

City Construction Group

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

Demolition & Construction — Care Home Development, Old Fire Station, Horsham

Project	Care Home Development — Old Fire Station, Horsham
Location	Old Fire Station site, Hurst Road, Horsham, West Sussex, RH12 2DN
Local Planning Authority	Horsham District Council
Planning consent	DC/25/1266 — Horsham District Council (permission granted 16 April 2026; applicant EQ Care (Horsham) Limited)
Planning condition	Condition 3 — pre-commencement: demolition and construction details, matters (a)–(e); working hours per Condition 26; delivery hours per Condition 27
Related conditions	04 Surface water drainage design & method statement; 05 Contamination Risk Assessment (submitted); 06 Borehole management scheme (submitted); 09 Noise mitigation & mechanical ventilation (post-demolition / pre-construction)
Principal Contractor	City Construction Group Ltd, One Canada Square, Canary Wharf, London E14 5AA
Project Manager	Manny Aparicio — LPS
Civil / drainage engineer	CTS Design
Architects	AP Architecture / Pinnacle Architecture
Site Manager	Azim Bakshi — [REDACTED]
Revision / date	Rev B — 29 July 2026

1. Introduction & Purpose

This Construction Environmental Management Plan (CEMP) is submitted by City Construction Group Ltd (Principal Contractor) in support of the discharge of pre-commencement planning Condition 03 for the demolition of the existing buildings at the Old Fire Station, Horsham, and the construction of the new care home development. The CEMP covers both the demolition and construction phases of the works.

Condition 3 states:

“The development hereby approved shall not commence until the following demolition and construction details have been submitted to and approved in writing by the Local Planning Authority. The details shall be limited to the following measures: (a) Details of site management contact details and responsibilities; (b) A plan detailing the site logistics arrangements on a phase-by-phase basis (as applicable), including: i. location of site compound, ii. the erection and maintenance of security hoarding, iii. location for the loading, unloading and storage of plant and materials (including any stripped topsoil), iv. site offices (including location, height, size and appearance), v. location of site access points and routing for construction vehicles, vi. location of on-site parking, vii. locations and details for the provision of wheel washing facilities and dust suppression facilities; (c) The arrangements for public consultation and liaison prior to and during the demolition and construction works - newsletters, fliers etc, to include site management contact details for residents; (d) Details of any floodlighting, including location, height, type and direction of light sources, hours of operation and intensity of illumination; (e) Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring. All demolition and construction activities shall thereafter be carried out in accordance with the details and measures approved.”

The CEMP sets out how the works will be planned, managed and controlled to protect neighbouring residential and commercial occupiers, the public, highway users and the local environment. It should be read alongside the surface water drainage design and method statement (Condition 04, prepared by CTS Design), the Contamination Risk Assessment (Condition 05, submitted), the borehole management scheme (Condition 06, submitted) and, in due course, the noise mitigation and mechanical ventilation scheme (Condition 09).

This CEMP is a live document and will be reviewed and updated if site conditions, methods or programme change, and following any environmental incident or substantiated complaint.

2. Site Description & Programme

The site comprises the former fire station and associated hard-standing fronting Hurst Road, Horsham, RH12 2DN. The former ambulance station lies immediately to the rear (consented separately as a vehicle repair and maintenance facility under DC/25/1840), with Horsham Hospital, the Courts and Police Station, and residential premises in close proximity. The site is accessed via the existing shared access onto Hurst Road to the east, which also serves the Courts and Police Station; swept path assessment demonstrating suitable access and egress for large vehicles was accepted by WSCC Highways at application stage, and no works are required to this access. Site investigation works completed to date include a Phase 2 ground investigation, a GPR survey and UKPN utility records; a new substation connection is being progressed with UKPN.

The works comprise: mobilisation and site establishment (approximately one month); soft strip and demolition of the existing buildings; substructure and drainage works; construction of the new care home building; fit-out; external works and handover. Programme dates: 15.08.26.

Perimeter security screens/hoarding are being procured for installation from 29 July 2026 to secure the site ahead of mobilisation.

3. Management & Responsibilities

- **Site Manager (Azim Bakshi)** — overall responsibility for implementation of this CEMP, daily inspections, dynamic risk assessment, and liaison with neighbours, the Local Planning Authority and emergency services.
- **Project Manager (Manny Aparicio, LPS)** — coordination of the design team, planning condition discharge and client reporting.
- **Site Supervisor / Foreman** — day-to-day supervision, toolbox talks, banksman deployment, monitoring of hoarding integrity and immediate stop of unsafe or environmentally non-compliant works.
- **Operatives & Subcontractors** — all works carried out in accordance with this CEMP; all subcontractors (including the licensed demolition contractor) operate under City Construction Group supervision with approved RAMS.
- **Records** — daily briefings, toolbox talks, inspection logs, waste documentation, complaints log and incident/near-miss reports maintained on site.

