

CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

Proposed Development:

Temporary use of land as a padel centre comprising six covered courts with associated changing rooms, café/retail/reception area, car and cycle parking

Site Address:

Fisherman's Wharf, Brighton Road, Shoreham-by-Sea, BN43 6RE

Applicant:

Padel Republic Limited
Company No. 15993373

Planning Reference:

AWDM/1228/25

1. Introduction & Purpose

This Construction & Environmental Management Plan (CEMP) has been prepared to satisfy Condition 06 of the planning permission. Its purpose is to ensure that construction works are carried out in a manner that minimises impacts on highway safety, neighbouring amenity, and the local environment.

The document covers the groundworks, canopy installation and padel court installation phases of the project and will be adhered to throughout the construction period.

2. Construction Programme Overview

The construction works are anticipated to be undertaken in three main phases:

1. **Groundworks phase** – approximately 20–25 days
2. **Canopy installation phase** – approximately 2 weeks
3. **Padel court installation phase** – approximately 2–3 weeks

Works will be carried out strictly within the approved construction hours:

- Monday–Friday: 08:00–18:00
- Saturday: 08:30–13:00
- No works on Sundays or Public Holidays

3. Anticipated Construction Traffic & Plant

3.1 Groundworks Phase

Plant and machinery on site (20–25 days):

- 1 × 15-ton excavator
- 1 × 10-ton dumper
- 1 × 5-ton dumper
- 1 × JCB 2CX
- 1 × 8-ton telehandler

Construction vehicles:

- 1 × 7.5-ton tipper lorry
- 1 × 32-ton grab lorry
- 2 × 3.5-ton Transit vans

3.2 Canopy Installation Phase

Plant and equipment:

- 3-ton forklift (approximately 2 weeks)
- Telescopic mobile crane (2 days)
- 2 × 15m articulated lift platforms (approximately 10–14 days)

The crane contractor will undertake a prior site visit to confirm final lifting requirements and access arrangements.

3.3 Padel Court Installation Phase

Plant and equipment:

- 4-ton forklift (1–2 days)
- Electric stacker (1-ton capacity, 3m lift height) for approximately 12–15 days

Where necessary, manual pallet trucks (2–2.5-ton capacity) will be used to assist with internal movement of materials.

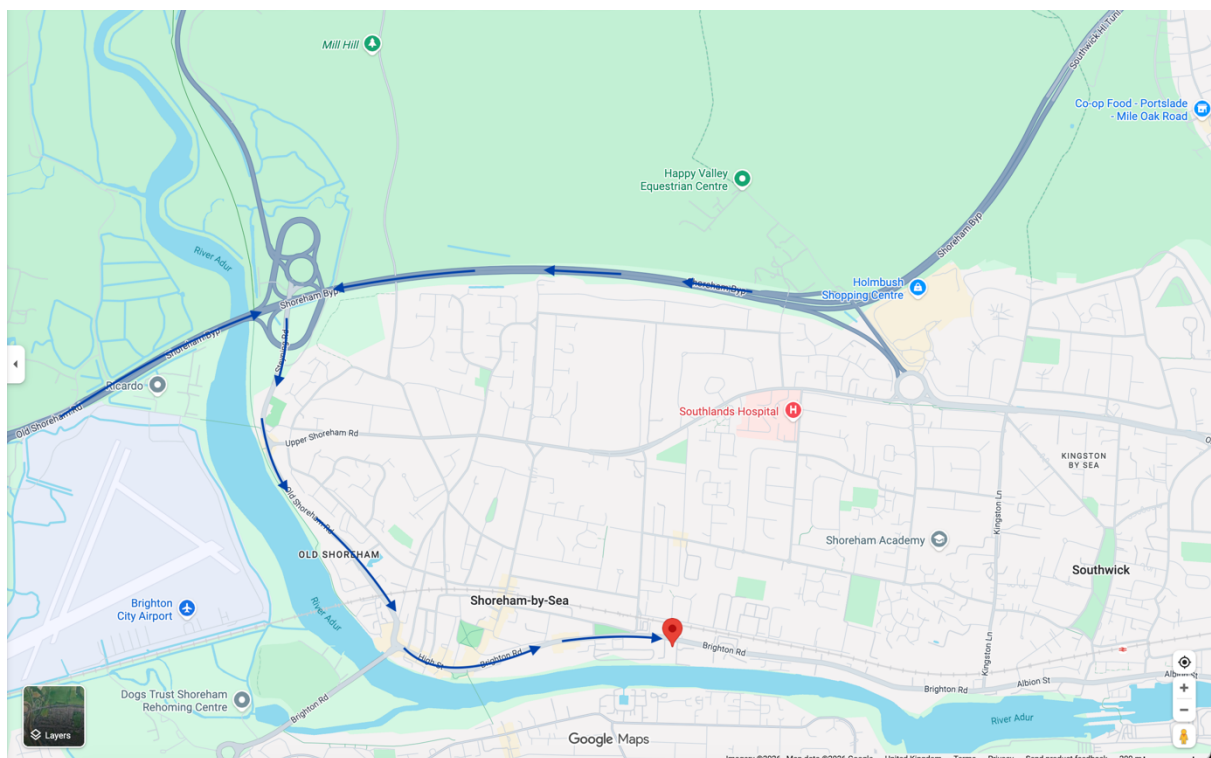
4. Construction Access & Vehicle Routing

