



CONSTRUCTION AND TRAFFIC MANAGEMENT PLAN

SHIRES GROVE - GROVE ROAD - BOSTON SPA



MILLER HOMES LIMITED

REGION: YORKSHIRE

CONSTRUCTION AND TRAFFIC MANAGEMENT PLAN
BOSTON SPA

1.0 Description of Project

The site is located on the edge of Boston Spa on the intersection of Grove Road and Green Lane, as highlighted below.



2. Scope of Works & Programme

2.1 Scope of Works

The scheme involves the construction of 88 residential plots along with all associated access roads; surface water storage tanks, sewers and other necessary infrastructure along with house build superstructures.

See **APPENDIX 1** for Site Layout depicting the full extent of the works.

2.2 Key Dates

Anticipated commencement will be early June 2017 with an approximate duration of 36 months, taking the site to an approximate completion date of June 2020. This may be subject to change dependant on various commercial and production factors and anticipated sales rates

2.3 Build Route & Phasing Plan

Miller Homes have developed a Construction Management Plan to illustrate the proposed Build Route of plots and the phasing of the construction of roads and sewers (see **APPENDIX 2**).

3. Communication & Miller Respect

3.1 Communication

Technical Contact: Mark Bray: mark.bray@miller.co.uk
0870 336 4622

Production Contact: David Patterson: david.patterson@miller.co.uk
Contracts Manager 0870 336 4627

Site Development Contact: Tony Stanley: tony.stanley@miller.co.uk
Senior Site Manager 07925 642493

All critical information effecting neighbouring residents should be conveyed via written correspondence.

3.2 Miller Respect

Miller Respect is contactable on **0800 083 6867**. The Miller Respect Scheme applies to all Miller sites. The scheme has been developed to improve our interface and communication with the public (including customers, neighbours, and other bodies affected by construction) and supports our policy on Corporate Responsibility.

Details of all communications, including actions taken, will be recorded by site management on a site call log record.

Miller respect signage will be displayed at prominent positions on the site (e.g. at the site entrance).

4. Detailed Construction Considerations

4.1 Site Security

Miller Homes is committed to ensuring that the general public is at no risk whatsoever when in the vicinity of the site, alongside the well-being of any visitors and anyone working on the site.

4.1.1 Segregation

A plan has been produced to outline the position of security fencing which also doubles as Tree Protection fencing (**APPENDIX 3**). This will be herras fencing fixed onto timber posts or scaffold rails (to be agreed).

4.1.2 Signage

Appropriate H&S signage will be put in place to create awareness and minimise risk of injury. Traffic guidance signage will be utilised to support Miller Homes' construction traffic management plan (e.g. at main junctions).

On site signage will be used when required to warn of any hazards (e.g. 'Keep out' or 'Danger') or to instruct (e.g. 'one way system').

Any restrictions to the general public such as road/ path closures will be signed correctly and give plenty of warning of upcoming hazards.

4.2 Control of Working Conditions

4.2.1 Site Working Hours

Construction work shall only be carried out between the hours of 0800 and 1800 on Mondays to Fridays, 0830 and 1400 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless specifically agreed otherwise in writing by the Local Planning Authority.

4.2.2 Deliveries

Deliveries will be programmed where feasible to fall within the construction working hours although this **cannot** be strictly enforced by Miller Homes. No waiting of delivery vehicles will be permitted outside the perimeter of the site. A suitable on site hardstanding area is to be constructed as soon as possible after site commencement. Alternative arrangements will need to be made if delivery drivers need to wait on the public highway.

Deliveries will strictly follow the revised traffic management plan (outlined in section 4.3). Any deviation from this route may cause significant disruption due to narrow roads and parked vehicles. Delivery drivers will be requested to adhere to all construction signage placed on the route and also whilst on site.

4.2.4 Site Facilities

APPENDIX 2 indicates the position of all site facilities (Sales Area inc. parking, Compound, Contractor Parking, Materials Store and Wheel Cleaning Facility).

Adequate parking provisions have been allocated to prevent any off-site parking, avoiding disruption for surrounding residents. Parking for interested parties and visitors is to be provided in the sales area off Grove Road.

Miller Homes' standard compound size is 20m x 20m. The layout of the compound is outlined in **APPENDIX 4**. As part of the compound, full welfare facilities are provided in accordance with Schedule 2 of the CDM regulations before the commencement of on-site works.