4. Working Hours

Construction and demolition working hours will be as follows, in accordance with Condition 26 of consent DC/25/1266:

- Monday to Friday: 08:00–18:00
- Saturday: 08:00–13:00
- Sundays and Bank Holidays: no working, unless separately agreed in writing with the Local Planning Authority.

Construction deliveries will be scheduled within the above working hours and outside local peak periods where practicable. (Condition 27 separately permits commercial deliveries and waste collection between 07:00 and 19:00 Monday to Sunday, excluding Bank Holidays; construction traffic will nonetheless be confined to Condition 26 working hours.)

5. Site Establishment, Hoarding & Security

- Full perimeter hoarding/security screens (minimum 2.4m) to the site boundary, with a lockable vehicle gate and separate pedestrian access; installation programmed from 29 July 2026.
- Welfare facilities (office, canteen, drying room, toilets) established within the secured compound, compliant with CDM 2015.
- Site offices and welfare will be proprietary modular anti-vandal units, single-storey (approximately 3m high) with standard steel-clad cabin appearance, located on the southern parking area as shown on the marked-up site plan (Section 15). No floodlighting is proposed. External lighting will be limited to low-level PIR-activated security luminaires at the site gate and welfare area, mounted at a maximum of 4m, directed downwards and into the site to avoid light spill to neighbouring premises and Hurst Road, operating outside working hours for security purposes only. Should task floodlighting become necessary, details of location, height, type, direction, hours of operation and intensity will be agreed with the Local Planning Authority before installation. Temporary services and CCTV will be installed and the site secured outside working hours.
- Signage at hoarding corners: site rules, emergency contacts and Site Manager contact details for the public.

6. Parking, Deliveries & Traffic Management

- Operatives and visitors will not park on surrounding residential streets; on-site operative and visitor parking is designated on the southern parking bays as shown on the marked-up site logistics plan (Section 15).
- All deliveries pre-booked (minimum 48 hours notice) and scheduled outside network peak hours where practicable; no waiting or unloading on the public highway.
- A banksman controls all vehicle entry, exit and reversing; maximum 5 mph within the compound; engines off when not in use.
- Pedestrian routes past the site maintained at all times or safely diverted in agreement with the highway authority; any temporary footway closure or scaffold licence obtained in advance.
- Construction vehicles will use the existing shared access onto Hurst Road; swept path assessment demonstrating suitable access and egress for large vehicles was accepted by WSCC Highways at application stage. Any abnormal loads will be agreed with the highway authority in advance.

7. Demolition Phase Controls

- Refurbishment & Demolition (R&D) asbestos survey completed before soft strip; any asbestos removed by a licensed contractor with HSE notification prior to demolition.
- Services disconnection confirmed with utility providers (including UKPN) before demolition; permit to work for isolations.
- Progressive top-down demolition using appropriate mechanical plant; exclusion zones maintained; no drop-demolition adjacent to boundaries.
- Continuous dust suppression (water misting/damping) at the point of demolition and on debris handling, loading and crushing.
- Demolition arisings segregated on site; inert material crushed and reused as fill where approved; all removals via licensed carriers with duty-of-care documentation.
- The existing fire station is a detached building with no party walls or adjoining structures; party wall condition surveys are not required. As a precautionary record, a photographic condition survey of the nearest neighbouring structures (including the former ambulance station to the rear) will be undertaken before demolition commences.

8. Dust, Noise & Vibration

- Dust management follows the IAQM guidance hierarchy: containment by hoarding, damping down, sheeting of stockpiles and loads, no burning of waste, and daily visual monitoring at the boundary. Sensitive receptors have been identified as: the residential premises adjoining and opposite the site on Hurst Road; Horsham Hospital (Hurst Road); the Courts and Police Station served by the shared access; and users of the Hurst Road footway. Ongoing monitoring comprises daily visual dust checks at the boundary nearest each receptor, periodic noise spot checks during noisy operations, attended monitoring in response to any complaint, and weekly documented inspections (Section 13), with records available to the Local Planning Authority on request.
- Best practicable means (BPM) under the Control of Pollution Act 1974 s.72 applied to minimise noise: modern silenced plant, no idling, plant switched off when not in use, careful siting of static plant away from sensitive boundaries.

