

THE MUCKY DUCK PROJECT

Construction Environmental Management Plan (CEMP) including Biodiversity

Date Created: 9th February 2026

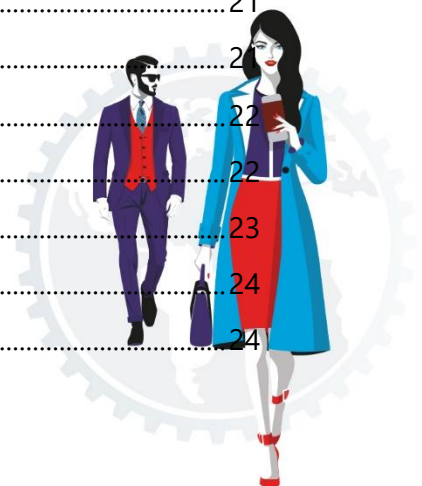
Date Revised: 7th May 2026

Author: AJW Construction Project Team



Contents

CEMP Compliance Statement	4
Site Description and Context	5
Site Setup Plan	5
Hoarding, Site Security and Access Management	6
Traffic Management and Deliveries	7
Working Hours	8
Site Offices and On-Site Management	9
Site Register	10
Fire Safety	10
Fire Assembly Point	10
Noise and Vibration Control	11
Temporary Construction Lighting	12
Dust and Air Quality Mitigation	13
Wheel Wash & Road Sweeping	14
Wheel Cleaning Measures	14
Road Inspection and Sweeping	14
Surface Water and Pollution Control	15
Waste Management	15
Biodiversity Compliance	16
Statement	16
Bat Licence Requirement	16
Ecological Baseline	17
Risk Assessment of Potentially Damaging Construction Activities	18
Biodiversity Protection Zones	20
Practical Measures and Sensitive Working Practices	21
Location and Timing of Sensitive Works	22
Ecologist Attendance on Site	22
Responsible Persons and Lines of Communication	22
Role and Responsibilities of Ecologist / Ecological Clerk of Works	23
Protective Fencing, Barriers and Warning Signs	24
Invasive Non-Native Species	24



Implementation and Compliance	24
Scaffolding	25
Plant Use and Storage	25
Site Materials and Storage	26
Boundary Wall	27
Demolition	27
Drainage	28
Community Liaison and Contacting the Project Team	28
Monitoring and Review Process	29



CEMP Compliance Statement

This Construction Environmental Management Plan (CEMP) has been prepared to satisfy the requirements of Horsham District Council and to support the discharge of planning conditions associated with the approved development. The document sets out the site-specific management measures and controls that will be implemented throughout the construction and demolition phases to minimise environmental impacts and to protect the amenity of neighbouring properties.

The CEMP addresses the matters typically required by the Local Planning Authority including site management and supervision traffic management and deliveries, noise and vibration control, dust and air quality mitigation, surface water and pollution prevention, waste management, ecology protection and community liaison. The measures described are proportionate to the scale and nature of the development and reflect best practicable means appropriate to a rural location.

The arrangements contained within this CEMP will be implemented by the project team and monitored throughout the works. The document will be reviewed on a regular basis and updated where necessary to reflect changes in programme site conditions or working methods. This approach ensures that construction activities are carried out in a controlled considerate and well-managed manner in accordance with council expectations.



Site Description and Context

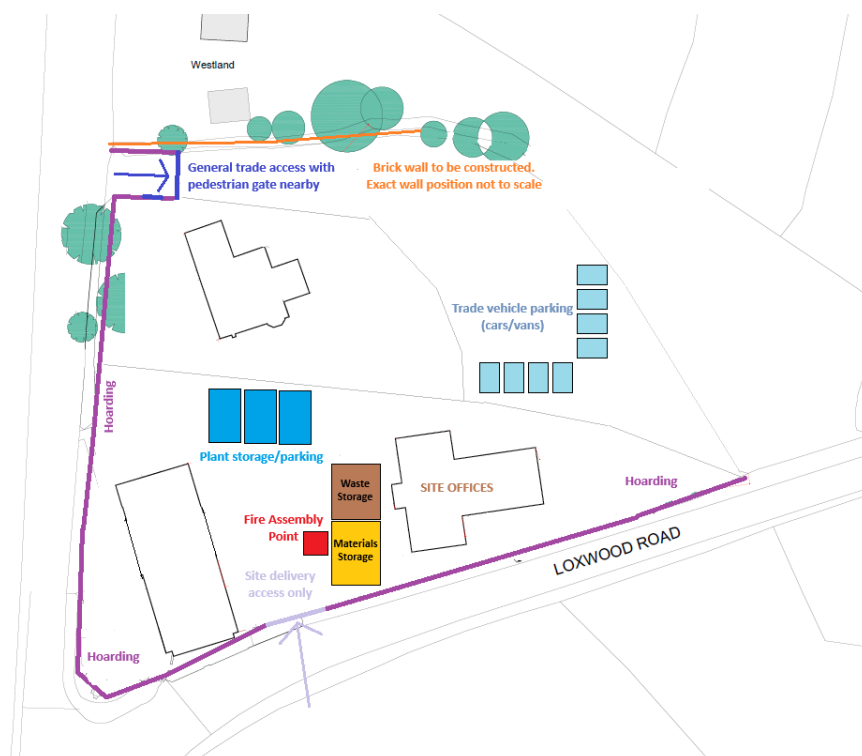
The site is located within a rural setting and comprises The Old House the former Mucky Duck public house and associated land. The surrounding area is characterised by low-density development open landscape and residential properties which contributes to a quiet and sensitive environment. The location and nature of the site have been carefully considered in the planning and management of the works.

