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CONSTRUCTION MANAGEMENT PLAN (CMP)

Incorporating the PROJECT MANAGEMENT PLAN (PMP)

Project:

Horsham Enterprise Park Phase 3
REV F - OCT 26

Project No. 486430
Drafted by A Crawford

September 2026

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1. INTRODUCTION

This report has been prepared in be submitted alongside the full detailed planning submission for the Former Novartis Site, Parsonage Road, and will provide full details of Lovell's construction protocols and methods for the duration of the development programme

CMP – R1

This CMP addresses the more operational issues and impacts of a new residential development and will hopefully address the concerns of LPA officers and local residents, demonstrating that every effort will be taken by Lovell to ensure that impact of the proposed construction works at this site on the existing community is kept to a minimum

Ecological Appraisal – 552977oh08Nov24F V02

This document must also be read in conjunction with the Ecological Appraisal prepared by Greengage

CEMP

This document must also be read in conjunction with the CEMP prepared by Adam Crawford

DMP

This Demolition Environmental Management Plan (DEMP) has been prepared by R Collard Limited, as demolition contractor, to provide Horsham District Council with further details requested in respect of **noise and dust control** for the demolition works at the former Novartis site. It is issued to Lovell Partnerships Limited, as Principal Contractor and developer, for submission to the Council. It replaces the cross-reference to the Project Management Plan with a self-contained, auditable set of commitments.

As a business, we have an established a framework for a proactive response to Health and Safety and the Environment through the adoption of ISO14001 and ISO18001 and through our 'Lovell Internal Business Management Systems (LIMS). Our environmental and health and safety policies has been devised to address the protection of the environment, our staff, contractors and the communities in which we work through sound practices that reduce risks to everyone involved.

We have significant experience of working alongside communities in which we work, and we recognise that to ensure project success, minimal impact and that positive relationships are created, it is essential to provide a high level of liaison with all stakeholders involved in or affected by the project. Our dedicated Community Co-ordinator (CC) will work with our Site and Project Team to ensure that communication with the Knowle west community is maintained throughout the construction period.

To ensure effective, clear communication is made we will situate a “Community Information Board” near to the main entrance of our site or in another appropriate area which will include project details and relevant contact details. All boards will remain easily accessible and continuously updated.







Our site managers have decision making authority and will immediately put actions in place to any challenges or concerns that may arise. As a matter of course, we will consider the timing of events to meet the needs of families with children, working households and specific events within the community. We will also undertake ‘Toolbox Talks’ will all operatives to ensure everyone is aware of the steps required to ‘be a good neighbour’.

Project Management Plans (PMPs) are prepared for each of our developments, which records the arrangements for managing the significant health, safety and environment risks associated with the construction phase of the project. It is the basis for communicating these arrangements to all those involved in the construction phase, so it easy to understand and as simple as possible.

The content of the CMP is followed as standard across our region:

1	**Revision history**
2	**Sign off**
3	**Description of the project**
	Project description
	Details of key members of the project team
	Key dates
4	**Management of the work**
	Health and safety aim for the project
	Arrangements to ensure cooperation between project team members and coordination of their work
	Arrangements for involving workers
	Site induction
	Welfare & storage facilities
	Delivering safely information
	Fire and emergency procedures
5	**Arrangements for controlling significant site risks**
6	**Gas Safety Plan**
7	**The Health and Safety File**
8	**Environment**
9	**Waste**
10	**Quality**
11	**Site rules**

The PMP appended to this document has been completed as far as possible at this stage. It is a working document which will be fully completed prior to site start and then is updated over the life of the project by the Build Manager and site team.

Our Health, Safety, Environmental and Business Systems Objectives and Targets are implemented and audited every 6 months by SGS external auditing, this process maintains our ISO 9001 & 14001 and OHSAS 18001 accreditations. Our external audits are supplemented by internal audits, carried out at least twice annually, but usually more frequently on each site and carried out by our Regional HS&E Manager/ HS&E team.

Findings of these audits are documented and reported on half yearly by the region's senior team; our management systems co-ordinator meets with colleagues from around the country to look at national trends and review progress to target and suggested improvements. Training workshops will be held not only for our staff but with our subcontract partners as well as discussions throughout the supply chain to discover practical ways that we can achieve the objectives.

2. DESCRIPTION OF THE SITE

- The site extends to approximately 4.79 hectares and is centred on National Grid Reference TG 17965 31684, OS Co-ordinates 517965, 131684
- The site comprised primarily of sparsely vegetated urban land with small extents of other neutral grassland, developed land and sealed surface and brambled scrub and line of tree.
- The site boundary by Parsonage Road to the north, Wimblehurst Road to the west, and railway lines to the south (extended to the southwest) and to the east. The railway line on the eastern boundary is on an embankment raised by 2-3m relative to the land to the west.
- The site is located within Horsham Town centre

There are some key site constraints which will each have an impact on the construction process, programme and strategy.



- One vehicular access into proposed development site
- Foul connection to existing manhole off Parsonage Road
- Installation of new pumping station
- Diverting existing Southern water manhole

- Proximity to railway lines
- Ecology / BNG Mitigation

3. PURPOSE OF THIS CMP

The purpose of this Plan is to satisfy the requirements of Horsham District Council and to provide a construction method statement to prevent possible negative impacts and impacts on the day to day lives of Clarion community in which we work resulting from site activities, also ensuring the requirements and prohibitions of relevant statutory requirements are met.

This plan shall be implemented and adhered to thereafter at all times during construction by Lovell staff, its contractors, sub-contractors and any visitors to site.

The Site Manager under the guidance of the Build Manager is responsible for ensuring the control measures identified on the environmental plan are implemented prior to start of construction activities.

A Weekly Check List is used by the Site Manager to monitor compliance to statutory and Lovell health, safety and environmental requirements.

Site Performance is monitored by internal and external H.S.E. practitioners at intervals of not less than fortnightly.
Any inspection reports prepared will be discussed with the Site Manager and any recommendations will be actioned as necessary.

A Lovell Standard PMP template has been included at **APPENDIX 2**. The document has been completed as far as possible at this stage, but the Plan is a 'LIVE' document and will be finalised and signed off prior to site start and kept up to date by the Site Team.

4. ROLES AND RESONSIBILITIES

Construction Director	*Tom Eaglestone*
• Assist in any regulatory, external, or internal audit as required. • Determine strategy for achieving health, safety and environmental objectives and improvements. • Ensure that works are carried in a safe and environmentally sensitive manner and that adequate resources are provided to carry out all operations with due regard to health, safety, and the environment. • Review and approve the Construction Plan. • Set project health, safety and environmental objectives and review performance against them.	
Project Director / Contracts Manager	*Adam Crawford*
Assist in any regulatory, external, or internal audit as required. Ensure that arrangements are in place for effective consultation with staff and contractors. Ensure, so far as reasonably practicable that a project specific Construction Phase Plan is prepared and implemented. Ensure, so far as reasonably practicable, employees and agency personnel competent to undertake the activities assigned to them.	

Hold regular meetings with the project team to review health and safety issues.
Provide regular reports on the effectiveness of the Construction Phase Plan to the Construction Director.
Recommend training needs to suit individual and workplace requirements.
Report any health, safety, and environmental initiatives that they consider could lead to improvement.
Report to the client on health, safety and environmental matters as required.
Review project management systems at regular intervals to ensure continued suitability and effectiveness.

Project Lead/ Site Manager	*Adam Crawford*

- Assist in any regulatory, external, or internal audit as required.
- Carry out daily inspections on site to monitor compliance with method statements and risk assessments.
- Ensure adequate PPE is available for visitors.
- Ensure adequate welfare facilities are provided and this are maintained to the required standard.
- Ensure all personnel are inducted and records of relevant training held in the site files.
- Ensure areas have been allocated for material storage.
- Ensure contractor safe systems of work e.g., method statements, risk assessments, lifting plans etc are reviewed and communicated before allowing the activity to commence.
- Ensure safe systems of work e.g., risk assessments, method statements, COSHH assessments etc. are produced and communicated to Lovell employees and agency personnel before the activity commences.
- Ensure statutory inspection of scaffolding, excavations, lifting equipment, lifting accessories etc. are undertaken.
- Ensure that incidents are reported and investigated, and any remedial works identified by the investigation are implemented.
- Ensure the Construction Plan is developed, implemented, and communicated.
- Ensure the site notice board displays relevant information including, insurance certificates, policies, F10, Hospital route Emergency Telephone Numbers
- Ensure Traffic Management, Fire, Lifting, and Emergency response plans are developed, implemented, and communicated.
- Ensuring that audits and inspections are completed in accordance with this plan, client requirements and legislation.

Implementing and updating the water and silt management section of this plan. They are also responsible for arranging briefings and re-briefings for operatives managing surface water controls.

- Ensure weekly fire safety checks and inspections are conducted and that any remedial works identified are completed.
- Ensure weekly inspections of the site boundary and hoardings are completed.
- Issue requirements for regular toolbox talks to trade contractors.
- Organise and chair project health and safety meeting.
- Plan and arrange Site Welfare Facilities.
- Report any health, safety, and environmental initiatives that they consider could lead to improvement.
- Undertake liaison with third parties e.g., neighbouring houses, schools, businesses, etc. where necessary.
- Update the Construction Programme as required and ensure the Contractors are working to the current programme.

Project Team	*Horsham Site team*

- Be familiar with the Construction Plan and co-operate in its implementation.
- Identify significant safety, health and environmental risks connected with their work package / activity.
- Observe all environmental requirements and be respectful to the environment.
- Report any health and safety initiatives that they consider could lead to improvement.
- Conduct regular safety, health, environmental and quality inspections/audits.

- Report all potential / actual health and safety risks to their supervisor as soon as possible.
- Assist in any regulatory, external, or internal audit as required.

Technical Manager	*Charlie Allchurch*

- Obtain designers risk assessments and issue to the contractors.
- Plan and arrange temporary services and electrics.

Engineering Manager	*Charlie Allchurch*

Contact the service authorities and establish the location of existing services.
Obtain designers risk assessments and issue to Technical Manager and contractors.
Assist with the development and update of environmental plans.
As well as drafting the pre-development CSWMP, they will support the project lead and surface water management lead with any calculations, drawings and permit applications relating to the water and silt management section of this plan.

Quantity Surveyor	*Jake Frier*

- Arrange post-tender meetings with all potential contractors to discuss health, safety, and environmental considerations.
- Conduct Contactor start up meetings with all successful Contractors.
- Ensure that all contractors that are put onto the tender list are approved or undergoing the process of approval.
- Issue the Construction Plan to contractors.
- Prepare a project directory.

