

# Construction Traffic Management Plan



## Land at Wykham Park Farm, Banbury (Parcels 1&3) 22/02068/REM



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## 1. Introduction and Overview

- 1.1 This Construction Traffic Management Plan (CTMP) 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 and 3).
- 1.2 The CTMP 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 CTMP has been prepared to satisfy Condition 15 of the Reserved Matters (RM) planning permission (ref. 22/02068/REM).
- 1.3 The RM permission is for 237 dwellings and associated infrastructure on Parcels 1 and 3. This is the first phase of residential development following grant of outline planning permission (ref. 14/01932/OUT) and work is expected to start in autumn 2023. Major works on the spine and loop roads have also been consented (refs. 20/03702/REM and 20/03724/REM respectively) and work is well underway on the main routes that will service the development.
- 1.4 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 CTMP 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 CTMP.
- 1.5 The CTMP should be read in conjunction with the site-wide Framework Construction Management Plan (CMP) approved under application 21/00283/DISC and the Site Specific CMP submitted under application 23/01521/DISC.

## 2. Site Description and Context

2.1 Parcels 1 and 3 cover an area of 7.87 hectares (19.45 acres). The northern boundary of the site lies adjacent to a recently constructed development by Morris Homes as part of the South West Banbury allocation (Figure 1). The site is located approximately 1.7km to the immediate south of Banbury centre.

2.2 To the west is the realigned Bloxham Road (A361) and new spine road access roundabout. To the east is an existing hedgerow retained as part of the green infrastructure framework. The southern boundary is formed by the new spine road movement corridor



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](mailto: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 CTMP.
- 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 CTMP and are provided with an introduction to the contents and responsibilities contained therein.
- Ensure that all workers are fit and competent to operate the vehicles, machines and attachments they use on site.
- Draw up arrangements for the induction of construction staff.

3.4 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**

3.5 Please see the accompanying CTMP 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. Parking should not occur along the spine road.
- 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.

3.6 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.

3.7 Each area of the site must be clearly signposted.

3.8 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.

3.9 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**

3.10 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 be include site specific details on site rules, welfare, parking traffic management, fire safety, PPE, hazards and risks.

### **Site Security**

- 3.11 Security gates will be provided at the site access from the roundabout, set back circa 15m from the highway, thus allowing vehicles to pull clear of the highway when closed. The gate will be open during normal working hours but be controlled by padlock during out of work hours. Keys will be held by key personnel including the farm and residential properties served off the track. A site safety board should be erected at the entrance and the Contract Manager's details will be provided for emergency use.
- 3.12 Heras fencing will surround the perimeter of the site, enclosing the construction/working area. 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, signage and adjusting of hoardings as appropriate.

## 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 (Paragraph 3.1). A good relationship with the nearby landowners (L&Q) and occupiers of future properties 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](http://www.persimmonhomes.com/contact)



## 5. Site Operations

### Working Hours

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

- 7.00am to 6.00pm (Monday to Friday)
- 7.00am to 1.00pm (Saturday)
- No Sunday or Public Holiday working.
- There shall be no working on Sundays or public/bank 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 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

5.4 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.

5.5 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.

5.6 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

5.7 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.

5.8 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 CTMP 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.

5.9 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

5.10 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.

5.11 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 4).

## Development Traffic Management

- 5.12 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. Site operatives and visitors must be briefed beforehand to remain courteous and aware of surrounding traffic at all times in their travel to/from the site.
- 5.13 HGVs travelling to and from the site, within Oxfordshire, shall only use A routes and the M40.
- 5.14 No road closures or temporary access points will be required for the duration of the construction of the scheme. No footpath closures will be required for the duration of the construction of Phase 1. However, all pedestrian routes and crossings for employees on site should be clearly segregated, signposted and kept clear of debris (Figure 3). Where possible, barriers should be installed to separate the walkway and road.
- 5.15 Please refer to the CTMP plan for the parking arrangements of site operatives and visitors.
- 5.16 The site will not employ any temporary structures that would overhang a public highway (e.g. scaffolding or cranes)