All construction and renovation activities will be undertaken with full regard to the rural context and the proximity of neighbouring properties. The site layout access arrangements and working practices have been designed to contain activity within clearly defined boundaries and to minimise any impact on the surrounding area. This approach ensures that the works are carried out in a controlled considerate and well-managed manner appropriate to the character of the location.

Site Setup Plan

The image below shows the site plan including areas for:

- Main site access for deliveries
- Trade/visitor access inc. parking area
- Site offices
- Waste storage
- Fire Assembly point
- Materials storage
- Plant storage



Hoarding, Site Security and Access Management

Secure perimeter hoarding will be installed along all site boundaries that interface with public roads, specifically along Loxwood Road and Hornshill Lane. The hoarding is designed to clearly define the site boundary, prevent unauthorised access, reduce visual disturbance and provide a calm and orderly interface between the construction activities and neighbouring properties.

Along the southern boundary on Loxwood Road, a single 4.0 metre wide, ply-lined, solid timber gate will be installed to serve as the only access point for construction deliveries and plant movements. This gate will be fully enclosed, lockable and kept closed and padlocked when not actively in use. The positioning and control of this access point ensures that vehicle movements are consolidated, predictable and limited in frequency.

At the north-west corner of the site, the existing driveway access serving The Old House will be retained and similarly secured with a 4.0 metre wide, ply-lined, lockable gate. This entrance will be used solely for low-volume trade and essential visitor access. Traffic through this point will be modest, controlled and scheduled to avoid congestion or disturbance, with no queuing or waiting vehicles permitted.

Adjacent to the vehicular access, a separate 1.2 metre wide, secure, ply-lined pedestrian gate will be provided. This allows tradespeople and visitors to enter and exit the site safely on foot without the need to open the larger vehicle gates, further reducing noise, disruption and unnecessary movement.

All gates will be of solid construction to minimise noise transmission, prevent overlooking and maintain privacy for neighbouring properties. Site access will be actively managed, with contractors instructed to arrive and depart in an orderly manner and to respect the residential nature of the surrounding area at all times.

This approach ensures the site remains secure, discreet and well-managed, with clear physical separation between construction activity and neighbouring land and with vehicle movements kept to the lowest practical level throughout the works.



Traffic Management and Deliveries

All traffic movements and deliveries associated with the site will be carefully planned and actively managed to ensure they are controlled, predictable and kept to the minimum necessary for the safe progression of the works. Deliveries of materials will take place only between the following hours:

Monday to Friday: 08:00 - 18:00

Saturday: 08:00 – 13:00

Deliveries will be routed exclusively through the main vehicle access gate on Loxwood Road. All deliveries will be scheduled in advance by the project team to limit frequency, avoid congestion and prevent queuing or waiting on the public highway. No articulated vehicle site deliveries will be made via the Hornhill Lane gate.

Drivers will be instructed to report to site management on arrival and to follow clear site instructions at all times. Vehicles will be directed straight onto the site where unloading and loading will take place promptly and efficiently before departing without delay. Engines will not be left idling and will be switched off wherever practicable. Where specialist vehicles require engines to remain running for operational reasons such as air compressors, air suspension or tailgate systems this will be limited strictly to the shortest duration necessary.

Site management will oversee all delivery activity and where required a banksman will be used to control vehicle movements and ensure safe manoeuvring within the site. No informal stopping, turning or parking will be permitted on surrounding roads or near neighbouring properties. These measures ensure that traffic associated with the works is consolidated, well supervised and considerate of the rural setting, maintaining a calm and orderly environment throughout the project.



Working Hours

Construction activities will be carried out within defined working hours to minimise disturbance to neighbouring properties and to respect the rural setting of the site. Standard working hours will be restricted to daytime periods on weekdays and Saturdays only. No routine construction works will take place on Sundays or Public Holidays.

All activities including the operation of plant equipment and deliveries will be managed to comply with these working hours. This approach ensures that site operations remain predictable controlled and considerate throughout the duration of the project.

