

**District:** Cherwell

**Application No:** 21/00283/DISC

**Proposal:** Discharge of conditions 19 (public right of way), 22 (management, storage and/or disposal of spoil), 23 (soil management plan), 48 (vehicular traffic access), 49A (Framework Construction Management Plan) & 49B (Site Specific Construction Management Plan) of 14/01932/OUT

**Location:** OS Parcel 7400 Adjoining And South Of, Salt Way, Banbury

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## **Transport Development Control**

### **Recommendation:**

Objection

### **Key issues:**

Two documents have been submitted to discharge these conditions: A Framework Construction Management Plan (Part A) covering the whole site and providing the basis for future site specific construction management plans for each phase; and a site specific construction management plan (Part B) for the first phase of works, namely the S278 highway works. Detailed comments on both documents are provided below – they need further clarifications/additions. Based on the information provided, the LHA objects to the discharge of conditions 49a and b.

With regard to the other conditions listed above:

Condition 19: The submission includes insufficient detail of how the rights of way are to be protected to discharge this condition. It is suggested that they are diverted but no details are provided. The LHA objects to the discharge of this condition, based on the information provided.

Condition 22: Provided the storage of spoil can be managed so that it is fully contained within the area shown, the LHA does not object to the discharge of this condition. It must not be allowed to creep towards the A361 so that it obstructs visibility of the construction access.

Condition 23: No comment

Condition 48: Access to Wykham Park Farm during the construction of this phase needs to be clarified. How will access be managed out of hours? When the Estate Road link to the farm access is built, clarification is needed that it will be kept gated. There is not enough information to discharge this condition.

## **Detailed comments:**

### **Framework Construction Management Plan Part A**

General: The definitions of 'Contractor' and 'Engineer' need to be specified.

Construction access: A drawing of the construction access should be provided, showing any improvements, gates etc., and visibility splays. The plan should include a requirement to keep vis splays clear. Also, how will access for farm vehicles be maintained while the site is closed and secured?

Construction traffic routes to the site: A plan should be provided showing the route to be taken by HGVs to the site and indicating that any other routes are not to be used. This is to protect residential roads and villages.

Deliveries: There should be a commitment to avoid HGV vehicle movements into and out of the site during peak traffic hours and school departure times (3-4pm)

Pre-condition survey: There should be a commitment to carry out a pre-commencement condition survey of the adjacent highway, to be agreed with OCC, and to make good any damage caused by construction vehicles.

Communications: There should be a firm commitment to display at the site entrance contact details for the site manager and an out-of-hours emergency telephone number.

4.1 'The contractor will be required to ensure his delivery routes do not adversely affect Wykham Lane' – please amend to 'Wykham Lane shall not be used as a route for construction vehicles'

4.2 Mud on highways: the strategy should set out clearly that street sweepers are only to be used as a back up where wheel cleansing within the site fails to prevent mud being transferred onto the highway, and a commitment that all vehicles will be subject to wheel checks, and cleaning if necessary, prior to leaving the site. There needs to be a commitment to immediately remove any mud deposited on the highway using suction sweepers.

4.9 Hours of working for S278 works – shall be as licensed by OCC Network Management.

4.10 Please provide further reassurance by stating that staff and contractor parking shall only be located within the contractors' compound and not on the public highway.

## **Framework Construction Management Plan Part B**

This relates solely to the S278 works phase. Condition 49B cannot be fully discharged until a construction management plan has been approved for all phases of the development.

Comments as for Part A

Plus:

Construction access: This appears to be within the extent of the S278 works – will an additional construction access be required?

4.1 Traffic management shall be agreed in detail with OCC as part of the licensing arrangement for the works.

4.14 This site specific construction management plan needs to show detail of how the rights of way will be diverted and protected.

**Officer's Name:** Joy White  
**Officer's Title:** Principal Transport Planner  
**Date:** 02 March 2021

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