



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

LOT 9 – JACKSON'S FARM, HAMMERPOND ROAD, RH13 6PE
PLANNING CONDITION 68 [DEMOLITION] OF PLANNING PERMISSION: DC/25/0403

Phase 1 – Demolition & land Remediation

1. INTRODUCTION

Purpose of the CEMP

The purpose of this Construction Environmental Management Plan (CEMP) is to set out the procedures, management arrangements and mitigation measures that will be implemented during the demolition & land remediation phase of the development at Lot 9 – Jackson's Farm (Plan Ref: 259101-101). The CEMP has been prepared to satisfy the requirements of Planning Condition 68 [demolition] and to ensure that construction activities are carried out in a controlled manner that minimises environmental impacts and protects the amenity of surrounding receptors.

Scope of the CEMP

This CEMP applies to all demolition & land remediation activities associated with the development at Lot 9 – Jackson's Farm. The document outlines site management responsibilities, construction logistics, site compound arrangements, vehicle access and parking, dust suppression and wheel washing facilities, and measures for communication with the local community. The plan will be implemented by the Principal Contractor and all subcontractors working on the site.

Planning Condition Requirements

This CEMP has been prepared in accordance with Planning Condition 68, which requires the submission and approval of a Construction Environmental Management Plan prior to the commencement of development within Lot 9. The condition requires the CEMP to include details of site management responsibilities, site logistics arrangements (including compound location, storage areas, site offices, access points, parking and wheel washing facilities), arrangements for community liaison during demolition and construction works, and details of any temporary floodlighting.

Demolition and construction overview

The demolition and removal from site all above ground structures and subsequent land remediation preconstruction

SITE MANAGEMENT AND RESPONSIBILITIES



Effective site management will be implemented throughout the demolition and construction phases to ensure compliance with the approved CEMP and relevant planning conditions. Clear roles and responsibilities will be established to ensure that environmental protection measures, site logistics arrangements, and communication procedures are properly implemented and monitored.

The Principal Contractor will be responsible for the overall implementation of this CEMP and ensuring that all contractors and subcontractors working on site comply with the environmental control measures outlined within this document.

Role	Organisation	Responsibility	Contact
Client / Developer	Lake Investments LTD	Overall responsibility for the development	Lee Goossens 07710908088
Principal Contractor	Dorton Demolition	Implementation of the CEMP and construction management	[REDACTED]
Site Manager	Lake Investments LTD	Day-to-day site operations and environmental compliance	Lee Goossens 07710908088
Environmental Manager / Advisor	Lake Investments LTD	Monitoring environmental controls and mitigation measures	Lee Goossens 07710908088
Health & Safety Manager	Dorton Demolition	Health and safety compliance on site	[REDACTED]

Site Manager Responsibilities

The Site Manager will be responsible for the day-to-day implementation of the CEMP and will ensure that all site personnel comply with the environmental and operational procedures. Key responsibilities include:

- Ensuring the site is managed in accordance with the approved CEMP.
- Monitoring dust, noise and general site operations.
- Ensuring wheel washing and dust suppression measures are functioning effectively.
- Ensuring site access routes and parking areas are managed safely.
- Acting as the main point of contact for local residents and the Local Planning Authority.

Environmental Management

Environmental performance on site will be monitored through regular site inspections carried out by the Site Manager or Environmental Manager. Any environmental incidents or non-compliance will be recorded and addressed promptly, with corrective actions implemented where necessary.



Site Contact Details

The following contact details will be made available to local residents and displayed on the site notice board:

- **Site Manager:** Lee Goossens
- **Site Contact Number:** 07710908088
- **Email Contact:** lg@thehuntergroup.co.uk
- **Emergency Contact Number available 24 hours:** 07710908088

These contact details will also be included within any community liaison communications issued prior to and during the demolition and construction works.

CONSTRUCTION PROGRAMME

The demolition and construction work associated with the development at Lot 9 – Jackson's Farm will be undertaken in a phased manner to ensure that activities are carried out safely, efficiently and in accordance with the approved CEMP.

The anticipated start date for Site establishment and installation of compound is November 2026 and Demolition, December 2026 subject to the discharge of planning conditions. The construction programme will be managed to minimise disruption to neighbouring receptors and the surrounding highway network.