All demolition and construction activities shall be undertaken strictly in accordance with Condition 24 of the planning permission, as follows:

Works, including deliveries to and dispatches from the site, shall only take place during the following hours:

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



Site Offices and On-Site Management

The lower front four rooms of the existing outbuilding, known as The Ducklings, will be used as a dedicated and contained site office and welfare area. This arrangement ensures that site management, administration and day-to-day coordination are carried out from within the site boundary, reducing external movements and maintaining a calm, organised working environment. The location of the site offices has been deliberately selected to consolidate activity in one defined area and to avoid any unnecessary spread of construction-related use across the site.

Room 1 - Materials and Consumables Storage

This room will be used for the secure storage of small site materials, tools and consumables required for daily works. Storing these items internally reduces the need for frequent deliveries and limits loose materials being stored externally, contributing to a tidier and quieter site environment.

Room 2 - Welfare and Dry Room

A dedicated welfare and dry room will be provided for trades and visitors, offering a designated space for rest, changing and personal belongings. Providing proper welfare facilities on site discourages informal use of external areas and helps ensure trades remain within the managed site zone at all times.

Room 3 - Meeting Room

The meeting room will be used for scheduled site meetings, inductions and coordination discussions. Holding meetings within the building allows planning and decision-making to take place away from active working areas, reducing disruption and supporting a structured and predictable site routine.

Room 4 - Project Office

The project office will serve as the central base for the project management team, overseeing programme, logistics and site conduct. Having management permanently located on site ensures that activities are closely supervised, issues are addressed promptly and the site is operated in an orderly and well-controlled manner throughout the works.



Site Register

A strict site register will be maintained for the duration of the works to record all site visitations including trades, employees and visitors. It will be mandatory for all personnel and delivery drivers to report directly to the site office on arrival and departure for the purposes of signing in and out. This system ensures accurate record keeping at all times and allows full visibility of who is present on site during working hours. The register also forms a critical part of site safety procedures and will be used in the event of an emergency or fire to confirm that all individuals have been safely accounted for.

Fire Safety

A qualified, trained and competent person has been appointed to prepare and oversee a comprehensive fire safety plan covering the site and all buildings during the construction and renovation phases. A wireless site fire alarm system will be installed which incorporates clearly accessible manual call points. In the event of a fire being discovered activation of a call point will trigger all linked sirens across the site. Each unit incorporates a high-output 105dB siren and a flashing strobe to provide clear audible and visual alerts even in noisy working conditions and across a wide area.

Firefighting equipment will be provided in the form of up to eight P50 fire extinguishers positioned both internally and externally as appropriate. These will be regularly checked and maintained to ensure readiness at all times. Periodic fire drills will be carried out to ensure that all trades and visitors are familiar with the alarm system, evacuation procedures and the designated assembly arrangements so that any response to an incident is calm, orderly and controlled.

Fire Assembly Point

A dedicated fire assembly point has been designated and is clearly identified on the site plan. This location has been selected for its proximity to the main delivery gate allowing safe and efficient evacuation away from buildings and working areas. The assembly point enables rapid roll call using the site register and ensures that all personnel can be accounted for quickly and effectively in the event of an emergency.



Noise and Vibration Control

Noise generated by site activities will be managed and kept to the lowest practicable level at all times. While certain stages of the works will inevitably involve periods of increased noise these will be limited in duration and carefully controlled. The project team is committed to operating the site in a manner that respects the rural setting and the comfort of neighbouring residents and noise control is treated as both a health and safety consideration and a matter of courtesy.

The use of radios by trades will be strictly controlled. Any radios permitted on site will be required to be kept at low volume levels and will be subject to ongoing monitoring by site management. Radios will not be used in a manner that causes disturbance and may be restricted or removed entirely if considered inappropriate. These measures ensure that background noise remains subdued and that the site environment remains calm and well regulated throughout the works.

No construction activities are currently anticipated that would give rise to significant noise or vibration likely to constitute a public nuisance beyond the site boundary.

For the purposes of this Plan, 'noise or vibration generating activities' include, but are not limited to:

- demolition works;
- cutting, grinding, or concrete breaking;
- prolonged use of heavy plant, generators, compressors, or powered tools;
- bulk excavation or earth moving operations;
- loading and unloading of heavy materials; and
- any works likely to cause audible disturbance or perceptible vibration to neighbouring occupiers.

Should unforeseen works arise during the construction period that have the potential to generate significant noise or vibration, the Council's Environmental Health Officer will be notified in advance where reasonably practicable, and appropriate mitigation measures will be implemented.



Temporary Construction Lighting

Temporary construction lighting will be kept to the minimum necessary to ensure safety and security during working hours. The project does not anticipate routine construction activities taking place during hours of darkness and therefore the requirement for temporary lighting is expected to be limited. Where lighting is required it will be provided only in specific locations and for defined purposes.

