



PLANNING STAGE METHOD STATEMENT CONSTRUCTION MANAGEMENT PLAN

REF: CMP01/REV E

Date: 11.6.2026 Revised: 18.8.2026

DESCRIPTION OF DEVELOPMENT:

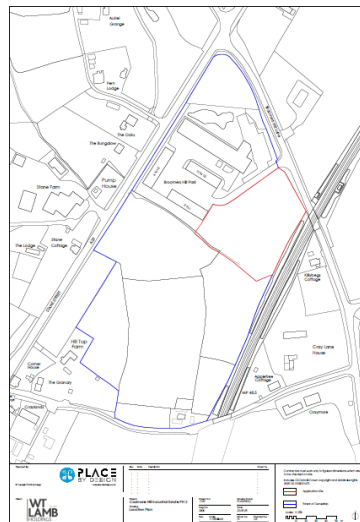
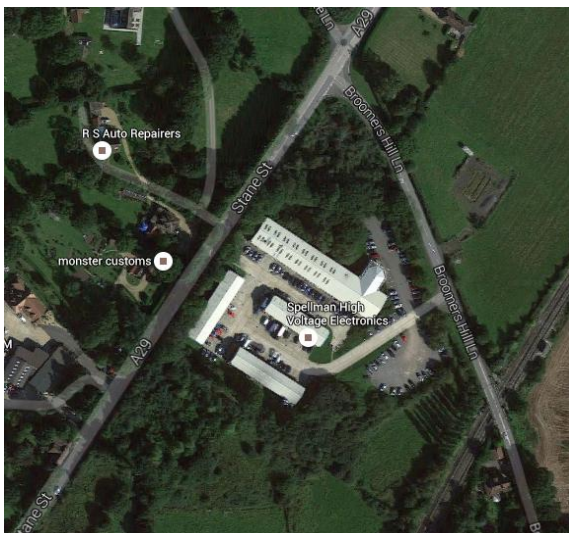
Proposed development of 10no. B1/B8 units with 55no parking spaces, 2no disabled spaces and 10no LGV parking spaces and outline consent for a further B1/B8 unit with 10no car parking spaces. S73 submission for scheme amendments

LOCATION:

Broomers Hill Business Park, Broomers Hill Lane, Codmore Hill, West Sussex RH20 2RY

PLANNING REF:

DC/13/1048 (24/09/2013)



SITE PLAN

The proposed site is as per Places by Design drawings Masterplan 1749/2100 and Proposed Planning layout 1749/3200



1.0 INTRODUCTION

This document has been created in response to Condition 42 of Horsham District Council (HDC) Planning Application red DC/13/1048 which states:

'No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- 1. The anticipated number, frequency and types of vehicles used during construction;*
- 2. The method of access and routing of vehicles during construction;*
- 3. The parking of vehicles by site operatives and visitors;*
- 4. The loading and unloading of plant, materials and waste;*
- 5. The storage of plant and materials used in construction of the development;*
- 6. The erection and maintenance of security hoarding;*
- 7. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);*
- 8. Details of public engagement both prior to and during construction works.'*

2.0 PUBLIC SAFETY

There will be no provision of public access into or across the site. The entire site will be fully secured and segregated from members of the public/intruders by way of 2.4m robust timber hoarding and/or heras fencing.

Signage will be fixed to all hoardings/fencing etc. warning members of the public/intruders of the dangers of construction sites.

3.0 TRAFFIC MANAGEMENT

All works will be undertaken with care and due regard for Local Residents and the Highways Agency. The following procedures will be adopted for the duration of the works:

1. Wherever practical the layout of the site will include separate routes for vehicular traffic and persons on foot with priority given to safe access and egress to persons on foot;
2. Access into and from the site will be controlled by a gateman;
3. The site team will liaise with local residents and businesses regarding delivery timings and any abnormal loads. No deliveries shall take place prior to 8:00am or after 4:30pm;
4. Signage will be displayed directing traffic to/from site. Traffic movements into/out of site will be controlled by a trained banksman/signaller. All deliveries will be via a pre-determined route;
5. A gateman will prevent access to any unauthorised persons and direct deliveries to the appropriate area;
6. Audible warning devices will be fitted to vehicles that needs to reverse, all of which will also be supervised by a banksman;
7. The site will have a strict 5mph speed limit which will apply to all vehicles on site. Appropriate signage will be placed around the site;
8. Any excavations/crossings for the purpose of new services/drainage will be managed to ensure that access is always available around the site;
9. A logistics coordinator will plan daily traffic movements around the site and be tasked with ensuring this plan is monitored and correctly administered;
10. All vehicles will be unloaded and turned within the confines of the site. Under no circumstances shall there be any loading/unloading/turning etc. of construction vehicles in Broomers Hill Lane;
11. Routes for emergency services will be maintained and kept clear at all times.

12. Temporary overflow parking for existing tenants staff will be provided north of Broomers Hill Lane to enable sufficient contractors parking, welfare and storage facilities to be provided to comply with CDM2015 (Construction Design Management Regulations) 2015 adjacent the construction site.

4.0 ANTICIPATED NUMBER, FREQUENCY AND TYPES OF VEHICLE

Vehicle User	Size	Frequency	Comment
Workforce	Car and Van 3.5tonne	Averaging 10/day max for contract period coming to work and leaving.	Park on site varies with stage of work. Peak numbers during site set up and completion periods. Additional movements at end of shift and for errands.
Delivery	7.5 - 25 tonnes	Average 6/day.	Deliveries will peak at the start of the contract fencing drainage products protections and during the fitting out stages where bulky materials such as windows insulation kitchen units building boards bricks are delivered. Just in time delivery has been assessed to reduce traffic movements across the contract period.
Waste Management		1/week over the contract max 3/week for no more than 3 weeks.	Skip lorries.
Ground worker	Lorry no larger than 25 tonnes	Less than 3/shift for a period of 6 weeks.	There will need to be some remodelling of levels on site prior to strip of soft landscaping areas and new imported material which will be the main works. Drainage and services will need to be renewed and rerun.
Scaffold	18T	1/day for 6 days' erection. 1/day for 6-day striking. 1/week for contact period for alterations.	Allow sufficient call backs for alterations and safety checks and certification.

5.0 WHEEL WASH FACILITY

A wheel wash will be located at the site entrance from Broomers Hill Lane. The facility will comprise a pressurised hose attached to a water tank and located close to the site access. Hard bristle brooms will be retained on the site to assist with wheel cleaning and sweeping any remaining dirt or mud. Signage will be maintained directing vehicle operatives to use the facilities and a cut off drain or other appropriate method will be constructed or used to ensure that wash water does not overflow onto the highway or neighbouring land.

All operatives exiting the site in HGVs or other large vehicles will be required to use the wheel cleaning facilities to clean the wheels and underside of the vehicle and attendant personnel will ensure that all vehicles will be jet-washed to ensure that mud and debris are fully removed prior to

the vehicle leaving the site in order to safeguard the condition of the highway outside the site. A standing order arrangement will also be placed with a specialist plant-hire company for road cleaning and sweeping vehicles. This is in the unlikely event that attendance to site is required to clear off any and all, debris, dirt and nuisance material inadvertently tracked out of the site area onto local roads. These vehicles can rapidly attend site and commence cleaning very quickly should this be required.

The wheel wash will be set up as per the manufacturer's guidance and will be inspected each and every working day to ensure it remains in an operational condition and is being used correctly. Any defects will be recorded and actions taken to repair immediately. In the event the wheel wash remains out of use, due to mechanical failure, for more than 24hrs import to site will cease until such a time that the wheel washing facility becomes operational once again.

Monitoring of the vehicle movements by the site manager and personnel will be regular and frequent. Any HGV drivers that fail to use the wheel wash when instructed to do so will be barred from delivering to the site again.

6.0 NOISE, DUST AND DISTURBANCE

Most building operations are inherently noisy and/or dusty therefore the site will employ measures to keep these to a minimum by the use of sprays where applicable and by ensuring that all plant used on site has the appropriate silencers, baffles etc. Consideration will be given to local residents and neighbouring properties at all times. Where particularly noisy operations are envisaged, noise surveys will be carried out and a copy of such surveys will be kept on site.