Contractor Teams

- Assist in any regulatory, external, or internal audit as required.
- Be familiar with this Construction Plan co-operate in its implementation.
- Manage all health, safety and environmental risks associated with their work activity / package.
- Provide toolbox talks to their workforce (including environmental toolbox talks).
- Report all potential / actual health, safety, and environmental risks to their supervisor.
- Report any safety, health, environmental, and quality initiatives that they consider could lead to improvement.

Traffic Marshal/ Banksman

- A **traffic marshal** (also called a **banksman**) on a construction site helps manage the movement of vehicles, plant equipment, pedestrians, and the public to ensure everyone can pass safely through or around the work area. When it comes to **allowing safe passage for residents**, a traffic marshal would typically:
- **Stop and control construction traffic** (e.g., lorries, excavators, delivery vehicles) when residents need to pass.
- **Guide residents through designated safe routes** around the work area.
- **Monitor potential hazards** such as reversing vehicles, moving plant, excavations, or lifted loads.
- **Communicate with site operatives and drivers** using agreed hand signals or radios to ensure movements are stopped when necessary.
- **Maintain pedestrian access** to homes, driveways, footpaths, and local amenities wherever practicable.
- **Assist vulnerable users**, such as elderly residents, disabled people, parents with pushchairs, or children, in navigating the area safely.
- **Ensure temporary traffic management measures** (barriers, cones, signage, crossing points) are being followed.
- **Respond to emergencies** by keeping access routes clear for emergency services and residents.

5. COMMON OPERATIONAL MATTERS

a) the number and frequency of construction vehicle movements

The construction of the proposed new development will go through a period of peaks and troughs depending on the programme and activities being undertaken on site. At any time during the peak of construction, there may be up to a maximum of up to 50 deliveries per day with this reducing some days to 0 deliveries at times of reduced activity. At other times, deliveries will be anywhere between 0 and 30.

b) construction operation hours

Working hours for the site will be limited to 7.30am- 18.00, Monday to Friday and 8.00am – 14:00 on Saturdays. Please note that there will be NO deliveries on Saturdays or outside of the Monday to Friday working hours.

Works will also be limited to daylight working hours and avoid periods around dusk and dawn during the bat activity season.

c) construction vehicle routes to and from the site with distance details

Local and national suppliers will be used to procure materials required for the construction of the scheme. For local companies within the area, we will use main routes/ roads to the site, avoiding weight restricted.

Access will be via Parsonage road. One access route will be available for all site traffic to and from the site and will need to be always managed and co-ordinated proactively.



Two prescribed access routes will be a condition of all supply orders and subcontracts, and no other roads will therefore be impacted. A log of regular drivers will be maintained, including records of agreements with organisations and the drivers to demonstrate their understanding of the prescribed access route.

In the event of non-compliance, the subcontractor or supplier would be in breach of contract, allowing disciplinary action against individual drivers. Employees will be similarly advised to use the main access.

M23 Access



M23 Access Only.

- M25 at junction 7 take the M23 (S) exit to Bright/ Gatwick airport.
- Take the slip road onto the M23
- At junction 11 take the A264 exit to Horsham/ Pease Pottage services
- At Pease Pottage Interchange, take the 3rd exit onto A264
- At Tollgate Hill Roundabout, take the 2nd exit and stay on A264
- At the roundabout, take the 1st exit onto Horsham Rd/A264
- Continue to follow A264
- At kiln wood Vale Roundabout, take the 2nd exit onto Crawley Road/A264
- Head south-west on Crawley Road/ A264 towards clovers way.
- At Moorhead Roundabout, take the 1st exit onto Crawley Road/B2195
- Continue Straight on the B2195 via Harwood Road
- Head south towards Compton's Lane
- Exit the roundabout onto Redkiln Way
- At the roundabout, take the 2nd exit onto Parsonage Road.

d) construction delivery hours;

We understand deliveries to site can be a common cause of nuisance. Vehicles can cause water, noise and dust pollution as they enter and exit site, for example by spreading mud or contaminated material on neighbouring roads.

Section 4 of the PMP included at **APPENDIX 2** contains 'Delivering Safely Information' for this scheme which is also included below for ease of reference. This guidance forms part of the briefing to the Lovell site team, suppliers and contractors.

The plan included in **APPENDIX 3** identifies the compound and storage area on site which is where all deliveries will be completed.

All Deliveries will be off loaded on site, a turning area will be provided on site to ensure all vehicles leaving site will be in a forward gear, there will be **NO** reversing onto the Highway.

We will communicate the specific requirements to the suppliers and those working on site to ensure that all material deliveries are well be supervised by appropriate staff. Deliveries will be between the hours of 8.00am and 17.00 to minimise disruption to the surrounding area. Works will also be limited to daylight working hours and avoid periods around dusk and dawn during the bat activity season.

e) vehicle parking for contractors

In terms of numbers of vehicles construction staff coming to site, this is estimated to be around 40-50 vehicles on site for 7.30 - 8am during the peak period of construction. These cars will be accommodated within the site boundaries, and we have identified a dedicated parking area on site for staff and contractors.

Our parking proposals are included within the PAVES plan included at **APPENDIX 3** Our 'PAVES' (Pedestrian and Vehicles Effectively Segregated) and **APPENDIX 4** 'DETAILED COMPOUND PLAN' initiative has been introduced on all Lovell projects by the Operations Director (at Board Level) as a continuous improvement tool. This procedure applies to all Lovell projects. The term 'vehicles' includes cars, vans, lorries, low- loaders and all mobile plant such as tele handlers, excavators, dumpers etc.

f) specific measures to be adopted to minimise and mitigate construction impacts on the environment (including effects of noise, dust, vibration, waste disposal, piling, ground works and rock removal, and infrastructure improvements if appropriate)

NOISE & VIBRATION

The measures to reduce noise and vibration during construction works are again referred to in Demolition plan and covers significant site risks.

On all projects we undertake the following:



- We undertake toolbox talks on Noise and Vibration with all contractors who work on our sites.
- We select quieter equipment or a different, quieter processes where possible.
- We use screens, barriers, enclosures and absorbent materials to reduce the noise where possible.
- We limit the time people spend in noisy areas/activities.
- Noise assessments are carried out by our sub- contractors and personal protection are provided if required where noise cannot be controlled as above; choose a suitable protection factor – sufficient to eliminate risks from noise but not so much protection that wearers become isolated; consider the comfort and hygiene and ensure compatibility with other protective equipment.
- We look for alternative work methods which eliminate or reduce exposure to vibration, for example use a breaker attachment on an excavating machine to break concrete rather than using a hand- held breaker.
- We make sure that equipment selected or allocated is suitable and can do the work efficiently; unsuitable equipment, too small or not powerful enough will take much longer, requires more effort and will expose the worker to vibration for longer than necessary
- We ensure equipment is well maintained – follow manufacturer recommendations where appropriate.
- We do not use blunt or damaged accessories – replace as necessary ensuring exposure is as short as possible.
- We limit the time workers are exposed to vibration – plan several shorter periods and introduce rotas between workers.
- We provide workers with necessary clothing to keep them warm and dry to encourage good blood circulation – gloves can be used to keep hands warm but should; not be relied upon to provided protection from vibration.
- Health surveillance is provided for workers regularly exposed to noise and vibration
- Tools are to be fitted with dust and noise suppression.
- Dusty and noisy equipment should be enclosed where possible.
-

DUST

The measures to reduce dust during construction works are again referred to in Dust Management Plan and covers significant site risks.

We will mitigate the need for any wheel washing by the early installation of new estate roads to a bound status, i.e. tarmac laid, with all vehicles required to only use designated vehicle routes. In the initial elements of the project when roads are being constructed, we will provide a full-time operative with a pressure washer to clean vehicle wheel/tyres leaving site.
Should debris migrate onto the highway a Mechanical Road sweep will be employed. We will create a pull off area on site which will comprise a catch pit (stoned area). Vehicles will pull into this area, be cleaned with a jet washer and then leave site. Excess water will infiltrate into the ground via the stoned area and will not discharge onto the highway. We will ensure that all of our subcontractors are aware of this system, and we will monitor its use.

Measures will also be put in place to ensure that all mud/debris from the compound that enters the highway (carriageway/footway or any verge) is removed. The wheel washing procedures will also include actions for any water that may discharge onto the highway and additionally during freezing conditions.
The measures to control the emission of

Construction dusts Silica dust – concrete, mortar and sandstone etc.
Wood dust – timber, MDF and plywood.
Lower toxicity dusts – plasterboard, limestone, marble and dolomite) are referred to in Section 5 of the PMP 'Arrangements for controlling significant site risks. On all projects we undertake the following:

- We undertake toolbox talks on the dangers of dust with all contractors who work on our sites
- We have videos, posters, COSHH guidance and reference documents available to all of our staff and contractors on the dangers of dust (See poster below)
- We issue 'Minimum standards' information to all our contractors, including:
    - bricklayers, carpenters, demolition contractors, dry liners, electricians, groundworkers and labourers. This is included as part of sub-contract orders, re- iterated at pre-start meetings and included in site inductions. This is then reinforced by way of toolbox talks and regular collaborative workshops.
- Tools are to be fitted with dust and noise suppression.
- Dusty and noisy equipment should be enclosed where possible.
- Our site team and contractors work in a different way, when possible, limit the amount of cutting or use non-powered equipment like block splitters;
- They don't cut if unnecessary, for example, arrange flags/slabs to avoid cutting.
- Stop the dust getting into the air. Wet cutting and on-tool extraction are both effective - water damps down the dust cloud. On-tool extraction removes the dust as it created - both are effective if correctly used.
- They use the right mask - make sure the mask has the right level of protection, and it fits the operatives' face. Individuals need to have been face fit tested to the relevant face mask, be clean shaven, wear it correctly, and request replacements when necessary. Adequate evidence is to be obtained from contractors. Where appropriate, health surveillance is to be provided to employees.
- Service providers are to supply suitable and sufficient COSHH assessments to identify exposure and control measures they will be adopting when using such substances. These are to be reviewed to ascertain suitability. The provision and use of respiratory protective equipment (RPE) must only be considered when equally or more effective protective control measures cannot be used, however RPE may be necessary to control residual dusts.

- Further guidance is available to all of our staff and contractors: 'Construction Dust', 'Controlling construction dust with on-toll extraction', 'respiratory protective equipment at work', 'occupational health risk in construction

The assessment below follows the four steps of the IAQM Guidance on the Assessment of Dust from Demolition and Construction activities, Version 2.2 (January 2024).

1.1 Step 1 — Screening

The guidance requires an assessment of where human receptors lie within 250 m of the site boundary, or within 50 m of the construction vehicle route on the public highway up to 250 m from the site entrance; and, for ecological receptors, within 50 m of either. Residential receptors lie within 20 m of the boundary and immediately adjacent to the haul route on Parsonage Road. A detailed assessment is therefore required for human receptors. No designated ecological site has been identified within 50 m, so the ecological pathway screens out, subject to confirmation by Lovell's ecologist.

