

Response from Taylor Wimpey on issues raised by Colney Heath Parish Council received Friday 5th May 2023

Flooding in Bullens Green Lane:

The issue with flooding does not form part of the CEMP. However, we have addressed the flooding on Bullens Green Lane, along the site frontage towards Fellowes Lane. These works are covered within the S278 scope of works.

Flooding to the northern part of Bullens Green Lane is an issue that needs to be resolved by the drainage and highways authorities i.e. Thames Water and Hertfordshire County Council respectively as Taylor Wimpey have no control over this.

Construction Traffic (HGVs)

All routes have been assessed and driven by our Production team. We will trial the original construction route as planned. However, should we find this is not suitable, we have alternative routes mapped that we can implement. This will be reviewed regularly once on site.

Location of Contractor's compound:

The contractor's compound has been planned to suit the build program and route. Whilst this is away from the permanent access into the site, the CEMP proposes a temporary construction access near the junction of Bullens Green Lane and Fellowes Lane. This will provide access to the compound whilst the infrastructure roads are being constructed within the development and will also segregate the construction traffic from the residents when plots start to become occupied.

Resident's parking:

The on-street parking in front of the cottages is not being impacted by the development during construction. Taylor Wimpey have applied for a temporary suspension of the layby parking further along Bullens Green Lane, where the road will be widened as part of the S278 works.

Contractor's parking:

Contractor's parking is to be provided within the site, adjacent to the contractor's compound. This is to be accessed via the construction access sought off Fellowes Lane, near its junction with Bullens Green Lane. This will provide initial access into the site whilst the infrastructure is being constructed.

Hours of work:

Hours of working are Monday to Friday 8am-6pm and Saturdays 8am-1pm, with no working on Sundays or Bank Holidays.

Taylor Wimpey will implement restricted delivery times to avoid rush hour.

Mud on road:

Taylor Wimpey understands the importance and necessity of a permanent cleansing operation on site in order to reduce the major effects of site transfer onto the surrounding public highways.

However, in our experience, the placement of a full-time wheel washing facility is less effective than our normal proposed practices.

A wheel washing facility is often only effective for the cleansing of visible external areas of construction vehicles; it does not, however, prevent or cleanse site dirt/film collected within the archways or the under carriage of the vehicles leaving the construction site. This therefore renders the process ineffective.

Taylor Wimpey promotes the use of a high powered, suitably manned, jet wash facility to be permanently placed at the site access. The jet wash enables the overall cleansing of a construction vehicle including non-visible areas which, in turn, significantly reduces the level of transfer to public highways. Once the new highway within site is nearing completion, a full-time road sweep is put into practice in order to reduce the amount of transfer further. Similarly, when “muck shift” operations are needed, a road sweep is introduced on and off site at various times.

During bulk earthwork removal, a road sweeper will be in attendance during the working hours as and when required to address seasonal and bad weather periods. In addition, the site will be monitored and methods adapted as needed.

Noise:

The assessment of construction noise has shown that the adopted criterion is unlikely to be exceeded at the nearby noise-sensitive receptors. The foreseen increase in the ambient noise level would lead to a minor, but barely noticeable, impact at locations adjacent to the site boundary

In addition to the above, the following measures will also be considered where appropriate:

- Any compressors brought onto site should be silenced or sound reduced models
- All pneumatic tools should be fitted with silencers or mufflers
- All plant items should be properly maintained and operated according to the manufacturer's recommendations to avoid causing excessive noise.
- Deliveries should be scheduled to arrive during daytime hours only and care should be taken when unloading vehicles to minimise disturbances. This also includes vehicles being prohibited from waiting on site with their engines running.
- Problems concerning noise from construction works can sometimes be avoided by taking a considerate approach to relations with local residents. With this in mind works should not be carried out outside of working hours agreed with the local authority.

Experience from other sites has shown that by implementing these measures, typical noise levels from construction works can be reduced by 5dB (A) or more. As construction works are temporary and noise levels have been calculated for a worse-case scenario, no further mitigation measures are necessary.

Dust Mitigation:

During construction, dust from earthworks operations will be controlled by minimising the amount of topsoil that is stripped from working areas. Dust from site roads will be suppressed by spraying water from a bowser in dry weather conditions. Dust from the cutting of kerbs, paving and blockwork will be controlled by the use of power tools fitted with dust suppression equipment. Operatives using these tools will be trained in their use and provided with the HSE prescribed PPE. This will be monitored by the Developer's respective site managers and their H&S advisors.

Closing of Footpaths:

Footpath closures and diversions have been applied for and are already in place across the development. The footpath from Bullens Green Lane across the site to Roestock Gardens will closed due to health and safety risks; however it is our intention to safely fence off the footpath from Roestock Gardens to the local play area so that we can maintain a safe route through, throughout the construction period.

This will be monitored and reviewed during the lifetime of the site and we shall reopen all footpaths as soon as it is deemed safe to do so.