

Land off Berry Hill Rd, Adderbury – Addendum to Construction Environmental Management Plan

# Addendum to Construction & Environmental Management Plan

Land off Berry Hill Rd, Adderbury, Banbury, OX17 3HF



Client:  
Hayfield Homes Ltd.  
Dominion Court  
39 Station Road  
Solihull  
B91 3RT

Principal Contractor:  
Hayfield Homes Ltd.  
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Solihull  
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Principal Designer:  
Hayfield Homes Ltd.  
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39 Station Road  
Solihull  
B91 3RT

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**Construction and Environmental Management Plan Revision Sheet**

**Record of Amendments**

Version No.	Date	Brief description of Amendment
1	20.03.22	Initial Issue
2	19.08.22	Updated to reflect revised layout
3	08.09.22	Addendum to clarify responses received from local residents

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## 1.0 Response to Matters Raised by Local Residents

This **Addendum to the Construction Environmental Management Plan (CEMP)** has been prepared to provide clarification in relation to the consultation responses received from local residents as part of the formal consultation on the reserved matters application (Ref: 22/00959/REM). This includes the most recent responses received in September 2022.

The consultation comments are pasted below (in boxes) with our response to those comments also provided.

*“There is still no inclusion within the revised CEMP as to how the Developer intends to discharge condition 19 of the Appeal Decision ref 19/00963/OUT which specifically requires them to “ Include details of measures to be taken to ensure that construction works do not adversely affect residential properties on, adjacent to or surrounding the site, together with details of the consultation and communication to be carried out with local residents”.”*

Condition 19 of the outline planning consent (Ref: 19/00963/OUT) states the following:

*19) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a construction environment management plan (CEMP). The CEMP shall include details of measures to be taken to ensure that construction works do not adversely affect residential properties on, adjacent to or surrounding the site, together with details of the consultation and communication to be carried out with local residents. The CEMP shall be carried out as approved.*

A Construction Environment Management Plan (CEMP) was submitted with the Reserved Matters Application was subsequently updated in September 2022, to address previous comments made by local residents, to re-locate the construction compound to the eastern edge of the site, away of adjacent properties, to minimise the impact of construction on nearby neighbours.

In accordance with Condition 19, a CEMP has been submitted to Cherwell District Council (CDC), and no development will commence until such a time as the CEMP has been approved by CDC.

The CEMP includes a number of measures that will be undertaken to ensure that construction works do not adversely affect adjacent residential properties, which can be summarised as follows:

- Wheel wash facilities to prevent mud and debris being taken onto areas adjacent to the site and the public highway.
- Dust suppression as necessary, particularly during prolonged periods of dry weather.
- Noise and vibration mitigation restricted to the designated hours to ensure minimal disturbance, with all necessary vehicles fitted with broadband/white noise reversing sirens only.
- Compound located away from existing residential properties to minimise impact.
- Compound lighting will be positioned in such a way as it offers no nuisance or pollution.

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- Traffic Management Plan measures including restricted site working hours to minimise disturbance or nuisance.

The following consultation and communication has been carried out with local residents to-date:

- Meeting between Hayfield's Planning Director, the Parish Council and Adderbury Residents Association on the 17<sup>th</sup> of May 2022, to discuss the reserved matters application proposals and associated construction-related queries;
- Email correspondence between Hayfield's Planning Director, the Parish Council and Adderbury Residents Association in May 2022 regarding compliance with Condition 19 and associated construction-related queries;
- Email correspondence between Hayfield's Planning Director and Manager and Adderbury Parish Council regarding relevant planning application progress updates, between May and September 2022;
- Email correspondence between Hayfield's Planning Manager and Adderbury Parish Council to provide notification ahead of archaeological excavation works commencing in August 2022.

This will be supplemented with the following consultation and communication prior to the commencement of development:

- A meeting will be arranged between members of Hayfield's Technical team and local residents to discuss the provision (and detail of) the footpath extension along Berry Hill Road;
- A pre-commencement meeting will be arranged between members of Hayfield's Production/Construction team and local residents to explain the mitigation measures proposed through our CEMP, our proposed build-route and indicative timeline, and to provide an introduction to our site management team to ensure lines of direct communication are available;
- Leaflet drop to and/or door knocking of local residents to provide details of when construction is anticipated to commence and a point of contact to address any queries to.

*"At no point has the Developer attempted to contact me or to liaise with me [residents of Last House and Langley, Berry Hill Road] on the impacts that I am likely to experience as this project progresses. This is a clear breach of planning law should the Developer just proceed without consultation as required by condition 19."*

*"Even before construction works commence my property [resident of Last House, Berry Hill Road] has been enveloped by dust whilst the initial Archaeological survey takes place, when heavy earth moving machinery has been used to move tons of earth from directly beside my house during the driest summer for years with virtually no dust suppression effort."*

The archaeological excavation works were carried out in accordance with an agreed WSI with the Council's planning archaeologist.

On the morning of the 12<sup>th</sup> August 2022, as soon as complaints were made by local residents directly to our appointed archaeological contractor regarding dust during the archaeological excavation, all works were halted. Works did not then re-commence until a tractor and water bowser was sourced to suppress the dust on site.

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Dust was mitigated as per the archaeological RAMS, by liaising with neighbours and reducing works as much as reasonably practicable for the houses immediately adjacent to the site, whilst an extended period of dry hot weather was experienced. This included email correspondence with relevant neighbours who raised a complaint.