilage. No unauthorized parking will be permitted on the public highway (Goose Green Lane).

5.2 Deliveries

Deliveries shall be scheduled and managed to prevent simultaneous arrivals, thereby minimizing disruption and congestion on Goose Green Lane (B2133).

Specific delivery routing instructions (Section 6) will be adhered to.

5.3 Storage

Designated areas for materials and equipment storage will be established within the curtilage.

Crucially, the protection measures outlined in Condition 3 must be strictly observed: No storage of materials, equipment, or machinery, and no mixing of cement, concrete, or use of other materials or substances, shall take place within any area fenced off for tree protection (the Tree Protection Zones).

6 Traffic Management and Construction Routing

6.1 Traffic Construction Routing

All construction traffic access (to and from the site) will utilize the existing South-West access points from Goose Green Lane (B2133). Specific routing instructions (off the wider highway network) will be detailed and circulated to minimize travel through nearby residential areas.

6.2 Highway Network Safety

Measures implemented to mitigate the impact of construction on the amenity and safety of the highway network:

- The site access point onto Goose Green Lane will be regularly monitored, and wheel-washing or road sweeping equipment will be employed as necessary to prevent the deposition of mud or debris onto the highway.
- Appropriate safety signage and banksmen will be utilized, particularly during large deliveries or excavation works near the access points.

7 Dust and Noise Mitigation, and Environmental Protection

7.1 Sensitive Receptors

Sensitive receptors are identified as neighbouring residential properties, including Sir Robert's Cottage, Bucks Farm, and Bowford Cottages.

7.2 Noise Mitigation Measures

- **Hours of Work:** High-noise generating activities will be restricted to approved working hours.
- **Equipment:** All plant and machinery will be maintained, fitted with suppressors, and operated efficiently to minimize noise levels.
- **Monitoring:** Noise levels will be monitored (e.g., using spot checks or acoustic meters) near sensitive receptors to ensure compliance. Temporary acoustic barriers will be considered if required.

7.3 Dust Mitigation Measures:

- **Damping:** Water sprays will be used continuously during demolition, dry excavation, and earth moving to suppress airborne dust.
- **Stockpiles:** Stockpiles of fine materials (e.g., spoil or sand) will be located away from sensitive boundaries and covered with sheeting during dry, windy conditions.
- **Access Roads:** On-site vehicle speeds will be strictly enforced to limit dust dispersal.
- **Monitoring:** Regular visual monitoring of dust levels and formal recording of all resident dust complaints will be maintained.

8 Environmental and Ecological Protection

All works must be undertaken in strict accordance with the approved ecological reports and conditions.

8.1 Arboricultural Protection

No development shall commence until Tree Protective Fencing is installed around all retained trees (on-site and off-site whose root protection areas ingress into the site). This must be done in full accordance with Section 6 of BS 5837 (2012) and the approved Tree Protection Plan (Duckworths Arboriculture Ltd TPP 06670 2025 0.2). The fencing will be maintained throughout all construction works.

8.2 Ecological Mitigation

Development must be undertaken in strict accordance with the mitigation and enhancement measures in the Preliminary Ecological Appraisal (Phlorum Limited, July 2022) and the Bat Preliminary Roost Assessment (Arun Ecology, April 2025).

8.3 Great Crested Newts

Works must strictly comply with the terms of the Council's Organisational Licence (WML-OR136) and the specific impact plan for GCN District Licensing ("Sir Roberts Farm: Impact plan for great crested newt District Licensing (Version 1) dated 4th June 2025").

8.4 Water Management

The replacement dwelling incorporates a permeable access track and sustainable drainage solutions to effectively manage surface water runoff. Measures will be implemented during construction to prevent sediment or contaminated runoff from entering the surrounding environment.

9 Contractor's Facilities

The establishment of contractor facilities will be managed to ensure the safety of the public and the protection of the rural site's character.