The wheel cleaning facility is to be installed at the compound entrance/site exit to prevent the tracking of mud onto the public highway. Cleanliness of the roads will be inspected regularly. Road sweeping will be introduced if the on-site wheel cleaning is not sufficiently keeping mud off the public highway. Likewise, road dampening will be introduced if dust becomes an issue in dry, windy conditions, as the site progresses.

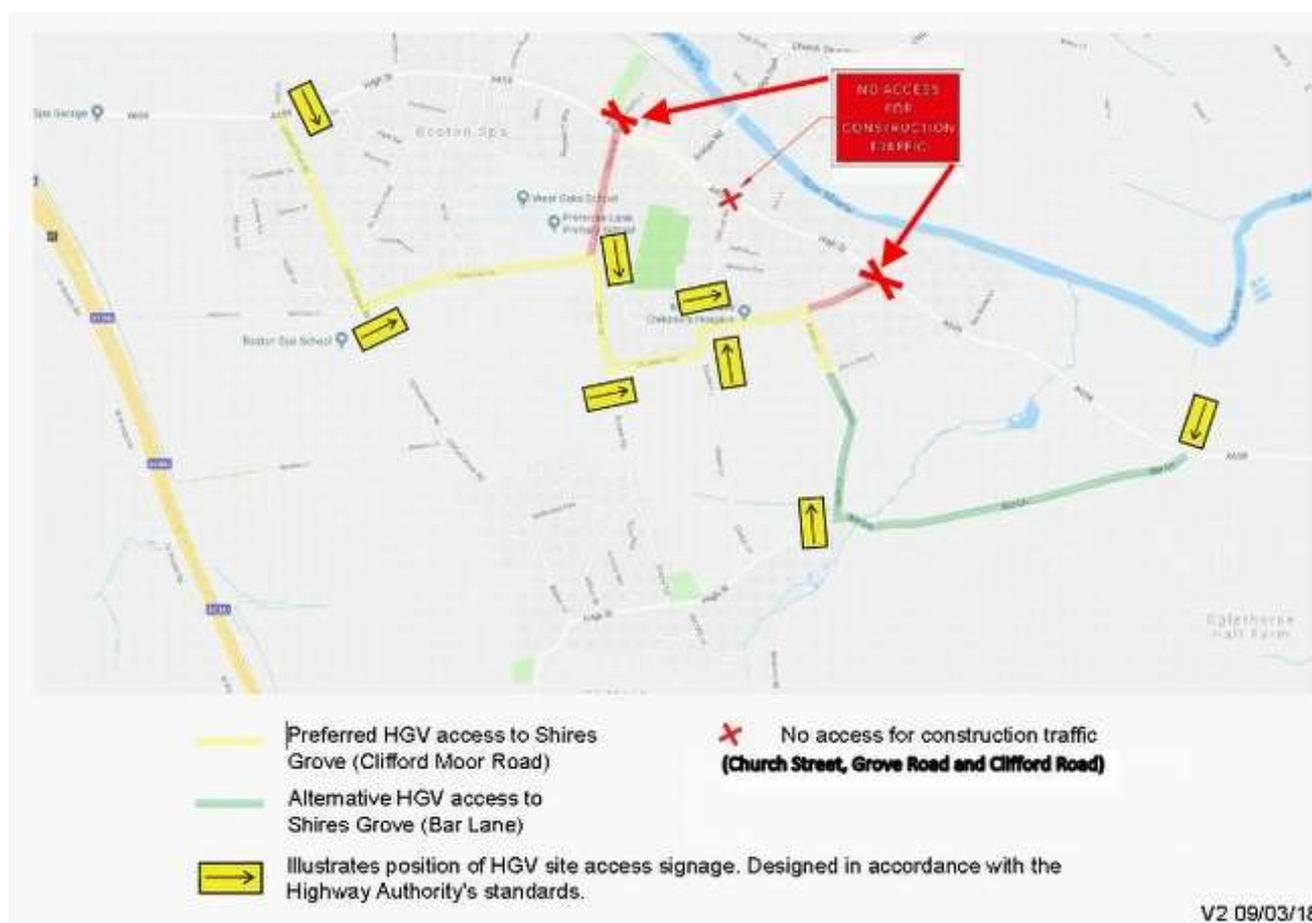
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The site manager will undertake regular monitoring to ensure suitable dust suppression methods are being utilised.