Indicative Programme of Works

Total project running time: 12 weeks

Activity	Estimated Timing
Site establishment and installation of compound	November 2026
Demolition works	December 2026 – January 2027
Site clearance and material removal	December 2026 – January 2027
Land remediation	January 2027
Phase 2 - Construction works	Phase To be confirmed

The programme may be refined by the Principal Contractor prior to the commencement of works. Any significant changes to the sequence of works will continue to be undertaken in accordance with the measures set out in this CEMP.

Working Hours

Demolition and construction activities will normally take place during the following hours:

- **Monday – Friday:** 08:00 – 18:00



- **Saturday:** 08:00 – 13:00
- **Sundays and Bank Holidays:** No works
- Deliveries to and from the site will be scheduled within these hours wherever practicable to minimise disturbance to neighbouring properties and local traffic.

SITE LOGISTICS PLAN

A Site Logistics Plan will be prepared and maintained throughout the demolition and construction phases to manage site operations and ensure that materials, plant and vehicles are organised safely and efficiently.

The Site Logistics Plans Appendix B – Demolition Logistics Plan and Appendix C – Remediation Logistics Plan will illustrate the locations of key operational areas and facilities on a phase-by-phase basis.

Site Compound

A temporary site compound will be established within the site boundary to accommodate:

- Site offices
- Welfare facilities
- Storage for small plant and equipment
- Secure material storage areas

The compound will be clearly defined and secured with temporary fencing.

Loading, Unloading and Material Storage

Designated areas will be provided within the site for the loading, unloading and storage of plant and materials. These areas will be located to ensure safe vehicle manoeuvring and minimise disruption to site operations.

Any stripped topsoil generated during site clearance works will be stored in clearly defined stockpile areas within the site boundary. Stockpiles will be managed to prevent dust generation and erosion.

Site Offices

Temporary modular cabins will be used to provide site offices and welfare facilities. These structures will typically comprise:

- Single or stacked modular units
- Approximate height of 3–6 metres depending on configuration
- Neutral external finish typical of temporary site accommodation

The site offices will be located within the designated compound area shown on the Site Logistics Plan. A plan of this office can be found on Appendix D.



Construction Vehicle Access

Construction vehicles will access the site via designated access points identified on the Site Logistics Plan. These access routes will be clearly marked and managed to ensure the safe movement of construction traffic.

Where required, traffic management measures will be implemented to ensure safe access and egress from the site.

Vehicle Movements and Routes Summary

All lorries will follow pre-planned routes to their respective destinations and will use the primary road network for the removal of materials and the delivery of plant and machinery. The delivery of plant to the site, and its subsequent removal, will take place within the site premises and not on Hammerpond Road. All large goods vehicles attending the site will be parked within the site to ensure that the surrounding highway remains clear.

It is not anticipated that there will be an excessive number of lorry movements between the site and transfer or recycling facilities. Most lorry movements will be associated with the transfer of scrap, controlled waste and recycled hardcore material. These movements will be spread throughout the works but will be more concentrated during the removal of soft-strip materials.

Vehicle movements will primarily consist of:

- 15 cubic metre, 8-wheeled tippers.
- Pickup and tipper vans.
- HGVs for the delivery and collection of plant and welfare facilities.

During peak periods, it is anticipated that there will be up to six HGV visits per day, comprising up to six arrivals and six departures.

For the delivery of large items of plant and equipment, such as demolition machines, welfare units and storage units, it is proposed that heavy goods vehicles will access the site during off-peak hours. Vehicles will turn around within the site before re-entering the highway.

There will be no stopping on the highway. Traffic management will therefore be limited to the use of a qualified banksman to assist vehicles exiting the site, where required.

No temporary traffic management measures or temporary highway signage are proposed beyond the use of a qualified banksman to assist vehicles exiting the site, where required.



Visibility Splays

In line with approved consent and condition 76 in particular “visibility splays of 2.4 metres by the maximum achievable visibility splays using land forming part of the public highway and land in the applicant's control” will be provided and maintained for the duration of the works.

