



Construction Traffic & Environmental Management Plan

**OS Parcel 6372 South East of Milestone Farm
Balmoral Avenue, Bretch Hill Banbury (Phase 2)
Outline Planning Permission: 21/03644/OUT**

September 2023

Author: Gary Round Pre-Construction Manager, Orbit Homes (Midlands)



Contents:	Page:
Introduction	3
Scheme Description & Location	3
References	4
Constraints	4
Consultation and Communication	4
Enabling Works Prior to Commencement	5
Hoarding, Site Security & Protection of the Public	5
Development of 49 Affordable Dwellings	5
Proposed Layout and Logistics of Build	6
Site Compound and Welfare Facilities	6
Parking for Operatives and Visitors	7
Working Hours	7
Emergency Procedures	7
Provision for Emergency Vehicles	7
Construction Traffic Access Routes	7
Delivery, Unloading and Storage of Plant and Materials	8
Keeping Mud off the Roads & Wheel Washing	8
Dust & Fumes	9
Noise	9
Vibration	9
Sanitary Waste	10
Environmental Protection	11
Archaeology	11
Hazardous Materials	11
Waste Recycling, Records & Disposal	12
Complaint Record Keeping	12
Monitoring Arrangements	13
Services	13
Useful Contacts	13

Introduction

- 1.1 This Construction Traffic & Environmental Management Plan (CTEMP) sets out the commitments and measures to be implemented by Orbit Homes during the construction stage of the development to minimise or eliminate any adverse impacts on the environment, the local highway network, and neighbouring residents.
- 1.2 The combined plan is submitted pursuant to conditions of the outline planning permission approved under ref. 21/01644/OUT. This should be read in conjunction with the approved CEMP for Phase 1 of Balmoral Avenue.

Scheme Description & Location

- 1.3 The proposed development comprises the traditional construction of 49 mixed tenure affordable homes, car parking & landscaping, together with associated S104, S38 .
- 1.4 The 2.5-hectare site lies on land to the north and south of Balmoral Avenue with Broughton Road immediately to the south and Bretch Hill to the east. The site will be accessed via Phase 1 and a previously formed entrance off Balmoral Avenue (south).



References

1.5 This CTMP should be read in conjunction with the following documents:

1. The CTEMP for Phase 1
2. Figure 2: Construction site layout plan
3. Traffic Route & Delivery Plan
4. The Pre-Construction Information held on site (RG Wilbrey)
5. The Principal Contractors Construction Phase Plan (Folder One)

1.6 All documents will be available on site.

Constraints

1.7 This CTEMP has been prepared having regard to the following constraints:

- Managing access from Balmoral Avenue onto the site and through Phase 1 on to the Phase 2 parcel
- Public ROW footpath along northern boundary.
- Vehicle movements on-site & parking for operatives.
- Delivery vehicles: unloading and loading.
- Waste management: storage, segregation, recycling, removal
- Environmental controls: mud, dust & noise.
- Archaeological awareness

Consultation and Communication

1.8 All construction activities will adhere to the principles of the Considerate Constructors Scheme and will follow best working practices associated with the UK Construction Group and the Construction Leadership Council.

1.9 Prior to a substantial start on site, Orbit Homes will:

- consult with residents.
- consult with OCC Highways and dilapidation survey of Balmoral Ave contact 0845310111 Mr Duncan Norwood

1.10 During the initial stages of development primary contacts from Orbit Homes will be:

Construction Director	Tim Harrison (TH)	Tim.harrison@orbit.org.uk	07581 003669
Construction Manager	Andrew Pettitt (AP)	Andrew.pettitt@Orbit.org.uk	07557 256231
Site Project Manager	Richard Harper (RH)	richard.harper@orbit.org.uk	07920 139143
Assistant Site Manager	Steve Jessup (SJ)	steve.jessup@orbit.org.uk	07493106986

1.11 As enabling work progress, a full site management team will be appointed to the project, and the primary contact will become the Site Project Manager. Initials for the relevant contact, their roles and responsibilities are listed below:

- Contact details of the person responsible for the production and submission of the CTEMP (GR)
- Contact details of the person(s) responsible for compliance with the

CTEMP. (TH) (AP)

- Contact details for the project manager with day-to-day responsibility for the development (if different to the above). (RH)
- Contact details of the person(s) responsible for community liaison and dealing with any complaints from members of the public, regulatory bodies, and occupiers of other adjacent premises. (SJ)

Enabling Works Prior to Commencement

1.12 The following enabling works will take place prior to commencement in full:

1. Sub scan survey after archaeological dig.
2. Improve and form access and entrance into site.
3. Install temporary haul road, welfare, and parking.
4. Secure boundary with Herras fencing & lockable gates.
5. Implement surface water management plan.
6. Implement tree, hedge, root protection plan.
7. Preparation for works to begin.

Hoarding, Site Security & Protection of the Public

- 1.13 The site boundary will be secured by an in ground 2m high steel Herras fencing system with both pedestrian and vehicular gates. This will be retained for as long as possible. Where necessary, this will also be supplemented with portable 2m high Herras fence panels.
- 1.14 A variety of construction signage will be fixed in prominent positions, including to the fencing, warning of construction activity, and forbidding unauthorised entry. Pedestrian access around the site will be limited to safe zones demarked with 'chapter 8' style pedestrian barriers.
- 1.15 A regime to inspect and maintain all security fencing, signage including barriers in the form of daily inspections will be implemented and findings recorded.

Development of 49 Affordable Dwellings

- 1.16 The site will be developed in accordance with the build programme & build sequence and will consider any occupation or delivery constraints as set out in any relevant planning conditions.
- 1.17 It is anticipated that the overall build duration for the development will be in the order of 24 months.
- 1.18 The outline build sequence is currently envisaged to include:
1. Enabling works as above.
 2. Installation and connection of S104 sewers.
 3. Formation of S38 roads.
 4. Installation of service mains, water, gas, electric & fibre.
 5. Full welfare set-up, compound, parking, materials & waste storage will be served from Phase 1.

6. House build.

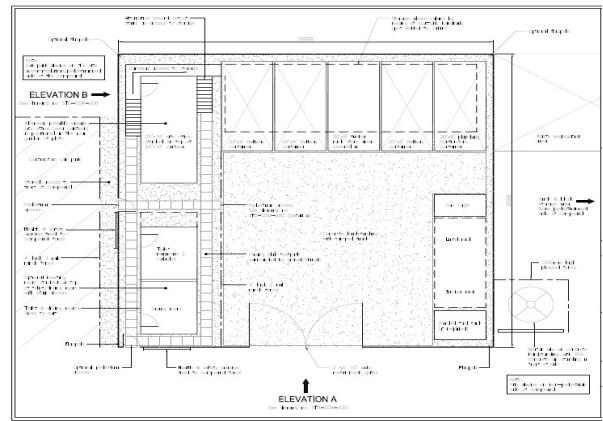
Proposed Layout and Logistics of Build Figure 2: Extract Site Compound and site Traffic Management Plan



Site Compound and Welfare Facilities

1.19 The site compound currently in operation for the Phase 1 scheme adjacent to the entrance with Balmoral Avenue South will be retained and utilised for the duration of Phase 2 . The compound will include welfare facilities for site operatives, comprising the project management team office, meeting room, canteen, male and female toilets, and drying room. The compound will also house a bunded diesel tank and several locking shipping containers for the storage of various materials. The accommodation is likely to be double stacked with the maximum height of the structures being 5.5m, which relates to the site office stacked on top of the canteen and rest room facilities. In addition, portaloo's will be provided as and when deemed necessary around the site.

1.20 Typical compound layout:



Parking for Operatives and Visitors

- 1.21 Car parking for around 25 vehicles will also be provided on the future POS, immediately to the east of the compound, for all management, contractors, and visitors. All contractors will be encouraged to car share to limit the number of vehicles arriving at site at any one time.

Working Hours

- 1.22 Normal site operating hours are limited to Monday – Friday 08:00-18:00 and Saturdays 08:00-13:00. There shall be NO noisy or otherwise disruptive activities carried out outside of these hours. No work will take place on Sundays or Bank Holidays.

