

CEMP Comments Tracker

Date	Comment	Action/ Miller Response
Residents initial comments		
18/06/2025	Who is the Principle contractor as described by the document (CEMP)?	For the majority of the construction period, Miller Homes will act as Principal Contractor. However, during the initial period of mobilising on site and undertaking early groundworks / constructing the first phase of roads and sewers, and prior to the house build start, we will appoint a suitable external contractor as Principal Contractor as the primary responsibility for these works will, at this point, rest with them. Importantly, though, any such contractor would have to work to all of Miller Homes' health & safety policies and compliance documents, as well as those points set out in the Construction Management Plan. We haven't as yet appointed any contractor to the proposed development as we will need to carry out a tender exercise once planning is formalised, but we maintain a list of suitable contractors that we work with on a regular basis who will form the basis of the tender list for this site. At the appropriate time we can provide residents with suitable contact details for both external contractors and Miller Homes employees acting in the Principal Contractor role.
18/06/2025	When will the method statements be available? (CEMP)	The method statements will be available closer to the start of works, Once contractors are appointed and the proposed development is finalised.
18/06/2025	I notice that document is not specific regard deliveries at school pick up and drop off times? Whilst I am sure that the school will have a view better than mine I would suggest an absolute ban between the hrs of 8.30am and 9.30am and 2.30 and 4pm during term time (CEMP).	Thanks for those suggested times, and this is something we will factor in when discussing with the Council as part of agreeing an acceptable Construction Management Plan and discussing suitable planning conditions concerning delivery restrictions.
20/06/2025	4.1 4th Paragraph includes the phrase "where possible to do so" which is a bit of a get out of jail free card for movements outside the specified hours. It is also not clear if this phrase will also apply to deliveries to and from the site. There should be an absolute ban on all vehicle movements during the school am and pm peak hours to be agreed with the school. (CEMP)	Whilst we will endeavour to work closely with the school to avoid any vehicle movements during the agreed AM and PM peak periods, we cannot guarantee that this will always be achievable, as there may be circumstances outside of Millers control. To provide assurance, we propose to implement a "three strikes" approach, whereby any repeated non-compliance will trigger further review and corrective action.
20/06/2025	4.3.4 Line 4 delete the phrase "wherever possible"	Deleted from CEMP
20/06/2025	11.6.1 2nd bullet point uses the phrase "restricted as far as reasonably possible" in relation to HGV movements during peak school times. Again I would suggest that this is unacceptable and poses a potential safety risk to children and others. I would prefer to see the words "will not" used. (CEMP)	Whilst we will endeavour to work closely with the school to avoid any HGV movements during the agreed AM and PM peak periods, we cannot guarantee that this will always be achievable, as there may be circumstances outside of our control. To provide assurance, we propose to implement a "three strikes" approach, whereby any repeated non-compliance will trigger further review and corrective action.
20/06/2025	11.6.2 and Appendix C add new bullet point placing a ban on HGV's and LGV's turning right on leaving the site. App C remove the phrase "where possible" (CEMP)	Miller Homes will endeavour to provide appropriate signage to prohibit right turns onto Rowley Lane. This will be subject to agreement on the final signage details with Planning. However, we cannot guarantee that this will always be within Millers control.
20/06/2025	At the time that this development commences work on HS2 front field will also be underway (3 year development programme).There is serious local concern regarding the cumulative effect of traffic on both Rowley Lane and on Penistone Rd. What are your thoughts on this and is there any intention to liaise with developer of HS2 front field to coordinate vehicle movements to minimise impacts? (CEMP)	The coordination of wider traffic impacts, including those associated with the HS2 front field works, will be managed by the Council's Street Works team rather than ourselves. That said, we remain open to engagement should we be approached regarding coordination.

20/06/2025	Appendix D Dust measures. The dust track out zone clearly impacts properties and the edges of the school. I found Appendix D informative but very short on practical actions. Will these actions be included in method statements yet to be developed for example a requirement to dampen down during dry weather at all stage including but not limited to soil top layer stripping? (CEMP)	Large stockpiles will be wrapped as part of the dust management approach.
CEMP Residents Meeting 15/07/2025		
15/07/2025	No Right Turn from Hermitage Park onto Rowley Lane for HGV's – as alluded to above the CEMP (any relevant sections) and the HGV Routing Plan need updating to suit this.	Covered in point as above.
15/07/2025	Discuss directly with School appropriate windows for no delivery in peak am and pm hours. Once agreed we can add this to the CEMP.	Delivery hours have been updated between 9:30 & 3:00pm and 3:30pm & 5:00pm
15/07/2025	Temporary Signage regarding the Development & for Deliveries/HGV's – meeting needed between relevant highway department and Miller to agree off-site signage positions to warn/inform. Produce plan and add to CEMP once agreed with highways.	Miller Homes have added the proposed temporary signage to the HGV routing plan (Appedix C in the CEMP), subject to Planning and Highways agreements.
15/07/2025	Material Stockpiles – to be sheeted and weighted to minimise dust in dry conditions. Homes by Honey have apparently had to do this after issues recently on their scheme.	Covered in point as above.
Planning		
12/09/2025	Any phasing of development and timetable of all works – Although condition 14 separately requires a phasing plan to be submitted, condition 16 also requires details of any phasing, and of timings. The submitted CEMP is rather thin in these respects. Do you have a Gantt chart (for example: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2021/94742&file_reference=921816) that could be included in the CEMP? And could a build route plan be provided for each physical phase (with those phases corresponding with what's shown in Appendix A) like this: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2023/92685&file_reference=1025157 . Please also confirm an expected start date for each of the phases set out at paragraphs 4.2.1, 4.2.2 and 4.2.3. The unclear "would be taken into consideration" wording at paragraph 4.2 should be deleted/changed.	<p>We have added our Anaplan schedule which sets out the proposed key dates and milestones for the project. This includes expected start dates for the phases outlined at paragraphs 4.2.1, 4.2.2, and 4.2.3. The Anaplan schedule should be referred to for detailed timescales. However, this is subject to change.</p> <p>Additionally, Miller Homes will prepare a formal letter to Hermitage Park and Honley in relation to the project.</p> <p>The wording at paragraph 4.2 stating that items "would be taken into consideration" has been removed to provide clarity.</p>
12/09/2025	Construction vehicle sizes and routes – I can't see a list of vehicle types (indicating their sizes) expected to be brought to the site during the construction period. If exact details are not yet known, a list based on Millers' experiences at other sites should suffice. Paragraph 11.6.1 suggests this information would come later, however condition 16 requires it now. Regarding routes, although Appendix C confirms the construction route to the site, it doesn't confirm which route vehicles would follow when they leave the site.	<p>The types of construction vehicles expected on site are articulated lorries (Artics), as well as 4- and 8-wheelers, carrying the maximum load permitted on public highways.</p> <p>The HGV routing plan has been updated to specify the routes vehicles will take both to and from the site.</p>