Dust

- Storage of dusty materials located away from site boundaries;
- Stores of dusty materials covered over e.g. skips covered;
- Any mixing of bulk cement and concrete on site undertaken using enclosed plant;
- Cutting and grinding operations undertaken using dust suppression techniques;
- Potentially dusty spoil and other waste materials will be damped down on a regular basis and transported in sheeted vehicles;
- Rubbish chute 'drop heights' kept to a minimum and screened where possible;
- Site roads will be cleaned on a regular basis and when required.
- A daily site check will be undertaken to ensure noise and dust from the site are properly controlled. The site check will be recorded in writing and made available the LPA. Site contact details will be provided to the LPA and EHL service before works commence.

Noise

- Where particularly noisy operations are envisaged, noise surveys will be carried out as and when conditions dictate and a copy of such surveys will be kept on site;
- Control of noise to be in accordance with BS5528:2009 CoP for noise and vibration control on construction and open sites.
- Use of 'white noise' reverse alarms on site vehicles i.e. ones based on site as opposed to those delivering (except where health and safety requirements dictate otherwise) will be requested as best practice as they have found to greatly reduce disturbance caused by the traditional reverse beeping alarms;
- Noisy fixed machinery (e.g. generators, cement mixers) located as far away as possible from noise sensitive locations and fitted with acoustic enclosures or screens where possible, the use of Silo mixers will be encouraged as these have very low noise value;
- All machinery switched off when not in use;
- Machinery selected to be the most suitable for the job and properly maintained and operated.
- Natural ventilation will be provided to all office, circulation areas and warehouse spaces via passive ventilation. Mechanical ventilation will be fitted to units 10,7 and 4 and these will not

exceed the typical background noise targets of 45 to 50 dB(A) daytime limits and 25 to 30 dB(A) for night-time rural location.

7.0 LIGHTING FOR CONSTRUCTION AND SECURITY

The nearest residential premises are to the north east and south west of the site. Security lighting will be directed to minimise light bleed out of the site thereby avoiding nuisance. Any construction related lighting will be controlled by timeclock not to be on from between 7pm through to 7.00am.

The permanent bollard and security lights to the side of the building will be programmed via a timer to match the timings of the existing industrial estate and therefore be on from darkness to 7pm during the winter months. Lights directly over any principal entrances will be activated on PIR sensors for out of hours safe pedestrian access.

8.0 CONTRACTORS PARKING AND STORAGE/COMPOUND AREA

Two temporary areas have been identified for construction purposes(see plan below). These areas will be used during the construction period for a number of purposes including construction compound parking for site operatives and site visitors, site office, CDM2015 welfare provision and temporary parking for existing staff.



9.0 TRAFFIC ROUTE

Traffic routes into and around the site will be signed to indicate direction and flow of traffic. Assistance will also be provided by the gatesman. Whenever possible, construction traffic will approach the site from the west via the A29 Stane Street. Boomers Hill Lane which leads to the A283 (Lower Road) should be avoided due to the tight and winding nature of this road. Provision of temporary Traffic Regulation Orders will not be required.

10.0 PUBLIC ENGAGEMENT

To support the site safety management and to keep the local community informed the following measures will be employed throughout the duration of the works:

1. To include the local community i.e. visit our immediate neighbours and ask them to voice any concerns they have;
2. To write to residents outlining the works, timescales, hours of working and offering to meet with anyone who had any specific concerns etc.;
3. To utilise 'open management' with contact details readily available on site / communications as per the intentions of the 'Considerate Contractor Scheme';
4. Monthly leaflet drops outlining progress of works;
5. To erect site posters detailing works and key contact information;
6. The site manager will be encouraged to share friendly 'hellos' and conversations with visitors to site / passers-by. A viewing panel will be formed within hoardings to encourage positive interest;

7. Any car parking in or around the site area without permission i.e. that causes disruption, will have a leaflet placed on the car giving ample warning when the site will be secured in anticipation of the project start on site.

Before any building works starts on the site where appropriate, ensure that all residents and adjoining owners have appropriate notice. A minimum 10 days before the site set up and or demolition starts, contact will be made with the local residents' and immediate local businesses, hand delivering polite notifications to the neighbours.

Philip Wiltshire MRICS IMaPS