Emergency Procedures

- 1.23 Each member of the project management team will be first aid trained and a fully stocked first aid kit, including defibrillator and eye wash station, will be located within the site office. Fire points, including alarms and extinguishers, will be located within the site compound & buildings and at strategic locations around the development. 'Grab & Go' hospital information sheets will be displayed in the Site Office providing address and directions to Banbury Hospital.

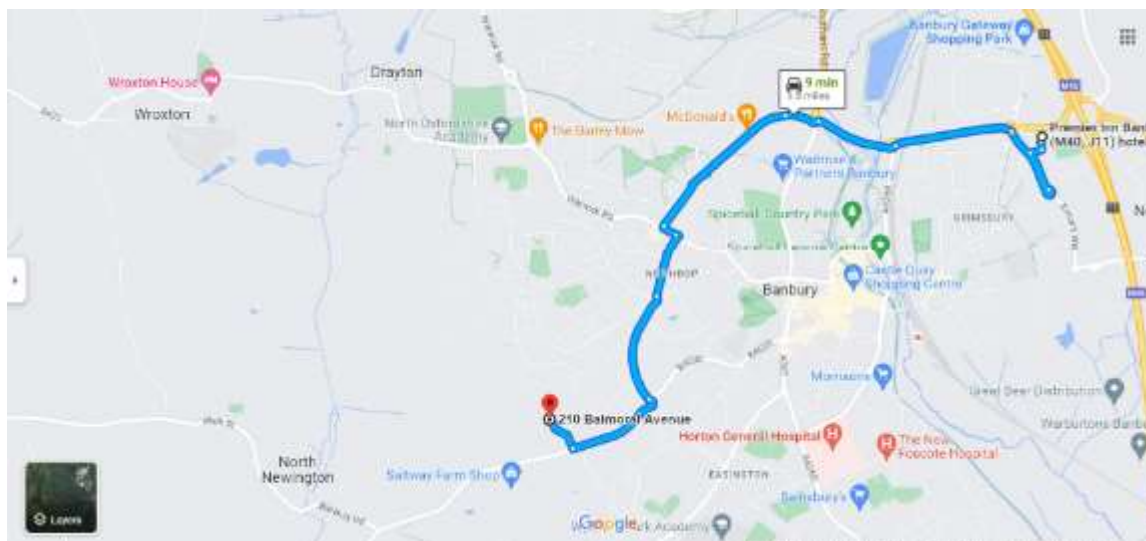
Provision for Emergency Vehicles

- 1.24 The local fire brigade will be notified about the development prior to commencement. Access and egress shall be maintained in all instances. Should the Emergency Services be called to site, an operative will be deployed at the site entrance, and they will be directed to report to the Site Office in the first instance.

Construction Traffic Access Routes (See Traffic and Delivery Management Plan (Fig 2))

- 1.25 From the M40 construction traffic will be directed to approach along the A361 whether approaching from north or south. It will then be directed off the A361 on to Queensway, travelling west along the B4035 Belmont Road and turning right onto Balmoral Ave. Unless agreed otherwise with the council, 'yellow and black' directional signage will be employed to highlight this route.

- 1.26 To avoid congestion within the immediate locality and at the site entrance, the supply chain will be instructed that deliveries may only be made outside of peak travel times/school run i.e., deliveries ONLY between 08.00 and 16:30. Drivers are to call site one hour in advance to avoid congestion in and around the site.



Delivery, Unloading and Storage of Plant and Materials

- 1.27 Deliveries to site will be made by a wide variety of vehicles including, low-loaders bringing plant, articulated lorries bringing bricks & blocks and sheeted tipper lorries, bringing granular materials and soils along with various fixed chassis lorries and vans.
- 1.28 Trained and competent banksman will be deployed to manage deliveries onto site under the direction of the site manager
- 1.29 Bulk materials such as bricks & blocks will be stored in the main site storage area to the east of the compound whilst shipping containers will be used to store the valuable and perishable materials, located in the site compound to reduce the potential for theft and loose debris.
- 1.30 The Orbit site management team will operate a 'just in time' philosophy as far as practically possible to further minimise any disruption to neighbouring residents and congestion on the highway network.