Any temporary lighting used on site will be carefully positioned and directed to avoid light spill beyond the site boundary and to minimise disturbance to neighbouring properties and the surrounding natural environment. Particular regard will be given to local ecology including bats and birds with lighting designed to avoid illumination of boundary vegetation trees and flight corridors. Lighting will be downward facing of appropriate intensity for the task being undertaken and switched off when not required for safety or security. This approach ensures that the rural character of the area and local wildlife are protected throughout the works.



Dust and Air Quality Mitigation

Dust and air quality will be actively managed throughout demolition, construction and refurbishment phases to minimise emissions and prevent migration beyond the site boundary.

The following measures will be implemented as required:

- Water misting or damping down during demolition activities to suppress airborne dust at source
- Damping down of exposed ground and stockpiled materials during dry or windy conditions
- Covered skips and sealed waste containers to prevent wind-blown dust and debris
- Controlled handling and movement of materials to reduce disturbance
- Minimising drop heights when loading or unloading materials
- Regular site housekeeping to prevent accumulation of loose dust and debris
- Wheel cleaning measures to prevent dust and mud tracking onto the public highway

During higher-risk phases such as demolition and groundworks, dust suppression measures will be increased proportionately to site conditions and weather patterns.

Site management will monitor site conditions daily and implement additional controls where necessary to ensure dust does not cause nuisance to neighbouring properties or the surrounding rural environment.

No construction activities are currently anticipated that would give rise to significant dust, smoke, fumes, or airborne emissions likely to constitute a public nuisance beyond the site boundary.

For the purposes of this Plan, 'dust or air quality generating activities' include, but are not limited to:

- demolition activities;
- cutting, grinding, or sanding materials;
- stockpiling of soils, aggregates, or waste materials;
- any activity likely to generate visible dust, smoke, fumes, or odours affecting neighbouring occupiers.

Should unforeseen works arise during the construction period that have the potential to generate significant dust or airborne emissions, the Council's Environmental Health Officer will be notified in advance where reasonably practicable, and appropriate mitigation measures will be implemented.



Wheel Wash & Road Sweeping

Construction traffic has the potential to deposit mud, debris or dust onto the public highway. Measures will therefore be implemented to prevent the transfer of materials from the site onto Loxwood Road and surrounding access routes.

Wheel Cleaning Measures

- All delivery and plant vehicles will exit the site via the main controlled access gate.
- Site management will visually inspect vehicle wheels prior to departure.
- Where necessary, wheels will be manually cleaned using appropriate equipment before vehicles leave the site.
- During periods of wet weather or increased ground disturbance, additional controls will be implemented to reduce mud transfer.

If site conditions require, a temporary wheel cleaning facility will be installed within the site boundary prior to vehicles reaching the exit gate.

No vehicle will be permitted to leave the site in a condition that may cause mud or debris to be deposited on the public highway.

Road Inspection and Sweeping

- The site entrance and adjacent sections of Loxwood Road will be regularly inspected.
- Any mud or debris attributable to site operations will be removed promptly.
- Where required, mechanical road sweeping will be arranged using a licensed contractor.
- Sweeping frequency will increase during demolition and groundworks phases.

These measures ensure that the public highway remains clean, safe and free from obstruction throughout the construction period.



Surface Water and Pollution Control

Surface water will be managed in a controlled manner throughout the works to prevent runoff leaving the site and to avoid any risk of pollution to surrounding land or watercourses. Measures will be put in place to ensure that surface water generated during construction activities is directed appropriately and does not carry sediment debris or contaminants beyond the site boundary. These measures will be monitored and adjusted as site conditions and weather patterns change.

All fuels oils and potentially polluting substances will be stored securely within designated areas and handled in accordance with appropriate environmental controls. Refuelling and maintenance of plant will be carried out in controlled locations to minimise the risk of spills. In the event of any accidental release immediate action will be taken to contain and address the issue ensuring that the site and neighbouring environment remain protected throughout the project.

Waste Management

Waste generated by the works will be managed in a controlled and responsible manner to ensure the site remains tidy and to minimise any impact on neighbouring properties. Waste materials will be segregated where practicable and stored securely within designated areas of the site. Regular removal of waste will be scheduled to prevent accumulation and to maintain an orderly working environment.

All waste will be handled disposed of and removed by licensed contractors in accordance with relevant regulations. Skips and waste containers will be positioned entirely within the site boundary and will not encroach upon neighbouring land or public areas. Site management will oversee waste handling practices to ensure that disposal is carried out efficiently and with due consideration for the surrounding rural setting.



Biodiversity Compliance

Statement

Pre-Commencement Planning Condition Discharge

This Biodiversity Construction Environmental Management Plan has been prepared to discharge the pre-commencement condition requiring submission and approval of a "CEMP – Biodiversity" prior to development commencing.

