

Site Specific Construction Management Plan



Land at Wykham Park Farm, Banbury (Parcels 1&3) 14/01932OUT and 22/02068/REM



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1. Introduction and Overview

- 1.1 This site specific Construction Management Plan (CMP) has been prepared by Persimmon Homes South Midlands Ltd to outline how the scheme will avoid, minimise or mitigate effects on the surrounding area and strategic road network during production and ensure the safe construction of Wykham Park Farm, Banbury (Parcels 1&3).
- 1.2 The CMP further ensures that appropriate project monitoring and reporting is in place to assist with the discharging of conditions by the Local Planning Authority (LPA), in this case Cherwell District Council. The CMS has been prepared to satisfy Condition 48 and Part B of Condition 49 of outline planning permission (ref. 14/01932/OUT) and should be read in conjunction with the site-wide Framework Construction Management Plan (CMP) approved under application 21/00283/DISC.
- 1.3 The outline consents works for up to 1,000 new dwellings, a local centre, primary school and roundabout of Bloxham Road. The subsequent reserved matters application for Parcels 1 and 3 consents for 237 dwellings and associated infrastructure (ref. 22/02068/REM). The spine road is subject to a separate already approved application (ref. 20/03702/REM).
- 1.4 The Parcel 1 and 3 (Phase 1) works are expected to start in autumn 2023. Wykham Park Farm will be built over seven phases, of which the following six have not been consented.
- 1.5 All licences, consents and permits which may be required for the construction works will be obtained from the appropriate authority. The obtaining of all such authorisations will be the responsibility of the Developer and Principle Contractor. However, the CMP is applicable to all staff and operatives working on the project throughout the construction phase. The site management team will be based onsite during the construction period to ensure that all contractors and suppliers are safely implementing the CMP.
- 1.6 Please read this document in conjunction with the accompanying CMP site plan, which sets out the locations of the car park, site office and welfare facilities, plant and material storage and substation.

2. Site Description and Context

2.1 The wider Site is some 52 hectares in extent, and comprises agricultural land and consists of 6 relatively large and regularly shaped arable fields.

2.2 Parcels 1&3 are located east of Bloxham Road (A361) and south of Salt Way, Banbury, within the Easington Ward. The site is located approximately 1.7km to the immediate south of Banbury centre and is accessed via the Bloxham Road (A361) which forms the western boundary of the Site (Figure 1).

2.3 To the immediate north of the Site lies the residential area of Easington, which provides a residential context and includes Banbury Academy and Blessed George Napier Catholic Schools, separated by an attractive tree lined footpath and cycle way known as Salt Way. Bloxham Road (A361) forms the western edge of the site, and is a heavily tree lined road. Adjacent to the site along Bloxham Road are Crouch Cottages and Wykham Park Lodge.



Figure 1. Location Plan of the site and immediate context.

3. Site Management

Site Personnel

3.1 Contact details for the developer with day-to-day responsibility for the development:

Developer: Persimmon Homes South Midlands Ltd

Site Manager: TBC

Contracts Manager: Mark Gallagher (mark.gallagher@persimmonhomes.com)

Telephone: 01527 851200

3.2 The head office of the Developer with responsibility for implementation of the CMS:

Persimmon Homes South Midlands, Aspen House, Birmingham Road, Studley, Warwickshire, B80 7BG.

This address should be used when posting legal documents.

Key Responsibilities

3.3 It will be the responsibility of Persimmon Homes to:

- Ensure compliance with relevant building and environmental regulations.
- Appoint a suitably qualified and competent Site Manager who will monitor the day-to-day management of the site, including site health and safety and adherence to the CMP.
- Appoint a suitably qualified and competent Principal Contractor to build the works, ensuring that the contractor possesses suitably qualified individuals to monitor the construction process and implement any corrective action (if required).
- Ensure that all contractor employees, sub-contractors, suppliers and other visitors to the site are made aware of the CMP and are provided with an introduction to the contents and responsibilities contained therein.