The following details the vehicle routing and access arrangements for the routing/manoeuvring of construction vehicles to and from the Site.

These arrangements have been designed to minimise the impact of construction traffic on the wider highway network and the surrounding neighbourhood. This section provides details of construction access, on-site loading/unloading, compound and set down.

Site Entrance - signage will be present and relevant numbers for contact of Site Management Fisherman's Wharf, Brighton Road, Shoreham-by-Sea, BN43 6RE

Construction traffic will be required to use strategic roads and limit access through the local roads as far as possible. The access route from the SRN is illustrated below. This route is to be adhered to for all contractors on site carrying out all works as detailed in overall layout for site.





The above 3 photos show the Site Access (Padel Republic signage will be positioned at this entrance and on the lead up).

- Deliveries will be **pre-booked and staggered** to avoid peak traffic periods where possible

- A **fully qualified and certified banksman** will marshal all vehicle movements onto and off the site
- Vehicles will enter and exit in a controlled manner to prevent queuing on the public highway
- During early groundworks there will be a higher frequency of vehicle movements; this will reduce significantly as works progress

No construction vehicles will wait on the public highway.

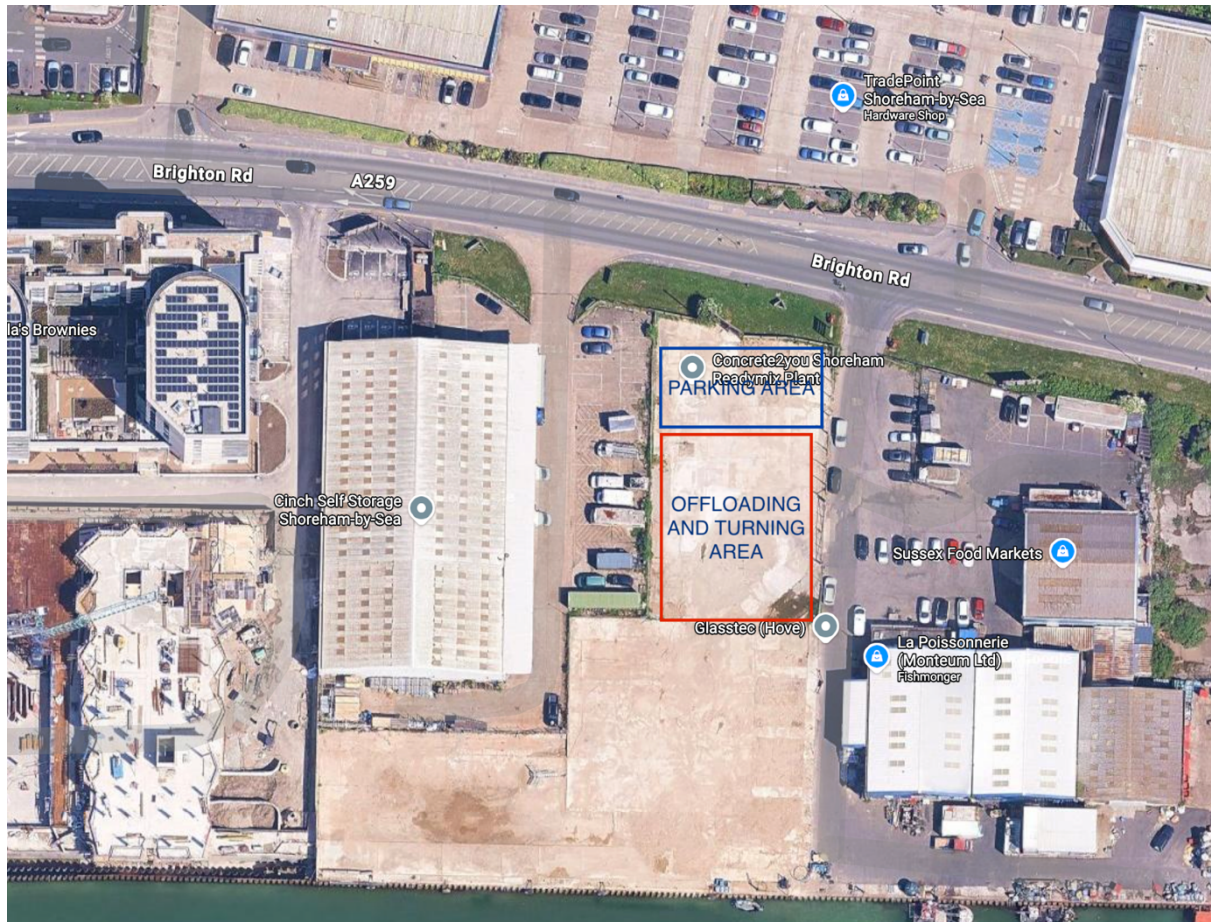
Temp Road Signage

Padel Republic will display highways approved construction site traffic signs. These signs be connected to existing streetlamps and will conform with all current highways' regulations and requirements. The signs will not only guide our construction traffic to site but will also be displayed on other entry routes to inform deliveries that they can only use the permitted routes for deliveries. There will be general signage out on the main roads, then once within the confines of the space, there will be more directional signage within the site.



