
EARTHSTONE HOMES HIGHBAR LANE LTD

Pre-Commencement Condition No.3

Demolition & Construction Details Submission

High Bar Lane, Thakeham, West Sussex RH20 3EH

Planning Reference: DC/26/0209

Prepared For:

Horsham District Council Development Management Parkside, Chart Way Horsham, West Sussex

Prepared By:

Earthstone Homes Highbar Lane Ltd High Bar Lane Thakeham West Sussex

Project Contacts:

Site Manager:

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Phase 3 to completion: Clive Johnson T. 07496 531314 E. clive@hemspan.com

Project Manager: James Mason T. 07743 656823 E. james@premierprojectssussex25.com

Developer Representative: Guy Porritt T. 07850 567133 E. guy@buildviridis.co.uk

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Earthstone Homes Highbar Lane Ltd

Pre-Commencement Condition No.3 – Demolition & Construction Details

i. Introduction

1. Project Description

The development comprises 28 residential Biohaus properties and associated engineering works, including 18 private homes (detached, semi-detached and terraced) and 10 affordable homes (affordable rent and shared ownership). The site is located north of High Bar Lane, Thakeham, West Sussex.

2. Surrounding Context

- North/East: Disused mushroom farm and six residential units
- West: Children's playground and farmland
- South: Established residential homes
- Internal constraints:
 - South–North public footpath
 - East–West unadopted bridleway
 - Stream running parallel to the bridleway and down to Highbar Lane
 - Single vehicular access from High Bar Lane

3. Definitions & Abbreviations

- CEMP – Construction Environmental Management Plan
- LPA – Local Planning Authority
- TRO – Temporary Traffic Regulation Order
- PPE – Personal Protective Equipment
- RMC – Ready Mixed Concrete
- Heras fencing – Standard temporary construction fencing

4. Site Management Contacts

Site Manager:

- **Phase 1 & 2:** Adrian Boka T. 07957 084989 E. adrian@iol-group.co.uk
- **Phase 3 to completion:** Clive Johnson T. 07496 531314 E. clive@hemspan.com
- **Project Manager:** James Mason T. 07743 656823
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- **Developer Representative:** Guy Porritt T. 07850 567133 E. guy@buildviridis.co.uk
- **Community Liaison:** Guy Porritt will act as the named community liaison contact for residents.

5. Working Hours

- Monday–Friday: 08:00–18:00
- Saturday: 08:00–13:00
- Sunday/Public Holidays: No work

6. Construction Programme

A phased programme is provided below. Activities likely to generate higher noise or dust are identified (Higher Impact Activities).

Phase	Duration	Key Activities	High-Impact Activities
Phase 1 – Mobilisation	Weeks 1–4	Entrance formation, compound setup, fencing, temporary roads	Entrance formation, topsoil strip
Phase 2 – Groundworks	Weeks 5–16	Foundations, drainage, utilities	Excavation, RMC deliveries
Phase 3 – Biohaus Erection	Weeks 17–40	Hemspan unit delivery, crane operations	Crane operations, articulated deliveries
Phase 4 – External Works	Weeks 41–52	Roads, footpaths, landscaping	Hard-landscaping dust
Phase 5 – Demobilisation	Weeks 53–56	Compound removal, reinstatement	Minimal impact

High-impact activities will be pre-notified to residents.

ii. Site Logistics Arrangements

a. Site Compound

Located on the future rear gardens of Plots 1–3, including welfare, storage, and parking.

b. Loading, Unloading & Storage

- Hemspan vehicles unloaded adjacent to erection plots.
- Other vehicles unloaded at:
 - Future residents' parking area, or
 - Plot 3 compound
- Topsoil arisings stored on the Play Away area north of bridleway.
- Waste segregated into labelled skips.

c. Site Offices

- Location: Right of site entrance
- Height: 3m
- Size: Approx. 12m × 3m

- Appearance: Neutral modular office unit

d. Vehicle Access & Routing

All vehicles enter via High Bar Lane.

Approved routing strategy:

- A24 Washington Roundabout → A283 Storrington → B2139 north → High Bar Lane
- Prohibited routes: B2139 south from Coolham, Goose Green, Heath Green
- Signage installed at High Bar Lane and A24 Washington Roundabout

e. Vehicle Numbers, Types & Parking

- Hemspan deliveries: 2–3 articulated vehicles/day
- RMC trucks: 1–2 per pour
- Builders' merchants: 1–3 per day
- Plant deliveries: 1–2 per week
- Operative parking: 12 marked spaces, within site compound and future residents parking area
- Visitor parking: 3 bays, opposite plots 1 - 3
- Crane positioned at four approved locations (Appendix C)

f. Highway Protection & Hoarding

- Heras fencing around boundary
- Acoustic sheeting at High Bar Lane and playground boundary
- Wheel wash facilities
- Road sweeping contractor engaged
- Temporary TROs: None required at this stage; if required, details will be submitted to the LPA.

g. Dust Suppression

- Water bowsers
- Misting units
- Sheeting of loose loads
- 10mph speed limit
- Hard-surfaced temporary roads

iii. Public Engagement & Consultation

1. Pre-Commencement Meeting

A public meeting will be held prior to works starting, covering programme, traffic routing, and high-impact activities. A maildrop will be arranged to the local residents 14 days ahead of the Public meeting so that they are aware of the commencement date and the activities that will be taking place.

2. Ongoing Engagement

- Meetings before high-impact phases
- Newsletters and flyers issued at each phase change
- Dedicated email and phone contact
- Response target: Within 48 hours

iv. Floodlighting, Dust & Noise Mitigation

1. Floodlighting

- Low-level 3.5m solar lighting at entrance, compound, office
- Directional LED task lighting when required
- Lighting directed inward; away from neighbours and highway
- Intensity: <20 lux at site boundary
- Used only during permitted working hours

2. Dust Mitigation

- Water suppression
- Misting
- Sheeting of vehicles
- Stockpile management
- Monitoring at sensitive receptors

3. Noise Mitigation

- Acoustic fencing
- No high-impact works before 09:00
- Plant fitted with silencers
- Idling prohibited
- Monitoring using handheld dB meters
- Complaints investigated within 24 hours

4. Sensitive Receptors

- High Bar Lane
- Hardbarrow Woods
- Massey Close
- Adjacent playground

5. Highway Safety

- Controlled access
- Banksman for articulated vehicles
- Warning signage placed in Highbar Lane and along the route to site
- Hard-surfaced temporary roads
- Wheel wash and road sweeping

Appendix A — Construction Phase Environmental Management Plan (CEMP)

Contents to include:

- Full CEMP document ✓
- Dust and noise mitigation strategy
- Monitoring procedures
- Emergency response plan
- Site layout plan
- Sensitive receptor map

Earthstone Homes HBL Limited

**High Bar Lane
Thakeham**

**Construction Environmental Management Plan: Biodiversity
(CEMP: Biodiversity)**

**Job No: 263205
July 2026**



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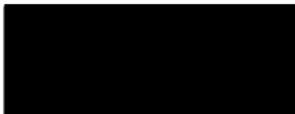
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Issue Date	Issue
09 July 2026	Final

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FIGURE

Figure 1	Proposed Site Plan
Figure 2	Tree Protection Plan
Figure 3	Plan Showing Ecological Sensitive Features

APPENDICES

Appendix A	Register of Environmental Effects
Appendix B	Toolbox Talk (Bats)
Appendix D	Toolbox Talk (Hedgehogs)
Appendix E	Toolbox Talk (Amphibians and Reptiles)

1.0 INTRODUCTION

Overview and Baseline Setting

- 1.1 AA Environmental Limited (AAe) has been commissioned by Earthstone Homes HBL Limited to produce a Construction Environmental Management Plan for Biodiversity (CEMP Biodiversity) for the site. The purpose of this CEMP is to ensure that the works are carried out sensitively to minimise any impact on sensitive receptors and protected habitats and species. In addition, this report will provide the information to assist with discharging Condition 10 attached to planning (Horsham District Council application ref: DC/26/0209) which states:

No development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities.*
- b. Identification of "biodiversity protection zones".*
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d. The location and timing of sensitive works to avoid harm to biodiversity features.*
- e. The times during construction when specialist ecologists need to be present on site to oversee works.*
- f. Responsible persons and lines of communication.*
- g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h. Use of protective fences, exclusion barriers and warning signs*

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To conserve protected and Priority species and allow the Local Planning Authority 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 (as amended) and Policy 31 of the Horsham Development Planning Framework (2015).

- 1.2 The site is located off High Bar Lane in Thakeham, centred at National Grid Reference: TQ 100169. The site comprised the existing grassland, with hardstanding footpaths, a building, deciduous woodland and boundary features including mature treelines. The site was bordered by industrial buildings to the north and east, woodland and a play area to the west, High Bar Lane and residential plots to the south.
- 1.3 Based on the BGS geology maps, the underlying bedrock geology is Fittleworth Member-Sandstone and mudstone. No superficial deposits were recorded. A suitable drainage strategy will be agreed with the Statutory Undertaker.

Project Description

- 1.4 The consented scheme is for the erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply. Given the scale of the proposals, it is anticipated that the work intensity will be moderate. The works will include the following activities:
- Installation of protection measures for existing onsite and adjacent trees;
 - erection of storage areas, welfare facilities and car parking for site operatives;
 - site clearance;
 - earthworks associated with the approved engineering works (foundations and associated utilities, drainage and headwall construction);
 - Construction of the residential dwellings and;
 - soft and hard landscaping details.

- 1.5 Site access and egress will be via High Bar Lane (as shown on Figure 1).

Purpose

- 1.6 This CEMP describes the measures that will be undertaken to minimise the potential environmental/ecological impacts of the project during construction. The CEMP covers all construction works, however the site once developed and occupied does not fall within the scope of this CEMP.
- 1.7 Nuisance can arise from a range of issues including noise, vibration, dust and loss of amenity due to the operation of plant or from the movement of construction traffic. Construction activities can impact on routes utilised by wildlife. There is also the potential for impacts on the natural environment through disturbance to wildlife and biodiversity, pollution of controlled waters or by the storage of materials near to ecologically sensitive areas.
- 1.8 Impacts may be related to the construction programme, methods of working and numbers and types of machinery and plant. For the purposes of this assessment the types of activities that might give rise to significant effects are considered and recommendations made as to how these can be avoided or mitigated to minimise the risk of nuisance or impact on sites or features of interest.

2.0 GENERAL CONTROLS

Construction Site Management

- 2.1 Adrian Boka, site manager for IOL Group, who is experienced and suitably qualified¹ has been appointed as site manager to manage the works at the site and to ensure that the measures detailed within this CEMP are implemented in full and throughout the construction phase. The Site Manager will be responsible for enlisting suitable specialist contractors/consultants to carry out the activities associated within this CEMP, as required.
- 2.2 AAe have been appointed as the Ecological Clerk of Works (ECOW)². The ECoW will provide a toolbox talk to the Site Manager, so that he/she is fully aware of the sensitivity of the site, the species that are present and the controls to be applied during the works so that there is no contravention of current legislation. The Site Manager will then be responsible to communicate this to all site operatives during the site induction.
- 2.3 The site and this CEMP will be periodically audited and reviewed by the Site Manager every two months. In the event of any significant amendments, the Local Planning Authority (Horsham District Council) will be notified.
- 2.4 A review of environmental aspects and associated risks/issues of the project has been set out in Appendix A. The register identifies the key risks and points to the relevant controls detailed within this plan.