Keeping Mud off the Roads & Wheel Washing

- 1.31 Orbit Homes will implement a programme to maintain the cleanliness of the carriageway around the site. Vehicles entering the site will be running on hard surfaces and will be retained in those areas as far as practically possible. Wheel washing facilities will be available adjacent to the site compound and will be used as and when required. The wheel washing facilities will consist of a jet wash to wash the wheels of vehicles on and as required basis, controlled by the Site Manager. Contracts will be in place for regular road sweeping and it will be the responsibility of the Site Manager to request and monitor the frequency of

visits. These sweeps will be supplemented by a sweeping attachment attached to the forklift.

Dust & Fumes

1.32 Specific reference is drawn to the mitigation measures and industry best practices, including:

- Measures to control dust for the project also cover other emissions to air including fumes and smoke. Measures will be implemented to mitigate any works which would create condition of this nature, wherever possible. Site management will notify neighbours as to what activities are planned and for how long. Recognised industry standards and precautions will be implemented to minimise dust generated on the site, including covering waste skips, sheeting of vehicles transporting sands and dust emitting aggregates, water suppression, segregation and exclusion using impermeable barriers. The Site Manager will monitor dust protection requirements at regular intervals during the day.
- On-site haul roads will initially be of hard core/crushed material construction which can be sprayed to minimise dust. Once surface bound, they will be swept on a regular basis, the Site Manager will decide the necessary frequency based on the site conditions at the time. This will allow delivery lorries to be kept clean and significantly reduce the likelihood of dust on roads outside the site.
- Cleaning of surfaced site roads will be carried out weekly by a contracted road sweeper, however frequency will increase or decrease as the Site Manager feels necessary. This would include site entrances and the immediate highway. It is important to recognise that this needs to be monitored consistently throughout the contract, considering site operations and weather conditions, not just in the early stages.
- In the event of a complaint, however received, the Site Manager will be responsible for following the complaint through to resolution and initiating any necessary enforcement or corrective action.
- Granular materials will be stored on site. These will include reclaimed materials, and these will be closely monitored to reduce the potential for airborne dust. In prolonged periods of dry weather, measures will be taken to keep the material in a damp condition by water spraying.
- Cutting and grinding on site will be kept to a minimum but where necessary; it will be carried out using equipment fitted with silencers and water suppression devices.
- The site-specific method statements include general site procedures for reducing dust, detailing best practice that will be followed during the construction works, all in line with industry recommendations and best practices.
- No waste will be burnt on site.
- All waste shall be disposed of in skips or recycled as appropriate.

Noise

1.33 Prior to starting activities, site specific risk assessments and method statements will be prepared to include general site procedures for reducing noise, detailing best practice that will be followed during the construction works all in line with the HSE and industry recommendations and best practices.

- 1.34 Once the RAMS are accepted, the Site Manager will monitor the activities against the RAMS and generally monitor noise throughout the day and record the findings, to ensure no nuisance is caused, including: shouting, bad language, radios, and out of hour's deliveries.
- 1.35 Prior to starting any excessively noisy works, the site management will notify neighbours in advance and will advise on the works to take place and their duration.
- 1.36 Industry recognised precautions will be implemented to minimise noise generated on the site. These include using silenced plant, segregation, and exclusion through screening if operations are excessive. Leaving plant & equipment running whilst not immediately engaged in tasks or operations will be prohibited.
- 1.37 If a justified complaint or concern is raised, an immediate review will be completed by the Site Manager in conjunction with the Local Authority to remove the problem wherever possible.

Vibration

- 1.38 Whist no piling works are planned for Phase 2, prior to starting any piling or other works which would create excessive vibration, a detailed risk assessment will be carried out by the specialist contractor, Orbit's site management will notify neighbours as to what is planned to do and for how long.
- 1.39 In the event of a complaint however received, the Site Manager will be responsible for following the complaint through to resolution and initiating any necessary corrective action.
- 1.40 Prior to starting any works which may affect surrounding properties, site management will carry out an existing condition survey of adjacent buildings externally and boundary structures to ensure the works do not give rise any adverse impacts.