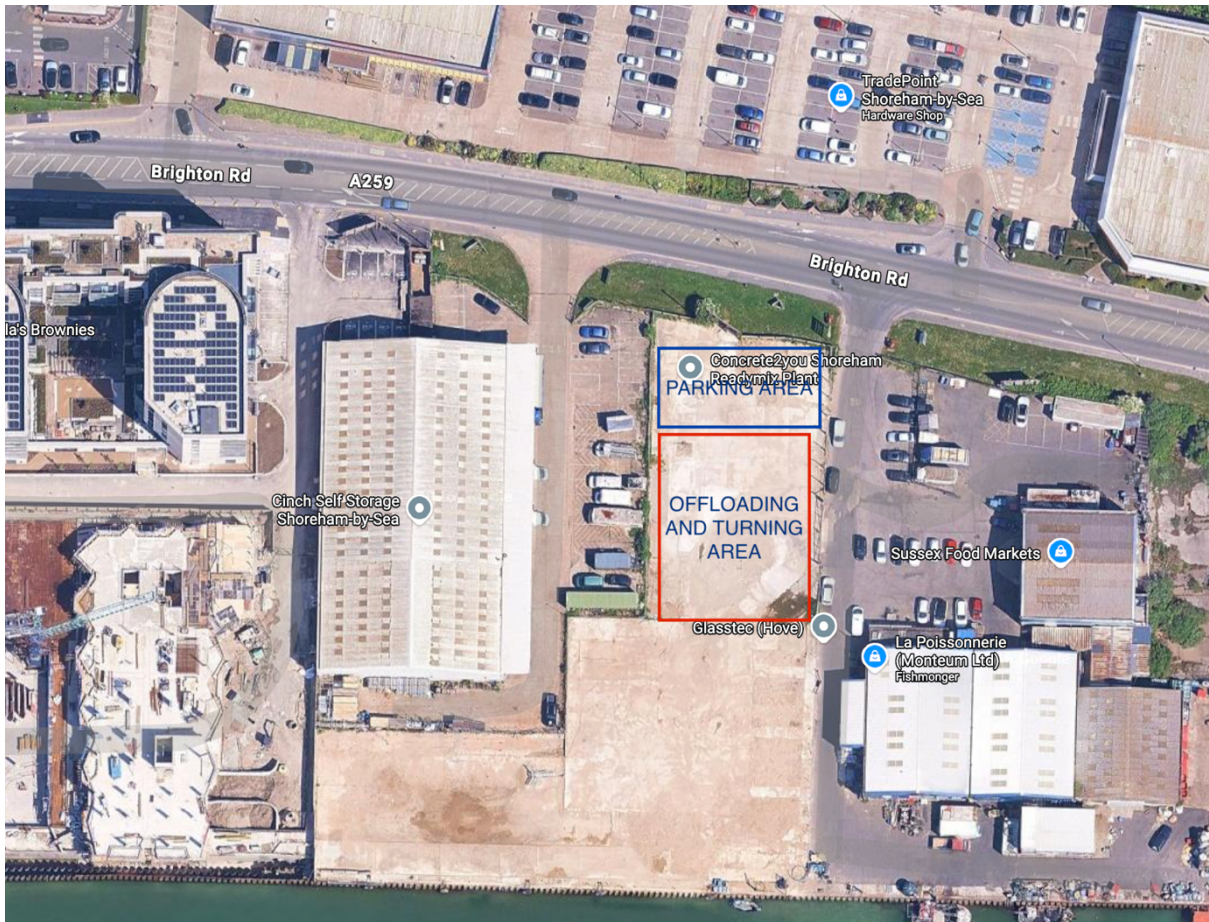
5. On-Site Parking Arrangements

- A designated **on-site operative parking area** will be provided within the proposed car park area
- No contractor parking will take place on Brighton Road or surrounding streets
- All parking will be contained within the site boundary



6. Loading, Unloading & Deliveries

- All loading and unloading will take place **entirely within the site boundary**
- The proposed car park area will act as the designated loading/unloading zone
- No loading or unloading will occur on the public highway
- Deliveries will be scheduled so that materials can be offloaded safely without excessive on-site storage



7. Storage of Plant & Materials

- All plant and materials will be stored securely within the site boundary
- Material storage will be kept to a minimum, with **“just-in-time” deliveries** wherever possible
- No materials will be stored outside the approved construction area

8. Site Hoarding, Security & Boundary Treatment

- The site will be fully enclosed using **Heras and mesh panel fencing**
- Secure, lockable access gates will be installed
- Existing fencing along the A259 frontage will remain in place
- Site security arrangements will be maintained for the duration of the works

9. Wheel Washing & Highway Protection

- The site benefits from an existing **hard concrete surface**, reducing the likelihood of mud being tracked onto the highway
 - A wheel-washing facility will be available on site if required
 - A road sweeper will be deployed should any debris or mud be deposited on Brighton Road or surrounding access areas
 - The public highway will be inspected regularly during construction
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10. Environmental Controls

- Dust generation will be managed through appropriate working methods and damping down if required
 - Noise will be minimised by maintaining plant and equipment in good working order
 - All works will comply with the approved Noise Impact Assessment
 - No burning of waste will occur on site
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11. Site Safety Measures

All construction activities will be carried out in accordance with current Health and Safety legislation and best practice. The site will operate under a strict safety management regime including controlled access, clear signage, segregated pedestrian and vehicle routes, and a maximum on-site speed limit of 5mph. Reversing vehicles will only be permitted under the supervision of a trained Banksman. The site will be securely fenced or hoarded, with gates locked outside working hours, and daily site inspections will be undertaken to identify and address any hazards.

