



Ellie Thornhill
Development Management
Planning & Development Service
Growth & Regeneration
PO Box 1720
Huddersfield
HD1 9EL

14 November 2023

Dear Ellie,

**Re: Application ref. 2023/92254
Discharge of Condition 14 (Construction Environmental Management Plan).**

Land at Green Acres Close, Emley, Huddersfield, HD8 9RA.

On behalf of Project Emley Limited, we write in relation to the discharge of conditions application (ref. 2023/92254) which is currently pending consideration by the Local Planning Authority.

Condition 14 relates to the Construction Environmental Management Plan (CEMP) and states:

14. Prior to the commencement of development (including demolition and ground works) a Construction (Environmental) Management Plan (C(E)MP) shall be submitted to and approved in writing by the Local Planning Authority. The C(E)MP shall be developed following on from public engagement, which shall be included within the report, along with pre-development road condition surveys, a timetable of all works, and details of:

- *point(s) of access for construction traffic;*
- *construction vehicle sizes and routes;*
- *times of vehicle movements;*
- *parking for construction workers;*
- *signage;*
- *wheel washing facilities within the site;*
- *dust suppression and street sweeping measures;*
- *measures to control noise and vibration;*
- *artificial lighting to be used during construction; and*

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- *hours of works.*

The development shall be carried out strictly in accordance with the C(E)MP so approved throughout the period of construction and no change therefrom shall take place without the prior written consent of the Local Planning Authority. Upon completion of the development, post-development road condition surveys and a schedule of remedial works shall be submitted to and approved in writing by the Local Planning Authority, and the approved remedial works shall be carried out following the completion of all construction works related to the development.

Reason: In the interests of amenity and highway safety, and to accord with Policies LP21, LP24 and LP52 of the Kirklees Local Plan. This pre-commencement condition is necessary to ensure measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity impacts are devised and agreed at an appropriate stage of the development process.

Newett Homes have undertaken public engagement in relation to the CEMP and write to summarise this process in order to satisfy the requirements of Condition 14 and enable its discharge.

On 19 & 20 October 2023 a letter was hand-delivered to approximately 60 - 70 properties located on Wentworth Drive, Wentworth Avenue and Green Acres Close. These addresses were selected for the consultation given their proximity to site. An email was also issued to ward Councillors to notify them of the construction works.

The letter sought to inform residents of the commencement date for the development and copies of the CEMP were enclosed outlining the processes Newett Homes have in place during the the construction phase. The CEMP is informed by best construction practice; British Standards; relevant health and safety legislation and best practice; and consideration for the local area.

Newett Homes invited views on the CEMP and set up an online survey form via Google Forms (<https://forms.gle/DHMMf7PE14sJZGx36>) for residents to provide any comments. An extract of the survey website is provided at Appendix A.

For any residents unable to access the online survey, the CEMP also provided a contact number of the customer liaison person, responsible for communication with local residents throughout the construction works, whom queries and comments could also be directed to. Additionally, the letter provided an email address, contact number and postal address as alternate forms of correspondence.

A 14-day period was allowed for residents to provide any comments, between 19 October 2023 - 2 November 2023.

As of 10 November 2023, Newett Homes have not received any comments in response to the survey.

While not in response to the survey, Newett Homes received requests from a local hedgehog charity for them to survey the site and rescue any hedgehogs prior to construction works commencing. This was arranged on 25th October 2023.

Notably, the Local Planning Authority have consulted the Environmental Health (Pollution & Noise Control) Team on the CEMP who state:

“We recommend that the Construction Management Plan, titled Green Acres Close, Emley, Huddersfield, dated 12/09/2023 and a plan dated the 6th of October 2023, ref Z155 - 005 is approved”.

In view of the recommendation to approve the CEMP by Environmental Health Officers, and the absence of any comments by local residents to the consultation, or to the public liaison person, it is considered the CEMP can be approved.

Should you require any further information then please do not hesitate to contact me.

Yours faithfully,

Ben Gibson MRTPI

Senior Planner

Ben.Gibson@newetthomes.co.uk

Appendix A - CEMP Survey Website Extracts.



Newett Homes - Oakwood Grange, Wentworth Drive, Emley

Construction Environmental Management Plan (CEMP) Feedback Form

Following your review of the Construction Environmental Management Plan, please let us know of any comments you may have on this document by 02 November 2023.

ben.gibson@newetthomes.co.uk [Switch account](#)



Not shared

Please provide any comments in relation to the CEMP.

Your answer

Submit

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