

LOVELL

CONSTRUCTION MANAGEMENT PLAN (CMP)

Incorporating the PROJECT MANAGEMENT PLAN (PMP)

Project:

Horsham Enterprise Park Phase 3

Project No. 486430
Drafted by A Crawford

JULY 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

LEMP (To Follow)

The LEMP submitted will also be a key document for the operations team and will ensure that the design objectives, management responsibilities and maintenance schedules are met. The landscape architect will be responsible for signing off the delivery of these items

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.

Considerate Constructors Scheme

In addition to this every Lovell scheme is registered with the independently assessed *Considerate Constructors Scheme* which assesses construction teams on their standards of consideration towards their neighbours, their workforce, the general public and the environment.

The Considerate Constructors Scheme is a non-profitmaking, independent organisation founded in 1997 by the construction industry to improve its image. Construction site, companies and suppliers voluntarily register with the Scheme and agree to abide by the Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.



The Scheme assess all areas of construction activity which may have a direct or indirect impact on the image of the industry as a whole. The main areas of concern fall into three categories: the general public, the workforce and the environment. Lovell are a Considerate Constructor Partner and register each of their project sites with the scheme to ensure that as a 'Considerate constructor' we seek to improve the image of the construction industry by striving to promote and achieve best practice under the Code. A copy of the Code of Considerate Practice' has been included at **APPENDIX 1.**

The Former Novartis Site is a standard, construction project, however these projects do have their own complexities and much thought has been given to the planning and logistics of construction deliveries and works methods which will be used to mitigate the impact of the works on the people who live and work in the local area. Our policies and procedures have been developed to cater for work of this nature, and our staff understand that excellent communication is key.

We are confident our project team will quickly form relationships with residents and the wider community. They will all need to be aware of the daily plans and progress of the works and the likely impact they will have on them.

We will undertake further engagement with residents and other stakeholders ahead of arriving on site in respect of more practical and operational matters and more detail about programme, traffic management, etc will be presented to interested parties via an Information Event to be held before site start.

Our site team will be the key point of contact for residents and will be on hand to work with them in dealing with any issues which residents may have on a day-to-day basis.

Project Specific Newsletters will be issued at key stages of the project (quarterly as minimum) to keep residents up to date with progress of the project and future works and our emergency contact details will be communicated to all parties.

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 PMP 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 the 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.	
Project Lead/ Site Manager	<i>Adam Crawford</i>
- 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	<i>Horsham Site team</i>
- 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	<i>Charlie Allchurch</i>
- Obtain designers risk assessments and issue to the contractors. - Plan and arrange temporary services and electrics.	
Engineering Manager	<i>Charlie Allchurch</i>
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	<i>Jake Frier</i>
• Arrange post-tender meetings with all potential contractors to discuss health, safety, and environmental considerations. • Conduct Contractor 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.	

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*

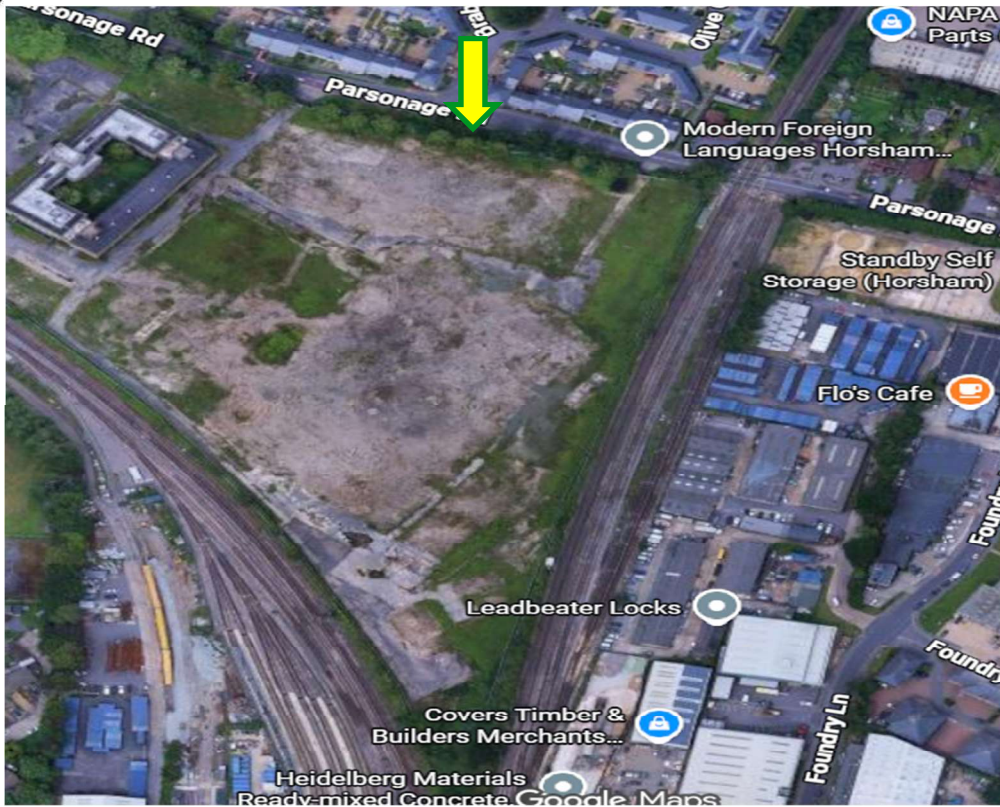
Working hours for the site will be limited to 7.30am- 18.00, Monday to Friday and 8.00am – 14:00 on Saturdays. Please note that there will be NO deliveries on Saturdays or outside of the Monday to Friday working hours.