Sanitary Waste

- 1.41 Temporary sanitary facilities may be used on construction sites. The facility shall be maintained properly, and sanitary waste shall be collected and disposed of by a licensed sanitary management contractor. Temporary facilities will be located away from drains, watercourses, areas of high traffic and areas prone to flooding. Wastewater from sanitary facilities will not have access to drainage systems and should be connected to the foul sewer system where applicable and feasible.

Environmental Protection

- 1.42 Protected species: There are no protected species identified.
- 1.43 Tree & hedge protection: In accordance with BS5837 and the tree survey reports approved at outline planning stage, all trees, and Hedgerows to be retained will be suitably protected prior to commencement of any works.

- 1.44 Surface Water Management Plan: A site specific SWMP plan will be developed by the Principal Contractor. Surface water run-off and Silt control measures will be implemented with Typical measures deployed in accordance with good environmental practice and the Key Line Toolbox talk- measures will be implemented and maintained according to the identified key risks.
- 1.45 EG- Shallow drainage collectors, Grips, Silt barriers and larger Collector lagoons. These measures will be monitored by the site management team and their findings recorded.

Archaeology

- 1.46 Archaeological findings: The site underwent significant archaeological investigation in accordance with the outline planning permission. In the event that any additional archaeological remains are found during the construction phase of the development, work will be paused and a suitably qualified archaeologist will attend the site to undertake further investigation before any works resume.

Hazardous Materials

- 1.47 Many ordinary construction materials are classified as hazardous or polluting waste, when leaked or spilled. These materials include engine oil, diesel, petrol, lubricants, solvents, paint, asphalt products and concrete curing compounds.
- 1.48 Hazardous and polluting materials will have secondary containment with restricted access to prevent vandalism. Clean-up materials will be stored on site including spill kits, brooms, dust pans, mops, rags, goggles and plastic and metal trash containers.
- 1.49 Storage containers will be watertight to prevent discharges to nearby watercourses and storm drains.

Waste Recycling, Records & Disposal

- 1.50 Orbit Homes will implement a full Waste Management Strategy. This will involve segregating general waste, timber recycling and plasterboard generated during construction. To store our segregated waste, we use a mix of 20yd, 12yd or 8yd skips as appropriate, alongside 1100 litre dumpsters for 'black bag' waste and FELs for packaging and other lightweight materials. Waste timber is kept separate for collection by 'Community Wood Recycling' who then re-purpose this timber. Segregated waste will be stored and removed from site periodically by a licensed contractor. Waste transfer licences including chain of custody documents will be available in the Site Manager's office once a contractor has been appointed.
- 1.51 Orbit Homes operates a waste management system which helps develop monthly records and statistics, an example below:

WOOD REUSE AND RECYCLING - ALL SITES SUMMARY
Orbit Homes Ltd



SITE	WOOD COLLECTED (cubic yards)	WOOD COLLECTED (tonnes2)	COST	SAVINGS	RECYCLING SUMMARY					
					HIGH GRADE REUSE		LOW GRADE REUSE		RECYCLING	
					(DIY, wood products, pallets)		(firewood, kindling, allotments)		(chipped for fuel, chipboard)	
					tonnes	%	tonnes	%	tonnes	%
Gate B & C Hedgerows, BN27 4EW	188.0	18.80	£3,196.00	£458.72	1.60	15.96	6.20	32.98	9.60	51.06
Newlands Atteborough, NR17 1BE	236.0	23.60	£4,012.00	£575.84	0.90	8.90	7.00	29.66	14.50	61.44
Shipston on Stour, CV36 4HZ	23.0	2.30	£391.00	£56.12	0.00	0.00	0.00	0.00	2.30	100.00
Sub-Totals:	447.0	44.70	£7,599.00	£1,090.68	2.50	11.41	13.20	29.53	26.40	59.06
Totals:	447.0	44.70	£7,599.00	£1,090.68	2.50	5.59	13.20	29.53	26.40	59.06

Complaint Record Keeping

1.52 Orbit site managers will log all complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record all measures taken. The complaints log will be made available to the Local Authority on request.

