

The Development of the old St Aubyn's School site – Demolition phase.

During the demolition phase of the work on the site of the old St Aubyn's School, Brighton and Hove City Council and Rottingdean Parish Council will be working closely with Fairfax Properties and the demolition contractors to ensure that disruption to the village during this phase of the work is kept to a minimum. This will include regular meetings to discuss progress and visits to the site.

As part of the conditions attached to the development Demolition Environmental Management Plan has been agreed. This covers the key areas that may be of concern. The full document can be found [here](#). Below are some key extracts that will hopefully provide some reassurance as work begins. For more information you can contact the Parish Clerk at chris.hayes@rottingdean-pc.gov.uk

General Good Housekeeping

The contractors are required to carry out the works in such a way as to prevent or limit, as far as reasonably practicable, any adverse impacts to the local area during the demolition activities. Under the terms of the contract the contractors will follow a "good housekeeping" policy at all times. This includes:

- considerate site behaviour of contractor staff
- prohibition of open fires;
- appropriate provisions for dust control and road cleanliness;
- the frequent cleansing of wheel washing facilities, if required;
- frequent inspection of hoardings, their repair and re-painting, as necessary;
- inspection of traffic management signs and their repair if needed;
- the removal of food waste;
- removal of rubbish at frequent intervals, leaving the site clean and tidy;
- site lighting should not cause undue intrusion to residential properties.

Mitigation of General Impacts

Measures to mitigate the general impacts of construction traffic include:

- Service vehicle drivers will be instructed to arrive only within designated delivery periods – these periods are outside of the highway network and school peak hours;
- Service vehicle drivers will be instructed to only use the route to the site from the east at all times - if the drivers do not adhere to the route then this will be reported back to the company they represent and repeated offences will result in the company no longer being used;
- Construction workers will be encouraged to lift share or use sustainable forms of transportation to reach the site where possible (noting that the site is exceptionally well served by public transport)– thereby minimising the total number of vehicular trips to the site on a daily basis; and
- Deliveries will be carefully planned in advance to minimise the numbers of vehicles required; ensure service vehicles are not simultaneously on site; and ensure vehicles only arrive / depart with full loads as much

Entry to the site

The contractors will carry out the works in such a way as to maintain, as far as reasonably practicable, existing public access routes and rights of way during demolition.

- Where this cannot be achieved, the contractors will establish and signpost temporary diversion routes.
- All diversions shall be reviewed and approved by the LHA prior to implementation.
- The contractors are required to carry out the works in such a way that minimises inconvenience to the public arising from increases in traffic flows and disruptive effects of construction traffic on local and main roads.
- Deliveries to the site will occur during 09:00 to 14:00 – Weekdays; and 09:00 to 13:00 – Saturdays. This ensures that deliveries will not take place during the network peak hours, or during peak school-drop off periods.

To minimise traffic impact on the High Street and its Air Quality Management Area (AQMA), service vehicles will be expected to arrive at via the following route from the A27:

- Turn onto A26 at A27 roundabout at Beddingham;
- Turn onto A259 at Newhaven;
- Continue west along A259;
- Turn right onto Newlands Road at the A259 / Newlands Road junction;
- Continue north along Newlands Road;
- Turn left onto Steyning Road at the Steyning Road / Newlands Road junction; and
- Turn left into the site from Steyning Road.

Departing vehicles will also be expected to use the above route (in reverse). The route avoids High Street

The Twitten

The Twitten will require a closure and diversion to be put in place to guide members of the public around the site, because the edge of the Twitten is adjacent to buildings that will be demolished. It is likely to be closed for 5 days. A notice will be placed around the site in advance.

Dust

The Principal Contractor is responsible to ensure that all necessary measures are taken to avoid significant environmental effects, or nuisance arising from dust or fumes from road. These measures will include:

- minimal cutting, grinding and sawing on-site and pre-fabricated material and modules should be brought in where possible;
- where such work must take place, water suppression should be used to reduce the amount of dust generated;
- skips, chutes and conveyors should be completely covered and, if necessary, enclosed to ensure that dust does not escape;
- no burning of any materials should be permitted on site;
- any excess material should be reused or recycled on-site in accordance with appropriate legislation;

- stockpiles should be stored in enclosed or bunded containers or silos and kept damp where necessary;
- hard surfaces should be used for haul routes where possible;
- haul routes should be swept/washed regularly;
- vehicle wheels should be washed on leaving the site;
- all vehicles carrying dusty materials should be securely covered; and
- delivery areas, stockpiles and particularly dusty items of construction plant should be kept as far away from neighbouring properties as possible.

Noise and Vibration

The contractors will control and limit noise and vibration levels, so far as is reasonably practicable, so that residential properties are protected from excessive noise and vibration levels arising from the works. The contractors will be required to demonstrate that the Best Practicable Means (BPM) protocol has been applied to all activities including:

- conforming with relevant national or international noise emission standards and directives;
- using of site hoardings and other temporary screens, where practicable and necessary, to providing acoustic screening at the earliest opportunity;
- where practicable, not locating doors and gates should opposite noise- sensitive buildings ;
- choosing appropriate methods, routes and programming for the transport of materials, spoil and personnel by road;
- erecting noise barriers where required, and as early as practicable, to provide additional protection against construction noise;
- monitoring and reporting of demolition noise and vibration at sensitive locations.

Air Pollution

The contractors are required to take all necessary precautions to prevent the occurrence of smoke emissions or fumes from site plant, demolition traffic, stored fuel oils or other substances and prevent any emissions or fumes drifting into nearby residential areas, workplaces or areas of public open space and community uses. This includes :

- ensuring all plant is in good repair and conforms to the manufacturers' or legislative emission standards. Plant shall not be left running/idling when not in active use.
- ensuring that no smoke or fume emissions exceed approved occupational exposure limits.
- undertaking automatic continuous dust and air quality monitoring at sensitive locations, if necessary.

Complaint Procedures.

All complaints, wherever they arise will be dealt with comprehensively in a timely and efficient manner, with resolution as soon as is practical. Details of how complaints can be made will be displayed on signage at the entrance to the site with the relevant contact details for the Principal Contractor and the Developer. For complaints that arise in person at site, details of the complaint and the complainant will be logged and passed to the Principal Contractor's Site Manager. The Site Manager will attempt to resolve the complaint immediately with the complainant but if this is not possible then it will be done so

at the earliest opportunity and the complainant will be kept regularly informed via their preferred means of communication. Written forms of communication will always be favoured but this will be subject to the preference of the complainant.

If the Principal Contractor cannot resolve the complaint, then they will escalate it to Fairfax (the Developer) and they will take on the complaint to resolve. In all cases, the complainant will be kept regularly updated as to the progress of their complaint and who is dealing with it at that current time.

Every complaint will be logged, and its progress recorded, on a system that is shared and regularly updated between the Principal Contractor and the Developer.

This record of complaints will be made available to BHCC on a periodic basis, or upon its request.

For complaints made by telephone or email to either the Principal Contractor or Developer, the above procedures will apply.

If the complaint is initially received by the Developer but it can only be resolved by the Principal Contractor, then the Developer will record it and pass it on to the Principal Contractor. Again, at all times, the complainant will be kept regularly informed until it is satisfactorily resolved.

In all instances, either the Principal Contractor or Developer will inform BHCC's nominated contact of complaints as soon as they arise

Chris Hayes, Rottingdean Parish Clerk

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