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

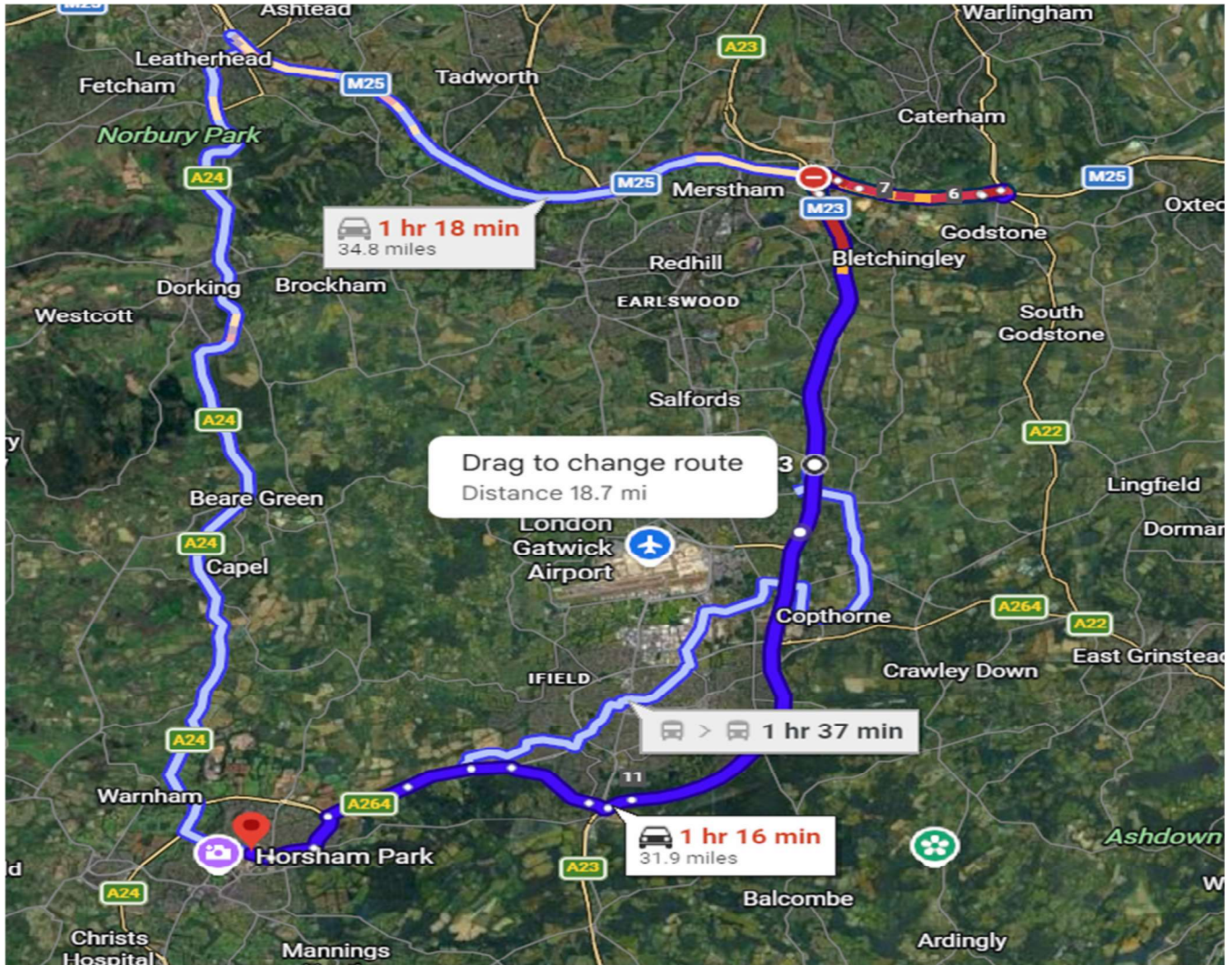
c) *construction vehicle routes to and from the site with distance details*