Legal and Contractual Environmental Requirements

- 2.5 The Site Manager will maintain access to environmental legal requirements applicable to the environmental risks associated with this project, as necessary.

Liaison with Local Authorities, Statutory Consultees and the Public

- 2.6 This CEMP will be submitted to Horsham District Council to discharge Condition 10 attached to the decision notice, with any measures implemented prior to commencement of the development and any additional controls required, agreed and implemented.

¹ Adrian Boka is NVQ Level 7, SMSTS qualified, and CSCS carded.

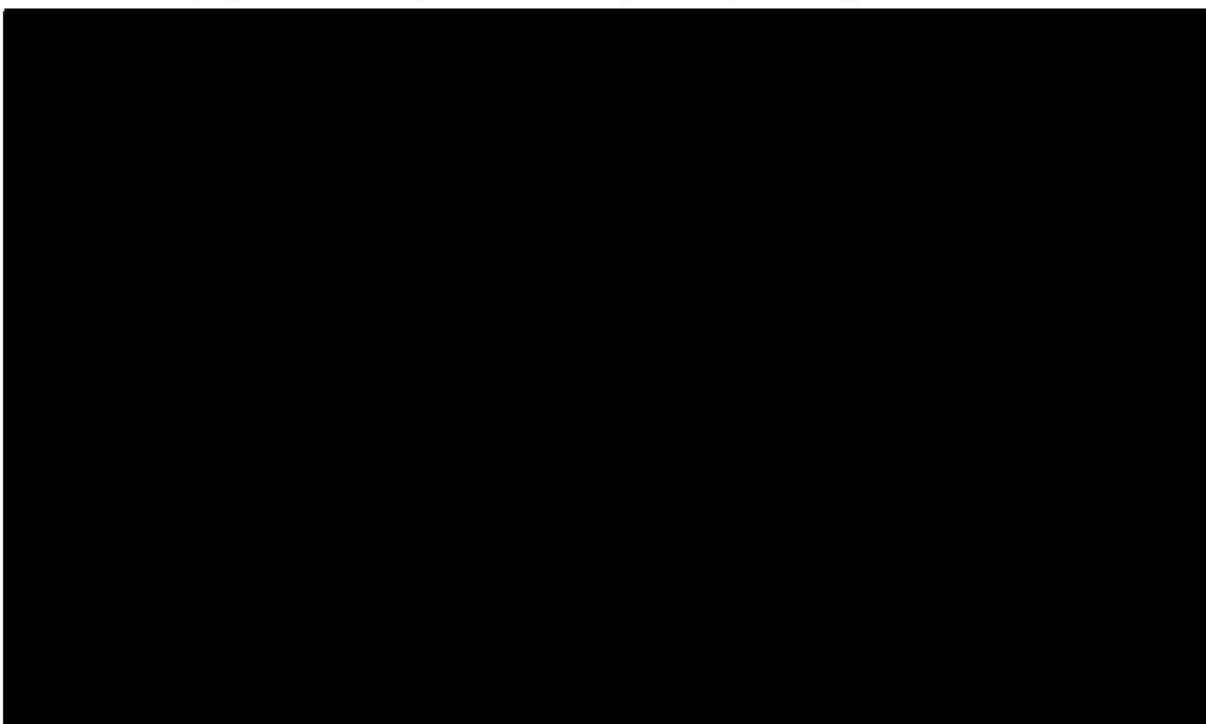
² The ECoW will be a suitably qualified, experienced and, where necessary, licensed ecologist, appointed for the duration of the works.

- 2.7 Notice boards will be displayed and maintained for the duration of the works and will be positioned where clearly visible to persons passing the site. These will provide key contact details.
- 2.8 The Site will operate a complaint system, and any complaints and/or enquiries will be recorded and made available for inspection.
- 2.9 The Site Manager (or his/her representative) will notify all neighbours and relevant authorities prior to commencement of works.

3.0 BIODIVERSITY, ECOLOGY & TREE PROTECTION

Overview

- 3.1 The site comprised the existing grassland, with hardstanding footpaths, a building, deciduous woodland and boundary features including mature treelines. Ecological surveys have been carried out by the Ecology Partnership in July & November 2022 and January 2024, with no evidence of protected species recorded on site, with some trees assessed to provide some potential roosting features for bats³ and provide some potential habitats for great crested newts, reptiles and dormice. Sensitive habitats are shown on Figure 3.



Hedgehogs

- 3.3 [REDACTED] In addition, any areas of dense vegetation or piles of logs/brash will be carefully checked by hand for hedgehogs prior to clearance. If any hedgehogs are found these will be removed and deposited within a safe area located away from the construction works. Prior to the works commencing all relevant site personnel will be given a toolbox talk to inform them about the potential presence of hedgehogs (toolbox talk has been attached at Appendix D).

³ Trees assessed as providing potential roosting features for bats (T22 & T28) have already been felled following the precautionary felling protocol.

Herpetofauna (Amphibians and Reptiles)

- 3.4 Due to the habitats on site providing some potential habitats for great crested newts and reptiles, all site personnel will be given a toolbox talk to inform them about the sensitivity of the works and the legal protection they are afforded (toolbox talk has been attached at Appendix E). In addition, the following additional controls will also be implemented during the works, where practicable to do so:
- It may be necessary to install reptile proof fencing within certain areas of the site to prevent reptiles colonising areas of the site during the construction phase. This requirement would be determined by the ECoW.
 - Cover any trenches overnight to prevent any animals falling into them.
 - Do not leave any piles of bricks, tiles, building rubble etc close to the adjacent habitat as reptiles/amphibians may attempt to take refuge and/or overwinter in them.
 - Store any building materials above ground on pallets.
 - Any waste material will be placed into skips.
 - Concrete will not be left unset overnight, or suitable barriers erected to prevent reptiles accessing the concrete.
 - Excavations and working areas will be managed so that temporary waterbodies are not created.
- 3.5 In the unlikely event that high numbers of reptiles or any great crested newts are found then works will stop and an appropriate way forward agreed in full consultation with the Council's Ecologist and Natural England.

Nesting Birds

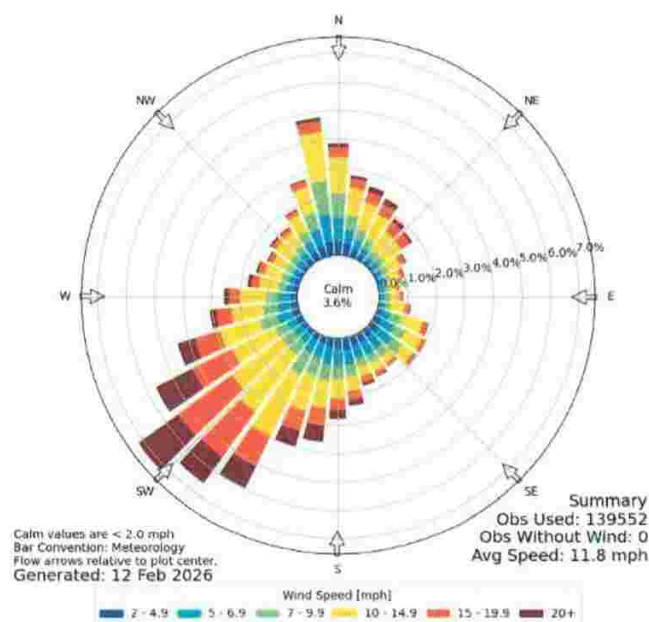
- 3.6 In order to avoid contravention of current legislation, site clearance works should be timed to avoid the main bird nesting season, which, in general, runs from mid-February to September inclusive.
- 3.7 If this is not possible, a bird nesting survey will be carried out by the ECoW prior to any clearance works to ensure there are no active nests present. Once the site has been confirmed free of any active nests then the clearance works will be completed by the appointed contractors within 48-hours of the visual inspection.
- 3.8 In the event of encountering an active nest during any works, the following controls will be implemented:
- The nest will be clearly identified along with a suitable buffer zone (minimum 5 m radius around the nest). This area will be clearly marked-up on the ground (using red spray paint and/or rope) and not cleared.
 - Nests located during the survey will be monitored until they are assessed as no longer active, after which the area can be cleared.

Tree Protection

- 3.9 In order to protect the established trees to be retained, tree protection fencing will be installed. To avoid any accidental damage, any overhanging branches will be pruned back to suitable live growth points. All works will be undertaken by a suitably qualified and experienced specialist contractor and conform to current industry best practice, i.e. BS 3998: 2010 '*Tree Work - Recommendations*'. Further details are shown on the Tree Protection Plan (Figure 2).
- 3.10 In the unforeseen event that a tree is damaged and/or dies, the Local Planning Authority will be notified. The details of the replacement tree will be agreed in writing with the Local Planning Authority.

4.0 DUST AND AIR QUALITY

- 4.1 Impacts on air quality may arise from the operation of construction plant associated with on-site activities and from journeys to and from the site by construction related traffic and the construction workforce. Construction plant and road vehicles emit a mixture of exhaust gases, which could add to the level of air pollutants in the locality.
- 4.2 The site was bordered by industrial buildings to the north and east, woodland and a play area to the west and High Bar Lane and residential plots to the south, with intervening barriers including established boundary vegetation.
- 4.3 The prevailing wind direction is from the south-west as presented on the Rose Diagram below. The nearest available contemporary dataset for the site is Shoreham Airfield (Brighton City Airport), located approximately 15.4 km south-south-east of the site. There is a low risk of dust being blown onto the nearby residential properties.



General Provisions

- 4.4 The Site Manager will ensure that air quality impacts (principally dust) from construction-related activities and construction traffic are controlled through careful planning of works and effective site management. With respect to general provisions, the Site Manager will as far as practicable:
- ensure that the site is managed in accordance with the requirements of the CEMP and relevant legislation (including health and safety);
 - ensure all operatives are aware of the sensitivity of land uses to dust emissions from the site activities, in particular the adjacent residents. Works will be carefully supervised and designed to prevent significant fugitive emissions in these areas;
 - control site activities and handle complaints – all air quality complaints will be recorded, investigated at the earliest opportunity and any corrective measures implemented; and
 - operate a 'no burning' policy on site.
- 4.5 All construction traffic will access/egress the site via High Bar Lane and the adjacent mushroom farm site.

Dust Monitoring

- 4.6 Daily site inspections will be undertaken of potentially problematic areas (e.g. site compound and in particular the area for loading and unloading material), site area and boundary by site staff during normal operations. This will consist of visual inspections of areas adjacent to the works site.
- 4.7 In the unlikely event of ongoing dust emissions and substantiated complaints, the Site Manager will review the likely sources and implement suitable controls. In the unlikely event that these additional measures are not adequate then further controls, such as quantitative monitoring regime and action thresholds will be discussed and agreed with Horsham District Council's Environmental Health Department.