This document shall be implemented in full throughout the construction period unless otherwise agreed in writing by the Horsham District Council (HDC).

Bat Licence Requirement

A Natural England European Protected Species bat licence will be required before any works commence that may affect the confirmed bat roosts within Building B1, Building B2 and Building B3. This includes the partial demolition of Building B1, renovation works to the roof and eaves of Building B2 and demolition of Building B3.

An updating bat survey is scheduled to take place in May 2026 to inform the Natural England European Protected Species bat licence application and to confirm the current ecological position prior to licensable works commencing.

No works to these buildings, roof voids, eaves or confirmed roost features shall commence until the required bat licence has been granted and all licence conditions, ecological method statements, supervision requirements and mitigation measures are in place.

All relevant works shall be carried out strictly in accordance with the approved bat licence, the appointed ecologist's method statement and any requirements of the Ecological Clerk of Works.



Ecological Baseline

In accordance with the Bat Emergence Survey Report dated 31 July 2024, surveys undertaken May to July 2024 confirm the presence of European Protected Species roosts on site:

- **Building 1 (B1)** The Mucky Duck (former public house)
 - Occasional day roost of brown long-eared bat
- **Building 2 (B2)** Large eastern accommodation block
 - Three day roosts comprising brown long-eared bat and soprano pipistrelle
- **Building 3 (B3)** Small northern accommodation block
 - Day roost of a long-eared bat
- **Building 4 (B4)** North-western garage / outbuilding
 - No bat roosts recorded

Five day roosts are confirmed across the site.

Nesting bird activity has been recorded on site and the site contains habitat suitable for breeding birds.

Boundary hedgerows and trees provide commuting and foraging habitat for bats.

All bats are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017.



Risk Assessment of Potentially Damaging Construction Activities

Pre-Commencement Condition 5(a)

Construction Activity	Biodiversity Feature	Nature of Risk	Control Measure
Partial demolition of B1	Confirmed brown long-eared bat roost	Disturbance or destruction of roost	Works shall not commence until the required Natural England bat licence is granted. Controlled demolition to be undertaken in accordance with the licence method statement and under ecological supervision.
Renovation of B2 roof and eaves	Confirmed brown long-eared and soprano pipistrelle roosts	Disturbance of roosting bats	Works to roof and eaves shall not commence until the required Natural England bat licence is granted. Sensitive roof/eaves works to be undertaken in accordance with the licence method statement and under ecological oversight.
Demolition of B3	Confirmed long-eared bat roost	Permanent loss of roost	Demolition shall not commence until the required Natural England bat licence is granted. Controlled demolition to be undertaken in accordance with the licence method statement and under ecological supervision.
Vegetation clearance	Nesting birds	Nest destruction during breeding season	Clearance outside nesting season or subject to nesting bird check



Construction Activity	Biodiversity Feature	Nature of Risk	Control Measure
Installation of external lighting	Foraging and commuting bats	Light spill altering behaviour	Low lux, warm spectrum, directional lighting only
Material storage and plant movement	Hedgerows and retained vegetation	Habitat damage	Defined exclusion zones and physical barriers



Biodiversity Protection Zones

Pre-Commencement Condition 5(b)

The following areas are designated as Biodiversity Protection Zones:

- Roof voids and eaves of B1
- Roof voids and eaves of B2
- Roof void of B3

These zones are shown on Drawing No. 23-138-TMD-MHA-ZZ-ZZ-DR-A-0001-P01 and Drawing No. 23-138-TMD-MHA-ZZ-ZZ-DR-A-0010-P01. Displayed at the last 2 pages of this document

Within Biodiversity Protection Zones:

- No storage of materials
- No plant parking
- No scaffold footings without protection
- No unauthorised access
- No lighting directed into zones

Protection measures shall remain in place for the duration of works.

Measures implemented for roof voids and eaves:

- No entry into roof voids
- No lifting tiles
- No removal of fascia, soffits or bargeboards
- No drilling through eaves
- No scaffold tied into eaves
- No vibration-heavy works affecting those areas



Practical Measures and Sensitive Working Practices

Pre-Commencement Condition 5(c)

The following measures shall be implemented:

- Ecological briefing incorporated into site induction
- Toolbox talk delivered prior to works affecting B1, B2 or B3
- Roof materials removed sequentially and carefully where required
- No uncontrolled machine stripping of roof void areas
- Vegetation clearance undertaken sensitively
- Lighting kept to the minimum required for safety
- Warm spectrum lighting below 2700K
- Downward facing fittings only
- No floodlighting of hedgerows or boundary vegetation
- Good housekeeping to avoid habitat degradation

Location and Timing of Sensitive Works

Pre-Commencement Condition 5(d)

