

GLH PHASE 1 NEWSLETTER



September 2019 / Issue 3

DISTURBANCES

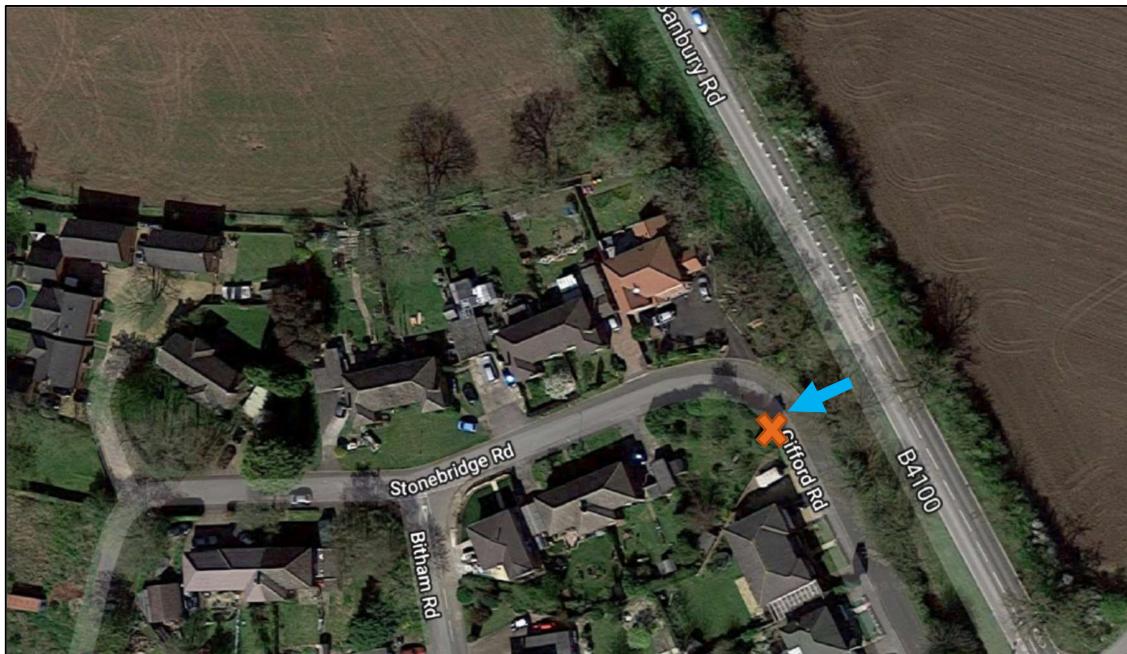
Further neighbour feedback has been received in respect of disturbance from the construction activities. As a result, a new Contracts Manager has been appointed by Bellway Homes to assist in managing the construction site and implementing the Site Construction & Environmental Management Plan. Mr Les McMahon can be contacted on **02476 521 000** to relay any specific concerns regarding the operation of the site.

NEW SEWER CONNECTION TO GIFFORD ROAD

Through discussions with the sewage undertakers and the Highway Authority, amendments to the location of the sewer connection for the site have been agreed with Severn Trent Water. Originally, the sewer connection was going to be to the Mains Sewer located at the junction of Winyates Road/Gifford Road/Banbury Road. However, as this would cause major disruption Severn Trent Water has instead permitted a connection onto the Mains Sewer located in Gifford Road that will reduce the connection by 150m of water main and associated disturbance along the B4100.

The sewer will be accessed from the B4100 and across the associated verge where there is a bend on Gifford Road (identified by X on the plan below). There is already a break in the tree line at this point that will allow the excavation for the sewer connection route.

Associated closure of Gifford Road on this bend will take place during construction but will maintain access to residential driveways, whilst alternative access will be possible via Bitham Road or Verney Road. All highway fencing will be reinstated when the works are completed.



FENCING

Contact Details

BELLWAY HOMES (SOUTH MIDLANDS) LTD

Coventry
Warwickshire
CV5 6UB
Tel - 02476 521 000
Email - julian.lee@bellway.co.uk

Bellway have recognised the benefit of providing the fencing to screen existing properties as a visual screen and acoustic barrier. As previously advised, due to the ground level works that have been proposed the erection of further boundary fencing is currently delayed. New fencing will be erected once site ground levels have been finalised and in agreement with neighbours. Construction work will proceed in accordance with the agreed Construction and Environmental Management Plan.

SECTION 278 HIGHWAYS WORKS

Enabling highway works are due to commence on Monday 23 September by Warwickshire County Council. These works will provide a new access road from the B4100 Banbury Road into the Bellway development site. The works are anticipated to last up to 20 weeks and will make use of temporary traffic light controls to ensure safe flows of vehicles during the works. There will be a new temporary speed restriction of 30mph and the use of traffic lights during non-peak times, for use only between 9.30am and 3.30pm to avoid disruption. There will also be additional works carried out at the junction with Meadow Close for The Redlands to improve the highway following completion of the new access into the new development site.

COMMUNICATION WITH RESIDENTS

Bellway Homes will continue to liaise with local residents and issue newsletters when necessary to advise upon key stages of the build or where previously advised works have been revised. The requirements of the Construction and Environmental Management Plan will continue to be put in place to minimise disturbance and nuisance factors as required by the issued Planning Consent.

Further discussions regarding the landscaped finish and location of fence boundaries adjacent to existing properties will be delayed until the proposed ground levels have been put in place. As previously advised, further discussions regarding boundary treatments are only considered worthwhile once the construction platform is in place, enabling a realistic discussion to take place in respect of boundary treatments and landscape proposals. The relevant conditions of the reserved matters consent require an appropriate fencing/landscaping scheme to be agreed prior to the relevant properties being occupied in accordance with Conditions 7 and 8 of consent 18/03307/REM.

Through a previous newsletter it was advised that Bellway Homes had undertaken noise monitoring adjacent to existing residential dwellings to assess the impact of the works. It was established that the average noise levels of 65dB met the requirements of the British Standard 5228-1:2009+A1:2014 that identifies an acceptable threshold for construction sites of 65-75dB. The operations on site continue to meet this standard, with the prevailing noise source being traffic on the B4100 Banbury Road at 50dB. Responses to written concerns and complaints are being progressed in conjunction with discussions with Council Officers. Bellway Homes will continue to contribute resources towards maintaining dialogue and communications.

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Coventry
Warwickshire
CV5 6UB