Dust Mitigation

- 4.8 Dust control within the site will incorporate the following measures:
- any stockpiles will not exceed 3 metres in height and will have a gradient of no more than 1:2. Stockpiles will be compacted once formed to minimise wind entrainment and located as far away as possible from sensitive land uses and the site perimeter. Water bowsers will be used to dampen stockpiles or stockpiles will be sheeted;
 - any Heras panels, used for tree protection and/or security fencing, if necessary will be clad with wind netting mesh to provide a suitable barrier to dust and dampen wind loading through the site;
 - double handling will be avoided wherever practicable;
 - material drop heights from plant and equipment will be minimised during loading/unloading;
 - if fugitive emissions are caused, the dust suppression systems will be operated;
 - during dry periods, a misting system or suitable dust suppression will be deployed over the working areas to prevent the release of dust. Working areas include brick structures and the site compound area(s);
 - vehicles carrying friable materials into or out of the site will be sheeted; and
 - storage areas and hard surfaces will be swept regularly, as necessary.
- 4.9 To minimise emissions from construction plant and equipment, the following controls will be implemented, wherever possible:
- plant and equipment will be procured with the least potential for pollutant emissions, allowing for economic constraints and practicability;
 - wherever practical, plant and equipment will be powered by mains electricity;
 - all plant and equipment will be routinely serviced in line with the manufacturers' guidance or in the event that either a site inspection or a review of an incident identifies a malfunction;
 - no vehicle or equipment emitting visible black smoke from its exhaust system other than during ignition will be used on the construction site; and
 - plant will not be left idling when not in use or, where this is not practicable, reduced to the lowest setting.
- 4.10 To minimise emissions associated with vehicle movements (from re-suspended road dust, spilling of materials and exhaust emissions etc.), the following control measures will be implemented:
- site operatives' vehicles will be parked within the designated parking area, which will have an appropriate surfacing to minimise dust generation;
 - the site compound will have an appropriate surface to minimise dust generation;
 - all haulage vehicles carrying friable materials will be sheeted or enclosed;
 - drivers of vehicles will be required to switch off their engines whilst not in use, where practicable; and
 - a speed limit of 10 mph will be established and enforced when entering the site.

- 4.11 With the implementation of the above mitigation measures, it is considered unlikely that there will be any significant dust or air quality issues associated during the works.

Management of Unforeseen Incidents

- 4.12 In the unlikely event that controls fail to be applied in an area of the site, there is a low risk that the downwind residential properties would be impacted by dust from site activities.
- 4.13 If significant fugitive dust emissions are being generated at the site, monitoring indicates elevated standards, or a complaint is received, the following corrective measures will be implemented:
- the cause of the elevation will be immediately identified and reviewed;
 - relevant operations will be suspended whilst control is applied;
 - appropriate corrective measures will be applied. This may include, for example; the use of bowzers or misting system for dampening, replacement of faulty machinery or compaction of stockpiles;
 - visual inspection frequency will be increased to twice daily to assess whether the measures are effective and will not be reduced until measures are successful; and
 - the actions undertaken will be recorded in the Site Diary.

5.0 NOISE AND VIBRATION

- 5.1 Noise and vibration are key issues associated with construction works. The extent of noise and vibration impacts will vary throughout the construction period and will depend on the appointed contractor's chosen methods of working as well as the timing and phasing of certain operations.
- 5.2 The CEMP establishes the framework within which noise and vibration from the works will be controlled.

Working Hours

- 5.3 All site operatives will carry out the works in such a way as to limit, as far as reasonably practicable, the adverse noise and vibration impact of the construction activities.
- 5.4 Control of working hours is a fundamental method of minimising the potential for nuisance from noise and vibration. Normal working hours will be as follows:

Working Hours		
Activity	Working Hours	Days
Construction operations and delivery hours	0800* to 1800 hrs	Monday to Friday
	0800* to 1300 hrs	Saturday
No works	N/A	Sunday & Bank Holidays

* Plant machinery will not be operational prior to 0800 hrs each day site is active.

- 5.5 No machinery will be operated or any off-loading and on loading completed outside the working hours, set out above.

Noise Mitigation

- 5.6 The appointed contractor(s) will adhere to British Standard BS 5228: Part 1: 2009 and the 'Control of Pollution Act 1974'. In the event that complaints are received, the Local Authority will determine whether best practicable means are being applied. Should this not be the case, action under the Control of Pollution Act 1974 may be undertaken.

5.7 The following measures will be implemented to ensure that noise levels are attenuated as far as is reasonably practicable:

- low noise emission machinery will be used where feasible;
- all mobile plant will be fitted with smart audible alarms adjusted to background noise levels at all times, where applicable and fitted to machinery;
- plant will be orientated away from the noise sensitive receptors;
- machines which are used intermittently will be shut down between periods of activity;
- all machinery will be well-maintained (abnormal increases of noise are often associated with wear and tear or are indicative of mechanical failure); and
- all construction work will be undertaken in accordance with codes of practice as outlined in BS 5228.

Vibration

5.8 Given the types of operation it is not considered that vibration will be a concern during the works and consequently no mitigation is required.

6.0 CONSTRUCTION TRANSPORT MANAGEMENT PLAN

6.1 Construction traffic will all access via High Bar Lane. No parking or waiting will be permitted at any time on High Bar Lane or the surrounding residential areas. Neighbours will be provided with details of who to contact should they have a complaint.

6.2 All parking for vehicles of site personnel, operatives and visitors will be confined within the site (Proposed Site Plan; Figure 1) and a speed limit of 10 mph enforced. Contractors will be allocated 1 car space each and will have to arrange car sharing from off-site parking if they need more.

6.3 There will be a fenced material storage area, a loading/unloading/turning area, wheel washing area and skip recycling area within the confines of the site.

6.4 Under no circumstances will delivery lorries be allowed to lay-up in the surrounding roads. The Site Manager will ensure this is communicated to all third-party contractors prior to visiting the site.

6.5 Delivery hours will be limited to the working hours (defined in Section 5).

Mud on Roads

6.6 The Site Manager (or his/her representative) will take strict measures to minimise mud on the local road network. Wheel washing can also be employed by the contractor before vehicles exit the site if required. These will include, but not necessarily limited to:

- Regular checks with the road cleared every day of any debris. In the event that fugitive debris/mud is observed on the road, the use of a mechanical road sweeper will be employed.
- The provision of easily cleaned hardstanding for vehicles entering, parking and leaving the site.
- Adequate sheeting or enclosure of each lorry to prevent spillage during transport.

7.0 PROTECTION OF SURFACE WATER AND GROUNDWATER RESOURCES

7.1 The site is located in Flood Zone 1.

7.2 Based on the BGS geology maps, the underlying bedrock geology is Fittleworth Member-Sandstone and mudstone. No superficial deposits were recorded.

Protection of Controlled Waters during Construction

7.3 During the site induction, all relevant personnel will be briefed on the importance of water resources, their location and pollution prevention measures; site works will be carefully controlled and carried out following best practice and guidance provided by Environment Agency's Pollution Prevention Guidelines.

7.4 Any spillages and environmental incidents will be managed in accordance with Environment Agency guidelines. Spill kits will be held on-site, close to main storage areas, with a variety of absorbent materials to be used in the event of a spill of fuel, oils or chemicals. Site operatives will be trained on how to use these correctly. All incidents and the manner in which they were dealt with will be recorded.

7.5 The storage of all potentially polluting substances (primarily fuel, oil and lubricants for plant) will be in accordance with the Oil Storage Regulations 2015. All areas presenting a risk of spillage, such as fuel stores, will have appropriate drip trays/bunds. Any damaged, leaking or empty drums will be removed from the site and disposed of via a registered waste disposal contractor. Further guidance is provided in 'PPG 26: Safe Storage - Drums & intermediate bulk containers'.

7.6 Bunds will be able to contain 110% of the volume of the largest container stored within it or 25% of the aggregate capacity of all storage containers. For drum storage a drip tray with a capacity of 25% of the maximum volume of material stored is sufficient. The maximum number of barrels and/or containers that can be stored in a bund at any one time will be indicated on a notice close to the bund. It will be ensured that the bund volume is not compromised by rainwater. All refueling hoses, valves, trigger guns, funnels and other associated equipment will be kept within a bunded area and checked regularly for signs of wear. Any trigger guns used on re-fueling devices will be fitted with an automatic cut-off.

7.7 Refueling will be undertaken within the site compound and/or by small scale handheld decanting. All refueling hoses, valves, trigger guns, funnels and other associated equipment will be kept within a bunded area and checked regularly for signs of wear. Any trigger guns used on re-fueling devices will be fitted with an automatic cut-off.

Drainage and Disposal of Water

7.8 During the construction phase, all site surface water drainage will be discharged to a suitable water management system.

7.9 Dust build-up and mud deposits will be avoided. Dust suppression measures will be used to minimise migration of pollutants, including the incorporation of silt fencing at the site perimeter.

7.10 The Site Manager will ensure that any water that has come into contact with unforeseen contaminated materials or accidental fuel spills/leaks will be disposed of correctly. Signs of contamination can include colour, smell or an oily sheen; however, visual examination or smell alone cannot detect some sorts of contamination and therefore in the event of any potential pollution, basic characterisation environmental testing will be undertaken to determine type and source.

Monitoring

7.11 A visual inspection of any standing surface water on site will be completed on a regular basis to ensure no visible signs of contamination.

Management of Unforeseen Incidents

- 7.12 The Site Manager will be responsible for ensuring suitable controls are applied at all times. The Site Manager will liaise with the Local Planning Authority (Horsham District Council) and the Environment Agency during the works as necessary and will ensure that, in the unlikely event of any nuisance-related issues, they are dealt with effectively and promptly.
- 7.13 In the event of a complaint or evidence of pollution of controlled waters, the Site Manager will review the incident as follows:
- the cause will be immediately investigated;
 - relevant operations will be suspended;
 - corrective measures will be applied and relevant operations will recommence;
 - if corrective measures are not effective, the relevant operations will again be suspended and further controls applied; and
 - actions undertaken will be recorded in the Site Diary.

8.0 WASTE

Handling and Disposal of Waste

- 8.1 All material generated from the works will be segregated to maximise re-use and recycling opportunities, where possible. Control measures may be required for the storage of material which is contaminated. Liquid wastes/materials will be stored within a lockable, bunded area and clearly labelled. Liquids of a hazardous nature will be controlled in accordance with Control of Substances Hazardous to Health (COSHH) Regulations. The following waste types are anticipated to be segregated for recovery or disposal:
- green waste from clearance of vegetation;
 - top soil and sub soils; and
 - mixed waste from demolition and construction operations.
- 8.2 An audit trail of the material re-use or disposal process will be kept. Waste Transfer Notes and any consignment notes (either hard or electronic copies) will be held by the Site Manager for three years and made available for inspection by the relevant authorities on request.
- 8.3 As far as practicable, the site will be kept clean and tidy with all litter/rubbish collected on a regular and systematic basis. Suitable bins will be provided for general waste and will be regularly emptied. The Site Manager (or his/her representative) will complete daily site inspections with any litter collected and disposed of appropriately.