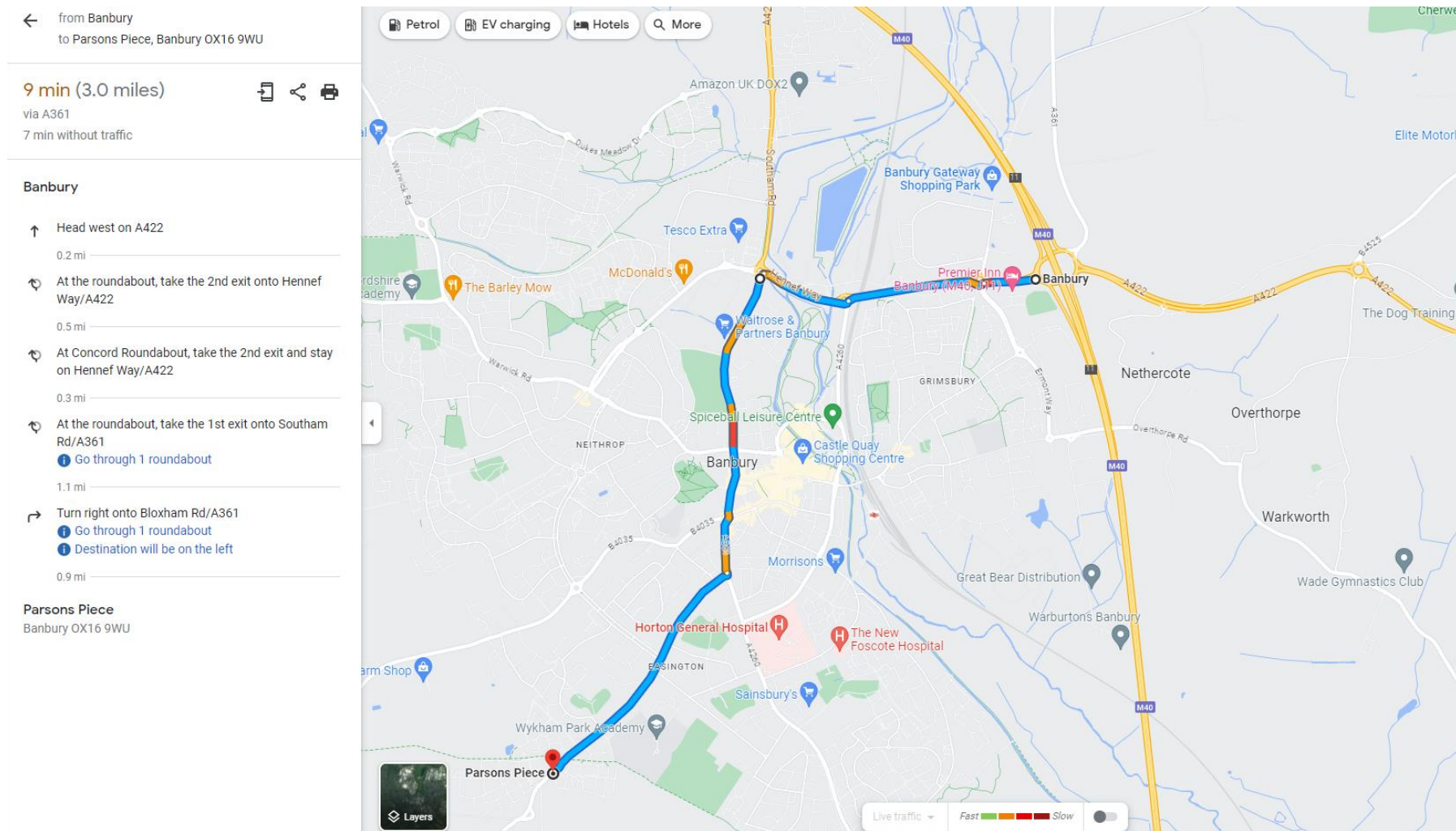


Figure 2. Access route for construction traffic approaching from the north and south (Birmingham, Oxford and London) – traffic is advised to use the M40, leave at Junction 11 and join the A422, travelling through Banbury to the A361.



Figure 3. Examples of safety signage and equipment that will be employed onsite.

## 6. Conclusion

- 6.1 This CTMP 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 traffic management will prevent adverse public health impacts and congestion on the local road network.
- 6.2 The measures set out in the CTMP 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 CTMP is adhered to. The CTMP will also be publically available.