Monitoring Arrangements

1.53 The approved Construction Traffic and Environments Management Plan and site-specific Risk Assessments shall be adhered to throughout the construction period and the approved monitoring measures shall be retained for the duration of the construction works.

Services and utilities

1.54 Services and utility connections: General application will be made for all services to OCC Highways to approve specific traffic management arrangements. (Unless OCC specifically request, we do not anticipate any road closures)

Drainage

FW drainage; connection will be made to the approved point of connection in Balmoral Ave, via the new section 104 drainage installation on Phase 1
Applicable; permits Sec 50 (OCC highways) Sec 106 Permits to connect Thames Water SW drainage – SW Connection on site does not affect Balmoral Ave and will be constructed in accordance with the approved drawings

Services

Phase 2: service's will be connected from the new infrastructure installed on phase 1

Phase 1

Water: Point of connection for the development footpath adjacent site entrance

Gas: Point of connection for the development footpath adjacent site entrance of connection

Electric. Point of connection for the development at the Substation adjacent 218 Balmoral Ave.

- 1.55 The respective utility/services provider for main connections associated with the development will require application to Oxfordshire highways for road space/ permits to enter the footpath of highway.

Useful Contacts

<p>A & E</p> <p>Horton General Hospital Oxford Road Banbury Oxfordshire</p> <p>OX169AL</p>	<p>HSE Office</p> <p>Woodlands Manton Lane Industrial Estate Bedford MK41 7LW</p>	<p>CDM Advisor</p> <p>RG Wilbrey Aspen House Great Brickkiln Street Wolverhampton WV3 0PT</p> <p>Contact: Amy Nesbitt 01920 420920</p>



Existing Ground works note
 Advance work: Stage 1 Forestry trimming back
 Final slope: 2.0m High tree and hedge
 production in accordance with BS 9837
 Technical Questions
 Visibility splays pod 7 & 8
 Details of Planning Conditions
 Temporary works
 (to be installed at stage 1 Ground Consider
 Programme Notes
 FV & SW drainage
 SW Drainage to outside
 Pods one and private drives
 1.2.3 Dig and concrete, back fill and utilies as a
 See sequence/occupation plan for Pod Build

Temp Road Road to
 Reinforced spec for
 Private Drives Temp
 Lane to help with
 Traffic Management