1.2 Step 2A — Dust emission magnitude

Activity	Magnitude	Justification against the Version 2.2 criteria
Demolition	High	Three of the four Large criteria are met: potentially dusty material (reinforced concrete, masonry and brickwork); on-site crushing and screening of all arisings; and demolition more than 12 m above ground level. Any one of these would be sufficient. Building volume is to be confirmed but is not relied upon.
Earthworks	Medium	Slab and foundation removal to 1.5 m depth, basement excavation and the movement and stockpiling of approximately 6,000 m^3 of processed material. Assumed site area between 18,000 and 110,000 m^2, five to ten heavy vehicles operating simultaneously, and stockpiles

Activity	Magnitude	Justification against the Version 2.2 criteria
		between 3 m and 6 m. To be confirmed; if the confirmed area is below 18,000 m^2 the magnitude falls to Small, which would only reduce the requirement, not increase it.
Construction	High	Construction activities including dust control measures, cutting and waste management
Trackout	Medium	Assumed 20 to 50 HDV outbound movements per day at peak, over a moderately dusty surface. Unpaved haul route length is controlled by measures at 7.5 so that vehicles travel over a hard, swept surface for the final 50 m to the exit.

1.3 Step 2B — Sensitivity of the area

Pathway	Sensitivity	Derivation
Dust soiling	High	Dwellings are high-sensitivity receptors. Between 10 and 100 of them lie within 20 m of the boundary, which gives High area sensitivity under Table 2 of the guidance.
Human health (PM10)	Low	Dwellings are high-sensitivity receptors, but the annual means PM10 concentration is low. Horsham District Council's automatic monitor at Horsham Park Way has recorded an annual mean of approximately 19-20 µg/m³, well within the guidance's lowest band of under 24 µg/m³ and comfortably below the 40 µg/m³ objective. The site is not in an AQMA. With 10 to 100 receptors within 20 m in that concentration band, Table 3 gives Low area sensitivity.
Ecological	Not applicable	No designated site identified within 50 m.

1.4 Step 2C — Risk category

Combining the dust emission magnitude with the sensitivity of the area gives the following risk categories, which determine the level of mitigation required.

Table 7.1 Risk category before mitigation

Potential impact	Demolition	Earthworks/ Construction	Trackout
Dust soiling	High Risk	Medium Risk	Medium Risk
Human health	Medium Risk	Low Risk	Low Risk
Ecological	Not applicable	Not applicable	Not applicable

The site is therefore a **High-Risk site** for dust, driven by dust soiling during demolition & Construction. Principle Contractor will apply the mitigation appropriately to a High-Risk site across all activities and all phases, rather than varying the standard of control by activity. This is deliberately more onerous than the guidance strictly requires for the earthworks and track out activities, and it removes the risk that a change in sequence or a revision to the confirmed site area leaves a specified control.

1.5 Step 3 — Mitigation

The following measures are drawn from the Step 3 tables of the guidance at the level required for a High-Risk site. Each is assigned to an owner and a means of verification.

Table 7.2 Dust mitigation schedule

Category	Measure	Verified by
Communications	Contact details of the accountable person and of the head office displayed on the site boundary, legible from the public footway. Stakeholder engagement plan was agreed with Lovell before commencement. Residents within 100 m written before each phase.	Photographic record; letter drop log
Site management	This DEMP forms the Dust Management Plan required by the guidance and is submitted to the Council for approval before work begins. All complaints logged, investigated and responded to within one working day, with the cause and the remedy recorded. Exceptional incidents — plant breakdown, a failure of the water supply, unusually dry or windy weather — recorded with the action taken. Liaison with the adjacent Muse site to avoid coincidence dusty operations.	Complaints log, available to the Council on request
Monitoring	Daily on-site and off-site visual inspection of dust and of surface condition, recorded, with the frequency increased during dry or windy weather and during the demolition of the concrete frame. Weekly documented audit of compliance with this plan.	Inspection log; monitoring reports

Category	Measure	Verified by
Site layout and preparation	Crushing and screening plant, stockpiles and the material handling area located at the greatest practicable distance from residential receptors and screened by processed stockpiles. Solid 2.4 m hoarding to the boundaries facing receptors. Hoarding, fencing and plant kept clean. Site drainage managed so that no runoff or mud leaves the site.	Site set-up plan; weekly inspection
Vehicles and plant	Plant compliant with current stage emission standards; no idling; no diesel or petrol generators where a mains supply is available. Site speed limits of 15 mph on surfaced roads and 10 mph on unsurfaced haul routes, signed and enforced. Construction logistics plan agreed with Lovell.	Plant register; speed limit signage
Operations	Water suppression applied at the point of demolition, not at the perimeter: hose or cannon directed at the working face, with a dedicated operative and a nominated machine. Dust suppression fitted to all cutting, grinding and breaking equipment. Water supply of sufficient pressure and volume confirmed available before any breaking begins, with a backup bowser on site. Minimized drop heights. Enclosed chutes and covered skips. Spillages cleaned up immediately. No bonfires and no burning of waste at any time.	Daily inspection; water supply check
Specific to demolition	Soft strip completed before demolition begins. Licensed asbestos removal completed and cleared beforehand. Effective water suppression during demolition and during crushing. No explosive blasting. Any biological debris bagged and dampened. Crusher operated under its Mobile Plant Permit with the water suppression on the crusher always functioning — crushing stops if suppression fails.	Clearance certificates; permit; crusher log
Specific to earthworks/ Construction	Exposed areas kept to the minimum working area. Stockpiles of processed material dampened, and long-term stockpiles seeded, sheeted or treated with a binder. Cover removed in small areas only.	Daily inspection

Specific to trackout	Wheel washing at the single site exit, with a hard, swept surface between the wash and the highway. Water-assisted mechanical sweeper on the internal haul route and on Parsonage Road as required — no dry sweeping. All loads sheeted before leaving site. Haul route integrity inspected and recorded daily. Site access gate located at least 10 m from the nearest receptor where the site layout permits.	Sweeper records; haul route log

1.6 Step 4 — Significance

The guidance is explicit that for almost all construction activities the aim should be to prevent significant effects through effective mitigation, and that where this is achieved the residual effect will normally be *not significant*. Applied here: the site is High Risk before mitigation, and the mitigation schedule at 7.5 is applied at the High-Risk level across every activity, secured by this plan, monitored in real time against the triggers at 7.7 and auditable through the records at Section 8. Two site-specific factors reinforce the conclusion
— the demolition is programmed largely through the wetter months of November onwards, and an adequate water supply is confirmed as available before breaking begins, which the guidance identifies as the principal circumstance in which effective mitigation might not be deliverable. On that basis the residual effect of dust from these works on surrounding receptors is assessed as **not significant**.

1.7 Dust monitoring and response

Element	Commitment
Baseline	Two weeks of real-time PM10 monitoring and deposition gauge measurement before works begin, at locations agreed with the Environmental Health Officer, to establish the baseline against which site contribution is judged.
During Demolition	Continuous real-time PM10 monitoring at not fewer than two boundary locations, upwind and downwind of the works, with remote alerting to the Site Manager. Directional dust deposition gauges at the boundary nearest the closest receptors, read fortnightly. Daily recorded visual inspection on and off site.
During Construction	Site manager will complete regular inspections to identify visible dust emissions and assess whether control measures in line with the dust management plan.
Trigger levels	Alert at 190 µg/m³ and action at 250 µg/m³ as 15-minute rolling mean PM10, and a deposition guide value of 200 mg/m²/day, all subject to confirmation with the Environmental Health Officer against the agreed baseline. An alert requires the Site Manager to identify the source and increase suppression within 15 minutes. An action level stops the contributing activity until suppression is effective and the reading has fallen back.

Element	Commitment
Weather	Forecast reviewed each morning. Dry spells with wind above a pre-agreed speed toward the nearest receptors trigger enhanced suppression, and the deferral of the dustiest operations where the programme allows.
Reporting	Weekly summary to Lovell and, on request, to the Council, reporting readings against triggers, inspections completed, complaints received and corrective actions closed out.

This Dust Management Plan sets out the measures that will be implemented to prevent or minimise dust emissions arising from construction activities.
The objectives of the plan are to:

- Prevent nuisance dust from leaving the site.
- Protect construction workers, visitors, neighbouring properties and members of the public from exposure to airborne dust.
- Minimise dust deposition on surrounding buildings, roads, vehicles and other property.
- Reduce the risk of construction activities affecting local air quality.
- Establish appropriate monitoring, inspection and corrective-action procedures.
- Ensure that dust-generating activities are properly planned and controlled.

1. Scope of Works
The plan applies to all construction activities that have the potential to generate airborne dust, including:

- Site clearance and preparation.
- Demolition and dismantling.
- Excavation and earthworks.
- Cutting, drilling and grinding of construction materials.
- Concrete breaking and crushing.
- Loading, unloading and movement of materials.
- Stockpiling of soil, aggregates and other dusty materials.
- Movement of construction vehicles and plant.
- Waste handling and removal.
- Construction and finishing activities that generate dust.

All contractors, subcontractors and site personnel involved in dust-generating activities shall comply with the requirements of this plan.

2. Responsibilities
Principal Contractor
The Principal Contractor shall:

- Implement and maintain this Dust Management Plan.
- Ensure suitable dust-control equipment and resources are available.
- Ensure workers receive appropriate instruction and training.
- Coordinate dust-control measures between subcontractors.
- Investigate complaints and incidents relating to dust.
- Review the plan where site conditions or construction activities change

Site Manager
The Site Manager shall:

- Carry out regular site inspections.
- Ensure dust-control measures are being implemented.
- Monitor weather conditions where these may affect dust emissions.
- Ensure roads, working areas and stockpiles are appropriately controlled.
- Record inspections, complaints and corrective actions.
- Stop or modify activities where significant uncontrolled dust is being generated.

Supervisors and Operatives
Supervisors and operatives shall:

- Follow the dust-control procedures relevant to their activities.
- Use water suppression and other control equipment correctly.
- Use suitable local exhaust ventilation or on-tool extraction where required.
- Report uncontrolled dust, defective equipment or other concerns to the Site Manager.
- Avoid unnecessary dust-generating activities.

3. Assessment of Dust Risks
Dust-generating activities shall be assessed before work starts.
Particular attention shall be given to:

- The proximity of residential properties and other sensitive receptors.
- Network Rail.
- Prevailing wind direction.
- Dry or windy weather.
- The quantity and type of material being disturbed.
- Duration and frequency of dust-generating activities.
- The location of site boundaries, access roads and neighbouring properties.
- Potential exposure of workers to respirable and/or silica-containing dust.