9.1 Compound Areas and Temporary Buildings

The welfare compound will be established early in the construction phase. It will include temporary site offices, mess rooms, and sanitary facilities for operatives. These will be located within the site curtilage, with the size and location determined to ensure adequate separation from sensitive site features and the public.

9.2 Fencing and Security

A 2.4m high construction hoarding or similar perimeter fencing will be erected with gated access to secure the site. All site visitors must report to the Site Manager and sign in/out.

9.3 Tree Protection Fencing

In strict accordance with Condition 3, sturdy fencing will be established around all retained trees and root protection areas before any equipment or machinery is brought onto the site.

9.4 Storage of Plant and Materials

All mobile plant and equipment will be parked safely and locked in designated areas when not in use. No materials, equipment, or machinery shall be stored within the designated Tree Protection Zones. Hazardous materials will be stored in bunded, secure areas with impervious floors.

9.5 Waste Management

Waste will be managed utilizing a hierarchy that prioritizes reduction, re-use, and recycling before disposal.

9.5.1 Earthworks and Spoil

The project aims to minimize the import and export of material. Spoil from the demolition of the bungalow and new excavations will be re-used on-site for landscaping and infill where engineering standards allow.

9.5.2 Reduction

To minimize waste, the project will implement a just-in-time delivery system and utilize off-site fabrication where practical.

9.5.3 Re-Use and Recycling

Materials such as timber, aggregates, and bricks from the demolition will be sorted for re-use. Separate, marked skips will be provided for specific waste streams like metals, plastics, and glass to facilitate efficient recycling.

9.5.4 Disposal

Wastes requiring removal will be handled by licensed waste carriers. A record of all Waste Transfer Notes will be maintained to audit waste movements from source to a licensed facility. Any asbestos encountered during the demolition of the bungalow will be disposed of by a specialized contractor in accordance with Condition 4 and relevant legislation.

10 Storage of Fuel, Oil, and other Chemicals

Measures will be implemented to prevent pollution of the underlying aquifers and local water systems in line with Environment Agency Pollution Prevention Guidelines (PPGs).

10.1 Bunded Storage

All fuels, oils, and lubricants will be stored in adequately bunded tanks (110% of the largest container or 25% of total volume) on impervious floors.

10.2 Refuelling and Maintenance

Refuelling will be carried out by trained operatives only. Static plant will be placed on drip trays to collect leaks.

10.3 Spill Kits

Spill containment equipment will be maintained in close proximity to storage and refuelling areas, with all site staff trained in its use.

10.4 Location

Storage areas will be located at least 10m from any watercourse or highway gully.

11 Temporary Lighting

As most works are scheduled for standard daylight hours, task lighting is not generally planned.

11.1 Security Lighting

Temporary lighting in the contractor's compound will be provided for security and safety.

11.2 Ecological Mitigation

In accordance with the Bat Preliminary Roost Assessment, all temporary lighting must be designed to avoid disturbance to foraging or commuting bats. This includes:

- The use of directional floodlighting to avoid light spill onto retained habitats.
- Utilizing the lowest intensity possible and avoiding light that emits high levels of blue or UV light.
- Switching off all non-essential lighting when the site is not in use.

12 Site Rules

The following minimum standards must be adhered to by all personnel:

12.1 PPE

All operatives and visitors must wear a hard hat, high-visibility jacket, and protective footwear as a minimum.

12.2 Induction

No person may enter the site without receiving a site-specific safety and environmental induction.

12.3 Safety Protocols

All reversing vehicles must be supervised by a trained banksman.

12.4 Conduct

Operatives must not report for work under the influence of alcohol or drugs.

12.5 Parking

Vehicles must only park in the designated on-site areas; no parking is allowed on Goose Green Lane.

12.6 Permit to Dig

The site will operate a permit to dig system, granted only after a review of service drawings and cable locator scans.

12.7 Reporting

All accidents, "near misses," or environmental incidents must be reported immediately to the Site Manager and logged.