- Works affecting confirmed bat roost structures, including Building B1, Building B2 and Building B3, shall not commence until the required Natural England European Protected Species bat licence has been granted.
- This includes partial demolition of Building B1, renovation works to the roof and eaves of Building B2 and demolition of Building B3.
- All licensable works shall be undertaken strictly in accordance with the approved bat licence, the appointed ecologist's method statement and any licence-specific mitigation requirements.
- Vegetation clearance shall take place outside the bird nesting season, March to August inclusive, unless a nesting bird check confirms the absence of active nests.
- Sensitive roof works shall be programmed within the appropriate seasonal window as advised by the appointed ecologist and in accordance with the approved bat licence.
- Any works affecting confirmed bat roosts, roof voids, eaves or associated roost features shall not proceed until the required bat licence is in place and the appointed ecologist has confirmed the agreed working methodology.



Ecologist Attendance on Site

Pre-Commencement Condition 5(e)

A suitably qualified and experienced ecologist shall:

- Attend site prior to commencement of any works affecting confirmed bat roost buildings.
- Confirm that the required Natural England bat licence is in place before licensable works commence.
- Deliver a toolbox talk prior to works affecting Building B1, Building B2 or Building B3.
- Define and confirm biodiversity protection zones before relevant works commence.
- Supervise sensitive roof removal, eaves works and demolition activities affecting Building B1, Building B2 and Building B3 where required by the bat licence.
- Be available to provide ecological advice during works affecting confirmed roost structures.
- Confirm when works may proceed, pause or recommence where ecological constraints are identified.

Responsible Persons and Lines of Communication

Pre-Commencement Condition 5(f)

Client:	AJW
Principal Contractor:	AJW
Site Office:	Email: TheMuckyDuck@AJW-group.com Tel: 01403 798111
Appointed Ecologist:	Ecology Works Email: info@ecology-works.co.uk Tel: 07881 410555

Before any licensable works commence to Building B1, Building B2 or Building B3, the appointed ecologist shall confirm to the project team that the required Natural England bat licence has been granted and that the approved method statement, mitigation measures and supervision requirements are understood by the site team.

Procedure if protected species are discovered:

1. Works cease immediately in affected area
2. Site Manager notified
3. Appointed Ecologist contacted
4. Further instruction provided before works recommence

No works shall recommence in affected area without ecological approval.



Role and Responsibilities of Ecologist / Ecological Clerk of Works

Pre-Commencement Condition 5(g)

Appointed Ecologist

The appointed Ecologist / Ecological Clerk of Works shall:

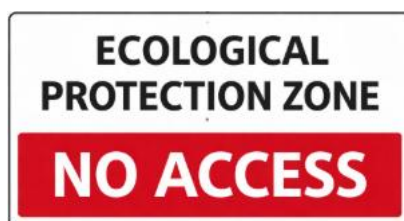
- Monitor compliance with this CEMP.
- Confirm that no licensable works to Building B1, Building B2 or Building B3 commence before the required Natural England bat licence has been granted.
- Brief the site team on the approved bat licence conditions, ecological method statement and mitigation requirements.
- Define and confirm biodiversity protection zones.
- Supervise licensable works where required by the bat licence.
- Advise on sensitive working practices, lighting controls and protection measures.
- Record ecological observations and relevant licence compliance checks.
- Confirm adherence to protection zones.
- Hold authority to require immediate stoppage of works in affected areas where ecological risk is identified.



Protective Fencing, Barriers and Warning Signs

Pre-Commencement Condition 5(h)

- Temporary fencing shall be erected where required to protect retained vegetation
- Protection fencing shall be installed prior to commencement of adjacent works
- Signage stating “Ecological Protection Zone – No Access” shall be displayed where appropriate
- Fencing shall be inspected regularly and maintained in position throughout relevant construction phases



Invasive Non-Native Species

Pre-Commencement Condition 5(i)

No invasive non-native plant species were identified during ecological surveys.

If invasive species are identified during works:

- Works in affected area shall cease
- Species shall be contained
- Removal and disposal shall be undertaken in accordance with current legislation and best practice

Implementation and Compliance

This CEMP: Biodiversity shall be implemented in full for the duration of the construction period.

All contractors and site personnel shall comply with the requirements set out in this document.



Scaffolding

Scaffolding will be erected around all three buildings involved in the project to provide safe access for construction and renovation works. The scaffold design will include protective top-hat structures where required. All scaffolding will be installed, adapted and dismantled by competent contractors in accordance with current safety regulations and will be subject to regular inspections throughout the duration of the works.

In addition, the project is pursuing the use of full scaffold encapsulation using protective mesh. The mesh is a durable UV-stabilised knitted HDPE polyethylene material designed to contain debris, tools and materials within the scaffold envelope. This measure provides an additional layer of protection for both workers and the public and helps to reduce visual clutter by presenting a uniform and more visually considered appearance during the construction period.