9.0 ENVIRONMENTAL EMERGENCIES AND INCIDENTS

- 9.1 The Site Manager will implement an Environmental Incident Procedure, this procedure will detail the contact details of the Emergency Services, Local Authorities, the EA and other statutory authorities.
- 9.2 Emergency contact details for the Site Manager will be issued to the Local Authorities, Emergency Services and statutory authorities, as necessary.

263205/CEMP

AA Environmental Limited

July 2026

Figure 1
Proposed Site Plan
Drawing No. 25-2125 – 101C



GENERAL NOTE:
 SETTING OUT TO BE AGREED ON SITE WITH THE
 PROJECT SUPERVISOR. ALL DIMENSIONS TO BE CHECKED
 ON SITE BY THE GENERAL CONTRACTOR. DISCREPANCIES
 TO BE REPORTED IMMEDIATELY TO THE PROJECT
 SUPERVISOR.

High Bar Lane Ltd
Land at High Bar Lane,
Parsippany, West Sussex
10/01/2017: DG

High Bar Lane
Thakeham
25-2125
101C

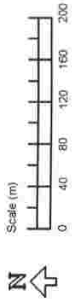
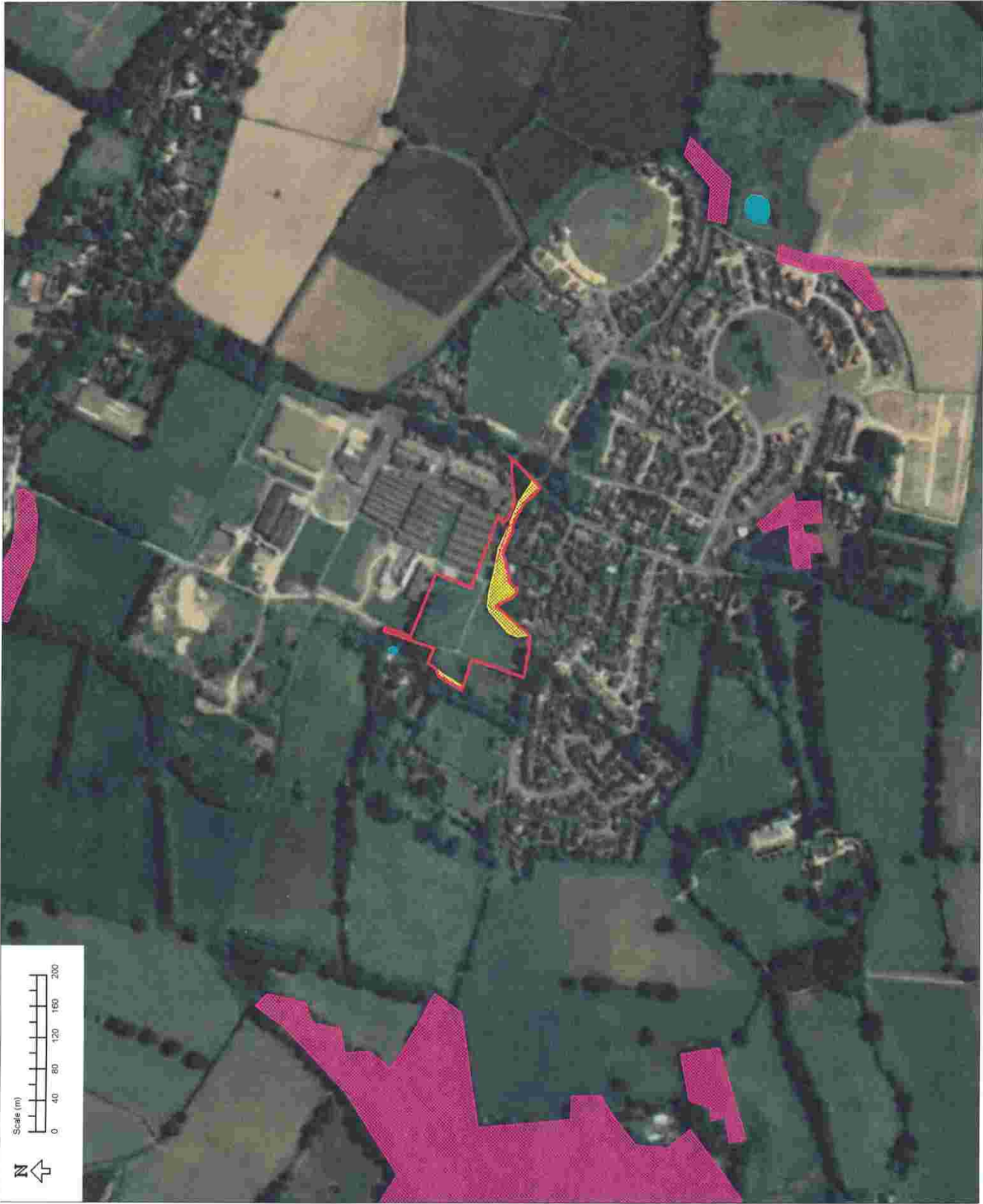
Mitchell Evans
93 / Madison
Sodeling
507 344
04-11-1985

Figure 2

Tree Protection Plan

Drawing No. 1721-KC-XX-YTREE-TPP01 Rev F

Figure 3
Plan Showing Ecological Sensitive Features



UK HABS KEY

- Site Boundary*
- HPI Deciduous Woodland*
- Off-site Ponds*
- Dry Ditch*
- Biodiversity Protection Zone*

* Indicative Location

Notes

Biodiversity protection zones include the boundary woodland and scrub habitats which provide some potential habitats for amphibians and reptiles. The biodiversity protection zone also include ecological sensitive features including log/brush piles and dry ditches which provides commuting routes for wildlife.

Rev.	Details	Drawn	Check	Date
Project	263205 High Bar Lane Thakeham			
Title	Plan Showing Ecological Sensitive Features			
 AAE Environmental Ltd Unit 10 Chiswell Court Shipton Abington Oxon OX13 9PX T: 01235 336042 F: 01235 325849 www.aae-td.co.uk				
Scale	Date	Drawn	Check	Rev.
As shown	05.07.26	NAB	ARB	Figure 3

Appendix A

Register of Environmental Effects

Register of Environmental Effects

Site	High Bar Lane, Thakeham	Prepared by	Nicholas Braybrook	Date	09.07.2026
		Reviewed by	Alan Beaumont	Date	09.07.2026

NOTES

The consented scheme is for the erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply.

In the table below, under Environmental Impacts, assess levels of impact significance for each Development Activity and Aspect, as L, M or H, in accordance with following risk matrix. Mitigation measures are required where significance of impact is assessed as M or H.

Likelihood of Activity resulting in impact.	Severity of Subsequent Impact		
	Low (L)	Moderate (M)	High (H)
Negligible	L	L	M
Unlikely	L	M	M
Likely	L	M	H
Certain	M	H	H

Register of Environmental Effects

Activity	Aspect	Impact	Impact Significance (without design or operation mitigation)						Control and Mitigation (Include ref. to appropriate method statement, etc.)	Residual Impact Significance	
			Likelihood			Severity					Resulting Significance
			Negligible	Unlikely	Likely	Certain	Low	Moderate			
A. Activities affecting water resources											
N/A	Abstraction of surface or groundwaters	Deterioration in water resource quantity & quality								N/A	N/A
N/A	Impoundment of watercourses	Deterioration in water resource quantity & quality								N/A	N/A
N/A	Discharge of process effluent	Deterioration in water resource quality								N/A	N/A
Run-off; Use of water for dust suppression	Discharge of site drainage	Deterioration in water resource quality		x				x		Moderate	Low
Site welfare	Discharge of foul drainage	Deterioration in water resource quality		x				x		Moderate	Low
Land drainage	Physical (temp & perm) works to watercourses & Rivers	Deterioration in water resource quality Change in flow regime Loss of Biodiversity		x				x		Moderate	Low
N/A	Physical (temp & perm) works to flood defence works	Deterioration in water resource quality Change in flow regime Loss of Biodiversity								N/A	N/A
Oil and fuel storage for plant; refuelling	Spillages of hazardous chemicals	Pollution to watercourses and land contamination		x				x		Moderate	Low
Oil and fuel storage; Possible coincidental haz waste	Storage and Processing of hazardous substances	Pollution to watercourses and land contamination		x				x		Moderate	Low

Register of Environmental Effects

Activity	Aspect	Impact	Impact Significance (without design or operation mitigation)					Control and Mitigation (Include ref. to appropriate method statement, etc.)	Residual Impact Significance
			Likelihood		Severity		Resulting Significance		
			Negligible	Unlikely	Likely	Certain	Low	Moderate	High
Surface run-off	Flooding	Pollution to watercourses and land contamination		x			x		Moderate
B. Works affecting Ecological Habitat and Species									
Disturbance/nuisance to Habitats of Principal/National Importance	Works affecting Ecological Important Habitats	Loss or improvement of bio-diversity		x			x		Moderate
Protected/notable species	Works affecting species during site clearance and construction	Killing/injury of protected/notable species	x					x	Moderate
C. Impact to Historic/Archaeological Importance									
N/A	Direct Impact	Loss of Historic/Archaeological value						N/A	N/A
D. Disturbance of Contaminated Land									
Earthworks	Physical Disturbance	Potential spread of contaminated land & pollution	x				x		Moderate
								Site derived materials to be re-used or disposed of in accordance with Waste Duty of Care.	Low
E. Nuisance (atmospheric emissions, noise, mud on the road, vibration light emissions)									
Haulage and site works	Mud and debris on road	Nuisance to local population			x		x		High
Importation and placement of material	Construction dust	Nuisance to local population		x			x		Moderate
Construction of structures	Process dust emissions	Nuisance to local population		x			x		Moderate
Lighting	Construction light emissions	Nuisance or driver distraction	x				x		Low
								Refer to CEMP	Low
								Refer to CEMP	Low
								Refer to CEMP	Low
								Refer to CEMP	Low

Register of Environmental Effects

Activity	Aspect	Impact	Impact Significance (without design or operation mitigation)						Control and Mitigation (Include ref. to appropriate method statement, etc.)	Residual Impact Significance		
			Likelihood			Severity					Resulting Significance	
			Negligible	Unlikely	Likely	Certain	Low	Moderate				High
Construction / Demolition	Construction noise	Nuisance to local population			x				x	Moderate	Set working hours. Refer to CEMP	Low
N/A	Process odour emissions	Nuisance to local population								N/A		N/A
Construction operations	Impacts to public areas i.e. Public Rights of Way	Loss of amenity value	x						x	Moderate	Refer to CEMP and boundary fencing.	Low
Haulage and construction operations	Impacts on visual amenity	Loss of amenity value		x				x		Low	Refer to CEMP	Low
F. Waste												
Site generated materials	Waste Disposal (Duty of Care)	Contamination Nuisance Pollution				x			x	Moderate	Refer to CEMP	Low
G. Emergency Preparedness												
All operations	Emergency Scenario testing	Emergency preparedness	x						x	Moderate	Emergency Incident Plan to be developed and implemented by Site Manager.	Low

Appendix B

Toolbox Talk (Bats)

TOOLBOX TALK: BATS

Key Contacts

AA Environmental Ltd, Units 4-8 Cholswell
Court, Shippon, Oxfordshire, OX13 6HX
Tel: 01235 536042

Did you know?

