

Document Control	
Document Type	Construction Management Plan Rev A
Site Location	Goddards Green
Proposed Development	Commercial Development
Client	Bedford Park Developments
Planning Reference	DM/24/2482
Status	Condition 15 Discharge
Date	24/3/25
Written By	CS
Checked By	JA

The CMP has been prepared to discharge condition 15 of the decision notice reference DM/24/2482 and covers the following aspects:

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- 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), or details of public engagement both prior to and during construction works.

Anticipated Number, Frequency and Type of Vehicles Used During Construction

The following table sets out the information based on a 6-month build, with 4 weeks clearance and enabling, 4 months of construction and 1 month for first fix/fit out.

Construction working will be in accordance with condition 6:

- 0800 – 1800 hours Monday-Friday;
- 0900 – 1300 hours Saturday; and
- No working on Sunday and Bank/Public holidays.
- Deliveries will not be arranged between 0800-0900 and 1600-1700 on weekdays – to avoid travel in the peak hour.

Vehicle Type	Anticipated Number	Frequency per day
Light Vehicle – Site Operative- 3.5t Vans	15 per day	30
Excavator –Delivery/Collection Articulated Low Loader	2 Total	0.0166
Dumper & Roller Delivery/Collection Articulated Low Loader	2 Total	0.0166
Bulldozer Delivery/Collection Articulated Low Loader	2 Total	0.0166
Grader Delivery/Collection	2 Total	0.0166
Paver Delivery/Collection Articulated Low Loader	2 Total	0.0166
Backhoe Delivery/Collection Articulated Low Loader	2 Total	0.0166
Crane	1 visit per building	0.3
Material Delivery Articulated Vehicle	1 per working day (excl Sat) for 3 months	0.5
Total per day		30.7

Table 1 – Anticipated Vehicle types and Frequency.

It is clear from the above that there is likely to be 0.9 movements per day by heavy vehicle and 29 light vehicle trips.

This is fewer than the number of trips agreed as part of the TA related to the existing use.

Method of Access and Routing of Vehicles During Construction

The existing site access will be used for the demolition phase. The new access will be constructed and used in the later stages of the project when the buildings are erected.

All vehicles travelling to and from the site will use Gatehouse Lane, Cuckfield Road North to the A2300, this is part of the Strategic Road Network locally.

Only where vehicles are making other local deliveries or are based locally (inc. employees) will they deviate from this route.

Parking of Vehicles by Site Operatives and Visitors

Land not currently forming part of the existing site is available, a dedicated parking area will be sited on this land.

During construction all vehicles associated with the site will be parked within the site.

At no time will parking be allowed on Gatehouse Lane.

Loading and Unloading of Plant, Materials and Waste

All loading and unloading will occur within the site, an area will be provided within the site to turn an articulated HGV at all times.

Deliveries / collections will be managed to use driver time efficiently by having only one delivery / collection planned at any time, with space being made available for one waiting articulated HGV.

Storage of Plant and Materials used in construction of the development,

All plant and materials associated with the development will be stored on-site. The site has sufficient space to store and internally distribute all deliveries within the site.

Wheel Cleaning

When necessary, a 'wheel clean station' will be situated upon the egress of the site. The station will consist of a brush and a water facility placed alongside a surface suitable for site traffic as to prevent further wheel fouling. Initially vehicles with loose debris will be brushed down on exit with the contaminant remaining on site. Only, if necessary, will water be used with the spray directed to the site ensuring that water is retained and dealt with on the site.

If debris are transferred from site to the highway, emergency road cleaning will be undertaken by hand or mechanical sweeper. This will be enforced, especially on Gatehouse Lane.

During construction operations the site road will be swept, when necessary. Thereafter whenever required by prevailing conditions and work programme.