Plant Use and Storage

All construction plant will be stored securely within a designated area of the site at the end of each working day to ensure the site remains orderly and contained outside of working hours. Plant items such as excavators and their attachments, small dumpers, rollers and telehandlers will only be operated during approved working hours and only when required for specific tasks. No plant will be left running, unattended, or idling unnecessarily and all equipment will be shut down and secured when not in active use. The movement of all plant across the site will be strictly managed in accordance with site traffic and safety procedures. Where manoeuvring takes place in constrained areas, a trained banksman will be deployed to guide movements and ensure they are carried out slowly and safely. Certain items of plant may be fitted with mandatory safety features such as audible reversing alarms. These systems are used solely for safety purposes and plant movements will be kept to the minimum necessary to carry out the works in a controlled and considered manner.



Site Materials and Storage

All construction materials required for current and forthcoming works will be stored entirely within the site boundary and will not be placed near or encroach upon neighbouring properties or boundary lines. External storage will be confined to the designated area located directly in front of the site office as shown on the site layout plan. This arrangement ensures materials are contained within a single, clearly defined location and kept well away from adjoining land.

Deliveries will be tightly scheduled and coordinated to align with the construction programme, ensuring materials arrive only as required and that excessive stockpiling is avoided. Materials such as bricks, blocks, sheet materials, steel, sand, cement and timber will be stored in an orderly and secure manner within this designated area. The storage zone will be actively managed to maintain a neat, controlled and unobtrusive site environment throughout the works.



Boundary Wall

A new brick boundary wall 2m in height and ~53m in length (TBC), will be constructed along the boundary between The Old House and the neighbouring property. Prior to commencement, the boundary line will be precisely identified and set out to ensure the wall is constructed wholly in the correct position. During the construction period, operatives will require controlled access to both sides of the wall in order to carry out the works safely and accurately. Appropriate protective measures will be put in place to safeguard the neighbouring lawn and any affected surfaces and once the wall construction is complete all disturbed areas will be carefully made good and reinstated. Due to the scale of the works, the construction period is anticipated to be approximately 6 to 8 weeks. This duration is dependent on prevailing weather conditions and allows for appropriate curing times for both concrete foundations and mortar to ensure a durable and high-quality finish. As the site drops along the length, the walls will be constructed to step down with the gradient as required to 2m from the ground.

The project team has experience of working alongside appointed Party Wall consultants and is content to instruct a suitably qualified consultant to oversee this aspect of the works. Should Mrs Smith prefer to suggest her own known and trusted Party Wall consultant, this will be fully accommodated. In addition, if Mrs Smith feels that the involvement of an independent mediator would be beneficial at this stage, this can also be arranged. The intention throughout this process is to ensure the works are undertaken transparently and considerately with open communication maintained at all times so that Mrs Smith feels confident, informed and at ease during the construction period.

Demolition

The demolition of The Mucky Duck will be carried out in a controlled and methodical manner using planned sequencing to ensure safety and minimise disturbance to the surrounding area. The works will be carefully managed and supervised at all times with the demolition process expected to take approximately 6 to 8 weeks. The duration is dependent on site conditions and the specific requirements of each stage of the works.

Throughout the demolition period measures will be implemented to contain and reduce the spread of dust across the site and surrounding area. These measures will be adjusted as required to suit prevailing conditions and the nature of the works being undertaken at the time. At this stage a confirmed start date for the demolition has not been set and this will be established and communicated in advance once the overall programme is finalised.



Drainage

The existing drainage infrastructure serving the site will be fully removed and replaced as part of the project. This includes the removal of the current septic tanks and Klargestar system and the installation of a new modern drainage arrangement designed to better suit the scale and long-term operation of the development. The upgraded system will be designed in accordance with current standards and best practice to provide a reliable and efficient solution.

Where existing drainage systems are to be removed and combined into a new consolidated arrangement the final configuration is still subject to detailed design and formal agreement. These elements will be carefully planned and coordinated prior to implementation to ensure the works are carried out in a controlled manner with no adverse impact on neighbouring properties or surrounding land.

Community Liaison and Contacting the Project Team

The project team will be available throughout the duration of the works and can be contacted at any time should any questions concerns or comments arise. Open and direct communication is encouraged and neighbouring residents are welcome to make contact so that any matters can be addressed promptly constructively and in a proportionate manner.

The site will be operated in a professional and well-managed manner at all times with a strong emphasis on courtesy respect and consideration for neighbouring residents. Maintaining clear lines of communication is regarded as an essential part of the project and the team is committed to working collaboratively with the local community to ensure the works are carried out in a calm and considerate way.

Should any concern or complaint arise it will be formally recorded reviewed and investigated by site management without delay. Where necessary appropriate corrective action will be implemented and feedback will be provided to confirm how the matter has been addressed. This procedure ensures that any issues are handled fairly transparently and respectfully and that the site continues to operate in a controlled and responsible manner throughout the works.