- Bats are the worlds only flying mammal.
- There are 17 species of bat known to be breeding in the UK, 6 of which are endangered or rare and 6 are classed as vulnerable.
- Bats can be found across the country in urban and rural locations.
- They are often sighted at dusk as they leave their roost, flying around hedgerows, woodland and waterbodies, feeding on insects.
- Throughout the year bats will often change their roost, depending upon the season.
- Usually a pregnant female will only have one baby a year, this makes colonies vulnerable to population decline.
- During the winter bats hibernate and may not wake up, even if disturbed. Therefore it's important not to work on sites with bats during these months.
- Bats may not use the same roost throughout the year, however they are legally protected with or without a bat occupying them.

Identification

- You may find bats in any number of places, they tend to prefer dark, quiet spots with good shelter, such as holes and cracks in trees, roofs and walls of buildings, under bridges, old tunnels and in caves.
- Signs of bat presence include discarded moth wings, staining around crevices and small mouse like droppings which crumble easily.

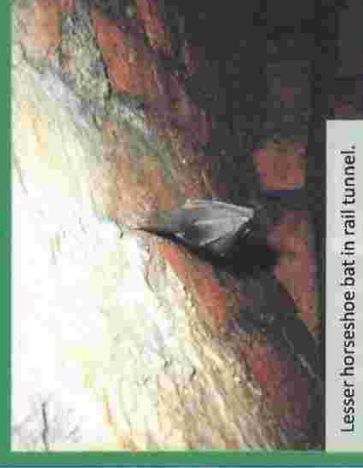
Legislation

- All bats and their roosts are protected by UK and European Law. This makes it **illegal to kill, injure, capture or disturb bats** or obstruct access to, damage or destroy their roosts and protects important feeding areas from damage or disturbance.
- Under law, a roost is any structure or place used for shelter or protection.

Site Controls

- There is always a **risk** that bats, as they move between different roost sites and occupy new roosts, could be encountered during site works.
- If any bats are encountered during works the following controls must be applied to avoid breaking the law:**
 - If bats are discovered/suspected works must stop **immediately** with any bat left in-situ and AAe immediately contacted (contact details above).
 - If any injured bats are found during the works AAe would care for them and where possible be released in the same location once recovered.
 - During works staff must wear gloves in case of accidental contact with bats.
 - Any roof tiles will be lifted straight up, rather than being rolled over, minimising the risk of harming bats which may be sheltering underneath.
 - Areas must be fully checked for any bats or their evidence prior to filling any gaps and repointing any brickwork.
 - Any lighting must be installed must avoid illuminating vegetation and or bat boxes/access points.

These controls have been put in place to protect all site operatives from breaking the law. You're not expected to be able to identify bats or their presence so remember, **if in doubt shout and contact the relevant person.**





The first of these is the *Journal of the American Medical Association* (JAMA), which has been a leading voice in the medical profession for over a century. It is a weekly publication that covers a wide range of topics, from clinical medicine to public health. The second is the *New England Journal of Medicine* (NEJM), which is a leading journal in the field of internal medicine. The third is the *Lancet*, which is a leading journal in the field of general practice. The fourth is the *British Medical Journal* (BMJ), which is a leading journal in the field of general practice. The fifth is the *Medical Record*, which is a leading journal in the field of general practice. The sixth is the *Medical News*, which is a leading journal in the field of general practice. The seventh is the *Medical Record*, which is a leading journal in the field of general practice. The eighth is the *Medical News*, which is a leading journal in the field of general practice. The ninth is the *Medical Record*, which is a leading journal in the field of general practice. The tenth is the *Medical News*, which is a leading journal in the field of general practice.

Appendix D

Toolbox Talk (Hedgehogs)

TOOLBOX TALK: HEDGEHOGS

Key Contact

AA Environmental Ltd, Units 4-8 Cholswell
Court, Shippon, Oxfordshire, OX13 6HX
Tel: 01235 536042

Did you know?

- Hedgehogs eat all kinds of invertebrates, as well as amphibians, birds' eggs and anything else they can catch; they particularly like beetles and earthworms
- Hedgehogs are mostly nocturnal, you may see or hear one snuffling around the garden.
- Hedgehogs hibernate over winter, from about November to April, in a nest of leaves or logs called a 'hibernaculum'.

Identification

- Hedgehogs are unique and unmistakable, the hedgehog is small, brown and round, with yellow-tipped spines over its back, and a fur-covered face.
- As hedgehogs are elusive, footprints and droppings (*spraints*), which are dark in colour and contain bits of insects and worms, are used as indicators of their presence.
- In summer they spend most of the day sheltering in a nest of leaves, moss and grass.



Hedgehog
Prints

Oblara LandCave

Legislation

- Hedgehogs are a Protected Species under the Wildlife and Countryside Act 1981; the Wild Mammals Protection Act (1996) and are a Species of Principle Importance in England under the Natural Environment and Rural Communities (NERC) Act 2006.
- This makes it **illegal** to kill or capture hedgehogs by certain methods.
- Cruel treatment to hedgehogs is prohibited.

Site Controls

The following site controls should be implemented to avoid contravention of current legislation and to prevent harm to any hedgehogs that may be present within the site:

- Caution is needed in case of nesting or sheltering hedgehogs when clearing the ground prior to development, particularly piles of deadwood or leaves and areas of long grass or dense vegetation.
- In accordance with good practice, removal of potential hibernation habitats such as log piles, dense scrub, piles of leaf litter and brash piles should be avoided during November to March.
- Any deep excavations that remain open overnight must have a means of escape (e.g. a ramp), in case any animals fall in.
- Any obvious access to shelters should **not** be blocked.
- All pipework and other materials stored on site should be checked for hedgehogs before being moved. N.B. Hedgehogs can enter narrow pipework, and therefore all pipework should be capped-off in accordance with good practice.
- In the event that a hedgehog or an active or suspected active nest is recorded, then all works will cease, with the area made safe and the nest left in-situ until advice from the Project Ecologist has been sought.

Hedgehogs, like all wild animals, are dynamic and react to internal and external stimuli in ways which are not always predictable and can excavate new shelters or re-occupy others, therefore, there is always a **risk** that they could be encountered during site works.

These controls have been put in place to protect all site operatives from breaking the law. You're not expected to be able to identify their presence on site so remember, **if in doubt shout and contact AAe** (details provided above).



Adult
hedgehog.

Photo credit © Tom
Marshall



Hedgehog
hibernaculum.

Photo credit ©
Judith Wakelam



Hedgehog spraint,
note dark colour and
insect fragments.

Photo credit
© Darren Tansley

Appendix E

Toolbox Talk (Amphibians and Reptiles)

TOOLBOX TALK: AMPHIBIANS

Key Contact

AA Environmental Ltd, Units 4-8 Cholswell
Court, Shippon, Oxfordshire, OX13 6HX
Tel: 01235 536042

Did you know?

- Species of common amphibian include common toad, common frog, smooth newt and palmate newt. Whereas great crested newts or GCNs are the largest and rarest species of newt found in the UK. These species can be found on a wide range of sites, including brownfield, industrial, residential and rural.
- Populations are showing a general decline.
- All amphibians require waterbodies for breeding but will spend much of their lives on land.
- For their survival, a link between a suitable breeding pond and terrestrial habitat is essential.
- During winter, amphibians will mostly hibernate on land (although young may over-winter in ponds) and may not wake up if disturbed. Furthermore, they are cold blooded and may be very slow moving when cold. This makes them vulnerable to site works, especially during the winter months.
- Unlike GCNs the four species are not protected by European law and so you do not require a Natural England licence to handle or work near them.
- GCNs are protected by UK and European Law. This makes it illegal to intentionally or recklessly kill, injure or take, intentionally or recklessly disturb whilst occupying a 'place' used for shelter or protection' and protects these places against destruction.

Common Toad, Common Frog, Great Crested Newt, Smooth Newt & Palmate Newt

Identification

- Smooth and palmate newts can easily be mistaken for great crested newts (GCNs) and common lizards due to their similar size, body shapes and colouring.
- On land, lizards are much faster than newts and can disappear in the blink of an eye. Newts movement however is slow and lumbered.
- Smooth and palmate newts are smaller than GCNs, growing up to 11 cm long and their skin is smooth and velvety in appearance, whereas GCN skin is warty and common lizard skin is scaly.
- Mature GCNs may grow up to about 17 cm long. Most of their skin is dark brown or black and warty in texture/appearance with a orange/yellow and black pattern on their tummy.
- Common frogs and toads look similar to each other but can be told apart by their skin. Toads have loose, warty skin and frogs have tight, smooth skin.
- All four species breed in ponds. The eggs, or spawn, of frogs and toad look like black pin heads covered in a clear jelly. Frog spawn is clustered together, whereas toad spawn forms chains.

Legislation

- All species are protected under Section 9(5) of the Wildlife and Countryside Act 1981 against being sold, offered for sale or being held or transported for sale either dead or alive, whole or part.
- GCNs are protected by UK and European Law. This makes it illegal to intentionally or recklessly kill, injure or take, intentionally or recklessly disturb whilst occupying a 'place used for shelter or protection' and protects these places against destruction.
- Common toads have been identified as a UK Priority Species, of principal conservation importance, under Section 41 of the NERC Act 2006.

Site Controls

- Although not specifically protected, in accordance with good practice, care should be taken when clearing sites or draining down ponds to ensure no species of amphibian are harmed.
- Although considered unlikely, in the event of GCNs being encountered during the works it is a legal requirement to stop work immediately and Natural England informed so that appropriate advice can be provided.
- Additional controls may be necessary if GCNs are present on site as they are legally protected by additional legislation.
- Remember, you are not expected to be an expert, **if in doubt shout and contact the relevant person.**



Adult common toad.



Adult common frog.



Female smooth newt.



Male palmate newt.



Male adult GCN.

TOOLBOX TALK: REPTILES

Key Contact

AA Environmental Ltd, Units 4-8 Cholswell
Court, Shippon, Oxfordshire, OX13 6HX
Tel: 01235 536042

Did you know?

- There are six species of reptile native to the UK, three of which are snakes and three are lizards.
- Smooth snakes and Sand lizards are very rare and are presently restricted to a few localised areas.
- Adders, Grass snakes, Common lizards and Slow-worms are widespread and found in a number of different urban and rural habitats across the UK.
- All reptiles are ectothermic. This means they rely upon the sun's heat for warmth. As a result, you may find reptiles basking in sunny places. If it becomes too warm they will seek shade, to avoid overheating.
- Reptiles movement will be slower in cooler conditions.
- Reptiles hibernate during the winter and may not wake up if disturbed. This makes them vulnerable to site works during winter months.
- Reptiles depend upon a varied habitat for survival. They need basking spots, shade, protection from predators, food resources and somewhere to hibernate!