Where a significant dust risk is identified, additional controls shall be implemented before the activity commences.

4. General Dust-Control Measures
The following measures shall be implemented where applicable:

- Keep dusty materials covered or contained wherever reasonably practicable.
- Minimise the height from which materials are dropped.
- Avoid unnecessary movement of dusty materials.
- Use water suppression during dust-generating activities where appropriate.
- Use on-tool extraction for cutting, drilling and grinding activities.
- Use suitable vacuum systems for cleaning rather than dry sweeping.
- Keep site access roads and hardstanding clean.
- Maintain plant and equipment in good working order.
- Limit vehicle speeds within the site.
- Plan deliveries to minimise unnecessary vehicle movements.
- Keep site boundaries, hoardings and working areas clean.
- Remove waste from site regularly.
- Avoid burning waste or materials on site.
- Suspend or modify particularly dusty activities during extreme dry or windy conditions where effective control cannot otherwise be maintained.

5. Demolition
Where demolition is undertaken, dust shall be controlled through measures including:

- Damping down structures and materials where appropriate.
- Use of water sprays or misting systems.
- Controlled dismantling rather than unnecessary impact demolition.
- Maintaining appropriate exclusion zones.
- Keeping demolition drops as low as reasonably practicable.
- Using suitable extraction systems where applicable.

- Covering or enclosing conveyors and other material-transfer systems where appropriate.
- Avoiding uncontrolled stockpiling of demolition debris.

Demolition activities shall be reviewed continuously to ensure that dust is not migrating beyond the site boundary.

6. Excavation and Earthworks
For excavation and earthmoving operations:

- Exposed soil shall be kept damp where appropriate.
- Excavated material shall be removed or securely stockpiled.
- Stockpiles shall be positioned away from site boundaries where practicable.
- Stockpiles shall be damped down, covered or otherwise stabilised where necessary.
- Vehicle movements over dry exposed ground shall be minimised.
- Earthmoving equipment shall operate at appropriate speeds.
- Excavated material shall be covered during transportation where required.
- Earthworks shall be modified or temporarily suspended during conditions where effective dust control cannot be achieved.

7. Cutting, Drilling and Grinding
Construction activities involving cutting, drilling or grinding shall use appropriate dust-control measures.
These may include:

- On-tool extraction.
- Local exhaust ventilation.
- Water suppression.
- Suitable dust extraction/vacuum equipment.
- Enclosures or screening.
- Prefabrication or off-site cutting where reasonably practicable.
- Suitable respiratory protective equipment where required by the task risk assessment.

Dry sweeping of accumulated construction dust shall be avoided.

8. Vehicle and Road-Dust Control
To minimise dust generated by construction traffic:

- Site speed limits shall be enforced.
- Wheel-washing facilities shall be provided where necessary.
- Site roads shall be cleaned regularly.
- Water bowsers or suitable spray systems shall be used during dry conditions where appropriate.
- Vehicles shall use designated routes.
- Loads containing potentially dusty materials shall be covered during transport.
- Mud and dust shall not be allowed to accumulate on public roads.
- Any material deposited on public roads shall be removed promptly.

9. Storage and Stockpiles
Dusty materials shall be stored to minimise windblown emissions.
Where appropriate:

- Stockpiles shall be located away from sensitive receptors.
- Stockpile heights shall be minimised.
- Stockpiles shall be damped, covered or stabilised.
- Fine materials shall be stored in enclosed or suitably protected areas.
- Materials shall not be unnecessarily disturbed.
- Stockpiles shall be inspected during prolonged dry or windy weather.

10. Waste Management
Construction waste shall be managed to minimise dust:

- Waste shall be segregated where practicable.
- Dusty waste shall be contained or covered.
- Waste skips shall be covered where necessary.
- Waste shall not be dropped from excessive heights.
- Waste shall be removed from site regularly.
- Dry sweeping shall be avoided.
- Waste-processing activities shall use appropriate suppression and extraction measures.

11. Worker Health and Exposure Control
Dust controls shall be implemented in accordance with the relevant workplace health and safety requirements.
Where workers may be exposed to hazardous construction dust, the task shall be assessed and appropriate controls established.
Particular attention shall be given to respirable crystalline silica (RCS) generated from materials such as concrete, mortar, brick, block, stone and some manufactured construction products.
The hierarchy of control shall be followed, prioritising:

1. Elimination of dusty activities where reasonably practicable.
2. Substitution with less hazardous materials or processes.
3. Engineering controls such as water suppression and extraction.
4. Administrative controls and suitable working methods.
5. Appropriate respiratory protective equipment where residual exposure remains.

Respiratory protective equipment shall not be relied upon as the sole means of controlling significant dust exposure.

12. Site Monitoring
The Site Manager or nominated competent person shall undertake regular inspections to identify visible dust emissions and assess whether control measures remain effective.
Monitoring shall consider:

- Dust emissions from active work areas.
- Dust crossing the site boundary.
- Dust generated by vehicles.
- Condition of roads and hardstanding.
- Condition of stockpiles.
- Effectiveness of water suppression.
- Effectiveness of extraction systems.
- Weather conditions.
- Complaints from neighbouring properties or members of the public.

Where the project presents a higher risk of dust impact, additional monitoring or specialist dust monitoring shall be considered.

13. Weather Conditions
Weather forecasts shall be monitored where construction activities have significant dust-generating potential.
Additional precautions shall be implemented during:

- Prolonged dry weather.
- High winds.
- Very low humidity.

- Conditions where dust is visibly travelling beyond the site boundary.

If effective dust control cannot be maintained, the relevant activity shall be reduced, modified or temporarily stopped.

14. Complaints Procedure
Any dust complaint received from members of the public, neighbouring businesses or other parties shall be recorded. The following information should be documented:

- Date and time of complaint.
- Location of complainant, where available.
- Nature of the complaint.
- Construction activity taking place at the time.
- Weather conditions.
- Dust-control measures operating at the time.
- Investigation undertaken.
- Corrective actions implemented.
- Date and time of follow-up.

The Site Manager shall investigate complaints promptly and implement additional controls where necessary.

15. Corrective Actions
Where significant uncontrolled dust is identified, the Site Manager shall:

- Investigate the source.
- Assess whether workers or members of the public may be exposed.
- Increase water suppression or other appropriate controls.
- Modify the work method where necessary.
- Clean affected areas.
- Restrict vehicle movements if road dust is contributing.
- Review weather conditions.
- Increase monitoring.
- Temporarily stop the activity if adequate control cannot be achieved.

Repeated dust issues shall trigger a review of the relevant method statement and risk assessment.

16. Emergency / Incident Response
If a significant uncontrolled dust release occurs:

1. Stop or reduce the source of the dust where safe to do so.
2. Establish the extent of the affected area.
3. Protect workers and members of the public from exposure.
4. Implement additional suppression or containment measures.
5. Notify the Site Manager.
6. Record the incident.
7. Investigate the cause.
8. Implement corrective and preventative measures before restarting the activity.

17. Training and Communication
All relevant personnel shall receive information and instruction regarding:

- Dust hazards associated with their work.
- Correct use of dust-control equipment.
- Water suppression procedures.
- Dust extraction requirements.

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- Housekeeping requirements.
- Appropriate use of respiratory protective equipment.
- Reporting procedures.
- Actions to take if uncontrolled dust occurs.

Subcontractors shall be required to comply with this plan and shall provide suitable risk assessments and method statements for their activities.

18. Inspection and Records
The following records shall be maintained as appropriate:

- Dust-control inspections.
- Site environmental inspections.
- Equipment inspections.
- Water-suppression records.
- Dust-monitoring results.
- Weather observations.
- Training records.
- Complaints.
- Dust incidents.
- Corrective actions.
- Relevant risk assessments and method statements.

219. Review
This Dust Management Plan shall be reviewed:

- Before significant changes to the construction methodology.
- Following a significant dust incident.
- Following repeated complaints.
- Where monitoring indicates that existing controls are ineffective.
- When new dust-generating activities are introduced.
- At appropriate intervals throughout the construction programme.

The Site Manager shall ensure that the latest approved version of the plan is available to relevant personnel.

20. Site Dust-Control Checklist

- Dust-generating activities have been identified.
- Appropriate risk assessments and method statements are in place.
- Dust suppression equipment is available and operational.
- On-tool extraction is available where required.
- Site roads are maintained and cleaned.
- Vehicle speeds are controlled.
- Stockpiles are appropriately positioned and controlled.
- Waste is appropriately contained.
- Dust is not visibly migrating beyond the site boundary.
- Weather conditions are being considered.
- Workers have received appropriate instruction.
- Dust-control equipment is inspected and maintained.
- Complaints are recorded and investigated.
- Corrective actions are implemented where necessary.

WASTE DISPOSAL

There are no existing buildings to be demolished on site, so this element of the requirement does not apply. The measures to reduce waste and recycling/disposing of waste during construction works are referred to throughout the PMP document. The PAVES plan at **APPENDIX 3** includes an area for the segregation of waste on site, however on all projects we undertake the following:

- Pre- start meetings with contractors will assess arrangements contractors have provided for minimising waste.
- Surveyor and Build Manager are responsible for ensuring contractors have included waste controls within their site documentation and they sign the administration document before signing off the order.
- We have a target diversion from landfill of 95% on all of our sites
- Waste and litter are identified as an environmental issue and misuse of these are classed as both minor and major environmental incidents, i.e. Minor - Incorrect segregation of general and hazardous wastes on site OR Major- Disposal of waste materials, including giving or selling to an unlicensed carrier or site. Also includes poor description of waste, leading to poor "duty of care" control and inappropriate disposal. Where all the records of waste consignments are missed or incorrectly completed. All incidents are to be rectified by a series of control steps detailed in Section 9 of the PMP.
- Section 9 also includes the steps which are taken to improve resource efficiency and reduce waste 'Resource and Efficiency', details how waste is reused or recycled or disposed of 'Waste Management'
- Site Waste Management is addressed on all Lovell Projects and monitored throughout the construction period by our Site Teams on the 'Project+' system. As part of the management we;
    - Identify wastes early so they can be minimised through design and procurement practises before construction starts.
    - Help to ensure all wastes being disposed of end up in the right place. We have segregated skips on site for example timber, inert waste, plasterboard and plastic/ packaging.
    - Estimate the amount of waste which will be produced on a project and then monitor how waste is managed on site and the % amounts which are recycled and put to landfill (details collected include date, no of skips, weight of material, destination, etc)
    - Manage materials and waste responsibly meaning less environmental risk.
    - Provide valuable information for future projects on waste reduction.
- A number of our Site Rules are:
    - All site employees must co-operate in keeping the site tidy and clear away debris, waste, tools, and materials at the end of each work shift. This includes the site welfare facilities.
    - Burning of waste and other materials is not permitted on site at any time.
    - Waste materials to be placed into the relevant container provided – use off cuts where possible.