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.



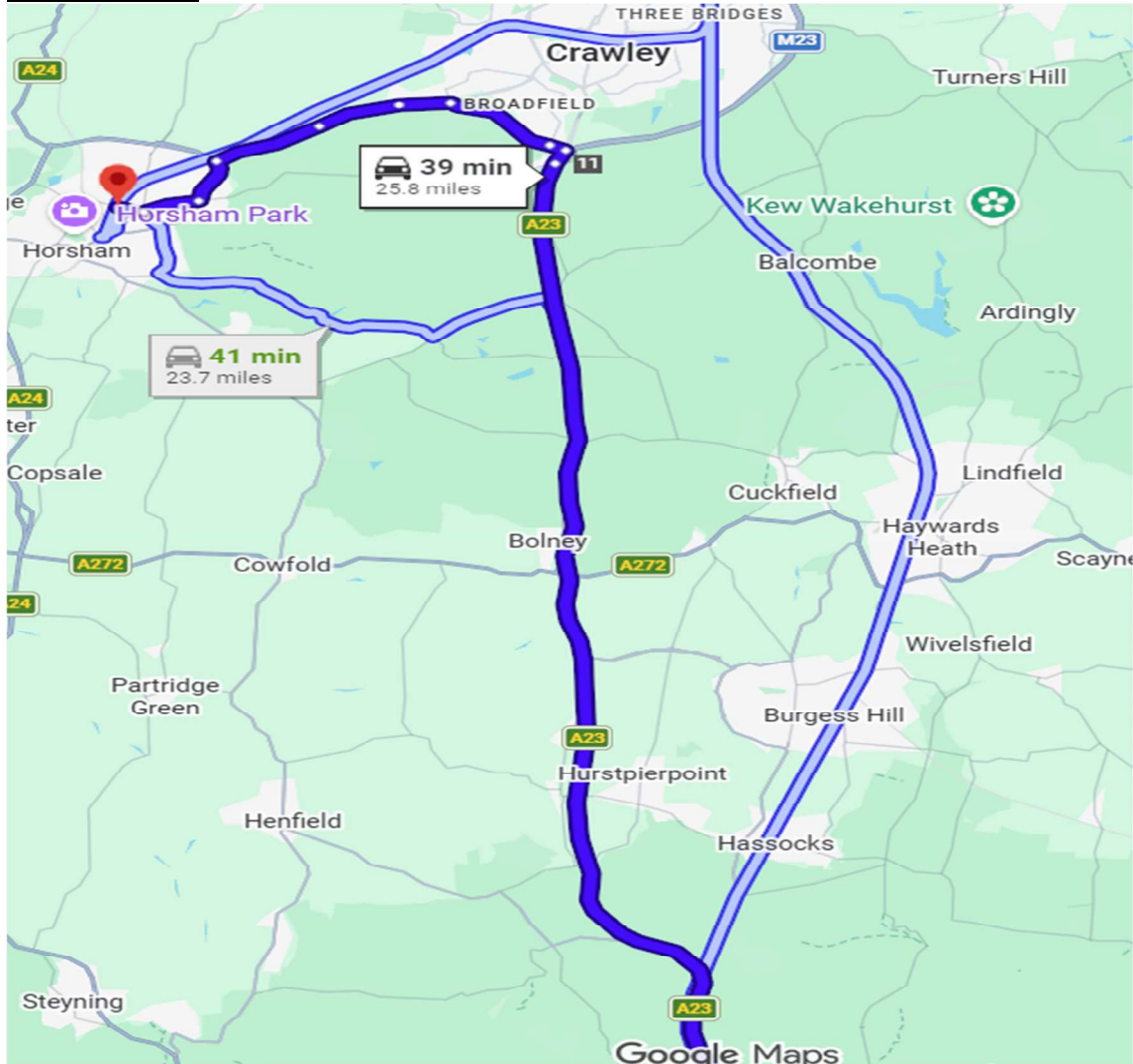
Two prescribed access routes will be a condition of all supply orders and subcontracts, and no other roads will therefore be impacted. A log of regular drivers will be maintained, including records of agreements with organisations and the drivers to demonstrate their understanding of the prescribed access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