12. Operative Training

All operatives and visitors will receive a site induction prior to commencing work, covering site rules, emergency procedures, environmental controls and safe systems of work. Operatives will be appropriately trained and competent for the tasks they undertake, holding relevant qualifications and certifications where required. Regular toolbox talks will be delivered to reinforce safe working practices, with additional briefings provided for higher-risk activities such as lifting operations, groundworks and plant movements.

13. Waste Disposal

Waste will be managed in accordance with a Site Waste Management Plan aimed at minimising waste generation and maximising recycling. Waste streams will be segregated on site into clearly labelled skips, including general waste, timber, metals, packaging and excavation spoil. All waste will be removed by licensed waste carriers to appropriately permitted facilities, with waste transfer notes retained on site. No burning of waste will be permitted at any time.

14. Canopy Colour & Appearance (Pre-Commencement Matter)

- The proposed PVC canopy fabric is intended to be **light grey on both sides, RAL colour code 7038.**
- The aluminium frame structure is powder-coated in the manufacturer's standard colour: "*Noir 100 sablé*"
- Side panels / enclosure finishes will be colour-matched to the canopy fabric where possible to ensure visual harmony
- Manufacturer technical data sheets for aluminium structure and PVC fabric will be submitted alongside colour confirmation

15. Public Engagement & Neighbour Liaison

- Nearby occupiers and stakeholders will be notified in advance of the commencement of works
- A single point of contact will be provided for enquiries or concerns during construction
- Any complaints received will be logged and responded to promptly

16. Compliance & Monitoring

- The approved CEMP will be issued to all contractors prior to works commencing
- Site management will ensure full compliance throughout the construction period

- Any required amendments will be submitted to the Local Planning Authority for approval

17. Conclusion

This CEMP demonstrates that the construction of the proposed padel centre can be undertaken safely, responsibly and with minimal impact on the surrounding area, in full accordance with the requirements of Condition 06 of planning permission AWD/1228/25.