



**Proposed** Development at Cotefield  
House site, Banbury  
**Site Traffic Management Plan**  
For planning conditions 3 &4

March 2024

This report has been prepared to discharge of planning conditions at Cotefield House, Oxford Road Road, Bodicote, OX15 4AQ.

Proposal: 5 attached two bedroom houses, parking and amenity spaces

## Introduction

1. This Construction Traffic Management Plan (CTMP) addresses condition 3 of the planning permission reference 21/03947/F

2. Planning Condition 3 states:

‘Construction Traffic Management Plan should be submitted to the Local Planning Authority and agreed prior to commencement of works’.

The approved Construction Traffic Management Plan shall be strictly adhered to throughout the construction period for the development.

Reason - To ensure safe access is provided to the site and the environment is protected during construction in accordance with saved Policies SLE4 and ESD15 of the Cherwell Local Plan 20112031 Part 1, Saved Policy ENV1 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

3. It is anticipated that demolition works will commence in September 2024 and that the overall contract length will be approximately 15 months from November 2025.

3. The site is located at an entrance from A4260

4. No road closures will be required to enable site deliveries to take place.

## Site Access

5. Direct access for construction vehicles to the site shall be from A4260 only.

6. Appropriate fencing and signage will be provided at and around the site to protect and warn motorists, cyclists and pedestrians of construction activities.

The scheme shall include a monitoring regime to repair or replace any damaged or lost fencing or signs as necessary.

7. Where required appropriate pedestrian facilities or diversion routes will be provided across or around the site access.

8. It is proposed to erect a mirror opposite to the site access to improve visibility for all vehicles exiting the site.

## Construction Vehicle Management

9. Construction vehicles will be managed by the Contractor overseeing direction of the project and by the Site Supervisor/Manager.

Contact details of a site supervisor will be provided as soon as a main contractor is appointed.

10. Large vehicle deliveries will be coordinated directly between the project team and the supplier

11. Prior to arriving, suppliers or drivers will notify the site to indicate their anticipated time of arrival. If in the rare event a problem with access to the site is identified whilst the delivery is in transit, the supplier or driver will be advised to wait on where appropriate until such time as access becomes available.

12. All subcontractors will stipulate to the site manager their vehicle size, times for deliveries, access route and site access arrangement prior to delivery.

13. Only appropriately trained, qualified and certificated banksman will be used to direct vehicle manoeuvres in and around the site access.

14. A highway condition survey will be carried out prior to commencement of the works at which time the condition of existing highway infrastructure including carriageway and vegetation will be recorded. Any damage to the highway resulting from construction activities will be fully reinstated to at least the original condition as agreed by both parties.

15. Measures to protect the immediate highway from site detritus will be put in place and monitored to ensure its effectiveness. Such measures will include wheel washing facilities and on-call road sweepers.

16. Adequate space will be provided within the construction site for safe storage of plant and machinery.

17. Dust will be kept to a minimum by dampening down the works via a hosepipe from a source to be determined on site. All noisy plant and machinery will be equipped with bafflers and shut down during periods of non-use.

18. The contractor will ensure that all their immediate neighbours are informed. Where appropriate local residents will be kept informed of significant deliveries.