M25 Access

- 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 Kilnwood Vale Roundabout, take the 2nd exit onto Crawley Rd/A264
- At Faygate Roundabout, take the 2nd exit and stay on Crawley Rd/A264
- At Moorhead Roundabout, take the 1st exit onto Crawley Rd/B2195
- Turn right onto Crawley Rd
- Go through 1 roundabout
- At the roundabout, take the 3rd exit onto Parsonage Rd
- Go through 1 roundabout
- Arrive: Parsonage Road, Horsham, UK

Brighton Access



Brighton Access:

- Access A23 from London Road
- Slight left A23 onto slip road to Crawley
- 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 Kilnwood Vale Roundabout, take the 2nd exit onto Crawley Rd/A264
- At Faygate Roundabout, take the 2nd exit and stay on Crawley Rd/A264
- At Moorhead Roundabout, take the 1st exit onto Crawley Rd/B2195
- Turn right onto Crawley Rd
- Go through 1 roundabout
- At the roundabout, take the 3rd exit onto Parsonage Rd
- Go through 1 roundabout
- Arrive: Parsonage Road, Horsham, UK

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.

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 Section 5 of the PMP 'Arrangements for controlling 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.

Toolbox talks: nuisance

Noise and vibration

What?

- The construction industry is one of the leading sources of noise complaints made to local authorities.
- Something is considered "noisy" when the sound is unwanted by the listener.
- Noise and vibration emissions can disturb local residents and give rise to complaints and delays.
- Noisy activities include: excavation, tunnelling, concrete cutting, piling, using un-shielded generators and concrete pours.

Why?

- Avoid environmental harm: noise can disturb wildlife as well as humans.
- Avoid prosecution: failing to meet noise constraints can result in fines.
- Avoid programme delay: the local authority have the power to stop works if noise from the site is causing a nuisance.
- Avoid structural damage: vibration may cause structural damage.
- Public relations: avoid complaints and maintain good relations with the local community.

Questions

- Are there areas where undue noise might cause annoyance to anyone?
- What unduly noisy operations are being undertaken on this project?
- Where might vibration cause a problem?
- What precautions can be taken to reduce noise and vibration on this site?

Do

- If possible, restrict noisy activities to certain times of the day.
- Adhere to working hours—some sites are only consented to work at certain times.
- Plan deliveries by arranging routes and times to minimise potential nuisance to the local community.
- If possible, keep noisy plant work away from public areas.
- Minimise drop heights into hoppers, lorries and other plant.
- Use local screening where necessary.
- Noise can be reduced if a screen is placed between plant and a nearby sensitive location—i.e. house.
- Screens can be straw bales or ply board.
- Use silenced generators and lower lights where necessary.
- Keep acoustic doors, hoods and panels on plant closed—it does make a difference.
- Minimise vehicles and plant reversing—plan work to incorporate one way systems.
- If in doubt, contact a line manager.

Don't

- Undertake noisy works outside of normal working hours, in the evening, at night or early in the morning.
- Leave doors and hoods open on plant.
- Leave plant running unnecessarily.
- Use poorly maintained plant.
- Ignore complaints from the local community. Respond politely and pass the complaint to a line manager.
- Shout or talk loudly where this could cause annoyance.
- Undertake activities that could cause damage to nearby structures through vibration unless approved by a line manager.

