

Job No: 2025-5313
File Ref: N02-PS-Constructon Management Plan
Date: 28 August 2026
Job Title: Cinch Self Storage, Shoreham-by-Sea

Subject: Construction Management Plan

INTRODUCTION

1. TTP Consulting has been appointed to prepare a Construction Management Plan (CMP) in relation to the Cinch Self Storage site at New Wharf, Brighton Road, Shoreham-By-Sea, BN43 6RN. A site location plan is provided at **Appendix A**.
2. The requirement for a CMP is detailed by condition 8 of planning approval (Adur District Council Application reference AWDM/1367/25) for;

"Erection of 33no. external self-storage units (class B8), refuse store, cycle shelter and reconfiguration of car parking layout"
3. The CMP condition specifies that:

"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,
 - 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 erection and maintenance of security hoarding,
 - 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),
 - details of public engagement both prior to and during construction works.

SITE CONTEXT

4. The site is located on the southern side of Brighton Road (the A259). It contains the self storage building and hardstanding to the south north and east of the building. Brighton Road operates in a broadly east/west direction and provides access to Worthing to the west and Brighton to the east. In the vicinity of the site, Brighton Road is a single carriageway two way road that is subject to a 30mph speed limit.
5. The A27 Shoreham Bypass is located to the north of the site. It is a trunk road that provides access to destinations along the south coast from Wiltshire through to Pevensy.

DEVELOPMENT PROPOSALS

6. The development proposals comprise the provision of 33 drive up storage units located on areas of hardstanding around the site. The development proposals will result in an increase in storage space on site of 429 square metres gross internal area and the reconfiguration of parking on site resulting in the building being served by 12 parking spaces. The approved site layout plan is attached at **Appendix B**.

OBJECTIVES

7. This CMP provides detail of the management of traffic during the construction period and a strategy to minimise the potential for disruption to local residents, businesses and other users of the adjacent highway network.
8. The key site specific objective is for construction works to be undertaken in a considerate manner that minimises disruption to the surrounding uses and local road network.

CONSTRUCTION PROGRAMME AND METHODOLOGY

9. The proposals result in the installation of 33 storage units on site. The units will be flat packed and assembled on site which minimises the level of deliveries, only six rigid flatbed vehicles will be used to deliver the units. Once assembled, the units can be moved around the site to their final position using a forklift truck, which will be stored on site.
10. The assembly of the units should be complete within two weeks and works are currently envisaged to be completed in September of this year.
11. There are gates and fencing along the Brighton Road frontage that secure the site. The works involve the delivery and assembly of flat packed units and therefore, the works will not involve demolition, excavation or the use of materials that will generate dust and no

noisy construction works will take place. As such, it is not considered that a site hoarding will be needed.

12. Vehicles delivering the flat packed units to the site will manoeuvre on existing areas of hardstanding and as work will not involve excavation, the removal of spoil or the delivery of concrete or loose materials, there is no need to provide a wheel washing facility on site. Packaging material is negligible and any waste will be disposed of in the same way as other waste generated by the self storage operation.
13. All vehicles would be scheduled and booked in advance so only one Heavy Goods Vehicle (HGV) will be on site at any time. A notice will be displayed at the entrance to the site to advise people of the nature of the work being undertaken, the duration of the work and a contact number to call if further information is needed or any concerns need to be raised about the work being undertaken.

VEHICLE ROUTEING AND ACCESS

14. It is proposed that all HGVs will approach the site via the A27 and then join the A283 Steyning Road and travel south toward Shoreham-By-Sea. So as to avoid passing through Old Shoreham and along Shoreham-By-Sea High Street, vehicles will turn onto Upper Shoreham Road and head east where they will join Eastern Avenue to head toward Brighton Road. At the junction of Eastern Avenue with Brighton Road, vehicles will turn left to approach the site. When leaving the site, vehicles will use the same route to return to the A27. A copy of the proposed vehicle route is provided at **Appendix C**.
15. All personnel responsible for delivering material to and / or transporting material away from the site will be advised of the proposed vehicle access route. Where possible, vehicles will be scheduled to visit the site between 10am and 4pm to avoid peak periods on the local road network.
16. All vehicles delivering the flat packed units will unload on site and will use the existing site access. The site has a significant area of hardstanding around the building to accommodate vehicles and all loading and unloading activity. All vehicle manoeuvres will take place on site with vehicles entering and exiting in forward gear.

