

ADDENDUM TO APPROVED CEMP

Phase 2B – Woodcroft Farm
September 2020

Introduction

This document has been prepared as an addendum to the approved CTP in relation to Phase 2B and Land at Woodcroft Farm, Lovedean. It relates the temporary construction hours introduced by S74b of the Town and Country Planning Act.

This addendum should be read in conjunction with the Approved CEMP for Phase 2B controlled by condition 6 of full planning permission ref APP/13/00804.

Legislative Framework

The Planning and Business Act 2020 inserted Section 74B into the Town and Country Planning Act to allow for temporary modifications to conditions or documents controlling construction hours in response to the implications of COVID-19 on the construction industry.

The legislation states at S74B(3) that a person with an interest in the land, or a person acting on behalf of such a person, may make an application to a local planning authority in whose area the land is situated for the condition or approved document to be modified and at S74B(4) to (a) allow construction activities to be carried out for a longer period on a particular day (which may be the whole of that day); or (b) to allow construction activities to be carried out for the whole or part of a day on which they would not otherwise be allowed to be carried out, with the date of any extension to not extend beyond 1st April 2021 (S74B(8)).

The legislation prescribes that an application must be made in writing and sent to the local planning authority using electronic communications and it must provide sufficient information to identify the permission and the specific condition. Section 74B(6) clearly sets out that the only information necessary to accompany such a request is as follows:

“S74B

(6)The application must specify—

(a) the date on which the application is sent,

(b) the proposed modifications to the condition or approved document,

(c) the date from which it is proposed the modifications should take effect,

(d) the date at the end of which it is proposed the modifications should cease to have effect, and

(e) the times which are specified in the condition or approved document as it has effect when the application is made as times during which construction activities may be carried out”

Ministerial Statement, 13th May 2020

The Secretary of State for Housing, Communities and Local Government’s Statement on 13th May 2020 supported the temporary extension of the construction working hours as part of the Government’s support to restarting the construction industry and construction leading the UK’s COVID-19 recovery strategy. In this Statement he identified that

“I am allowing sites to apply to extend their working hours, again with immediate effect, to 9pm Monday to Saturday in residential areas and beyond that in non-residential areas, and setting out a

very clear government position that these applications should be approved by local councils unless there are very compelling reasons why this is not appropriate” (our emphasis).

Background

The full planning permission is subject of a planning condition requiring the submission of a detailed Construction Management Plan which included the details of the hours of construction. The CEMP was submitted and approved by the Council stipulating the construction hours to be 0800-1800 Monday to Friday, 0800-1300 Saturdays and at no times on Sundays.

Details of Request

The purpose of this application is to formally request a temporary amendment to the construction working hours approved via the CEMP for Phases 2B under the provisions of Section 74B.

It is proposed to modify construction working hours on this site to between the hours of 0800-2100 hours Monday to Friday and 0800-1830 hours on Saturday (excluding earthworks, heavy plant movements and groundworks, including foundation construction, laying of drainage and highway construction, which will be required to cease at 1830 hours), with no noisy activities to be undertaken on Sundays or Bank or Public Holidays.

These hours are very much in keeping with the hours supported within the Ministerial Statement on 13th May 2020, as set out above.

Reasons for this Request

Due to current restrictions for social distancing and enhanced cleaning practices required in response to the COVID-19 pandemic to protect the safety of our workforce, it has been necessary to introduce very strict regulations on all construction sites and to all working areas in-line with Government guidance, which means that we are working at less than normal capacity.

These measures include for example significantly limiting the number of contractors permitted inside a property under construction at any one time; limiting the number of persons on a working scaffold at any one time; groundworks being undertaken in isolated zones; very limited canteen use, and one-way access/egress routes around the sites or routes which have to make special allowances for passing places, with significantly enhanced cleaning practices to all work areas being introduced both before and after works have been undertaken, which extends the time that works take to complete.

By permitting longer hours of work, it will allow the introduction of flexible working patterns meaning which will facilitate a greater number of our workforce on site whilst maintaining social distancing to protect health and safety. This will in turn allow for an increase in production to meet demand for housing, which currently remains strong. By doing so we will collectively be assisting in the Government's desire to see the construction industry leading the UK economy's recovery resulting from the COVID-19 pandemic and the recent lock-down.

Details of Construction Works

As part of this request, construction works/activities have been reviewed, and in order to limit any impacts on nearby residents, more restrictive construction hours are proposed for earthworks, heavy plant movements and groundworks (including foundation construction, laying of drainage and highway construction) during this temporary period, which are generally more audible construction activities, with these activities to be restricted to 0800-1830 hours.

These are generally consistent with the hours currently submitted against condition 6 (APP/13/00804), to ensure no additional significant impacts of these activities are experienced by residents during this temporary extension, with only an extension on Saturday into the afternoon proposed due to the site restrictions introduced to allow for social distancing and enable improved flexibility of working.

The activities proposed within the full extended working hours 0800-2100 hours Monday-Friday and 0800-1830 on Saturday are therefore largely restricted to dwelling construction and landscaping, including works such as:

- Brick and block work of dwellings
- Roof construction and tiling
- Installing windows and doors
- Landscaping
- Works internally within dwellings, including:
 - Electrics – 1st and 2nd fix
 - Plumbing – 1st and 2nd fix
 - Kitchen, bathroom and heating installation
 - Internal wall and floor construction
 - Plastering
 - Joinery
 - Laying floor coverings
 - Decorating
 - Cleaning

Consideration of Extended Hours

We are not seeking to extend the start time for the site Monday-Friday, only a slight amendment on a Saturday, to bring Saturday in line with the mid-week site starting hours, with the main extension being to the site's finishing time, to ensure that no additional significant impacts experienced by nearby residents in the morning.

Although a temporary amendment is proposed to the construction working hours, no amendments are being suggested to the mitigation measures and restrictions already in place by the site's approved Construction Management Plan or other planning conditions, which will remain in force throughout the construction of the development (including the extended working hours).

This construction management plan has already been assessed and approved by the Council in relation to construction practices and has introduced control measures where necessary to address any potential impacts of construction works on nearby residents and the wider community. As restricted working hours for earthworks, heavy plant movements and groundworks is proposed during this temporary period, then this, combined with existing mitigation measures within the approved Construction Management Plan, there is nothing to suggest that any additional significant impacts on nearby residents will be experienced by the proposed extension of hours.