4.3 Traffic Management Strategy

4.3.1 Access to site

Access to site can be gained via the following routes and will be strictly adhered to (highlighted below – see app 5);



Due to the weight limit restriction of 7.5t on the A659 at Newton Kyme all construction traffic should be routed direct from the A1. As agreed at the recent consultative form meeting the primary construction traffic route is; enter Boston Spa along the A659 prior to turning right onto Clifford Moor Road (**note this access road serves Boston Spa School**), turning left onto Primrose Hill, right onto Church Street, left onto St John's Road, then left onto Cinder Lane and right onto Grove Road. Heavy cranes should also use this traffic route due to the existing bridge on Bar Lane.

Also no access is to be via Tadcaster from the south-west side of the A659 into Boston Spa.

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No access for construction traffic signage is to be installed at the appropriate junctions as deemed necessary in accordance with the Traffic Management Strategy (appendix 5). Grove Road junction to A659/ High Street below.



Access to the site will be accessed from Green Lane (eastern boundary of the site). Access to the site will be on Grove Road. All of the above will be clearly signed.

Specific unloading areas will be designated on site. Unloading from the public highway is not permitted. HGVs will be guided on and off site by a banksman as and when deemed necessary.

Written correspondence will be delivered to residents on the traffic routes as works progress. These will highlight the possible disruption caused but will hopefully deter some on street parking.

4.3.2 Possible Areas of Concern

1. Schools

There are a number of schools on the updated construction traffic route. Particular consideration should be made to Boston Spa School on Clifford Moor Road, St John's Catholic School for the deaf on Church Street, West Oaks School and Primrose Lane Primary School. Avoidance of construction traffic around the times of school opening and closing (approximately 8.30-9am and 3-4pm) is highly recommended. There will be heightened risk of accidents involving children around these times as well as increased amounts of traffic and cars parked on this updated planned access route.

2. Martin House Children Hospice

The hospice provides care and support for children with life-limiting conditions. The upmost respect for the children, staff and visitors will be provided. This includes but is not limited to; prevention of any unnecessary noise in this area as is reasonably practical.

3. Narrow streets

The updated construction traffic management plan has been devised through consideration of the surrounding streets and their accessibility along with advice from the Parish Councils, Highways and planning Officers. These routes are to be strictly adhered to as other routes are largely inaccessible to large vehicles. Careful attention will be paid to all junctions with suitable directional/informative signage being installed as necessary.

4.4 Site Rules

- 1 All personnel must have a site induction before starting on site.
- 2 Operatives must sign in and out every day.
- 3 Any work permits must be issued to site operatives before works start (i.e. hot, dig etc.).
- 4 PPE is to be worn at all times (No matter where the operative is working (i.e. at height etc.)).
- 5 Toilets to be used where provided and kept clean (not in plots).
- 6 Radios are to be kept to a reasonable noise level at all times and are not to disturb the neighbours or affect the H&S on site.
- 7 Deliveries & Construction Traffic only permitted to travel to & from site between 0800-1800 - Mon-Fri and 0830-1400 – Saturdays.
- 8 Only qualified (unsupervised to a minimum part 1) scaffolders are allowed to adjust scaffold on site.
- 9 All works are to be carried out in accordance with Miller Homes' H&S policies.
- 10 All works areas are to be left clean and tidy on completion of task and/or at the end of each working day.
- 11 No working out of hours which are Monday to Friday 0800-1800hrs, Saturday 0830-1400hrs.
- 12 No machinery or radios to be operated before 0800hrs each day.
- 13 If any operative fails to comply with any of the site rules they will be asked to leave the site
- 14 No operative will be permitted access to the site if found to be under the influence of drugs or alcohol – the company operates a Zero Tolerance policy and anyone found to be under the influence, will immediately be dismissed from site.
- 15 Any accident or incident on-site, which requires medical treatment or time-off, should be reported immediately to the Site Manager.
- 16 Operatives must respect surrounding neighbours to the site and keep noise to a minimum; particularly when entering and leaving the site. Any radios/entertainment devices should only be used at a level which will not cause undue disturbance to the neighbouring areas.

5.0 Appendices

Appendix 1

Site Layout

5.0 Appendices

Appendix 2

Construction Management Plan

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Appendix 3

Tree Protection Zones

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Appendix 4 Compound Layout

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Appendix 5

Construction

Traffic Route