Identification

- Reptiles may be found in a variety of habitats within a site. Most species favour scrubland, heathland or long grassland. Railway embankments are also highly favoured.
- On the right are photos of the reptiles you are most likely to encounter on a site, if any.
- Adders can be distinguished from Grass snakes by the diamond (or jagged) stripe running down the centre of their back.
- Slow-worms look a lot like a snake but are in fact legless lizards! They tend to be light brown/golden in colour, with a smooth appearance.
- Common lizards are fast-moving, but may be sighted from a distance when basking.

Legislation

- All reptile species are protected under UK law.
- This makes it **illegal** to intentionally or recklessly kill or injure and protects them against sale and transporting for sale.

Site Controls

- There is always a **risk** that as reptiles move through the habitat that they could be encountered during site works.
 - **If any reptiles are encountered during works the following controls must be applied to avoid breaking the law:**
 1. If reptiles are discovered/suspected works must stop **immediately**, with any reptiles left in situ and AAe immediately contacted (contact details above).
 2. During works, operatives must wear gloves in case of accidental contact with reptiles.
 3. Site operative must not intentionally handle reptiles.
 4. Care must be taken when moving logs, stones or rubble. These are favoured habitats for reptiles and they may be found sheltering underneath.
 5. Stockpiling of materials is only permitted within designated areas. Any building materials must be stored above ground on pallets and any waste material must be placed into skips, to prevent the risk of reptiles taking refuge within them.
 6. Trenches must be covered overnight to prevent animals falling into them.
- These controls have been put in place to protect all site operatives from breaking the law. You are not expected to be able to identify reptiles or their presence so remember, **if in doubt shout and contact the relevant person.**





EARTHSTONE HOMES HIGHBAR LANE LTD

DUST & NOISE MITIGATION PLAN

28-Unit Residential Development Principal Contractor: Build Viridis Ltd **Site Address:** Land to the north of Highbar lane, Thakeham, West Sussex RH20 3EH **Document Reference:** DNMP-Rev A **Status:** Planning Condition Compliance Document

1. INTRODUCTION

This Dust & Noise Mitigation Plan sets out the measures required to control, monitor, and minimise dust and noise emissions during the construction of a 28-home residential development. The plan complies with:

- IAQM Guidance on the Assessment of Dust from Demolition and Construction
- BS 5228-1 & BS 5228-2
- Horsham District Council Environmental Health expectations
- Best-practice construction environmental management

2. SITE CONTEXT

Receptors:

- Existing residential dwellings in
- High Bar Lane
- Hardbarrow Woods
- Massey Close
- Adjacent playground
- Local road network
- Public footpaths / Bridleways

Site Sensitivity: Medium

Working Hours:

- 08:00–18:00 Monday–Friday
- 08:00–13:00 Saturday
- No Sunday or Bank Holiday working

Key Activities: Earthworks, drainage, foundations, superstructure, roofing, internal fit-out, landscaping.

3. DUST MITIGATION STRATEGY

3.1 Access & Traffic Control

- Stabilised stone access (Type 1) pending construction of haul road
- Wheel - jet-wash at egress

-
- Hard-surfaced haul routes kept damp
- 5 mph speed limit

3.2 Stockpile & Material Management

- Stockpiles kept below 2 m
- Damping during loading/unloading
- Sheeting of loose materials
- Stockpiles positioned away from boundaries

3.3 Earthworks Controls

- Water suppression via bowser or mist cannon
- Minimise drop heights
- Progressive reinstatement of exposed surfaces

3.4 Cutting & Sawing Controls

- Dust-suppressed tools
- Designated cutting zones
- No dry sweeping (wet or vacuum methods only)

3.5 Housekeeping

- Daily inspections
- Immediate mud-tracking clean-up
- Covered skips; no overfilling

3.6 Dust Monitoring

- Twice-daily visual inspections
- PM10 monitoring during earthworks
- Action level: **250 $\mu\text{g}/\text{m}^3$**
- Trigger actions: increase suppression, halt works, reposition plant

4. NOISE MITIGATION STRATEGY

4.1 Plant & Equipment

- Quiet plant selection
- No unnecessary idling
- Electric/hybrid plant preferred

4.2 Site Layout & Screening

- Noisy plant positioned behind cabins/barriers
- Acoustic blankets on scaffold lifts
- Generators located away from receptors

4.3 Working Hours & Scheduling

- No high-noise works before 08:00
- Avoid simultaneous noisy operations near boundaries
- Deliveries outside school peak times

4.4 Task-Specific Controls

- Hydraulic bursting preferred over percussive breaking
- Mandatory hearing protection zones
- Noise-awareness toolbox talks

4.5 Noise Monitoring

- Weekly boundary checks
- Action level: **75 dB LAeq**
- Complaints investigated within 24 hours

5. COMMUNICATION & COMPLAINTS PROCEDURE

- Pre-start neighbour letter drop
- Site contact board with 24-hour number
- All complaints logged and responded to same day
- Summary available to Horsham District Council upon request

6. RESPONSIBILITIES

Site Manager Implementation, monitoring, corrective actions.

Environmental Lead Record keeping, inspections, reporting.

All Contractors Compliance with RAMS, toolbox talks, and site rules.

RAMS ANNEX – TASK-SPECIFIC DUST & NOISE CONTROLS

D.1 Demolition / Site Clearance

- Water suppression on all breaking
- No dry sweeping
- Acoustic barriers around breaking zones
- Noise monitoring during heavy demolition

D.2 Earthworks

- Bowser damping during excavation
- Minimise drop heights
- Plant positioned away from receptors
- PM10 monitoring active

D.3 Drainage & Utilities

- Dust-suppressed cutting of pipes
- Trench works scheduled within normal hours
- Use trench shields to reduce noise reflection

D.4 Foundations & Slab Works

- Controlled concrete deliveries
- Intermittent use of vibrating equipment
- Dust control around rebar cutting

D.5 Superstructure (Brickwork, Timber Frame, Steel)

- Cutting stations with extraction
- Acoustic blankets on scaffold lifts
- No radios or amplified sound

D.6 Roofing

- Controlled cutting of tiles
- Avoid dropping materials from height
- Limit impact noise early morning

D.7 Internal Fit-Out

- Vacuum extraction on tools
- Low-noise fixings preferred
- Keep windows/doors closed during sanding

D.8 Landscaping

- Damping of soil during dry periods
- Avoid noisy plant near boundaries
- Store mulch/topsoil damp

High Bar Lane – Dust & Noise Monitoring Procedures

Earthstone Homes Highbar Lane Ltd

Site: High Bar Lane, Thakeham, West Sussex

1. Purpose of This Document

Defines procedures, responsibilities, monitoring locations, thresholds, logging requirements, and escalation actions for **dust and noise monitoring** at the High Bar Lane residential development (28 units), ensuring compliance with IAQM Construction Dust Guidance (2014), BS 5228-1 & 5228-2, and Horsham District Council requirements.

2. Monitoring Locations

Dust Monitoring Points (D1–D3)

- **D1 – Northern Boundary:** Adjacent to residential properties.
- **D2 – Eastern Boundary:** Near public footpath and hedgerow.
- **D3 – Southern Boundary:** Facing High Bar Lane.
- **D4 – West of site compound:** Facing site boundary

Noise Monitoring Points (N1–N3)

- **N1 – North-West Corner:** Closest to existing dwellings.
 - **N2 – Eastern Boundary:** Adjacent to footpath.
 - **N3 – Southern Boundary:** Facing High Bar Lane.
-

3. Dust Monitoring Procedures

3.1 Daily Monitoring

- Visual inspection at **08:00, 12:00, 15:00**.
- Record visible dust plumes, track-out, haul road condition, weather, and suppression effectiveness.

3.2 Weekly Monitoring

- Full perimeters walk.
- Check hoarding, wheel-wash, stockpile dampening, road sweeping, and material handling areas.

3.3 Dust Control Measures

- Water suppression on haul roads and cutting/grinding.
- Damping down during dry/windy conditions.

- Sheeting of lorries leaving site.
- Reduced drop heights.
- Stockpiles kept below 2m and dampened.
- Road sweeper deployed when track-out observed.

3.4 Trigger Levels

- **Low:** Minor plume <10 seconds → increase damping.
- **Medium:** Plume >10 seconds → stop activity, apply suppression.
- **High:** Dust crossing boundary → cease works, notify Site Manager.

3.5 Escalation

- Site Manager implements corrective actions.
- Environmental Lead logs exceedance.
- Contractor adjusts method statements if repeated.

4. Noise Monitoring Procedures

4.1 Daily Monitoring

- Spot readings at **N1–N3** during excavation, breaking, plant movement, and deliveries.
- Record dB(A), activity, duration, and weather.

4.2 Weekly Monitoring

- BS 5228 compliance check: plant condition, acoustic barriers, working hours, reversing alarms, layout changes.

4.3 Noise Control Measures

- No works outside 08:00–18:00.
- White-noise reversing alarms.
- Acoustic barriers at N1 and N3.
- Plant maintained and fitted with silencers.
- Breakers monitored closely.

4.4 Trigger Levels

- **75 dB(A):** Increase controls.
- **80 dB(A):** Stop activity, investigate.
- **85 dB(A):** Cease works, report exceedance.

4.5 Escalation

- Halt offending activity.
 - Site Manager investigates.
 - Environmental Lead logs exceedance.
 - RAMS updated if repeated.
-

5. Responsibilities

Site Manager

- Ensures monitoring completion.
- Implements corrective actions.
- Maintains equipment.

Environmental Lead

- Reviews logs.
- Reports exceedances.
- Liaises with Horsham DC.

Contractors

- Follow control measures.
 - Report issues.
 - Adjust methods when instructed.
-

Earthstone Homes Highbar Lane Ltd

Daily Dust Inspection Log

Daily Dust Inspection Log

[illegible]

Earthstone Homes Highbar Lane Ltd

Monthly Summary Log

Monthly Summary Log

[illegible]

Usage Notes

- These tables are designed for daily and weekly completion by the Site Manager or Environmental Lead.
- You can duplicate rows as needed for multiple readings or observations.
- The structure aligns with IAQM and BS 5228 monitoring expectations.

7. Exceedance Procedure

1. Stop activity.
2. Record details.
3. Apply control measures.
4. Notify Site Manager.
5. Environmental Lead logs incident.
6. Review RAMS if repeated.
7. Notify Horsham DC if required.

8. Review & Updates

- Monthly review.
- Updated when layout changes, new plant introduced, complaints received, or exceedances occur.

EARTHSTONE HOMES HIGHBAR LANE LTD

EMERGENCY RESPONSE PLAN

Project: 28-Unit Residential Development **Location:** Land at High Bar Lane, Thakeham, West Sussex **Principal Contractor:** [Insert Company Name]

Document Reference: ERP-Rev A **Status:**
Planning Condition Compliance / Site Safety Document

1. Purpose

To define clear procedures for responding to emergencies that may occur during construction, ensuring the safety of all personnel, visitors, and the public, and minimising environmental impact.