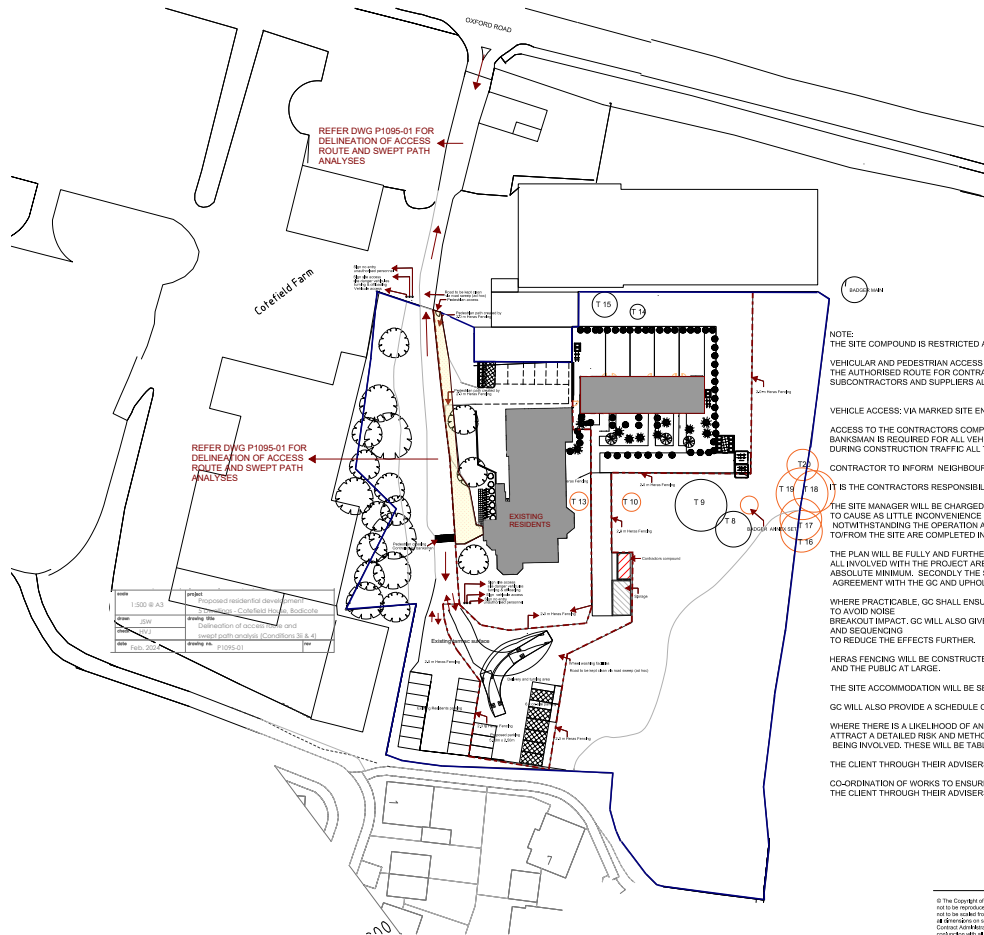
Co-ordination of works to ensure that no access is impeded will be the responsibility of the site manager.

Contact details for the site foreman will be erected on the hoarding for local residents to contact in case of an issue. A record will be kept of any issues raised and the subsequent path to resolution.

19. Adequate space will be provided within the construction site for safe storage of plant and machinery.



Site Location & Construction vehicle routing to the site



Scale	1:500 @ A3	Project	Proposed residential development
Client	238	Planning Use	Collection of vehicles and bicycles
Site	238	Neighbourhood	Cotfield Farm, Bodicote
Drawn	238	Neighbourhood	Cotfield Farm, Bodicote
Checked	238	Neighbourhood	Cotfield Farm, Bodicote
Approved	238	Neighbourhood	Cotfield Farm, Bodicote

**NOTE:**  
THE SITE COMPOUND IS RESTRICTED AND SO THE CONTRACTOR IS TO MANAGE STORAGE AND SEQUENCING ACCORDINGLY. VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE IS FROM OXFORD ROAD THIS WILL BE CLEARLY IDENTIFIED AND SIGNED AS THE AUTHORISED ROUTE FOR CONTRACTORS ACCESS AND THIS WILL BE INCLUDED IN ALL DOCUMENTATION TO BOTH SUBCONTRACTORS AND SUPPLIERS ALIKE

VEHICLE ACCESS: VIA MARKED SITE ENTRANCE & EXIT TIMES AGREED BY MC. MAXIMUM SPEED: 5MPH.