STAFF TRAVEL

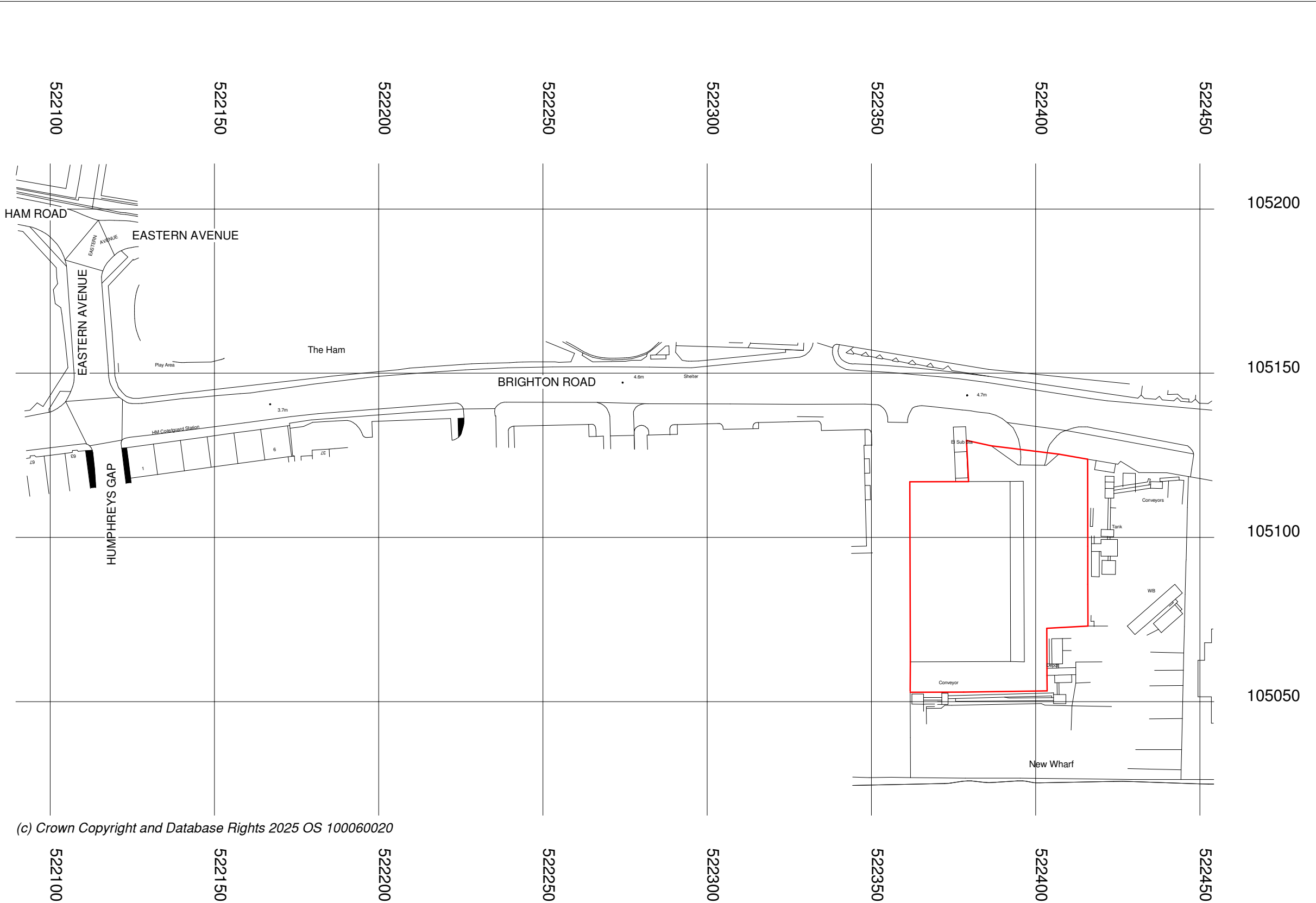
17. There will be a team of two people assembling the flat packed storage units and there is ample space on site to enable them to park the van that they will use on site.