2. Scope

Applies to all site operations including:

- Earthworks, drainage, and foundations
- Superstructure and roofing
- Fit-out and landscaping
- Deliveries and plant operations

3. Emergency Types Covered

- Fire or explosion
- Medical emergency or injury
- Environmental incident (fuel spill, dust/noise exceedance)
- Structural collapse or excavation failure
- Severe weather or flooding
- Utility strike (gas, electricity, water)
- Traffic or vehicle collision
- Missing person or security breach

4. Emergency Contacts

Role	Name / Position	Contact Number
Site Manager	[Insert Name]	[Insert Mobile]
Environmental Lead	[Insert Name]	[Insert Mobile]
First Aider	[Insert Name]	[Insert Mobile]
Fire Marshal	[Insert Name]	[Insert Mobile]
Principal Contractor Office	[Insert Number]	
Emergency Services	999	
Horsham District Council EH Dept	<u>Number</u>	
Environment Agency Incident Hotline	<u>Number</u>	

5. Site Emergency Equipment

- Fire extinguishers at welfare and compound areas
- Spill kits at fuel and plant storage zones
- First-aid kits in welfare cabins and supervisor vehicles
- Emergency lighting and alarms in welfare units
- Defibrillator (if available) in site office

6. Assembly Points

- **Primary:** Site entrance near welfare compound
- **Secondary:** Overflow car park area (safe distance from structures) Both points clearly marked on the site plan and signposted.

7. Communication Procedure

1. **Raise the alarm** verbally or via radio.
2. **Stop work immediately** and move to assembly point.
3. **Site Manager** to contact emergency services and coordinate response.
4. **First Aider** to attend casualties.
5. **Environmental Lead** to manage spill or environmental containment.
6. **Record incident** in the Site Accident Book and Environmental Log.
7. **Notify Principal Contractor and LPA** if required.

8. Specific Response Actions

Fire

- Evacuate via nearest safe route.
- Do not attempt to fight large fires.
- Fire Marshal to check welfare units and site cabins.

Medical Emergency

- First Aider to assess and stabilise.
- Call 999 if serious.
- Maintain clear access for ambulance.

Fuel or Chemical Spill

- Stop source immediately.
- Deploy spill kit and absorbent pads.
- Prevent entry to drains or watercourses.
- Notify Environmental Lead and Environment Agency.

Dust / Noise Exceedance

- Halt offending activity.
- Increase suppression or screening.
- Record readings and corrective actions.

Utility Strike

- Stop work.
- Evacuate area.
- Contact utility provider and emergency services.

Severe Weather / Flooding

- Secure plant and materials.
- Suspend work if conditions unsafe.
- Re-inspect site before resuming.

9. Training & Drills

- Induction briefing includes emergency procedures.
- Fire and evacuation drills every **3 months**.
- Toolbox talks on spill response and first aid monthly.

10. Documentation & Reporting

- All incidents logged in the **Site Accident Book**.
- Environmental incidents recorded in the **Environmental Monitoring Log**.
- Reports submitted to Principal Contractor and, where applicable, Horsham District Council.

11. Review & Updates

- ERP reviewed **quarterly** or after any incident.
- Updates communicated to all site personnel.
- Latest version displayed in welfare cabin and site office.

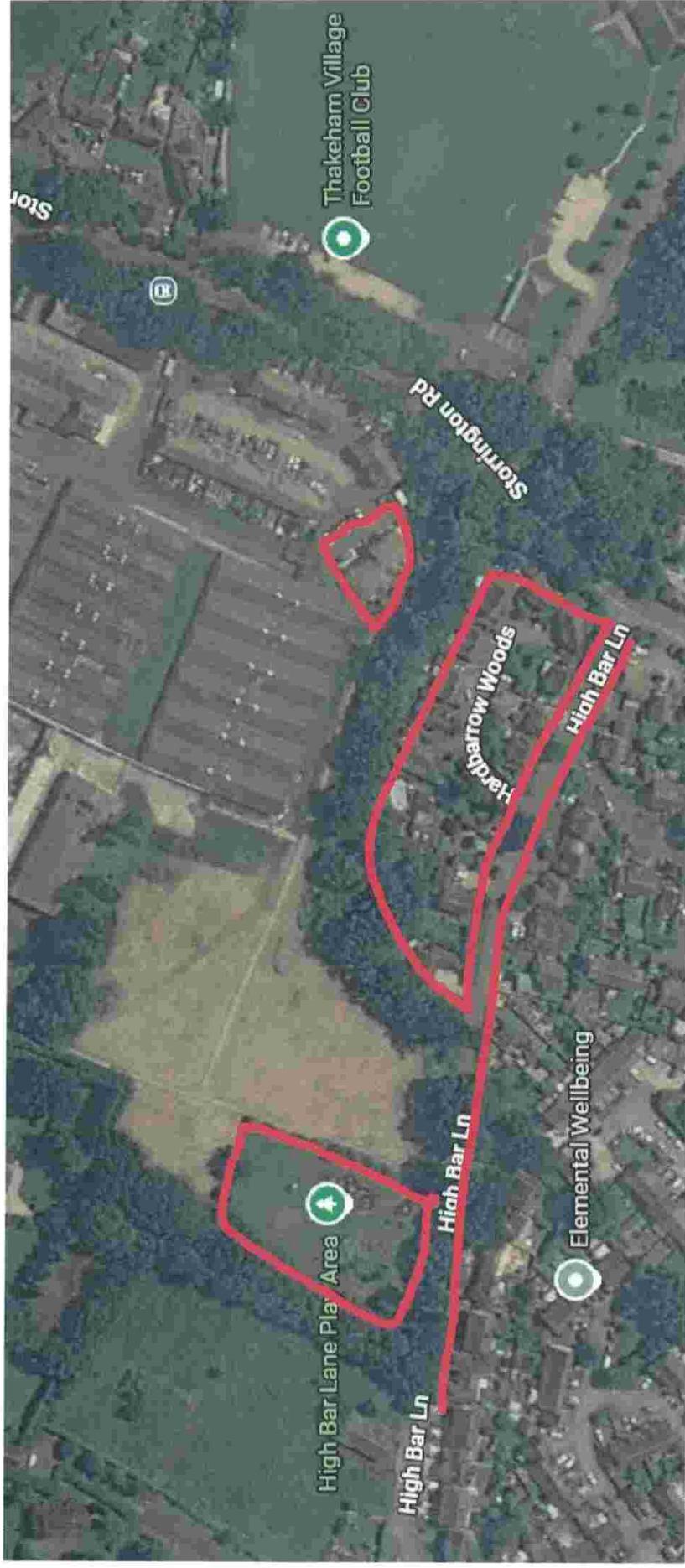
RAMS ANNEX – EMERGENCY ACTIONS BY TASK

Role	Name / Position	Contact Number
Site Manager	[Insert Name]	[Insert Mobile]
Environmental Lead	[Insert Name]	[Insert Mobile]
First Aider	[Insert Name]	[Insert Mobile]
Fire Marshal	[Insert Name]	[Insert Mobile]
Principal Contractor Office	[Insert Number]	
Emergency Services	999	
Horsham District Council EH Dept	<u>Number</u>	
Environment Agency Incident Hotline	<u>Number</u>	

RAMS ANNEX – EMERGENCY ACTIONS BY TASK

Task	Potential Emergency	Immediate Action	Responsible Person
Excavation / Earthworks	Collapse / injury	Stop work, evacuate, call Site Manager	Supervisor
Fuel Handling	Spill / fire	Stop source, deploy spill kit, isolate ignition	Environmental Lead
Cutting / Grinding	Injury / fire	Stop work, First Aider attends, isolate power	Operative
Working at Height	Fall	Call 999, secure area, First Aider attends	Supervisor
Plant Operation	Collision / overturn	Stop plant, evacuate, call Site Manager	Plant Operator
Electrical Work	Shock / arc	Isolate supply, First Aider attends	Electrician
Concrete Pour	Entrapment / chemical burn	Stop pour, wash area, First Aider attends	Foreman

Earthstone Homes Highbar Lane Development Site



Residential Sensitive Receptors – Outlined in red

- Highbar Lane,
- Hardbarrow Woods,
- Massey Close,
- Adjacent Playground.

Key :

- Existing Tree
- Proposed Tree
- Slate Roof Tiles
- Clay Roof Tiles
- RCP - Refuse Collection Point
- Permeable Paving
- Attenuation tank below road surface



Site Plan - Proposed
1 : 500

100m
50m

SCALE BAR 1 : 500

REVISION

Rev	Date	Revision Comment	By
A	07.11.25	Design Development	SK
B	26.01.25	Planning Issue	SK
C	25.02.25	Planning Update	SK

DISCLAIMER NOTE:

SETTING OUT TO BE ADVISED ON SITE WITH THE PROJECT SUPERVISOR. ALL DIMENSIONS TO BE CHECKED ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSESS AND VERIFY THE DIMENSIONS TO THE PROJECT SUPERVISOR.

Proposed Site Plan

Drawn by: SK Checked by: DG

Scale: 1 : 500 A1

High Bar Lane Ltd

Land at High Bar Lane, Thakeham, West Sussex

25-2325
101C

High Bar Lane
Thakeham

Mitchell Evans
25/2325
0241 453 433
GUY 300
01453 453 433

Appendix C — Mobile Tower Crane Locations

Contents to include:

- Crane position drawings and Lifting zone diagrams (four locations)

Do not scale from this drawing.
All dimensions must be verified on site prior to commencement of manufacture and / or construction.

Rev:	Description:	Date:
P01	Initial issue.	01/06/26
P02	Crane positions revised.	05/06/26
P03	Crane position numbering changed and build phases added.	09/07/26

HEMSPAN®

HEMSPAN Ltd

The Bradfield Centre
184 Cambridge Science Park Road
Milton, Cambridge
CB4 0GA

Client:
Earthstone Homes HBL Ltd

Project:
Evergreen

Drawing Title:
BIOHAUS® Assembly phase
Site set-up - Crane locations

Drawing No:
EV2600-HSP-XX-XX-DR-X-320001

Purpose of Issue:
For Coordination

Status:

S1

Drawn / Check By: Scale / Format:

Rev: P03



Appendix B — Site Logistics Plan

Contents to include:

- Compound layout
- Office location plan
- Material storage zones
- Site Sequencing Plan
- Crane location plan
- Vehicle routing plan
- Parking plan
- Hoarding and fencing plan

HIGH BAR LANE – SITE SETUP PACKAGE

Drawing Reference: 25-2125-101E – Proposed Site Plan

Prepared For: Earthstone Homes Highbar lane Ltd

Prepared By: James Mason, Premier Projects Sussex 25

Location: Highbar Lane, Thakeham, West Sussex

1. WELFARE PLAN

Main Welfare Compound – Rear of Plots 1, 2 & 3

Located along the **southern boundary**, backing onto:

- Dry pond attenuation area
- Proposed bridleway

Units Installed:

- 24ft Canteen Cabin
- 16ft Drying/Changing Cabin
- Mains Toilet Block (2 WCs)
- Drinking Water Station

Rationale: Central for most operatives, away from traffic, flat ground, no conflict with plots, and ideal for mains connections.

Portable Toilet – Adjacent to Plots 28–26 (RCP Location)

Placed beside the **Refuse Collection Point** adjacent to Plots **28 and 26**.