Contact details:

Email: TheMuckyDuck@AJW-group.com

Tel: 01403 798111



Monitoring and Review Process

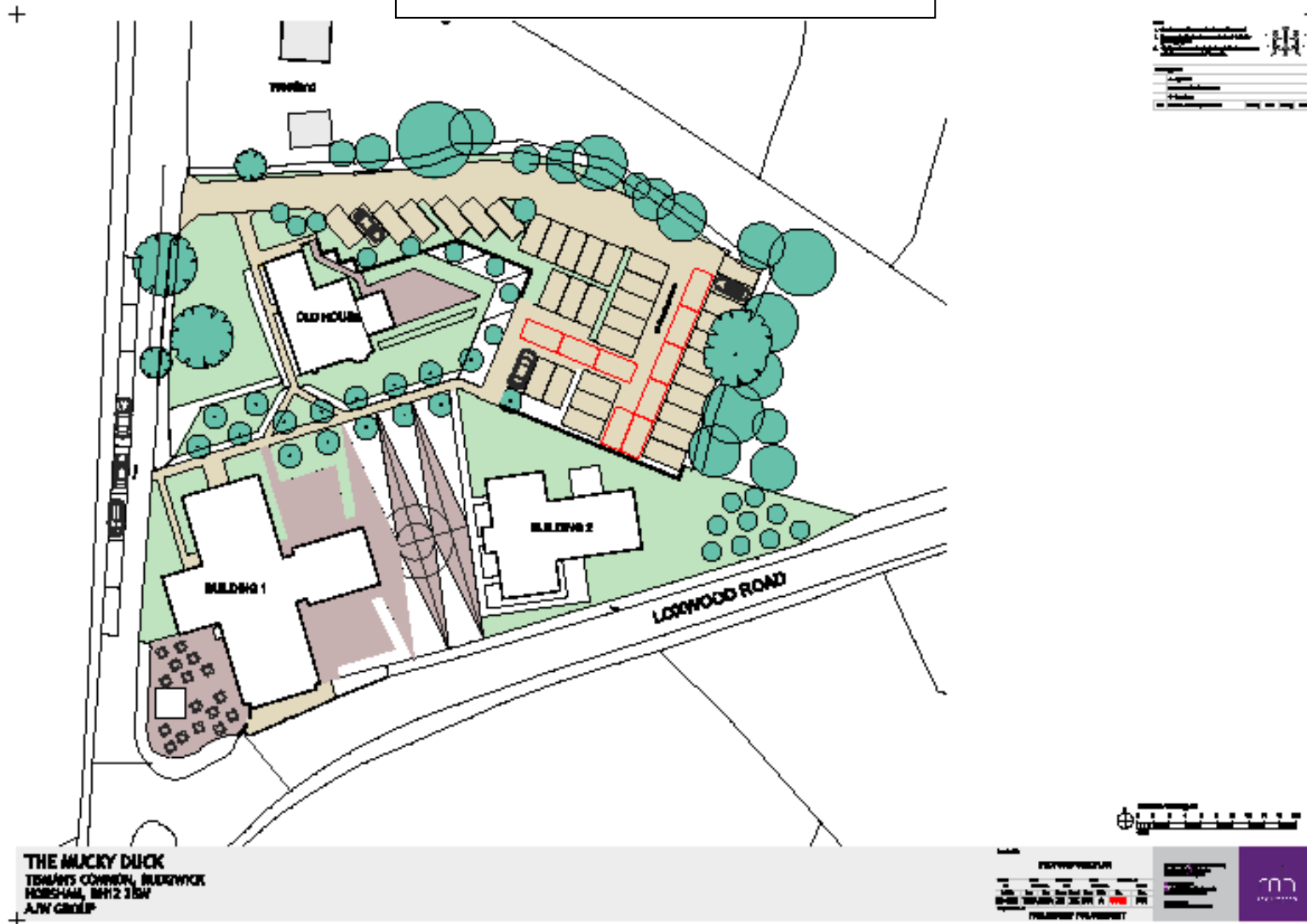
Site activities will be subject to ongoing monitoring by the project management team to ensure that all agreed procedures and controls are being implemented effectively. Regular checks will be carried out to confirm compliance with site arrangements including access management noise control housekeeping and environmental measures. This proactive approach allows any issues to be identified early and addressed before they escalate.

The site strategy and associated management measures will be reviewed on a regular basis and updated where necessary to reflect changes in programme site conditions or working methods. This ensures that the site continues to operate in a controlled professional and considerate manner and that standards are maintained consistently throughout the duration of the works.



[illegible][illegible]

23-138-TMD-MHA-ZZ-ZZ-DR-A-0010-P01



~ END ~

Transforming aviation efficiency

A J Walter Aviation Limited, a company registered in England and Wales No. 699050