SUMMARY

18. This CMP relates to the installation of 33 storage units on the Cinch Self Storage site on Brighton Road in Shoreham-By-Sea. In summary, it is considered that:
- The works comprise the installation of 33 storage units on existing areas of hardstanding;
 - The units will be flat packed and will require six deliveries using rigid flatbed vehicles which will unload on site;
 - Delivery vehicles will enter and exit the site in forward gear;
 - A team of two people will assemble the units;
 - Delivery vehicles will be routed to avoid Old Shoreham and Shoreham High Street; and
 - Works will be complete within a two week period.
19. It is therefore considered that the proposed works can be undertaken in a safe and efficient manner without disturbance to local businesses, residents or the local road network.

Appendix A

(Site Location Plan)



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Architects are to be notified of any discrepancies.
Contractors must check all dimensions on site.
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P1	14/02/25	Planning Issue	JL	CF
P0	05/02/25	Draft Issue	JL	CF
Rev	Date	Description	Drn	Ckd

Status: Planning

Client: 

Project name: Cinch Shoreham

Project address: Brighton Road, Shoreham-By-Sea, BN43 6RN

Drawing Title: Site Location Plan

Job/Drg No:						Revision:	
6951 -SSA- XX- XX- DR- A- 000						P1	
Project	Originator	Building	Level	Type	Role	No.	