3.4 It will be the responsibility of the Principle Contractor to:

- Ensure that all method statements are reviewed by the Project Manager to certify that all operations comply with the provisions of the CMP.
- Ensure that all appropriate site protection measures are implemented in order to ensure no inadvertent affect upon nearby delicate receptors.

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- Prepare a programme of works, including those of sub-contractors for review. This will take account of sensitive work activities, wet periods and ecological protection requirements.
- Ensure construction of the proposed scheme will proceed in accordance with the approved plans.
- Draw up arrangements for the induction of construction staff.

3.5 All management staff will share a responsibility to document and record activities in detail. Activities include site inductions, implementation of mitigation measures, tool box meetings and health and safety training.

Site Layout

3.6 Please see the accompanying CMP plan (ref. 385/COM/001). This details the location of the site offices, welfare facilities, material storage area, visitor and employee parking and substation.

- The site compound will be accessed directly from the spine road and consist of portakabin offices, including those for Persimmon and the Principle Contractor. These will be stacked a maximum of two cabins high with external scaffolding access stairs.
- The site offices will also include welfare facilities, such as toilet block, changing rooms, first aid and a canteen (including facilities for heating food and making a hot drink).
- Parking spaces 1-5 are designated for visitors, who can also use the stoned car park as overspill, along with site operatives.
- The designated storage area is situated in between the site compound and car park. This will hold plant and materials throughout the construction process and is contained within the compound to ensure that the stored materials and equipment do not cause a nuisance along the spine road or an obtrusive visual impact to future occupiers.

3.7 The designated area for material and delivery un/loading is located directly south of the compound, along the road. This reduces the distance that materials will need to be transported across the site, reducing emissions and potential for dirt and dust on the highway. Generally, non-construction traffic will not use this road (apart from visitors to the compound) and therefore the layout provides adequate space for parking, un/loading and turning without disrupting normal traffic flows.

3.8 Each area of the site must be clearly signposted.

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3.9 Construction traffic will gain access to the site via Bloxham Road. This will pass via the A361 from the M5 Junction 10. Please see Section 7 for full access details and construction routes and signage.

3.10 In an effort to reduce the impact on local traffic, the Site Management team will request that whenever possible operatives and visitors are to use public transport and other sustainable means of transportation (i.e. cycling or car sharing).

Site Personnel

3.11 Upon arriving at site, all site persons (prior to commencing work) shall receive a safety induction, which will be delivered by the Principle Contractor. The induction shall include site specific details on site rules, welfare, parking traffic management, fire safety, PPE, hazards and risks.

Site Security

3.12 Heras fencing will surround the perimeter of the site, enclosing the construction/working area and restricting access for members of the general public. The site will be gated access and clearly marked, using 'Caution - Site Entrance' sign and a site safety board, stating that unauthorised entrance to the site is forbidden. This will be erected pre-construction to safeguard the site from the offset. Please refer to the CMP plan for locations of the site fencing, which will follow the redline boundary of the site.

3.13 During construction, the fence will ensure that no unauthorised personnel are able to enter the site and negate the risk of physical damage occurring to members of the public. The fencing will be high enough that it can't easily be scaled, be secure enough that it can't be knocked down or penetrated and control access to the site through secure gates/access points. The Site Manager is responsible for regular inspections of the perimeter fencing and adjusting of hoardings as appropriate.

3.14 Site lighting during construction will be directional and all works should be carried out during daylight hours. For further information on lighting, please see Paragraphs 5.13-5.15.

