

Pace Construction Limited

Construction Management Plan

for
Former Storrington Squash Club
Greyfriars Lane, Pulborough RH20 4HE
Application Number: DC/25/1951
Version 1: 08 May 2026

1.0 Introduction

This construction management plan has been prepared to address the pre-commencement condition specified under item 3 of the above decision notice and to ensure the site layout, local neighbourhood, traffic management and similar issues associated with the proposed project are addressed prior to the start of the construction works.

The strategy is designed to reduce impact on the surrounding area and local residents and businesses, together with members of the general public.

Safety and cleanliness will remain a top priority to promote a positive image for residents and the Council, demonstrating our commitment to minimising disruption in the area. Regular updates and notices will be provided to ensure our neighbours and all affected parties are kept fully informed about ongoing activities and upcoming works on site.

2.0 Site Management Contact Details and Responsibilities

Name	Role	Telephone	Email
Alex Shkoza	Company Director	07795 954 869	info@paceconstruction.co.uk
Anton Shkoza	Site Manager	07707 073395	anton@paceconstruction.co.uk

Alex Shkoza, as Company Director will maintain overall responsibility for the project and for ensuring that all objectives (including health, safety and welfare of all those working on the site together with the general public and for ensuring that any concerns for members of the public (neighbours, etc) are addressed fairly and equitably.

Anton Shkoza as Site Manager will be responsible for the continuous daily management of the workplace and all on site. This will cover all aspects of safe working, compliance with legislative requirements and maintaining site/project records. He will carry out daily inspections of all aspects of the site, including borders with neighbours.

The Site Manager will also be responsible for day-to-day liaison with neighbours (in particular the tennis club to the west and neighbours to the south (Ivy Cottage and Orchard Lea) who will share the access driveway to the site), to ensure that disruption is kept to a minimum and that their safety concerns are addressed.



Figure 1: Site Access

3.0 Site Compound and Site Access

As Figure 1 above, the site will be fully hoarded with a double gateway established in the southwest corner of the site. The gates will be padlocked overnight, weekends and other times when the contractor is not on site.

Deliveries/waste removal will be made between 10:00 and 16:00. We will aim to assign time slots for each delivery vehicle to avoid the need for vehicles to queue at the entrance to the site or in Greyfriars Lane. All vehicles will enter and leave site in a forward gear, as figure 2. Any manoeuvring of vehicles will be confined to within the site boundaries and controlled by competent and experienced banksmen.

4.0 Site Set-up

As above, hoarding/fencing is to be erected around the site, with lockable gates at the site entrances, for the duration of the construction process.

The site office and site welfare units will be situated close to the site entrance at the southern end of the site, as figure 2 below. These will comprise a site office and 2+1 WC unit (each 3.65m x 2.75m x 2.6m[H]) and a welfare unit (up to 9m long x 2.75m x 2.6m[H]). Figure 3 shows the appearance of typical units.



Figure 2: Site Set-up

Onsite parking will be close to these units as shown. Operatives will car-pool or will be dropped off at site where possible to limit vehicles on site To minimise disruption to local residents and maintain safety, no contractors will park in Greyfriars Lane or in any of the roads surrounding the site.

Loading areas and associated storage areas will be established inside the site as shown in Figure 2 above. Drivers of waste removal lorries (demolition phase) and delivery vehicles (construction phase) will be allotted times slots and will be required to contact the Site Manager prior to arrival.

We will ensure there is no turning on residents' driveways and that there will be unfettered access for all residents living off Bridgeland

Access to the loading/unloading areas is via a sealed route with no need for vehicle to traverse muddy areas of the site. Nevertheless, wheel-wash facilities in the form of a power hose will be provided near the loading/unloading areas. Vehicles will have their wheels, chassis and body cleaned prior to the vehicles exiting site onto the private/public highway (shared driveway and Greyfriars Lane).

The driveway and Greyfriars Lane will be regularly inspected, especially during wet periods for mud deposits and a mechanical road sweeper will be deployed as necessary sweeper to keep the roads free of mud.

Storage areas are shown in Figure 2, with regular waste removal during the demolition phase (demolition arisings and stockpiled soil) and a 'just-in-time' strategy during the construction phase to limit the space needed for storage.

Site set-up will be the same for both demolition and construction phases, although a smaller mobile ('Oasis') unit may be used during the demolition phase to allow more space for storage.



Figure 3: Welfare Appearance

5.0 Control of Noise, Dust, Pollution and Migration of Dirt

In addition to provision of a wheel-wash facility, spoil will not be allowed to be stockpiled for anything other than a short duration. While groundworks are proceeding during the drier months the site will be regularly wetted down to help prevent the migration of any dust.

In terms of the nature of the construction works entailed in the project, we do not anticipate any of our operations on site giving rise to excessive noise or pollution. In accordance with Section 61 of the Control of Pollution Act 1974, any plant or machinery (generally, hired plant and machinery will be used) in use on site will be expected to comply with relevant statutory requirements for noise and pollution, with sound-proof enclosures used for compressors, etc.

6.0 Community Liaison and Handling of Complaints

Prior to the start of the construction process, our Site Manager (the designated 'liaison manager') will liaise directly with the neighbouring residents and businesses (in particular the tennis club and residents of Ivy Cottage and Orchard Lea) to address any concerns regarding the planned construction works.

A leaflet will be circulated, providing contact details for both the Site Manager and company management.

Any complaints will be handled in accordance with our company-wide complaints management system which includes systems to ensure that all complaints are dealt with fairly and any processes necessary to deal with the associated issues agreed with the complainant.

We are committed to ensuring that construction impacts are minimised and managed responsibly, with due regard to the amenity of neighbouring properties and the wider community.

7.0 Implementation of this Construction Management Plan (CMP)

The provisions outlined above will constantly reviewed to ensure compliance, both by our Site Manager and by external consultants we use to undertake site safety audits. In conjunction with these site audits, our consultant will also include a section of their standard audit report checklist covering implementation of the CMP.

8.0 Floodlighting

Floodlighting will be avoided in favour of task-specific 110v lighting, wherever practicable.

However, it may be necessary to install floodlighting during the winter months when natural lighting is limited. This would be in the form of three or four masts up to ten metres high and using Crompton high-Intensity LED floodlights of 10,000 lumens.

These would be positioned near the edges of the new building and directed generally east-to-west and west-to-east; but in agreement with the tennis club and properties to the east. These would be in operation 8:00 to 10:00 and 16:00 to 18:00.