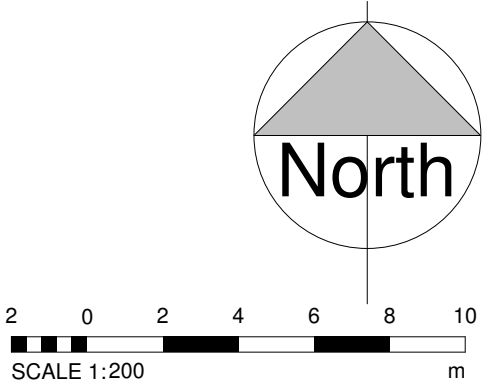
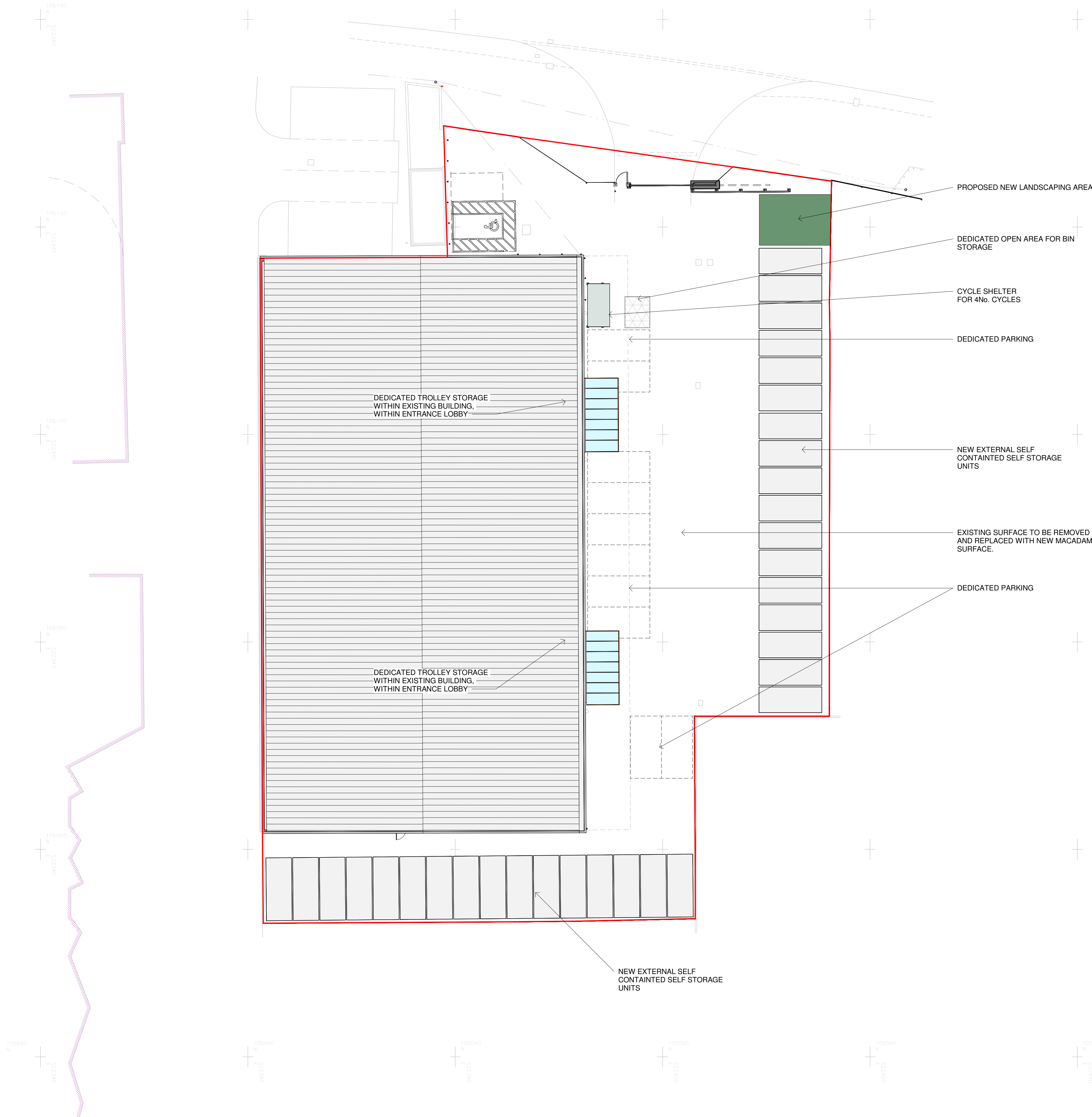
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Jan 25	1 : 1250	A3



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Appendix B

(Approved Site Layout)



Architects are to be notified of any discrepancies.
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To be read in conjunction with relevant design standards/protocols

P3	22/07/25	Bin storage relocated. Cycle shelter adjusted. 2No. storage units omitted. Landscaping added to front. Note regarding trolley storage added.	JL	CF
P2	29/04/25	Planning Approved layout shown	JL	CF
P1	25/03/25	Planning Issue	JL	CF
P0	05/02/25	Draft Issue	JL	CF
Rev	Date	Description	Drm	Cd

Status: Planning

Client: 

Project name: Cinch Shoreham

Project address: Brighton Road, Shoreham-By-Sea, BN43 6RN

Drawing Title: Proposed Site Plan

Drg No: 6951 -SSA- XX- XX- DR- A-007 P3
Revision: Project Originator Building Level Type Role No.