ACCESS TO THE CONTRACTORS COMPOUND BY VEHICLES IS RESTRICTED TO THE ABOVE GIVEN TIMES ONLY. BANKSMAN IS REQUIRED FOR ALL VEHICULAR MOVEMENTS ON THE GROUND. DURING CONSTRUCTION TRAFFIC ALL TRAFFIC WILL BE CONTROLLED BY CONTRACTORS BANKSMAN. CONTRACTOR TO INFORM NEIGHBOURS OF MAJOR DELIVERIES AND TIMES OF POSSIBLE DISRUPTION.

IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK FOR UNDERGROUND SERVICES PRIOR TO ANY EXCAVATION.

THE SITE MANAGER WILL BE CHARGED WITH ENSURING THAT THE SITE INGRESS AND EGRESS ARE MADE IN SUCH A MANNER AS TO CAUSE AS LITTLE INCONVENIENCE TO THE SURROUNDINGS AND THE PUBLIC AT LARGE. NOTWITHSTANDING THE OPERATION AND MOVEMENT VEHICLES DELIVERING/REMOVING PLANT, EQUIPMENT AND MATERIALS TO/FROM THE SITE ARE COMPLETED IN A SAFE AND CONTROLLED MANNER.

THE PLAN WILL BE FULLY AND FURTHER DEVELOPED FIRSTLY, IN CONJUNCTION WITH THE GC AND THE CLIENT TO ENSURE THAT ALL INVOLVED WITH THE PROJECT ARE ENTIRELY SATISFIED THAT THE RISK OF INJURY OR INCIDENT ARE REDUCED TO AN ABSOLUTE MINIMUM. SECONDLY THE SUB-CONTRACTORS/SUPPLIERS WILL BE CONSULTED AND REQUIRED TO ENTER INTO AGREEMENT WITH THE GC AND UPHOLD/DADD TO THE PLANS DEVELOPMENT.

WHERE PRACTICABLE, GC SHALL ENSURE THAT PLANT COMPRISES THE LATEST NOISE SUPPRESSION ACCESSORIES IN ORDER TO AVOID NOISE. BREAKOUT IMPACT, GC WILL ALSO GIVE CAREFUL CONSIDERATION TO ALTERNATIVE METHODOLOGIES, PLANT CHOICE, TIMING AND SEQUENCING TO REDUCE THE EFFECTS FURTHER.

HERAS FENCING WILL BE CONSTRUCTED TO PROVIDE SECURITY AND SAFETY OF THE NEIGHBOURING OCCUPANTS AND THE PUBLIC AT LARGE.

THE SITE ACCOMMODATION WILL BE SECURED AND ALL CONTAINERS SECURITY LOCKED, AS WILL THE ENTRANCE GATES. GC WILL ALSO PROVIDE A SCHEDULE OF EMERGENCY CALL OUT NUMBERS.

WHERE THERE IS A LIKELIHOOD OF AN OPERATION THAT FALLS WITHIN THE REALMS OF NOISE AND POLLUTION, THESE WILL ATTRACT A DETAILED RISK AND METHOD STATEMENT, WHICH WILL BE COMPLETED WITH ALL RELEVANT MANAGERS BEING INVOLVED. THESE WILL BE TABLED FOR COMMENT APPROVAL PRIOR TO ANY OPERATIONS TAKING PLACE.

THE CLIENT THROUGH THEIR ADVISERS WILL ENSURE THAT ALL THEIR IMMEDIATE NEIGHBOURS ARE INFORMED.

CO-ORDINATION OF WORKS TO ENSURE THAT NO ACCESS IS IMPEDED WILL BE THE RESPONSIBILITY OF THE SITE MANAGER. THE CLIENT THROUGH THEIR ADVISERS WILL ENSURE THAT ALL THEIR IMMEDIATE NEIGHBOURS ARE INFORMED.



**LAND ADJACENT COTFIELD HOUSE**  
**OXFORD ROAD BODICOTE**  
**CONSTRUCTION TRAFFIC MANAGEMENT PLAN**  
FOR PLANNING CONDITION 3  
MARCH 2023 A-030-COND3 1:500  
For Planning application No: 21/03947/F @A2

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Construction Site Management Plan