- Noisiest activities (demolition, breaking, piling if required) programmed within core hours; neighbours notified in advance of significant noisy operations.
- Vibration: the site is detached with no party walls or adjoining structures, so vibration limits apply at the nearest neighbouring structures — the former ambulance station to the rear and Horsham Hospital. Tri-axial geophone monitoring will operate during demolition of the main structure and any piling or major breaking works, with baseline readings taken beforehand, automated alerts at the amber threshold, and records available to the Local Planning Authority on request. The following traffic-light regime applies (basis: BS 7385-2, under which the cosmetic damage threshold for residential-type structures is 15 mm/s PPV; human response per BS 5228-2). Final receptor-specific thresholds and monitor locations are to be confirmed by the structural engineer.

Level	PPV at nearest neighbouring structure	Action
Green	Below 5 mm/s	Works continue; routine visual checks.
Amber	5–10 mm/s	Notify Site Manager and structural engineer; increase monitoring frequency; review working method (e.g. smaller breaker, pre-weakening).
Red	10 mm/s and above	Stop vibration-generating works immediately; inspect the receptor; structural engineer to approve a revised method before works resume.

9. Ground Conditions, Contamination & Boreholes

- Works will follow the recommendations of the Phase 2 Site Investigation and the Contamination Risk Assessment submitted under Condition 05.
- The borehole management scheme submitted under Condition 06 will be complied with in full.
- Unexpected contamination protocol: stop work, isolate the area, inform the Site Manager, engage the environmental consultant, and agree remediation/validation with the Local Planning Authority before recommencing in the affected area.
- Excavated material characterised before reuse or disposal; hazardous material removed under consignment notes.

10. Surface Water, Drainage & Pollution Prevention

- Construction phase surface water management aligned with the CTS Design drainage design and method statement (Condition 04).
- Silt fencing/berms to down-gradient boundaries; run-off from exposed ground directed to settlement before any controlled discharge; gullies protected with silt sacks.
- Wheel cleaning provided at the site exit during demolition and groundworks; hard-standing retained where practicable; road sweeper on call and the site frontage swept as required.
- Concrete washout only in a designated lined, contained area; no washout to ground or drainage.

- Fuel and chemicals in bunded storage with spill kits; drip trays under static plant; no refuelling near drainage; spill response briefed at induction.

11. Waste Management

- Full segregation of waste streams: inert, timber, metal, plasterboard, general, hazardous and asbestos (separate licensed disposal).
- All waste removed by licensed carriers with waste transfer / consignment notes retained on site; Site Waste Management Plan maintained.
- Materials ordered to minimise packaging and off-cuts; reuse and recycling prioritised over disposal.

12. Ecology & Trees

- Biodiversity Net Gain assessment instructed; its recommendations will be incorporated once received.
- Pre-commencement checks for nesting birds before demolition of buildings or removal of any vegetation; works stopped and advice sought if protected species are found.
- There are no trees within the site boundary (refer to site plan AP24027-L100, Section 15). The tree belt along the western boundary lies outside the site; as a precaution, hoarding will run along this boundary and no storage, refuelling or concrete washout will take place adjacent to it. Landscaping and tree planting for the completed development are dealt with separately under Condition 17.