Benefits:

- Local welfare for northern/eastern plots
- Reduces unnecessary travel across the site
- Easy weekly servicing
- Clear of bridleway and play features

Site Office – Right of Site Entrance

Located immediately inside the **eastern boundary**, within the visibility splay.

Functions:

- Site Management
- Inductions
- First aid
- Visitor check-in
- Delivery control

2. COMPOUND LAYOUT

SITE ENTRANCE Highbar Lane

SITE OFFICE

16ft Office Cabin

Site Management / Inductions / First Aid / Visitor Check-in

PLOTS 1, 2 & 3 (Southern Boundary)

24ft CANTEEN CABIN
16ft DRYING / CHANGING CABIN
MAINS TOILET BLOCK – 2 WCs
DRINKING WATER STATION

Aligned parallel to southern boundary, backing onto attenuation/dry pond area.

NORTHERN SIDE – PLOTS 28–26 RCP

Portable toilet
Positioned for easy servicing
Clear of bridleway and play features

3. TRAFFIC MANAGEMENT PLAN (TMP)

Pedestrian Routes

- Safe walkway from site entrance
- site office to main welfare compound.
- Secondary walkway from northern plots to portable toilet at RCP.
- All pedestrian routes separated from plant using barriers or fencing.
- Crossing points marked where routes intersect the main access road.

Vehicle Routes

- Two-way system along the main spine road.
- Delivery vehicles stop at the site gate and report to site office for check-in.
- No vehicle access to welfare area behind Plots 1–3.
- Weekly servicing vehicle access to portable toilet at RCP.
- Delivery vehicles directed via north side of plot 3 to compound for offloading

Emergency Access

- 3.5m clear access maintained along the main road.
- Fire assembly point located near the site entrance, adjacent to the office.

4. WELFARE

Welfare is positioned as follows:

Southern Boundary (Rear of Plots 1–3)

- Welfare cabins aligned parallel to the boundary
- Positioned between attenuation area and internal road
- Clear of bridleway and planting zones

Northern Side (Plots 28–26)

- Portable toilet placed directly beside the RCP
- Facing the internal road for servicing
- Clear of bridleway corridor

Site Entrance (South)

- Office cabin placed immediately to the right
- Within visibility splay
- Positioned for maximum control of site access

5. Welfare Provision Summary

Main Welfare Compound (Rear of Plots 1–3)

- 24ft Canteen Cabin
- 16ft Drying/Changing Cabin
- Mains Toilet Block (2 WCs)
- Drinking Water Station

Secondary Welfare (Future parking for Plots 26–28)

- 1 Portable Toilet
- Located beside RCP for easy servicing

Site Office

- 16ft Office Cabin
- Positioned to the right of the site entrance

Compliance: All welfare facilities comply with:

- CDM 2015 – Schedule 2
- HSE CIS59
- HSG150

Maintenance:

- Welfare available from day one
- Portable toilet serviced weekly
- Cabins cleaned daily
- Waste removed regularly

6. SITE SETUP PACK

Welfare facilities will be established from day one and maintained throughout the project. The main welfare compound will be located behind Plots 1–3, consisting of a 24ft canteen, 16ft drying/changing cabin, mains toilet block (2 WCs), and a drinking water station.

A secondary welfare point will be provided adjacent to Plots 28–26, where a portable toilet will be positioned beside the RCP for ease of servicing and to reduce travel distances for operatives working in the northern zone.

The site office will be positioned to the right of the site entrance, providing a controlled point for inductions, first aid, visitor management, and delivery check-in.

Pedestrian routes will be segregated from vehicle routes using barriers, with safe access provided to both welfare areas. Emergency access will be maintained along the main spine road, with the fire assembly point located near the site entrance.

7. PHASING

Phase 1 — Enabling Works (16 weeks)

- 1 × 24ft canteen
- 1 × 16ft drying/changing
- 2 × toilets
- 1 × drinking water station
- 1 × office cabin

Reason: Fewer operatives on site (typically 6–10).

Phase 2 — Main Construction (35 weeks)

- Increase toilets to **3 units**
- Maintain full welfare setup
- Add additional drying capacity in winter
- Increase cleaning frequency

Reason: Full workforce of 20 operatives.

Phase 3 — Finishing Works (10 weeks)

- Reduce toilets to **2 units**
- Maintain canteen + drying room
- Office cabin may be downsized

Reason: Workforce reduces to 8–12.

Do not scale from this drawing.
All dimensions must be verified on site prior to commencement of manufacture and / or construction.

Rev: Description: Date: .

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The Bradfield Centre
184 Cambridge Science Park Road
Milton, Cambridge
CB4 0GA

Client:

Earthstone Homes HBL Ltd

Project:

Evergreen

Drawing Title:

BIOHAUS® Assembly phase
Site set-up - Crane locations

Drawing No:

EV2600-HSP-XX-XX-DR-X-320001

Purpose of Issue:

For Coordination Status: S1

Drawn / Check By:

ER / ER Scale / Format: 1:250 / A0L Rev: P01



Site Traffic and HGV routing plans,

- **Traffic management plan**

Route to site

From A24 take the exit onto Storrington Road A283 and continue towards Storrington on A283 2 miles

At the Roundabout, take the 2nd exit onto School Hill B2139 and continue on B2139 0.8 Miles

At the Roundabout, take the 1st exit onto Storrington Road B2139 and continue on B2139 1.2 miles

Turn Left onto Highbar lane, the Site entrance is 200m along the lane on your right side.



- **Delivery requirements**

- A delivery booking system will be produced and operated by the contractors and site management, with a view to managing the following potential issues:
- Queuing of construction vehicles outside of the site
- Arrival of unscheduled deliveries
- Deliveries failing to arrive.
- Ensuring that delivery vehicles are fully utilised where practicable.
- Preventing vehicles from arriving early on the off chance that they can be unloaded early.
- Ensuring that appropriate banks man and personnel are available to facilitate the delivery on site.

Health and Safety Information & Requirements

Where loading or unloading operations are to take place at any of our Sites they must be carried out in such a way as to minimise the health and safety risks to any persons involved in the operation or who may be affected by the operations i.e. our employees, contractors or members of the public. Environmental risks due to spillage / dust etc should also be taken into consideration. We have provided workplace specific information to attach to our order to assist you in formulating risk assessments and safe systems of work for deliveries to our place of work.

The following requirements are to be complied with by you, or any employee / subcontractor employed by you to undertake the work on your behalf:

- Drivers must be competent to carry out all necessary tasks associated with the loading or unloading of the vehicle i.e.:
 - hold a relevant HGV licence.
 - hold a certificate of training for any equipment they need to operate i.e. lorry loader CPCS Card
 - Have relevant banksman training if involved in reversing vehicles.
- Drivers must be briefed by the supplier / haulier prior to arrival at the workplace in the safe systems of work for the unloading operations they are to carry out i.e. safe access to vehicle, work at height, fixture of slings etc.
- An unloading / loading assessment or plan must be provided specific to the type of materials to be delivered to the workplace and the method of unloading / loading to be carried out by the driver employed on your behalf.
- All vehicles must meet the legal requirements for highways i.e. axle loads, tax, insurance etc.
- All lifting equipment must be accompanied by its 12-monthly thorough examination certificate, and all other lifting accessories have current and valid certification. (6 monthly inspections).
- Drivers must wear minimum PPE of high visibility vest, safety footwear, safety helmet.
- On arriving at the Site all drivers must park the vehicle in a safe place and report to a member of the Site management team (unless met at the gate by security and instructed differently).
- Where repeat deliveries are carried out the Drivers must report to a designated person and not commence unloading / loading until authorised to do so.
- Drivers must not commence loading / unloading until the site-specific Delivery Checklist has been completed and agreed with a member of the operations management team.
- Drivers are responsible for the load whilst it is on the vehicle, and until fully offloaded.
- Where loading takes place on site, the lorry loader driver has the responsibility from the point at which they lift the loads from their position of rest on site to ensure the load is stacked in accordance with the vehicle's capability and in accordance with the Department of Transport's Code of Practice "Safety of Loads on Vehicles". (Free download at www.dft.gov.uk).

Drivers failing to comply with the above requirements may be asked to leave the Site. Any drivers putting either themselves or others at risk will be immediately stopped until suitable and sufficient actions have been taken to address any shortfalls.

For further understanding on your duties please refer to the Health and Safety Executive Guidance "Delivering Safely" available for download from:

Workplace Information

Company Name	[High Bar Lane Ltd]	Date of Order	TBC
Contact Name	[Project Evergreen]	Order No.	TBC
Contact Address:			
Tel No: TBA		Contact Name: TBA	
Access / Visitor Controls / Who to report to	All deliveries to be pre-booked with the Site Manager a minimum of 24 hours before. If not booked they risk being turned away. No deliveries before 08:00 or after 16:00. Delivery slots are 1 hour or 2 hourly. All delivery drivers to report to the site office before off-loading. All drivers must have full PPE Hard hat, Hi vis vest, steel toe cap boots and gloves. All deliveries need a banks man before reversing onto the project		
Vehicle Restrictions	Vehicle Restrictions Rigid lorries only preferred, artic's by special appointment only. If access is needed by the driver to the back of the lorry a means of protection must be supplied to protect falls from height. i.e. handrail etc. If using a Hiab and lifting equipment the Construction Management Plan thorough examination certificates must be on the lorry for inspection before unloading can commence, if not the delivery will be sent away.		
Parking Restrictions	No parking is available near the site. All deliveries to be pre-booked see above.		
Environment / Members of the Public	N/A		
Overhead Services & other proximity hazards	N/A		
Ground Conditions	TBA		
Vehicle off loading / loading facilities	[Forklift, Hiab, and Moffett]		
Environmental Considerations	N/A		
Other	Please phone the site manager 1 hour before arrival		

Vehicle Muck' Control

- Hard standings will be installed early in the construction phase and a wheel / jet wash facility will be available on site at entrance / exit point for use on vehicles and tyres, as well as body work if appropriate, to minimise the carriage of any spoil and mud off site onto the local road network.
- It is expected that a road cleaner will be contracted to visit the site area once a week in order to clean the roads immediately adjacent to the site, in case any spoil or mud from the site is deposited on the local road network.

Workforce Traffic

- Construction contractors will be responsible for encouraging workers to share vehicles or, if appropriate use more sustainable methods such as public transport to access the development thus keeping parking numbers to a minimum. The closest main line station is Christs Hospital (near Horsham), then Bus 17A or 74A.
- Site car park will be provided for the construction workers. This will initially be provided in the [TBA] but will need to relocate during the construction phase as work proceeds.
- There will be no parking of contractor's vehicles on the public highway as all parking will take place within the site during the construction of the development.
- [High Bar Lane Ltd] designated point of contact will liaise with local residents and business to ensure that any potential issues in regard to staff movements or deliveries, as well as any other issues, are identified and addressed at the earliest opportunity in order to keep impacts associated with the site to a minimum.

Appendix C — Mobile Tower Crane Locations

Contents to include:

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1:250 / A0L

Rev:
P03