On-Site Parking

Parking for site personnel and visitors will be provided within designated parking areas inside the site boundary. This will ensure that construction-related vehicles do not park on surrounding public roads.

Wheel Washing and Dust Suppression

Wheel washing facilities will be installed near the site exit to prevent mud and debris being tracked onto the public highway.

Dust suppression measures will include:

- Water spraying during demolition and material handling
- Dampening of exposed surfaces during dry weather
- Covering of vehicles transporting loose materials
- Speed restrictions for vehicles operating within the site

Regular inspections will be carried out to ensure that dust control and wheel washing facilities remain effective throughout the demolition and construction works.

Procurement of a road sweeper as required, to be used on the public highway should earth and materials from the site become distributed on the public highway.

COMMUNITY LIAISON AND PUBLIC CONSULTATION

Arrangements will be implemented to ensure that local residents and nearby businesses are kept informed of demolition and construction activities at Lot 9 – Jackson's Farm. The aim is to maintain clear communication, minimise disruption, and provide a clear point of contact should any issues arise during the works.

Pre-Construction Communication

Prior to the commencement of demolition works, local residents and neighbouring properties will be informed of the upcoming works through the following measures:

- Distribution of letters or newsletters outlining the nature and duration of the works.
- Provision of site contact details for the Site Manager or nominated representative.
- Information regarding expected working hours and key phases of demolition and construction.



Ongoing Communication During Works

During demolition and construction activities, communication with local residents will be maintained through:

- Periodic newsletters or letter drops where significant phases of work are scheduled.
- Site notice boards displaying contact details and key project information.
- Availability of the Site Manager as a point of contact for enquiries.

Resident Contact Information

Residents will be provided with the following contact details:

- **Site Manager:** Lee Goossens
- **Site Telephone Number and Emergency (Available 24 hour):** 07710908088
- **Email Contact:** lg@thehuntergroup.co.uk

These details will also be displayed on the site notice board at the site entrance.

Complaints Procedure

A complaints procedure will be implemented to ensure that any concerns raised by local residents are addressed promptly.

1. Complaints received via telephone, email or in writing will be recorded in a site complaints register.
2. The Site Manager will investigate the issue and determine any necessary corrective action.
3. A response will be provided to the complainant as soon as reasonably practicable.
4. Where necessary, mitigation measures will be implemented to prevent recurrence.

TEMPORARY CONSTRUCTION LIGHTING

Temporary construction lighting will be installed only where required to maintain safe working conditions during periods of reduced natural light. Lighting will be designed, positioned, and maintained to provide adequate illumination for work activities while minimising light spill beyond the site boundary. Where practicable, luminaires will be directional, shielded, and angled downward to reduce glare and avoid disturbance to neighbouring properties, road users, and ecological receptors. Lighting equipment will be inspected regularly to ensure it remains in good working order, with unnecessary lighting switched off when not in use. Temporary lighting installations will comply with relevant health and safety requirements and will be managed in accordance with best practice guidance to minimise environmental impacts throughout phase 1.

APPENDICES

Appendix A – Site Location Plan

Appendix B – Demolition Logistics Plan

LAKE INVESTMENTS LIMITED
NASH MANOR
Nutbourne Lane
Nutbourne
West Sussex
RH20 2HS