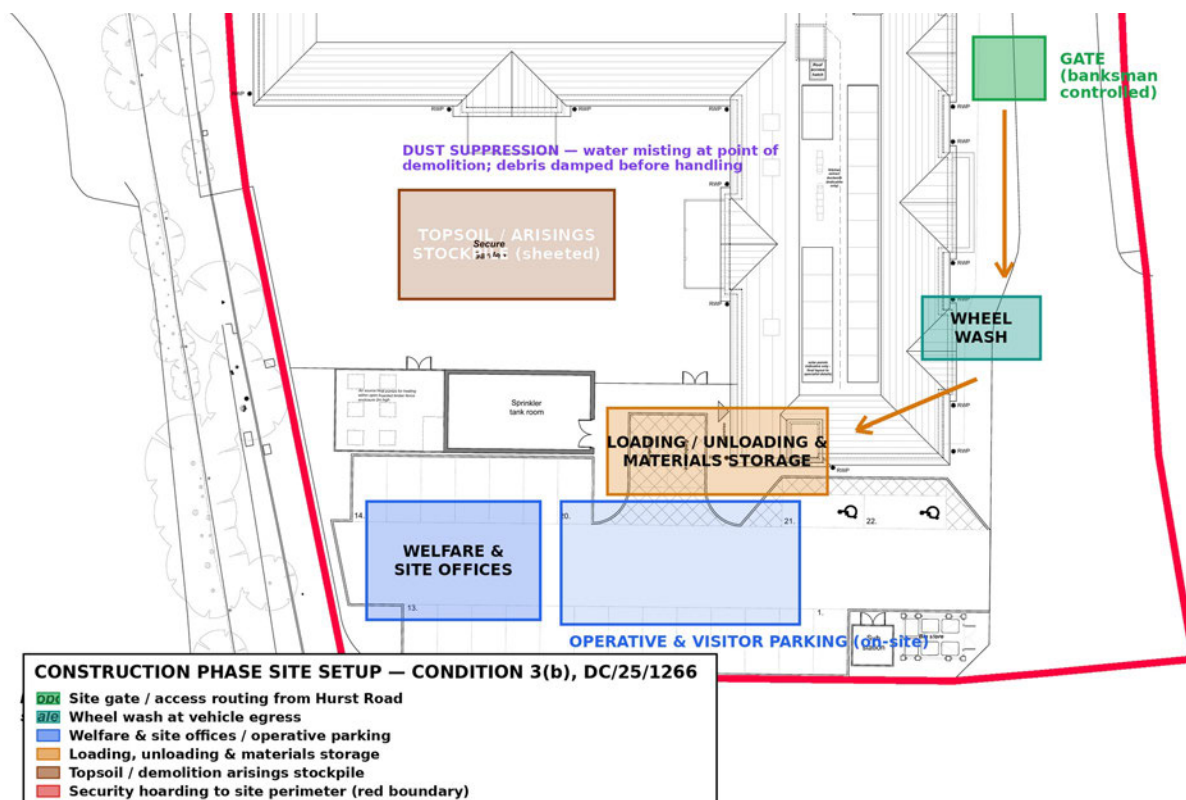
13. Monitoring, Complaints & Community Liaison

- Daily pre-start checks: hoarding and gate integrity, dust and weather assessment, public segregation, permits reviewed.
- Documented weekly inspections of environmental controls; records available to the Local Planning Authority on request.
- Public consultation and liaison will operate prior to and during the works: an introductory newsletter/letter drop to neighbouring residents and businesses (including the Hospital, Courts and Police Station) before demolition commences, setting out the programme, working hours and site management contact details; further newsletters/fliers at key phase changes (start of demolition, groundworks, frame, and external works); advance notification of significant noisy operations; and the Site Manager's name and contact number displayed on the hoarding throughout.
- All complaints logged, investigated and responded to promptly, with corrective actions recorded; the CEMP reviewed following any incident or substantiated complaint.

14. Emergency Contacts

- Site Manager: Azim Bakshi — [REDACTED]
- Emergency Services: 999
- Nearest 24-hour A&E: East Surrey Hospital, Canada Avenue, Redhill RH1 5RH (01737 768511). Minor injuries: Horsham Hospital Minor Injuries Unit, Hurst Road, Horsham RH12 2DR (adjacent to site).
- HSE (RIDDOR): 0345 300 9923

15. Site Logistics Plan



Enlarged extract — service yard, welfare, parking and wheel wash arrangements. Not to scale.

Condition 3 Compliance Summary

Ref	Condition 3 requires	Where addressed
(a)	Site management contact details and responsibilities	Section 3 & Section 14; hoarding signage (Section 5)
(b)(i)	Location of site compound	Section 15 marked-up site plan
(b)(ii)	Erection and maintenance of security hoarding	Section 5 & Section 15
(b)(iii)	Loading, unloading and storage of plant and materials (incl. stripped topsoil)	Section 6 & Section 15
(b)(iv)	Site offices (location, height, size, appearance)	Section 5 & Section 15
(b)(v)	Site access points and routing for construction vehicles	Section 2, Section 6 & Section 15
(b)(vi)	Location of on-site parking	Section 6 & Section 15
(b)(vii)	Wheel washing and dust suppression facilities	Section 10 & Section 15
(c)	Public consultation and liaison (newsletters, fliers, contact details)	Section 13
(d)	Floodlighting details	Section 5 (no floodlighting proposed; security lighting controls)
(e)	Dust and noise mitigation, sensitive receptors, ongoing monitoring	Section 8 & Section 13

16. Sign Off

Prepared by	Jim Otakho	Signature: [REDACTED]	Date: 29.07.2026
Reviewed / approved (CCG)	Billy Mustafa	Signature: [REDACTED]	Date: <u>29/07/2026</u>
Site Manager	Azim Bakshi	Signature: [REDACTED]	Date: _____