POLLUTION PREVENTION

The site should be adequately protected by secure perimeter fencing with a padlocked front gate to reduce the potential incidents attributed to vandalism and theft. In addition, emergency out of hours contact numbers should be clearly displayed at the Site entrance.

It will be the responsibility of the Site Manager to ensure that:

- All fuel and chemical storage is sited on an impervious base within a secured impervious bund;
- Refuelling of mobile vehicles is undertaken in a designated area, on an impermeable surface and away from any drains or watercourses;
- Diesel pumps or similar equipment are placed on drip trays to collect any minor spillages; and
- Drip trays are checked at least weekly and any accumulated oil removed for disposal.

It will be the responsibility of the Site Manager to ensure that all wheel washes and plant washing facilities used are securely constructed with no overflow and the effluent is contained for proper treatment and disposal. The Site Manager will also be responsible for ensuring that all site roads are regularly brushed or scraped and kept free from dust and mud deposits. In dry weather, dust suppression measures will be used.

The storage of any construction materials and/or waste will be situated away from areas fenced for their ecological sensitivity including retained trees, scrub and hedgerows.

POLLUTION PREVENTION MEASURES



The site and activities will only cause a risk to the environment or people if you have all three parts of the pollutant linkage present i.e. a source, a pathway and a receptor.

Lovell will ensure that measures are put in place to prevent or minimise or mitigate the effects of any risks and thereby break the pollutant linkages between these three. By doing this, Lovell can identify how to prevent or reduce the likelihood of pollution and reduce the impact of any risks that may occur.

Lovell will ensure that all site representatives understand the local drainage network as pollution is often caused by mistaking a surface water drain for a foul/combined sewer. Lovell will ensure that the local water company provide guidance on the local infrastructure and that all associated sewers are accurately located and marked accordingly.

Lovell will ensure any adverse effects on the site can be avoided through the adherence of suitable pollution prevention measures specified in the Guidance for Pollution Prevention (GPP), with particular reference to GPP 5: Works and Maintenance in or Near Water and GPP 6: working on construction and demolition sites

Our internal Environmental and Sustainability Advisor will undertake an assessment of the site, specially in respect of surface water management. If required, Lovell will ensure that a suitable surface water management strategy is put in place, with mitigation/protection measures prior to commencement on site.

SOIL AND SURFACE WATER MANAGEMENT

- Every Lovell development must have in place a strategy for the management of soils and sub-soils together with a remediation strategy (where contamination exists) that accounts for the underlying ground conditions appertaining to that particular site
- Every Lovell development must have in place a land drainage strategy
- The soil and land drainage strategy must include the following as minimum:
  a. An understanding of the existing ground conditions and how site preparation may impact on this
  b. How the design avoids the collection of water in front and back garden areas
  c. The management of surface and groundwater during construction, including how SuDS or any attenuation methodologies can be brought into use. Also, how the design avoids the transfer of silt into any watercourse or public sewer
  d. Site traffic management to avoid over-compaction of all soils
  e. Work required to allow re-use of existing soils affected by the construction process, including stone picking as required
- Specific provision should be made in viability assessments (and adjudication packs) and budgets
- The soils remediation strategy / soils management plan must be carried out to a recognised industry standard to reflect Landfill Tax legislation such as the CL:AiRE (Contaminated Land: Applications in Real Environments) DoWCoP (Definition of Waste Code of Practice) protocol (England and Wales) or to meet the requirements of the Waste Management Licensing (Scotland) Regulations. Note: Where the CL:AIRE DoWCoP protocol is followed, the soils management plan is referred to as a "Materials Management Plan"
- The soils management plan, remediation strategy (where applicable) and land drainage strategies must be included in subcontract documentation and specifications showing specific responsibilities for implementation.
- Soil management / land drainage must be included as an agenda item in appropriate meetings such as design team, pre-start and site progress meetings
- This Policy and associated documents must be followed by all Lovell and appointed sub-contractors concerned in the design and procurement of works relating to soil management and remediation

SITE SPECIFIC MITIGATION MEASURES

Location, specification and maintenance of silt fencing.
Our early planning of site operations is focussed on ensuring the prevention of water / silt run off to outside of the site boundary. The site team will install, at site set up stage, a sediment fence. This fence will be installed to the length of the boundary of site that runs parallel to adjoining land parcels prior to the stripping of topsoil or other excavation works in the vicinity.

Temporary drainage channels or settlement ponds for run off control.
It is our intention to create a settlement pond for the purpose of temporary collection of run-off water from site. We intend to direct any surface water to this settlement pond by way of a land drain/surface water drainage installed on site to direct water towards the settlement pond. To facilitate this, it is our intention for the permanent SUDs feature / attenuation basin / swale to be formed early in the construction sequence and will be utilised as part of the site water management.

Fuel, oil and chemical storage and secondary containment.
Fuel will be stored within double bunded tanks with 110% capacity on non-porous ground in accordance with Lovell Policy.

Spill response procedures and kits (location and responsible persons).
Spill Kits will also be located adjacent to storage to allow prompt action should any spillage occur when re-fuelling.

Concrete Washout
Concrete washout will in all cases be carried out into a lined skip and not to bare ground. We will wait until it goes off/firms up before placing into the inert skips to be wasted via our waste carrier.

g) Site traffic management plan

TRAFFIC MANAGEMENT

Section 5 of the Lovell PMP details Lovell policies and procedures on Traffic Management (PAVES). Traffic Management considers the key areas to minimise the effect of the works not only with site personnel but also the local community. Our PMP also designates responsibility for Traffic Management to a nominate person- usually the Build Manage or Site Manager/ Supervisor.

Our PAVES policy means that wherever possible, the following is to be implemented on (and off) site;

- **Entrances and exits –** provide separate entry and exit points for pedestrians and vehicles. These are to be kept closed when not in use.
- **Walkways –** provide firm and level pedestrian walkways that take the most direct route where possible.
- **Crossings –** where walkways cross roadways, provide a clearly signed designated crossing point where drivers/operators and pedestrians can clearly see each other.
- **Visibility –** make sure drivers/operators driving out onto public highways can see both ways along the footway before they move onto it.
- **Obstructions –** ensure walkways remain clear so pedestrians do not have to have to step into vehicle routes.
- **Barriers –** provide and maintain suitable, physical barriers between the roadway and walkway

Although we have no other option than to share the existing roads with the public when we undertake works on phases 4, 5 & 6, we will manage our impact carefully. We will operate deliveries on a 'just in time' basis and avoiding peak times i.e.: during rush hours. We will ensure that all construction vehicles manoeuvre safely around the area at 10mph, are escorted by Banks man when reversing and that paths and roads are generally inspected by the site team, kept clean and generally maintained.

We will utilise pedestrian barriers where required, road plates, ramps and temporary pedestrian crossing point barriers and zebra crossings to ensure that public safety is always protected and that residents and the public are segregated from the works.

Following completion of each phase the construction road will be inspected and any remedials required will be completed before adoption process can take place. This includes road topping, replacing damaged kerbs and manhole lids.

PAVES drawings have prepared for on-site works (OFF Site works PAVES to be developed by the appointed contractor in readiness for a construction start), but these only represent a snapshot in time as traffic management can often change on a daily basis in particularly complex areas. Our PAVES initiative allows for these changes as each drawing arrangement is provided on site on some magnetic board/ stickers whereby the plans can be moved around and altered daily if required, with all changes communicated to the site teams.

The following information is General Lovell guidance which is used by all of our site teams on live projects. This guidance will be used both ON and OFF site.

WE WILL MINIMISE VEHICLE MOVEMENTS - Good planning can help to minimise vehicle movement around site:

- Provide one-way routes and/or controlled turning points to avoid the need to reverse.
- Select the most appropriately sized vehicles for the site conditions; this includes communicating with hauliers and material providers to ensure suitable vehicles are sent to site.
- Timing of deliveries to avoid impacting on neighbouring activities such as Rush Hours, School drop off/collections or morning and evening work traffic etc. Holding areas may be necessary.
- Provide car and van parking for the workforce and visitors away from the work area.
- Encourage the use of public transport where available.
- Vehicle entry to the work area must be authorised by Lovell management.
- Plan storage areas on site so that delivery vehicles have suitable access.
- Maintain roadways in a clean and clear condition

WE WILL SEGRAGATE PEOPLE ON/ OFF SITE- designated routes must be followed and not interfered with, unless authorised to do so by Lovell management.

- We will take reasonable steps to make sure that all workers are competent to operate the vehicles, machines and their attachments in use on site.
- Mobile plant operators must hold a recognised certificate of training in accordance with the current BuildUK requirements i.e. CPCS.
- People appointed to direct vehicle movements (banksmen, signallers, marshals) must be trained and authorised to do so.
- Access to vehicles will be managed to prevent unauthorised use and people alerted to the risk, i.e. engines switched off with keys removed when left unattended.

TURNING VEHICLES

If vehicles reverse in areas where pedestrians cannot be excluded, the risk is elevated, and visibility becomes a vital consideration. The following will be utilised;

- **Visibility aids for drivers/operators** – mirrors, CCTV reversing cameras and reversing alarms that help drivers/operators to see movement all around the vehicle. **CCTV reversing cameras are mandatory on all tele handlers.**
- **Banksmen/Signallers/Marshals** – who must be appointed to control manoeuvres and who are appropriately trained and authorised.
- **Lighting** – to allow drivers/operators and pedestrians on shared routes to clearly see each other. Vehicle lighting after sunset or in poor weather conditions is to be used.
- **Clothing** – all pedestrians are to wear high visibility clothing in accordance with the site rules.

SIGNS AND INSTRUCTIONS.

- All projects are to have a suitable and standardised PAVES plan in accordance with Lovell Integrated Management System.
- The plan is to be updated following significant changes as works progress by Site Management. Consult with relevant trades where necessary.
- The plan is to be effectively publicised and communicated to all.
- We will provide induction training to ensure all site-based drivers/operators and pedestrians know and understand the routes and traffic rules within the TMP.
- Consistently use standard road signs where appropriate.
- Agreed speed limit to be displayed and robustly adhered to.