TEL: 07710 908088
EMAIL: lg@thehuntergroup.co.uk

Appendix C - Remediation Logistics Plan

Appendix D – Welfare Unit

Appendix E – Community Communication

Appendix F – Vehicle Routing Plan

Appendix G – Lorry Holding Plan

522720E

522740E

522760E

522780E

522800E

522820E

522840E

4.7m

Silo

Building 3 - Open Sided

Building 2

Building 1

Building 5

Jackson's Farm

Hammerpond Road

Public Footpath

N

REV BY DATE DETAILS

SCALE @ A1 -1:200

0 2.5m 5m 7.5m 10m 1:200

CLIENT

Lee Goossens
Hammerpond Lane, Horsham, RH13 6PE

PROJECT

Jackson's Farm - Demolition of Barns - 3 new
Build Houses

DRAWN BY

LKH

CHECKED BY

LKH

PLANNING

DRAWING TITLE

Existing Site Plan - Topo

DATE

05.01.24

DRAWING NUMBER

259101-108

REVISION

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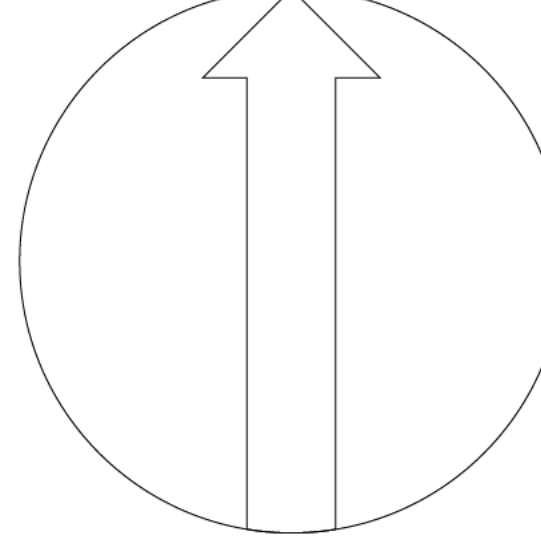
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KEY

- WHEEL WASHING AND DUST SUPPRESSION
- WELFARE UNIT
- SITE COMPOUND
- SITE TURNING AND LOADING AREA
- SITE ACCESS
- SITE PARKING
- STORAGE OF CRUSHED HARDCORE AND SOIL PILES
- EXISTING BUILDINGS

N

B SJB 23.09.26 Vis. splay changed to show 30mph(43m splay)

REV BY DATE DETAILS

SCALE @ A1 -1:200

0 2.5m 5m 7.5m 10m 1:200

CLIENT

Lee Goossons
Hammerpond Lane, Horsham, RH13 6PE

PROJECT

Jackson's Farm - Demolition of Barns - 3 new Build Houses

DRAWN BY

LKH

CHECKED BY

LKH

PLANNING

DRAWING TITLE

Demolition logistics plan

DATE

27.03.26

DRAWING NUMBER

259101-120

REVISION

B

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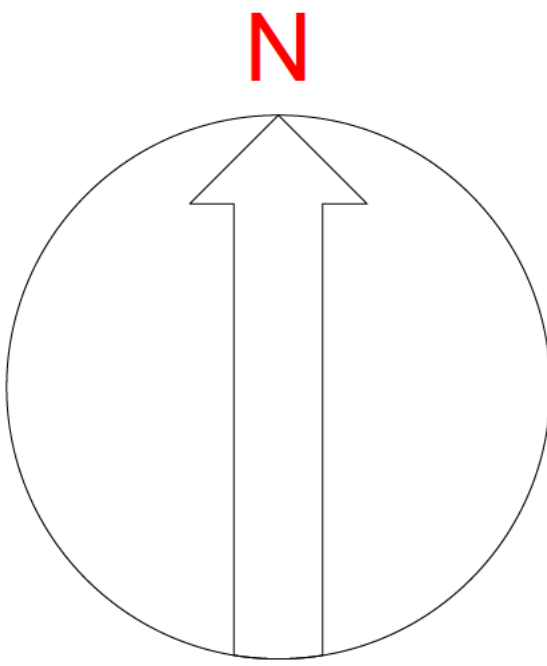
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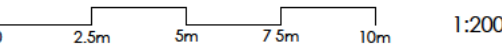
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- WHEEL WASHING AND DUST SUPPRESSION
- WELFARE UNIT
- SITE COMPOUND (plant and materials store)
- SITE TURNING AND LOADING AREA
- SITE ACCESS
- SITE PARKING
- STORAGE OF CRUSHED HARDCORE AND SOIL PILES