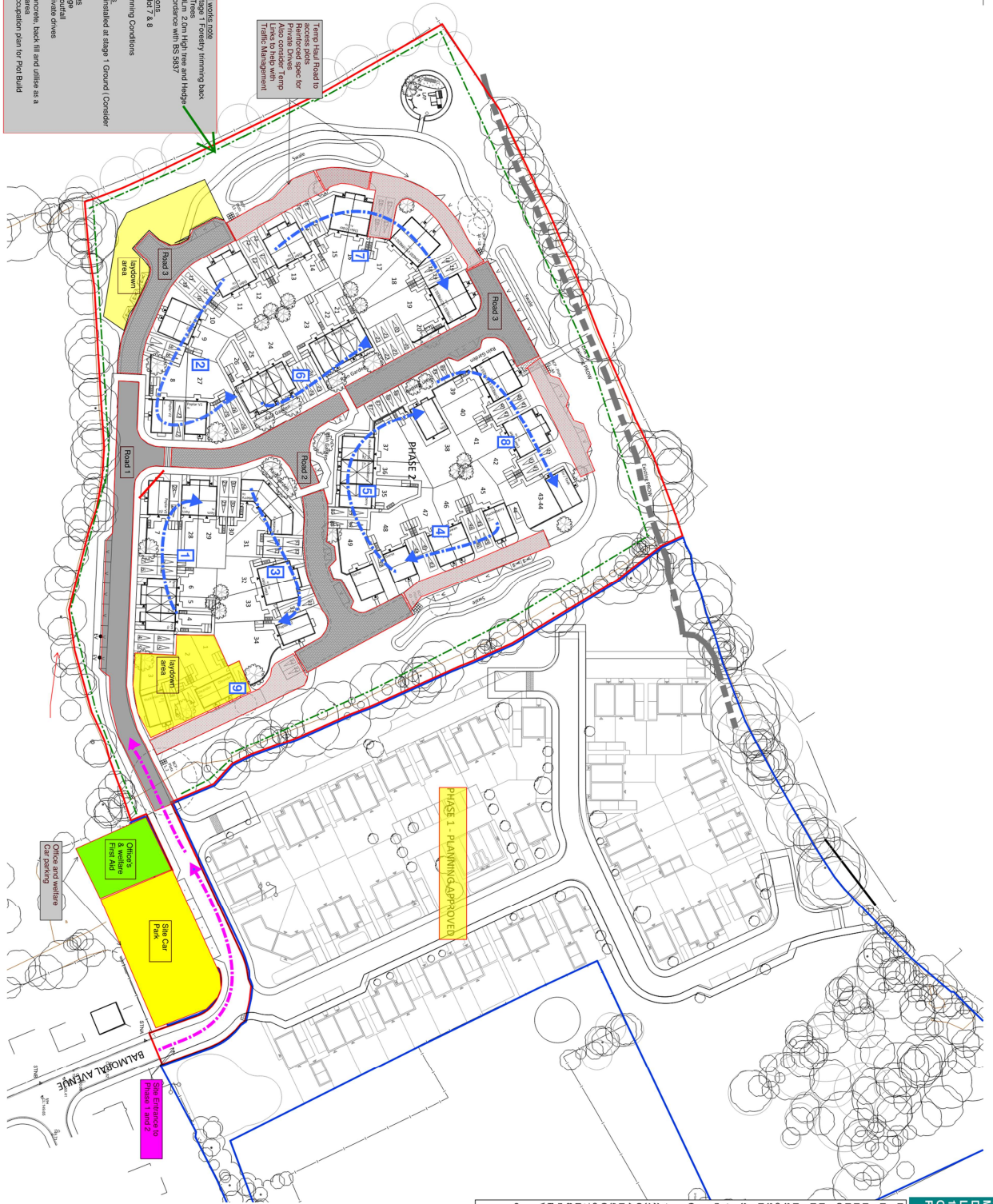


FIGURE 2 ICEMP Drawing: Traffic Management Plan
 Delivery Management Plan
 Land Off Balmoral Avenue, Banbury OX16 8BG
 Orbit Homes (Midlands)
 Rev 26th Sept 2023

Programme and sequence
 ROAD 1 - Road and sewer estimated during 8 weeks
 ROAD 2 - Road and sewer estimated during 8 weeks
 ROAD 3 - Road and sewer estimated during 8 weeks
 Drainage and balancing pond further 4 weeks
 Foundation/Pit Handovers 4,5,6,7,28,29 6 weeks after
 Road 1 construction
 Pod works
 Screen wall Foundations and the line to be brought up to
 Services installed to correct meter position
 Parking spaces to be installed at Stage 1
 Scatter mats will be 2.2 wide
 1.2.3 Dig, Foundations and Back fill to form bay down area for
 materials
 6-11 (leave p11 as a monument)
 1 Office and compound - No further works required
 2 TBS location for TBS (Electric and water)
 3 Note service ducts need to be extended to Phase 2
 4 Service ducts need to be extended to Phase 2
 5 Drainage provision for Phase 2 Compound
 6 Scaffold min 2.2 and Landings Bly CBI to determine
 design areas. Drawings to be handed over to minimize
 7 Loading bays where possible
 8 The contractor to establish and manage pedestrian
 protection for the duration and execution of their
 works/s stages

RDC
 DEVELOPMENT CONSULTANTS
 01845 500647 www.rdc.co.uk

Project: PHASE 2 AVENUE
 BANBURY
 Client: ORBIT HOMES

Drawn: PLANNING LAYOUT
 22/09/23
 02/10/23

orbit Your place to thrive

PRELIMINARY