4. Communication

- 4.1 A board shall be displayed near to the entrance of the development site. This will detail the nature of the works being undertaken, contact details and a postal address where any enquiries can be sent. In this case, the board will display the details of the Site Manager and Principle Contractor and use Persimmon's office address. The telephone number must be maintained at all times whilst the development works are taking place in order to respond to any enquiries and complaints. Enquiries should begin with the name of the development (Wykham Park) to allow them to be directed to the correct member of staff.
- 4.2 Communication with the local community (i.e. wider site landowner (L&Q) and occupiers of any nearby properties), emergency services and the LPA will be undertaken at an appropriate level and frequency. This will include the distribution of information relating to the relevant aspects of construction (i.e. nature of work, duration of work and mitigation measures) to provide updates on the scheduled works and any changes that may occur as a result of unforeseen circumstances. This will be undertaken by Persimmon and will be the responsibility of the Site/Contracts Manager to relay information to the affected party or member of staff at Persimmon responsible for contacting the LPA. The affected party will then be contacted via an appropriate channel (phone/email/letter). Those who may be impacted by the works should be informed a minimum of two weeks in advance of the works taking place.
- 4.3 Persimmon Homes must provide details of the responsible appointed person on site who will be able to deal with queries (Paragraphs 3.1-3.3). A good relationship with the nearby landowners will be maintained to ensure that any unforeseen disruption is more tolerable.
- 4.4 A complaints register shall be kept and shall include complainant's details, date and time of the complaint, cause(s) of the complaint and action taken to resolve the complaint. Persimmon aim to acknowledge complaints within 2 days (not including weekends and Bank Holidays) and fully resolve the complaint within 8 weeks. Urgent complaints, such as noise, will be resolved as soon as practicably possible. On the odd occasion where issues may take longer to resolve, the Site Manager will provide regular updates. In the instance where a complainant is not satisfied by the local team, this can be escalated to the Managing Director or Regional Managing Director. Contact details are available at: www.persimmonhomes.com/contact

5. Site Operations

Working Hours

5.1 No construction works and/or ancillary operations which are audible at the site boundary shall be carried out on site outside the following hours:

- 7.30am to 6.00pm (Monday to Friday)
- 8.00am to 12.30pm (Saturday)
- No noisy work on Sundays or Public Holidays.

5.2 The term 'working' shall for the purpose of clarification of this condition include; the use of plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of the site.

5.3 Any noisy operations outside these hours shall not be undertaken without prior written approval from the LPA.

5.4 Loading and unloading will occur on the road south of the compound. Generally, large deliveries will be programmed to occur outside the morning and evening peak periods, however there may be limited deliveries during peak hours to ensure that the construction processes on site are not prejudiced. Any deliveries outside the above hours cannot be undertaken without prior written approval of the LPA.

Measures to control the deposition of mud onto the local road network

5.5 Sweeping of access roads to the site will be carried out regularly – when muck shifting, the road sweeper will be there all day. In winter, the road sweeper will be there every afternoon. In summer, this will be reduced to two or three times per week unless adverse conditions (such as extreme dust or rainfall) require this frequency to increase to ensure that the local highway and nearby sensitive receptors are not adversely affected. In dry conditions, damping down of road surfaces will be carried out to control dust.

5.6 To avoid mud, slurry and other pollutants being deposited on the public highway, vehicles will have their wheels washed before leaving the site and instructions will be given site operatives and delivery drivers that they are to use it before leaving. This will involve using high-pressure jet washers to clean tyres.

5.7 When leaving site, haul lorries must be sheeted to minimise the release of particles and avoid a build-up of mud which may be deposited on to roads.

Measures to control the emission of dust and dirt during construction

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5.8 Dust creation will be monitored across the site, with particular attention paid to locations along the site boundary. To ensure that dust does not have a detrimental impact on local air quality, activities which may generate dust should be carried out away from the site boundaries and within enclosed or screened areas if possible. The designated area for material and delivery un/loading is located next to the storage compound to minimise the distance travelled by vehicles, reducing emissions and the risk of spreading dust and debris from the materials across the site.