REV BY DATE DETAILS

SCALE @ A1 -1:200



CLIENT

Lee Goossons
Hammerpond Lane, Horsham, RH13 6PE

PROJECT

Jackson's Farm - Demolition of Barns - 3 new
Build Houses

DRAWN BY

LKH

CHECKED BY

LKH

PLANNING

DRAWING TITLE

Remediation logistics plan

DATE

27.03.26

DRAWING NUMBER

259101-121

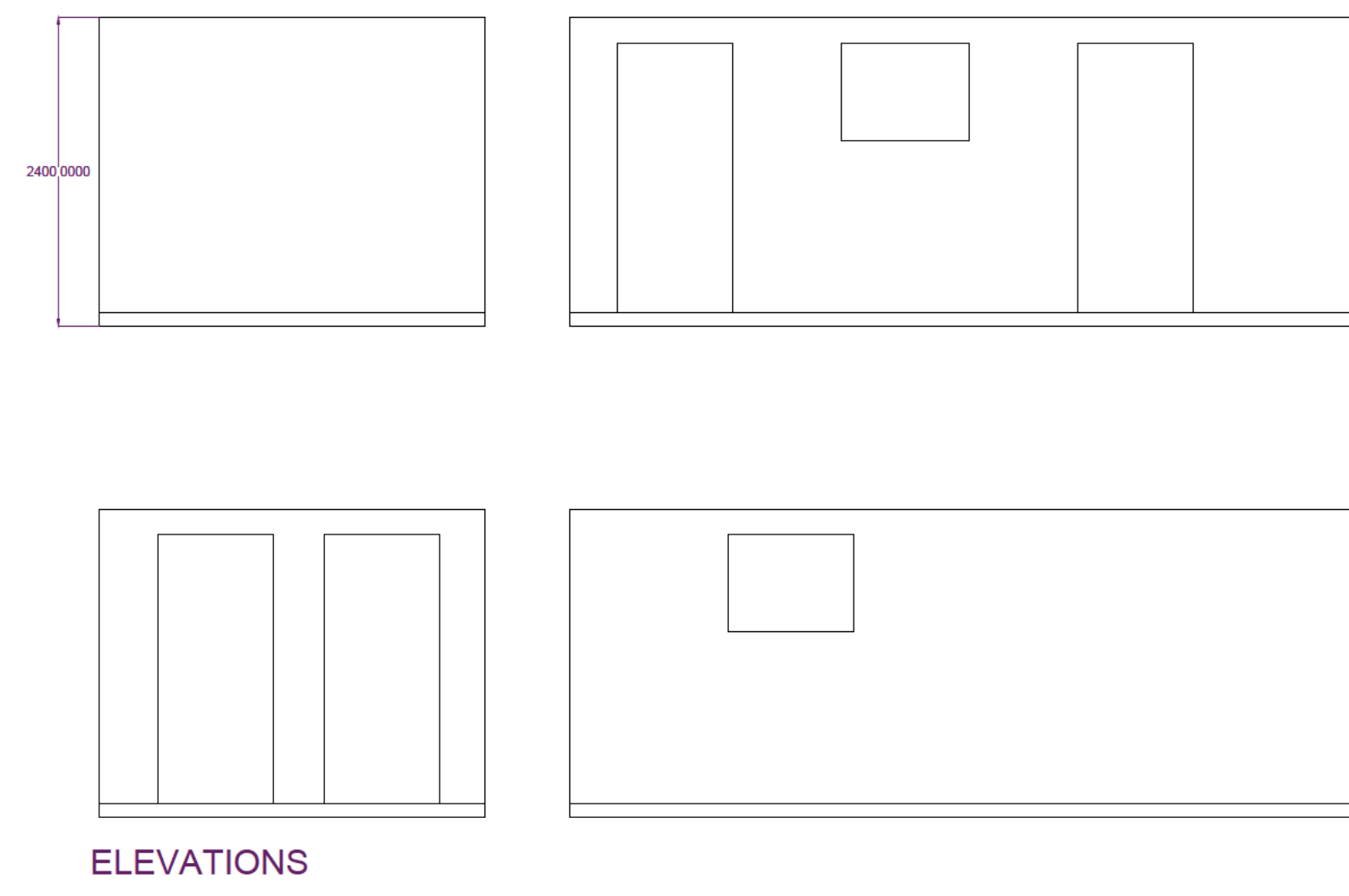
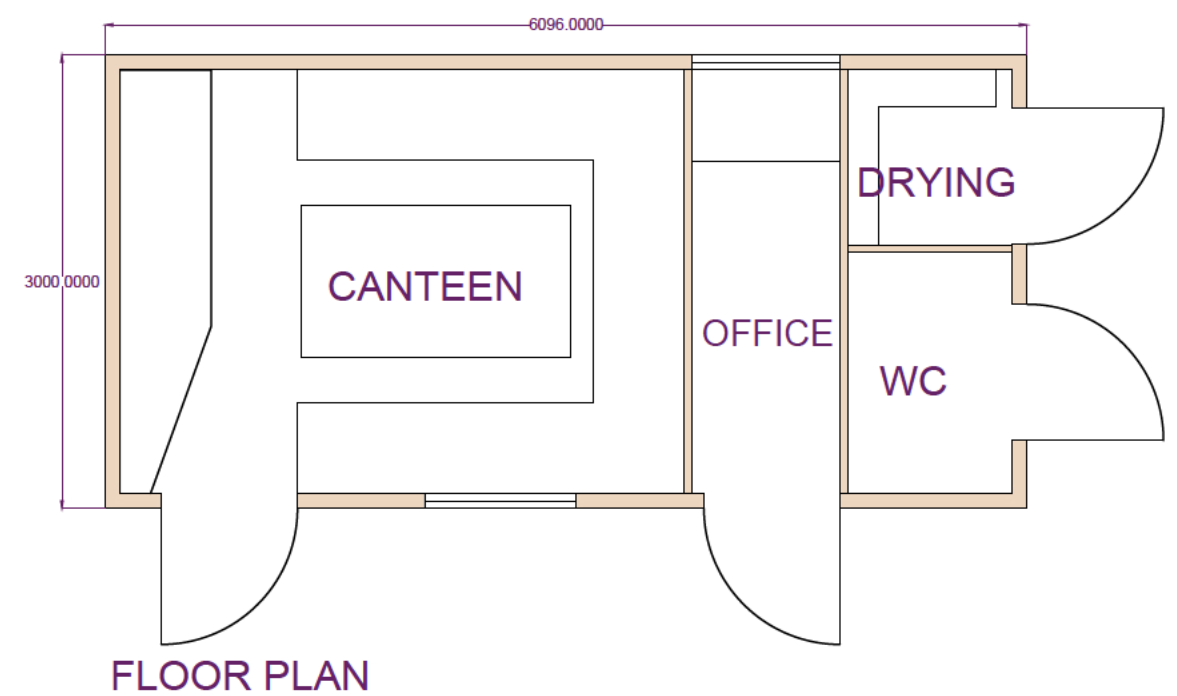
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EXAMPLE PHOTO OF APPEARANCE