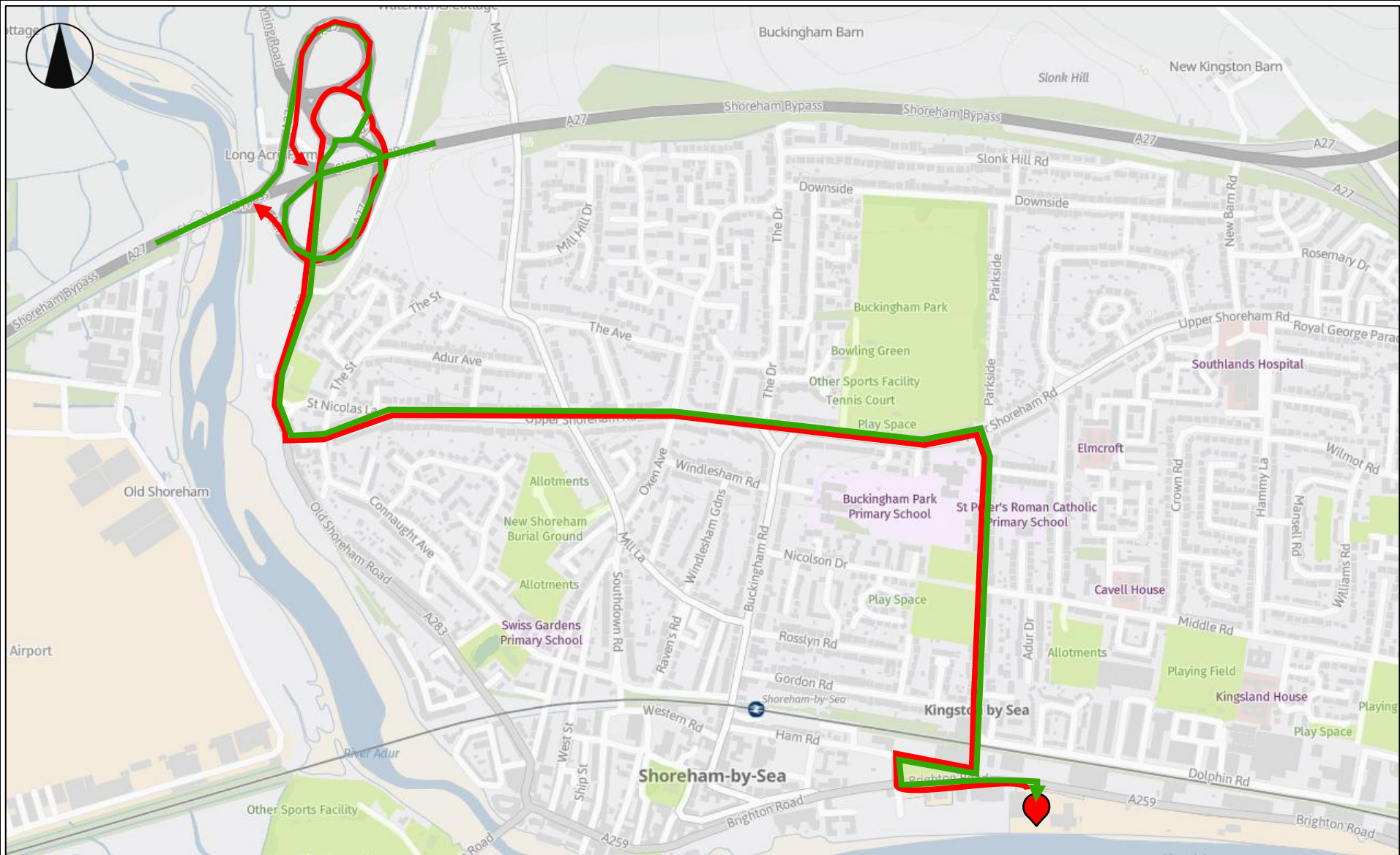
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Appendix C

(Vehicle Routeing Plan)



TITLE:
Vehicle Route Plan

PROJECT:
Cinch Shoreham

DRAWN: J.B	CHECKED: P.S	DATE: 26/08/2026	SCALE: NTS
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Site



Arrival Route



Departure Route

Drawing Reference: Appendix C

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