While the forming of the main site entrance there will be a need to form & use the main spine road for all vehicles and deliveries to enter site, please see attached **APPENDIX 4** for location of Compound and associated parking. The access will conform, and take into account all of the below requirements:

- No loose/unbound materials used with the surface treatment within 20m of the highway boundary
- Visibility splays according to standard
- Width to accommodate two lorries passing in the entrance
- Creation of the accesses undertaken only after the granting of a s171 licence (if applicable)
- A signing schedule agreed prior to installation with this Authority

All site traffic will be safely, and effectively managed in accordance with the site PMP **APPENDIX 2** as briefly outlined in the site-specific PAVES **APPENDIX 3**

h) Ecology Impact

Understanding ecological seasonality is an essential requirement to Lovell for the planning, programming and delivery of all development projects. Many surveys, mitigation measures and licensing activities can only be carried out at specific times of year, and missing these windows can lead to future issues and avoidable delays.

Why Seasonal Ecology Matters
Ecology is one of the most time-sensitive elements of the planning and construction process. Species behaviour, breeding cycles and habitat use are governed by natural rhythms, and legislation requires that surveys and mitigation are carried out at ecologically valid times.

Our calendar highlights:

- Optimal survey windows for bats, hazel dormouse, reptiles, amphibians, [redacted] and birds
- Seasonal constraints that may restrict vegetation clearance, tree works or ground disturbance
- Mitigation and habitat creation periods that must align with breeding, hibernation or migration cycles
- Licensing considerations that depend on survey evidence gathered at the right time of year

By understanding these windows early, we ensure accurately sequenced surveys, design work and construction activities to avoid unnecessary delays.

Ecological Clerk of Works
An appointed Ecological Clerk of Works (ECoW) will be responsible for the provision of ecological site briefings, information and overseeing works, where necessary, to the construction team, and all relevant sub-contractors and site personnel involved in any enabling and construction works.

The ECoW will also oversee relevant pre-construction work phases including vegetation clearance. Conduct hand searching, capture and translocation of animals from working areas, where such animals do not need a development mitigation licence to be handled.

Protection of Nesting Birds
The on-site grassland, mixed scrub and scattered trees provide birds with nesting and foraging opportunities.
In order to mitigate for this, the following precautionary working methods are to be implemented:

- Vegetation clearance shall be undertaken outside of the nesting bird season (1 March – 31 August inclusive) where practicable
- If works are required during the nesting season, a nesting bird check shall be undertaken by a suitably qualified ecologist within 48 hours prior to clearance
- A Mitigation Strategy prepared by Ecologist Greengage has been put in place to manage the presence of Peregrin Falcon's identified in the area has been approved by Horsham District Council as part of the planning submission. This mitigation strategy will be closely monitored throughout the build at Horsham Enterprise Park.
- Checks (from a qualified ecologist, as listed) on the building itself as well as surrounding green infrastructure will be completed 48hr prior to any demolition or vegetation clearance.

[redacted]

Hedgehog and other small mammals

The on-site grassland and mixed scrub provide sheltering and foraging opportunities for a range of small mammal species, including hedgehogs. In order to mitigate for this, the following RAMs are to be implemented:

- A toolbox talk will be delivered to all contractors by the ECoW prior to works commencing
- Vegetation clearance shall be undertaken in a phased and directional manner to allow any small mammals to disperse of their own accord
- Materials and waste are to be stored on raised pallets or within skips to prevent use as refugia
- Trenches and excavations left open overnight shall be covered or fitted with escape ramps
- All excavations should be inspected each morning prior to recommencement of works
- Any exposed pipes shall be capped overnight to prevent animals becoming trapped
- Post-construction, gaps (minimum 130mm x 130mm) are to be incorporated beneath any boundary fencing, to maintain habitat connectivity

Other Measures

- All excavations would have sloped sides or have a means of escape for entrapped animals. Excavations to be checked each morning by operatives prior to work within the excavation.
- Storage of materials will be confined to areas of hard standing and appropriately located away from sensitive features, such as those areas of known value to protected species and watercourses.
- Storage of spoil piles will be located away from retained habitats as not to encourage protected species to use them as refuge.
- Any suitable hibernacula for reptiles and amphibians identified by the ECoW will be avoided in the first instance. Where this is not possible, no hibernacula dismantling will take place during hibernation season (November to February). During the appropriate season, suitable hibernacula that need to be removed will be identified and dismantled by hand under the supervision of the ECoW.

The below checklist is an indication of the steps taken to ensure competency with all related Ecology mitigation measures identified on a site-by-site basis.

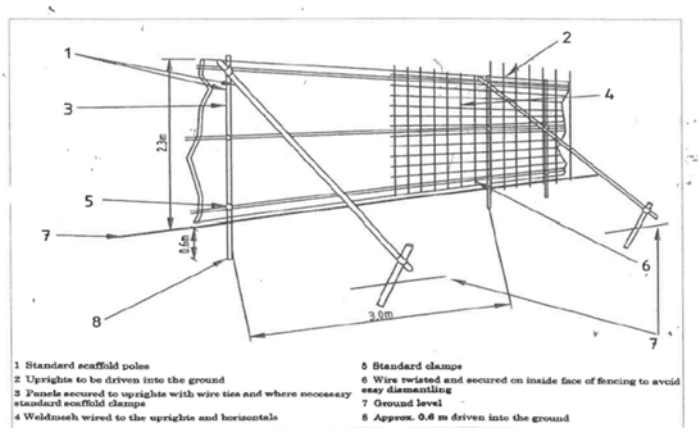
ECOLOGY	Y	N	N/A
Has the contractual and client documentation been reviewed to identify all sensitive areas containing wildlife (animals and vegetation)?			
Have licences been obtained from the relevant conservation body to move protected species or disrupt their habitats (such as bats, [redacted] and lizards)?			
Have specific biosecurity plans been worked up and implemented if non-native invasive species have been identified?			
Are areas containing wildlife suitably protected from the construction work?			
Are trees suitably protected to avoid damage from the works?			
Has vegetation removal and other construction works been programmed to avoid breeding bird periods and other ecological sensitivities?			
If required, has permission been sought and given by the Local Authority to remove hedges or trees that have a tree preservation order (TPO)?			
Has approval been given by the relevant environment agency to deal with invasive plants (Himalayan balsam)?			
Has approval been given by the relevant environment agency for the treatment or management of plants adjacent to a watercourse?			
Do treatment operatives hold the appropriate qualification and certificate of competency for herbicide use or operate under the control of a certificate holder?			

i) Root Protection Zones

Lovell ensure that all designated root protection zones are adhered to in accordance with BS 5837; for trees in relation to design, demolition and construction and will be maintained throughout the duration of the construction phase. This protection is crucial during construction or landscaping activities to ensure the health and stability of the tree. Protective fencing will be securely installed prior to the commencement of construction and any earthworks.

No works (other than planting), including tracking of vehicles and storage of materials, will be carried out within or immediately adjacent to areas of protective fencing. The digging of trenches and pits adjacent to areas of protective fencing for new tree and scrub planting will be carried out by hand only, following best practice.





Based on the proposed layout and those trees proposed for retention, the drawings attached to the "Aboricultural Impact Assessment" report show the physical protection of retained trees throughout the construction phase. The plans indicate the location of protective barriers, as well as the specification for construction of the protective fencing in accordance with Figures 2 and 3 of the Standard. These barriers will form construction exclusion zones around the retained trees. Provided that these measures are implemented in advance of, and throughout the course of the construction phase, there is no specific requirement for an Arboricultural Method Statement.



j) Lighting considerations

The proposed scheme lighting design has incorporated a range of measures to reduce light spill on retained habitats of ecological value and to allow for commuting corridors around the Site for nocturnal species. Inherent measures such as considered placement of the lighting columns has reduced the potential for light spill from the outset, with further reductions provided through careful selection of luminaires and detailed prescriptions for luminaire siting.

All external lighting to these areas will be controlled via photocell daylight sensors with timer override functionality

The lighting design has been assessed against best practice guidance provided by the Institute of Lighting Professionals (ILP) (link to guidance provided below). Guidance indicates that lux levels between 0.25 - <1 lux are similar to that of a full moon and as such, the scheme has sought to ensure that light spill levels are at, or below this 'natural' level at, or adjacent to retained boundary vegetation.

Accordingly, care has been taken to select luminaires that greatly reduce spill light and glare to, and around Site boundaries as well as preventing sky glow. Overall, the lighting design has ensured that the retained vegetation along the external southern Site boundaries is maintained in a dark corridor with levels of light spill retained below <0.5 lux. While the western and northern boundaries also have reduced lighting of <1 lux.



When temporary lighting is required to facilitate the construction phase the following considerations will be followed:

1. Conduct a comprehensive **lighting assessment** of the site before work begins.
2. Install **temporary lighting** that covers all operational and emergency areas.
3. Plan for **redundancy** with secondary or emergency lighting.
4. Use **energy-efficient LEDs, solar, or hybrid solutions** to reduce costs and environmental impact.
5. Ensure equipment complies with **HSE and electrical safety standards**.
6. Adjust **lux levels according to task detail and site layout**, avoiding glare or shadows.
7. Regularly **inspect and maintain** temporary lighting throughout the project duration.

6. LOVELL INDUCTION

On every Lovell project, all new staff and visitors, if not escorted, will receive a site-specific induction upon arrival to the site. Induction is not intended to provide general health and safety training but will include a site-specific explanation of the project. The induction will relay all the information contained within this CEMP and the PMP to everyone who works on the site. All personnel receiving an induction are obliged to sign our Induction register (HSE 014) as proof of receipt.

The induction will be administered by a competent member of our site team. Induction content will include;

The outline of the project;

1. The individual's immediate line manager and any other key personnel;
2. Any site-specific health and safety risks and site rules, for example in relation to access, transport, site contamination, hazardous substances and manual handling;
3. Control measures on the site, including any site rules, any permit-to-work systems, traffic routes and other PAVES requirements, and security arrangements,
4. Hearing protection zones where applicable,
5. Arrangements for personal protective equipment, including what is needed, where to find it and how to use it,
6. Arrangements for housekeeping and materials storage,
7. Facilities available, including welfare facilities,
8. Emergency procedures, including fire precautions, the action to take in the event of a fire, escape routes, assembly points, responsible people and the safe use of any fire-fighting equipment;
9. Smoking and vaping (e-cigarettes) restrictions.
10. Arrangements for first aid and for reporting accidents and other incidents;
11. Drug and alcohol ‘for cause’ testing arrangements,
12. Details of any planned training, such as 'toolbox' talks;
13. Arrangements for consulting and involving workers in health and safety, including the identity and role of any appointed trade union safety representatives, representatives of employee safety, safety committees;
14. Information about the individual's responsibilities for health and safety.
15. Environmental controls in place or necessary for the project
16. All operatives will also receive the corporate Lovell HS&E induction, the process includes watching a presentation and answering a series of questions based on the learning from the presentation.