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REV BY DATE DETAILS		
SCALE @ A1 -1:50		
CLIENT		
Lee Goossons Hammerpond Lane, Horsham, RH13 6PE		
PROJECT		
Jackson's Farm - Demolition of Barns - 3 new Build Houses		
DRAWN BY		CHECKED BY
LKH		LKH
PLANNING		
DRAWING TITLE		
Welfare Unit		
DATE	DRAWING NUMBER	REVISION
27.03.26	259101-123	--
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Dear Neighbour,

We are writing to inform you that demolition works will be commencing at Jackson's Farm, Hammerpond Road, RH13 6PE as part of the approved development works.

These activities form part of the project's Construction Environmental Management Plan (CEMP), which sets out measures to minimise disruption to the surrounding area.

Programme of Works Demolition is scheduled to begin in **December 2026**. Working hours will generally be:

- **Monday to Friday:** 08:00 – 18:00
- **Saturday:** 08:00 – 13:00
- **Sundays and Bank Holidays:** No works

Nature of Works The works will include the demolition of existing structures, site clearance, and subsequent land remediation.

What to Expect During the demolition phase, there may be periods of increased noise, dust, and vehicle movements. We will make every effort to keep disruption to a minimum and to complete the works as efficiently as possible.

Contact Information If you have any questions, concerns, or require further information, please do not hesitate to contact: **Lee Goossens 07710908088 lg@thehuntergroup.co.uk**

We appreciate your patience and cooperation while these works are carried out.

Kind Regards,

Lee Goossens

Managing Director

Legend

 Lorry route

 RH13 6PE

RH13 6PE

Hammerpond





Jacksons Farm

Legend

-  Heras fencing
-  Lorry holding area
-  RH13 6PE

