

Construction Management Plan

Project: No14 Railway Approach and Land to the
Rear of 108 London Road

RIBA Stage: 3 – Developed Design
Client: Mr Salih

Prepared by: Jonathan Talley Architects Limited
Date: January 2026

Rev-



Construction Management Plan

Planning Permission DM/24/0505

Planning Condition 4 Discharge Submission

Mid Sussex District Council

1. Introduction

This Construction Management Plan (CMP) has been prepared in accordance with Condition 4 of Planning Permission DM/24/0505, relating to:

Extension to number 14 Railway Approach, East Grinstead, RH19 1BP and land to the rear of 108 London Road to provide an extended commercial unit to the ground floor and the provision of 4 residential dwellings.

This CMP sets out the measures that will be implemented to manage construction activities, minimise disturbance to neighbouring occupiers, maintain highway safety, and protect the local environment throughout the construction period.

In accordance with the planning condition, no development (including demolition) shall take place until this CMP has been approved in writing by the Local Planning Authority. Once approved, the plan will be implemented and adhered to throughout the entire construction period.

Contractor Appointment

At the time of submission of this Construction Management Plan, the principal contractor has not yet been appointed. Accordingly, this CMP has been prepared as a minimum framework setting out the required construction management standards and controls. Once a contractor is appointed, they will be required to adhere to this Construction Management Plan as a minimum, and where necessary provide further detailed method statements or refinements for approval by the Local Planning Authority prior to commencement of works. No works shall begin until the contractor has confirmed in writing their agreement to comply with this CMP.

Other Documents

Please refer to Site Logistics Drawing

2. Site Description

The site is located at No.14 Railway Approach and land to the rear of No.108 London Road, East Grinstead, West Sussex. The surrounding area comprises a mix of commercial and residential uses. Site access is available from Railway Approach, subject to contractor routing arrangements.

3. Construction Programme

- **Anticipated start date:** TBC
- **Estimated duration:** TBC

Approved Working Hours

- **Monday to Friday:** 08:00 – 18:00
- **Saturday:** 09:00 – 13:00
- **Sundays and Bank / Public Holidays:** No work permitted

Delivery / Collection Hours

Deliveries or collections of plant, equipment or materials shall only take place within:

- **Monday to Friday:** 08:00 – 18:00
- **Saturday:** 09:00 – 13:00
- **Sundays and Bank / Public Holidays:** None permitted

4. Anticipated Number, Frequency and Types of Vehicles

It is forecast that construction traffic will consist of:

- Light vans for operatives and small deliveries
- Rigid lorries for materials deliveries
- Skip lorries for waste removal
- Occasional concrete delivery wagons

Vehicle movements will be managed to avoid peak local traffic periods where practicable. Deliveries will be pre-booked to prevent congestion or waiting on the public highway.

5. Method of Access and Routing of Vehicles

Construction vehicles will access the site via Railway Approach. Drivers will be instructed to follow agreed approach routes to minimise impact on surrounding residential streets. Banksman will be used where necessary to guide vehicles safely into the site.

No construction vehicles will park or wait on the public highway.

6. Parking for Site Operatives and Visitors

On-site parking areas will be designated for site operatives and visitors where space permits. Where on-site parking is not feasible, operatives will be instructed to use appropriate off-site parking arrangements and not residential streets immediately adjacent to the site.

7. Loading and Unloading of Plant, Materials and Waste

All loading and unloading will take place within the site boundary wherever reasonably practicable. Deliveries will be coordinated to avoid simultaneous arrivals. Waste skips will be located within the site and collected by licensed carriers.

8. Storage of Plant and Materials

Materials and plant will be stored securely within the site boundary. Storage areas will be organised to prevent obstruction of access routes and to minimise risk to neighbouring properties.

9. Security Hoarding

Temporary security hoarding or fencing will be erected around the site boundary and any ancillary storage areas as required. Hoarding will be maintained in a safe condition throughout the works to prevent unauthorised access and ensure public safety.

10. Wheel Washing and Highway Cleanliness

Wheel washing facilities will be provided where necessary to prevent mud or debris being carried onto the public highway. The site access and surrounding roads will be inspected regularly and cleaned as required.

Should the Local Highway Authority require additional temporary traffic management measures or Traffic Regulation Orders, these will be implemented as necessary.

11. Dust and Air Quality Control

- Dust suppression (e.g. water spraying) will be used during dry conditions.
- Stockpiles of loose materials will be covered where appropriate.
- Cutting and grinding will be undertaken in controlled areas.

12. Noise Control

- All plant and equipment will be maintained in good working order.
- No noisy operations will take place outside approved working hours.
- Neighbouring occupiers will be notified in advance of any particularly noisy activities where practicable.

13. Environmental Protection

- No burning of materials shall take place on site at any time.
- Spill kits will be held on site to prevent contamination of drains or watercourses.
- No pollutants will be allowed to enter surface water drainage systems.

14. Public Engagement

Prior to commencement of works, neighbouring residents and businesses will be notified of:

- Anticipated start date
- Expected construction duration
- Working hours
- Site contact details

During construction, a named site contact will be available to respond to enquiries or complaints promptly.

Site Contact:

Name: TBC

Telephone: TBC

Email: TBC

All complaints will be logged and addressed in a timely manner.

15. Compliance Statement

This Construction Management Plan has been prepared to satisfy the requirements of Condition 4 of Planning Permission DM/24/0505. The measures set out herein will be implemented in full throughout the construction period. Any necessary amendments will be agreed in writing with the Local Planning Authority.

The future appointed contractor will be contractually required to comply with this Construction Management Plan as a minimum standard, and any subsequent detailed construction methodologies will accord with the principles set out herein and be agreed with the Local Planning Authority where required.

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