7. SECTION COMPLETIONS

Section completions are the formal process of identifying, inspecting, and signing off discrete areas, elements, or stages of a construction project once they have been completed in accordance with the design, specification, quality standards, and contractual requirements. Rather than waiting until the entire project is finished, section completions allow individual parts of the works to be verified, accepted, and handed over in a controlled and progressive manner.

Section completions are a critical part of successful project delivery. They provide assurance that work has been constructed correctly, is compliant with relevant regulations and standards, and is ready for subsequent trades or activities. By achieving sectional sign-off, project teams can demonstrate quality control, maintain accurate records of progress, and minimise the risk of defects being identified at a later stage when rectification may be more costly and disruptive.

From a programme perspective, section completions support efficient construction sequencing by enabling follow-on trades, testing and commissioning activities, and phased handovers to proceed without delay. They also provide clear milestones against which performance, productivity, and contractual progress can be measured.

In addition, section completions play an important role in health and safety, ensuring that completed works are safe for occupancy, use, or further construction activities. They help establish accountability between contractors, subcontractors, and client representatives by confirming that responsibilities have been fulfilled before works are accepted.

Ultimately, robust section completion processes contribute to higher quality outcomes, improved stakeholder confidence, reduced rework, and a more efficient path to practical completion and final handover of the project.

Minimizing disruption to sales during construction requires proactive planning, dynamic operational adaptation, and clear communication. Integrating phased construction, flexible operations
and realtime monitoring ensure sales continuity while completing the project efficiently.

APPENDIX 1

CCS - Self Assessment - Lovell

Respect the Community

Constructors must manage their impact on their neighbours and the public to support a positive experience

CCS1.1.1 How has the Registered Activity engaged with the impacted community to understand and address concerns prior to the start of site activity?

Guidance & Prompts

The Registered Activity will identify the community who are potentially impacted by the planned activities and meet with them prior to the start of site activity to discuss plans, including potentially disruptive activity, and listen to and collate community concerns. Sub-contractors and suppliers should be made aware of these concerns and relevant controls put in place (and registered CCS sub-contractors/suppliers should be asking the main contractor for relevant information and controls)

Prompts (required prompts marked with a *)

- Identify potential impacted communities and provide pre-start information/community meetings
- **Company and out of hours contact information provided ***
- Reasonable working hours considering local environment/community, including local authority requirements
- Communication of any expected disruptive works

Relevant code section

Ensuring courteous and respectful language and behaviour in and around the construction activity.

Self Assessment

- **Lovell have identified all stakeholders that may be affected by the development and a community strategy is in place to manage communications and engagement.**

Specify where we have identified the impact our works may have an effect on the community and residents.

- **We ensure that we have met with them throughout the scheme and ensuring correspondence is key has provided us with a great working relationship.**
- **Local residents and local stakeholders were notified prior to commencement of works on site, of the works to be undertaken, operating hours and the site contacts by hand delivered letter drop.**
- **A quarterly newsletter has been issued to all local residents and local stakeholders.**
- **A 'Meet the Contractor' event took place *on what date*.**
- **Prior to Lovell commencing on site a communications strategy, including complaints procedures was submitted to the client.**
- **Site hours are Monday to Friday 8am to 6pm and Saturday 8am to 1pm. All contact information and site hours are on the newsletters as well as the hoarding and Lovell Community Board. This also includes company out of hours contact details/security information.**

APPENDIX 2 PMP

LOVELL
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LOVELL

PROJECT MANAGEMENT PLAN (PMP)

Incorporating the Construction Phase Health, Safety and Environment Plan

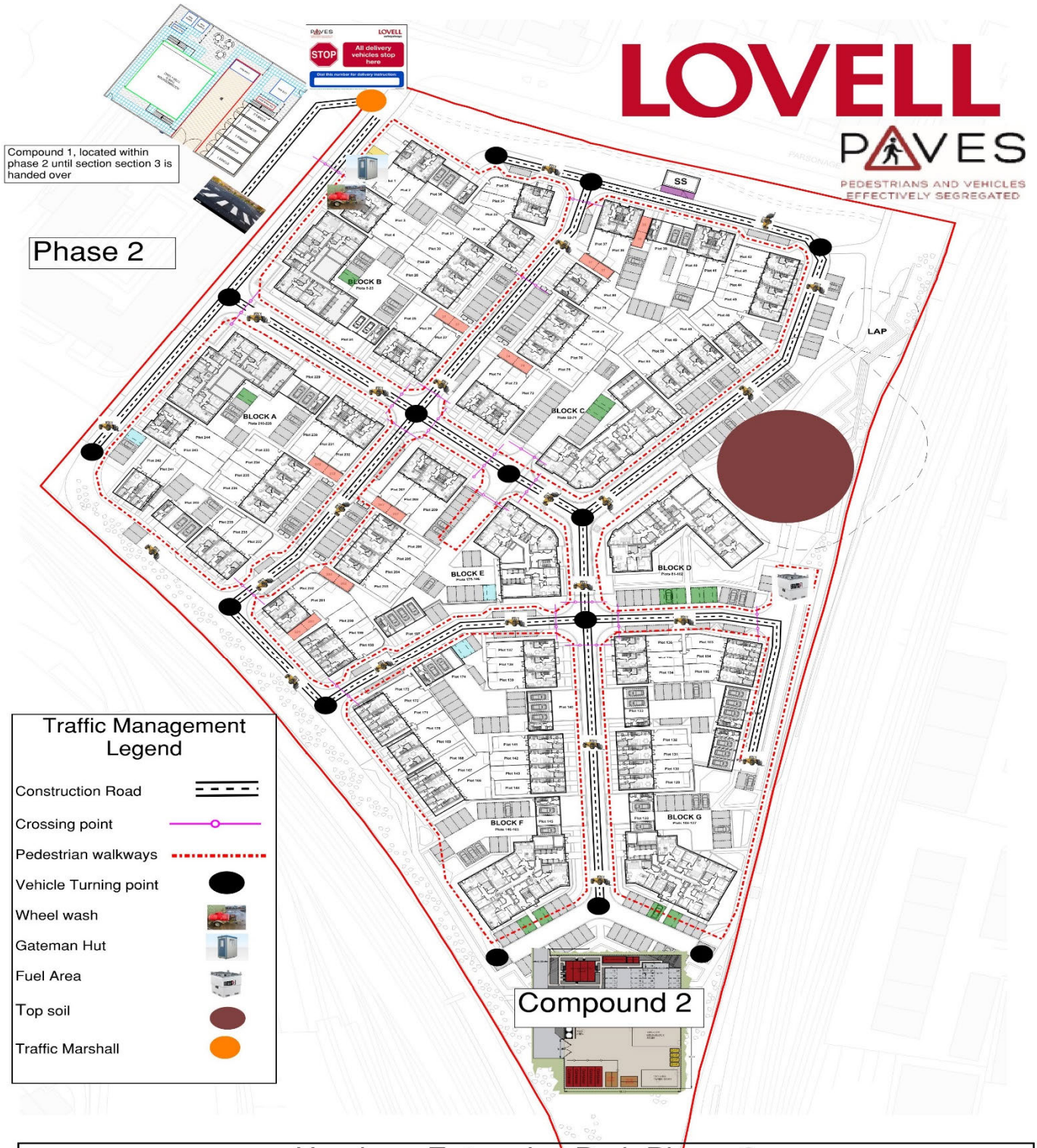
Project:

Horsham Enterprise Park Phase 3

What3words location:

///vines.former.dwell

APPENDIX 3
PAVES PLAN



Horsham Enterprise Park Phase 3

PAVES Plan - Traffic Management Plan - Pre-occupation

REV A

APPENDIX 4
DETAILED COMPOUND PLAN

LOVELL
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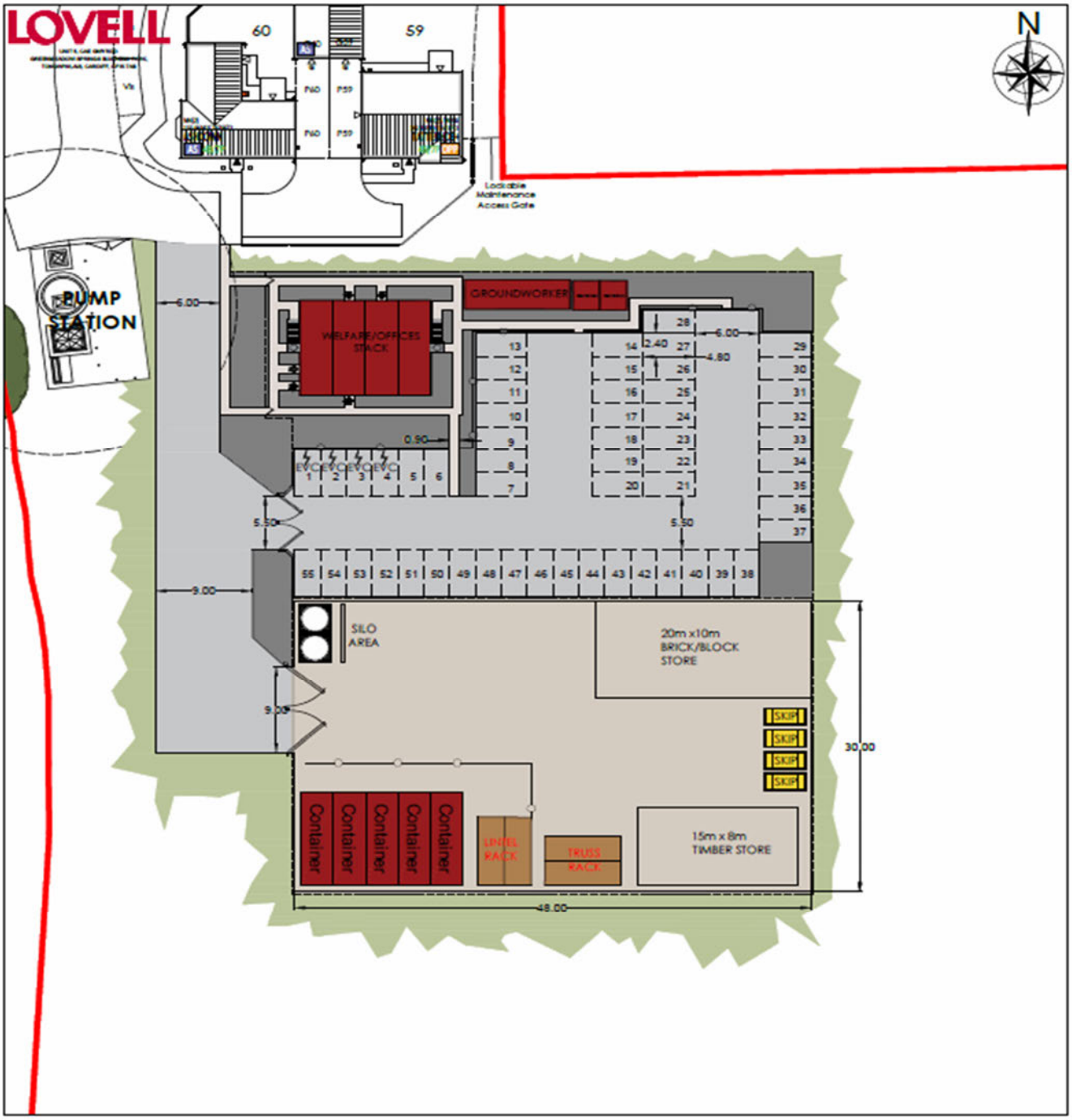
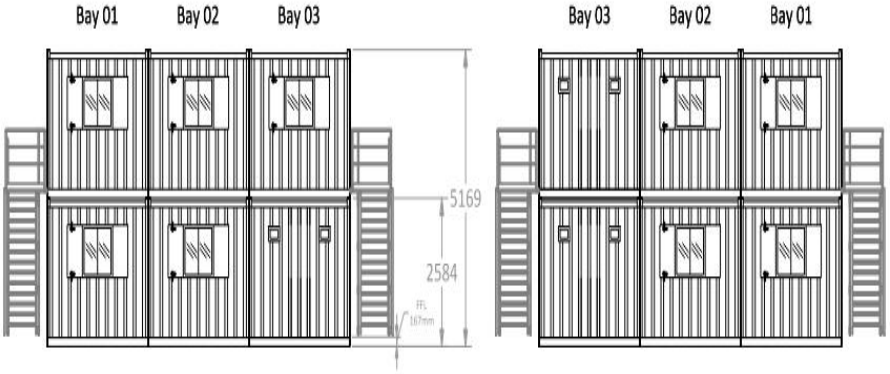