5.9 Additional dust suppression and mitigation techniques will be employed:

- All plant and equipment shall be maintained in accordance with manufacturer's recommendations to ensure emissions are minimised.
- Plant and equipment will be regularly hosed down to avoid a build-up of mud or dust which may be deposited on roads and, later cause wind-blown dust.
- Any equipment used to cut paving blocks, kerbs, flagstones etc. shall be operated with a water suppression attachment or a dust filter.
- Engines of plant, machinery and lorries shall be turned off at all times when not in use.
- Delivery activities, plant, stockpiled materials and/or any other activities liable to significant dust generation shall be carried out in accordance with the CMP plan to ensure that they are located in a contained area away from the immediate site boundaries.
- Stored materials liable to dust generation shall be dampened down, covered with tarpaulin, or otherwise contained as far as reasonably possible.
- Sand and other aggregates will be stored in sheltered areas and are not allowed to dry out.
- Slopes on stockpiled material will be no steeper than the natural angle of repose of the material.
- Drop heights from conveyors, loading shovels, hoppers, and other loading or handling equipment shall be minimised and fine water sprays should be used on equipment where necessary.
- Skips, chutes, and conveyors shall be covered and if necessary enclosed to ensure that dust does not escape.

5.10 Dust monitoring will form part of the Site Manager's daily site inspections. Where it is identified that an activity is giving rise to dust the activity must be stopped and adequate controls measures put in place. Neighbours will be informed of upcoming works which may impact them (Section 3).

Measures to control noise and vibration during construction

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5.11 During the construction phase, there are several sources of noise and vibration (in particular, machine drivers, breakers and grinders/cutters). Whilst the Local Authority has no pre-defined construction noise limits, Persimmon Homes recognises that the impact of noise and vibration on those living and working in the vicinity must be minimised as far as is reasonably practicable. Means of noise (and vibration) control during the construction phase include:

- All vehicles and plant used during the development will be maintained in good and efficient working order, and in accordance with manufacturer's specification. All compressors shall be 'noise reduced' models and when plant is to be replaced, the quietest plant available must be considered.
- All vehicles, mechanical plant, and machinery used during the development shall be fitted with proper and effective silencers where available (e.g. silencers/mufflers fitted on pneumatic tools, acoustics seals on compressors).
- Construction working hours will be managed and noise generating activity will only happen during these hours (Paragraph 5.1). Where possible, the use of particularly noisy equipment will be limited (i.e. avoiding use of certain machinery early in the morning) and the number of plant items operated at once will be restricted.
- Compressor, generator and engine compartment doors will be kept closed and all plant and machinery in intermittent use shall be shut down in the intervening periods between works.
- Static plant and machinery shall be sited as far away as possible from inhabited buildings and other nearby noise sensitive locations.
- Wherever possible mains electricity or battery powered equipment shall be used instead of diesel or petrol powered generators.
- The handling of materials shall be conducted in such a manner that minimises noise, including minimising drop heights into hoppers and lorries.
- Vehicle speeds will be limited to 10mph across the site.
- No stereos or similar amplified devices shall be audible at the site boundary.

5.12 Noise monitoring will form part of the Site Manager's daily site inspections. Where it is identified that activities are likely to cause nuisance the activity must be stopped, the cause identified and a record made. Where possible, remedial steps must be taken to reduce noise and/or vibration. Neighbours will be informed of upcoming works which may impact them (Section 3).

Lighting Emissions

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- 5.13 Where possible, work on site will be undertaken during daylight hours so that no additional flood lighting is required. This must be the case between March and October, to ensure potential impacts on bat activity and nocturnal species are minimised. This is not applicable during winter months (November to March inclusive) when days are shorter, and bats are in hibernation.
- 5.14 Some lighting will be employed within the site compound for security and safety purposes (i.e. to illuminate cabin entrance points during periods without sunlight). Any lights fitted with sensors will be programmed to ensure that they are only activated from activity on the development site and the use of localised lighting will be used wherever possible to avoid excessive illumination of inactive areas.
- 5.15 Any other lighting should be angled and directed so as to not cause glare or nuisance to the neighbouring properties, highway users or sensitive receptors (such as hedgerows) and only provide the necessary luminance for the relevant task(s). Where practicable, the use of shields or covers will be used to minimise the level of obtrusive light beyond the site boundary.

6. Development Traffic Management

- 6.1 Construction vehicles, including oversized loads, will access and egress the site via the new roundabout off Bloxham Road (Figure 2). This has been recently constructed under a Section 278 Agreement in consultation with Oxfordshire County Council and is now operational.
- 6.2 There is likely to be some sales signage along the public highway – this is subject to a future planning application and will be submitted in consultation with the LPA and Oxfordshire County Council.
- 6.3 Please refer to the CMP plan for the parking arrangements of site operatives and visitors.
- 6.4 The site will not employ any temporary structures that would overhang a public highway (e.g. scaffolding or cranes) however site operatives and visitors must be briefed beforehand to remain courteous and aware of surrounding traffic at all times.