12/09/2025	Numbers and times of construction vehicle movements – Although paragraph 11.6.1 is clear re: school drop-off and pick-up times, paragraph 4.1's third bullet seems to suggest that HGV movements would correspond with school hour peaks, which can't be right.	Section 4.1 in the CEMP has been updated to reflect the local schools operating hours. Delivery times are now from 9:00am - 3pm & 3:30pm - 5:00pm
12/09/2025	Locations of HGV waiting areas and details of their management – Paragraph 8.3 confirms that appropriate provision would be made for the layover of HGV traffic – please illustrate where this would be.	An onsite layby will be provided, with the first 50 m designated as a waiting area for HGVs. Unfortunately, there is no suitable location for offsite waiting in the vicinity. The Construction Management Plan, included as Appendix E to the CEMP, illustrates the designated area and the efficient layover arrangements for HGV traffic.
12/09/2025	Parking for construction workers – Various paragraphs confirm that this would be provided for – please illustrate where, and how many parking spaces would be provided.	Parking for construction workers will be provided as shown on the Construction Management Plan (Appendix E)
12/09/2025	Loading and unloading of plant and materials – Please illustrate where this would occur.	Loading and unloading of plant and materials are now identified on the Construction Management Plan (Appendix E).
12/09/2025	Storage of plant and materials – Please illustrate where this would occur.	Storage of plant and materials is now indicated on the Construction Management Plan (Appendix E).
12/09/2025	Signage – Various paragraphs refer to signage, including the “Miller Respect Scheme” signage – please illustrate the proposed signage, and where it would be installed (example on pages 1 and 2 here: https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2021/94742&file_reference=926472).	The proposed “Miller Respect Scheme” signage, is now indicated on the Construction Management Plan (Appendix E). Proposed temporary signage is now indicated on the HGV routing plan.
12/09/2025	Measures to be taken to minimise the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site, including the provision of adequate wheel washing facilities within the site – Please illustrate where the proposed jet wash would be installed.	To reduce the risk of mud, grit, and dirt being deposited on public highways by vehicles traveling to and from the site, a wheel washing facility will be provided within the site. The proposed jet wash will be sited within 20 m of the highway to ensure vehicles can be cleaned before entering public roads. As construction progresses, the jet wash will be relocated as necessary to maintain its effectiveness throughout the build. The initial location is shown on the Construction Management Plan (Appendix E).
12/09/2025	Street sweeping – Would the mechanical road sweeper always be present (parked) on site, or would it only be brought in when needed?	The mechanical road sweeper would be brought in as and when required, as this service is subcontracted. Roads and sewers supply additional resources themselves to stay on top of any debris or mess.
12/09/2025	Site manager and resident liaison officer contacts, including details of their remit and responsibilities – Reference are made to responsibilities, however I couldn't find contact details for the site manager or resident liaison officer. Paragraph 4.3.1 (second bullet) suggests this information would be provided at a later date, however condition 16 requires it now. Whilst on the subject of officer responsibilities, the arboricultural supervisor (who will oversee works close to the ancient woodland, as previously discussed) should be added to Table 1.	All queries shall be directed to Miller's Production Director via the Miller Respect scheme, who will provide a response within 24 hours. The Miller Respect contact has been made readily available to ensure compliance with Condition 16 and ensure the correct person is contacted regarding any issues. The arboricultural supervisor responsible for overseeing works near the ancient woodland has been added to Table 1 to clarify roles and responsibilities.

12/09/2025	Engagement with local residents and occupants or their representatives – What is the Miller Respect Scheme? Are any measures other than letter drops proposed?	The Miller Respect Scheme has been designed to improve engagement and communication with the public, including customers, neighbors, and other stakeholders affected by our activities. Supporting our Corporate Responsibility policy, the scheme ensures that any issues raised are immediately identified and directed to the appropriate person, allowing for rapid responses rather than relying on a single point of contact. This approach also ensures continuity when staff are on leave or have left the business, making the process more reliable and effective.
12/09/2025	Engagement with the developers of nearby sites to agree any additional measures required in relation to cumulative impacts (should construction be carried out at nearby sites during the same period) – I couldn't find any information in the CEMP related to this requirement.	We consider that this responsibility would primarily rest with the local authority for implementation, as we cannot verify whether the other party will adhere to any agreed measures. That said, we remain open to engagement should we be approached regarding coordination.