KEY

Development:
PURTON

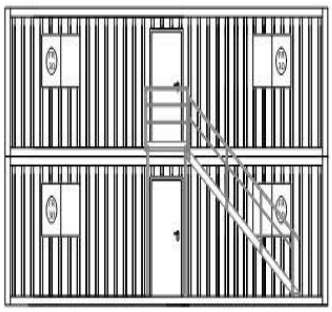
Location:
WILTSHIRE

Revision:	Date:	Amendment:	Initials:
Drawing Title: SALES AREA			
Drawing Number: 461189-15-01-01			
Revision:	Scale: 1:250 @ A4	Date: DD/MM/YYYY	
Drawn by: JAU	Checked by:		

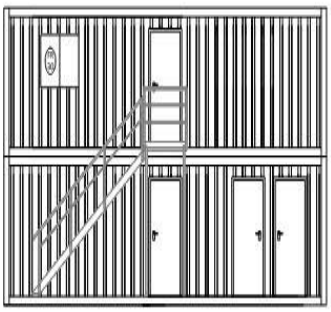


Front Elevation

Rear Elevation



Side Elevation 1



Side Elevation 2

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Do not scale from this drawing, use the dimensions where shown.

Rev	Description	Date	By
A	A	00-00-00	A

NOTES:-
Design floor loading 2.5kN/m².
Ceiling height 2250 mm.
This drawing is generic and may refer to equipment or specifications that ultimately may not be required or installed.
Any furniture shown on the drawing is indicative and a guide to the rooms capacity.
The exact position of internal partitions/M&E components is subject to the final design.
Door types tbc.
WC's have either Downflow or Frostwatch heaters.
Floor coverings are vinyl unless otherwise specified.
Where windows are closer than 1800mm to a staircase or ramp they must have 30min fire rated Kimcroft shutters and be kept locked closed.
FIRE PREVENTION INFORMATION
These units must not be sited within 6m of a boundary or building or 20m of a timber building.

KEY
- Extractor Fan
- Vent
- WaterHeater (type tbc)
- Hand Dryer
- TV Patress
- Double socket
- Double socket below counter
- Lights
- Heater (type tbc)

Wernick HIRE

Client: Morgan Sindall			
Project: SLA			
Site: 3 on 3			
Design req from: J Cooper@MJA	Drawn by: NS	Checked by: N/A	
Scale: 1:150 @ A4	Unit type: AVflex	Date: 15-05-2025	
Authorised by (customer):		Date (customer):	
Page Number: Page 2 of 2	Drawing number: 25-0604-003		

www.wernick.co.uk

APPENDIX 5
PHASING PLAN

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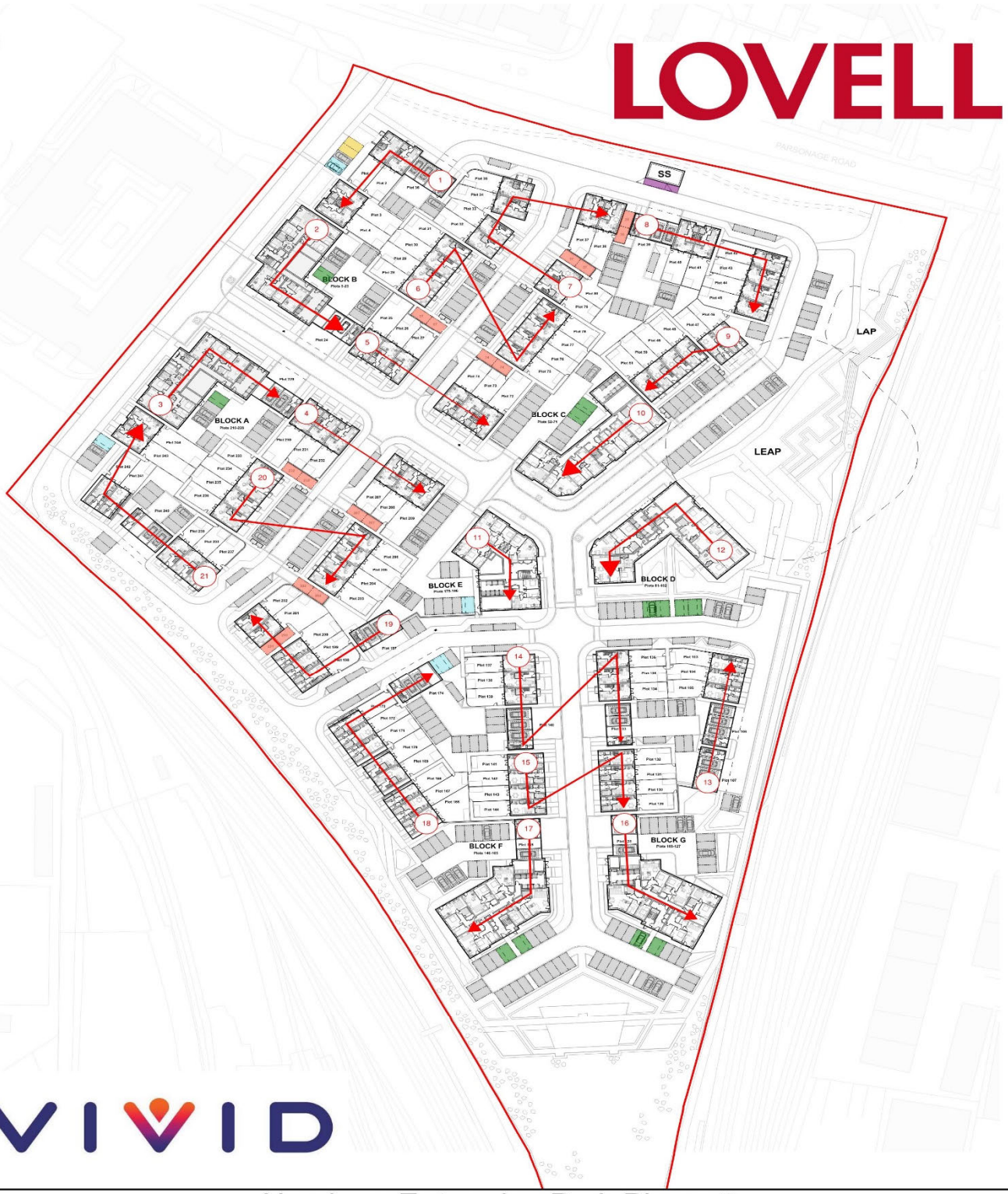

VIVID

Horsham Enterprise Park Phase 3

Phasing Plan (Site Wide)

REV A

APPENDIX 6
Demolition Plan

LOVELL

DEMOLITION ENVIRONMENTAL PLAN

Project	Former Novartis Site / Horsham Enterprise Park, Parsonage Road, Horsham, West Sussex, RH12 4AN
Works	Two-phase demolition of the office block and Building 36, with retention of the non-designated heritage tower
Tender / contract ref.	T9993 (Lovell phases 01 and 02)
Client / Principal Contractor	Lovell Partnerships Limited
Prepared by	Lovell Partnerships Limited & Demolition Contractor
Local Planning Authority	Horsham District Council
Document ref.	Rev 01
Date	August 2026

Contents

§	Section	Covers
1	Purpose, scope and status	What this plan does and how it answers the officer's comments
2	The site, the works and the programme	Phasing, plant, duration, hours
3	Responsibilities and competence	Who does what, and their qualifications
4	Legislation, standards and guidance	BS 5228, IAQM v2.2, CoPA 1974, EPA 1990
5	Sensitive receptors	Who could be affected, and how far away they are
6	Noise and vibration management	BS 5228 ABC assessment, predictions, BPM, Section 61, monitoring
7	Dust and air quality management	IAQM v2.2 Steps 1–4, risk categories, mitigation schedule, monitoring
8	Lighting considerations	Lighting arrangements, lux levels and monitoring
9	Communication, complaints and records	Liaison, complaints procedure, auditing and review
A–E	Appendices	Receptor schedule, inspection and complaint record templates, data to be confirmed

1 Purpose, scope and status

This Demolition Environmental Management Plan (DEMP) has been prepared by R Collard Limited, as demolition contractor, to provide Horsham District Council with further details requested in respect of **noise and dust control** for the demolition works at the former Novartis site. It is issued to Lovell Partnerships Limited, as Principal Contractor and developer, for submission to the Council. It replaces the cross-reference to the Project Management Plan with a self-contained, auditable set of commitments.

The Council's comments identified two specific requirements. This plan addresses each of them directly:

APPENDIX 7

CEMP

LOVELL

Construction Environmental Management Plan

REVB

By Lovell Partnerships Limited

APPENDIX 8

Dust Management Plan

LOVELL

DUST MANAGEMENT PLAN (DMP)

Incorporating the PROJECT MANAGEMENT PLAN (PMP)

Project:

Horsham Enterprise PH3
REV A - OCT 26

Project No. 486430
Drafted by A Crawford

OCTOBER 2026