7. Minimising the Environmental Impact of the Works

Waste Management

7.1 Persimmon Homes and their Principle Contractors have a fully developed Waste Management Policy and as such, construction waste will be managed in line with company policies:

- All inert material will be retained and re-used on site where possible. Recycled aggregate should be given preference over new aggregate wherever such material can meet the required specification for use; where recycled aggregate is imported, the material must be compliant with the requirements of the product standard, specification and the Aggregate Quality Protocol.
- Clean and naturally occurring material (e.g. soil, clay, gravel) can be reused on the site of origin without any regulatory controls. Persimmon's technical departments will complete a materials planning checklist and make this available internally.
- All plasterboard material will be collected and returned and the majority of the remaining waste will be removed in compactable skips.
- There shall be no burning of waste at any time onsite.
- The Principle Contractor shall have an appropriate means of waste disposal in place for the duration of the works. Appropriate waste transfer and/or disposal documentation shall be made available for inspection by the LPA on request.
- The Principle Contractor shall ensure that any waste materials stored on the site are adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets, laneways, footpaths and reserves).

Protection of Flora and Fauna

7.2 Development proposals and associated construction operations have the potential to harm trees in several ways, including causing them to be removed (they may be directly in route of the development), direct damage to trunk and stems and disturbance and contamination of the tree's root protection areas (RPA's). These risks have been mitigated to acceptable levels by making provision for the trees at the design stage of the development, and subsequently through the use of appropriate tree protection methods.

7.3 The removal of any root systems of hedgerows will be undertaken between March and October (when night time temperatures $>5^{\circ}\text{C}$), to avoid any potential impacts to Great Crested Newts (GCN) and other amphibians during hibernation.

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- 7.4 Any trees or hedges which are to be retained must be protected in accordance with BS5837:2012; this will involve erecting a barrier around root protection areas before any materials or machinery are brought onto site and will consist of Heras style lightweight fencing. The area enclosed by the fencing is the construction exclusion zone (CEZ) which should be clearly demarked. Barriers must remain in place until the development is complete but access can be given following construction phases for landscaping access (e.g. for planting works).
- 7.5 No mixing of cement or use of other contaminating materials or substances shall take place within or close to a RPA. Any cement creation should happen within a mixer and with a containing tray to prevent run off/contamination.
- 7.6 No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree within or adjacent to the site.

Protection of Watercourses

- 7.7 Persimmon and its Principal Contractors will ensure the protection and integrity of all watercourses by preventing any surface water run-off or potential sources of contamination from reaching the watercourses by adopting best practice as set out in Environmental Agency's Pollution Prevention Guidelines PPG1, PPG5 & PPG6. All surface water drainage from impermeable areas and roads shall pass through trapped gullies prior to being discharged into any watercourse. If silt spillage is identified, it is to be treated as a priority to stop the flow and contain the spillage before it enters surface water drains or watercourses/ground. Silty water is not to be pumped adjacent to watercourses or surface water drains.

8. Conclusion

8.1 This CMP has given details of various site specific construction management techniques that are to be implemented by Persimmon Homes and their contractors throughout the construction of 237 dwellings and associated infrastructure on Land at Wykham Park, Banbury. The CMP sets out how a proactive approach in controlling potentially polluting activities will prevent adverse public health impacts, nuisance and hazards to the local environment.

8.2 The measures set out in the CMP are submitted to the LPA for authorisation under a discharge of conditions application following detailed planning approval in April 2023. Upon approval, the document will be given to the Site Manager, who will ensure that it is distributed (and made available in perpetuity) to the contractors. Each contractor will identify a suitable individual (e.g. Contract Manager) to ensure that the CMP is adhered to. The CMP will also be publically available.