



Construction and Environmental Method Statement

Land At Burlow Road And Heathfield Nook Road Burlow Road Harpur Hill Buxton
Derbyshire

April 2026

1.0 Introduction

1.1 The planning permission for residential development on the sites at Burlow Road, Buxton was approved in April 2026. High Peak BC required a Construction and Environmental Method Statement to be submitted prior to development commencing. This document seeks to provide information regarding the actions to counter the following environmental concerns;

- a) *Hours of work.*
- b) *Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*
- c) *Details of the responsible person who could be contacted in the event of complaint.*
- d) *A scheme to minimise dust emissions from the construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase.*
- e) *Details of wheel washing facilities.*
- f) *A scheme for recycling/disposal of waste resulting from construction works.*
- g) *Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction)*
- h) *Locations for the loading/unloading and storage of plant, waste and construction materials and parking of site operatives inc the arrangements for turning vehicles*
- i) *Erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.*
- j) *Details of measures to protect the public footpaths and amenity of users of public footpaths crossing the site during the construction works.*

Appendix A – Site Execution Plans

2.0 Control Measures

a) Hours of Work

Condition 9

All construction works and deliveries shall be restricted to the following times of operations:

- 07:30 - 18:00 hours (Monday to Friday);
- 08:30 - 14:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

Reason:- In the interests of residential amenity and in accordance with Policy EQ6 and EQ10 of the High Peal Local Plan and the National Planning Policy Framework.

If any work is necessary outside the above hours of work, this will only be done with prior written agreement from the local planning authority.

b) Arrangements for prior notification to the occupiers of potentially affected properties.

- i) With regards to future liaison, Barratt Homes will send letters to inform the local residents of the following items.
 - Commencement of site entrance works off Heathfield Nook Road.
 - Commencement of housing construction (including notification of Barratt site manager's details).

c) Details of the responsible person who could be contacted in the event of complaint.

- i) Under health and safety legislation, activities on each site must fall under the overall control on one Principal Contractor for that site.
- ii) Barratt will be Principle Contractor for the duration of works therefore and the Barratt (Manchester) office can be used as a contact. The customer care team will forward complaints onto the appropriate person within the organisation. Details are as follows;

Email: manchester@newhomecare.co.uk

Office: 0161 447 5800 option 3 – Monday to Friday (excluding Bank Holidays) 9am to 5pm

Out of Hours: 0345 601 6084 – Emergency Out of Hours Contact Number

- iii) Alternatively, there will be full time management on site and Barratt site managers will be full-time on site and are also contactable should it be deemed necessary.

d) A scheme to minimise dust emissions from the construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development. The approved dust suppression measures shall be maintained in a fully functional condition for the duration of the construction phase.

- i) Construction sites have the potential, if uncontrolled, to generate considerable dust. Particular care is to be taken to maintain dust emissions to a practicable minimum when working in the vicinity of residential properties. By using effective site management and planning techniques, the potential for dust emissions to arise at a construction site and its impact on surrounding receptors can be minimised.
- ii) This plan will be monitored by Barratt to ensure compliance throughout the development programme, through weekly inspections.
- iii) Robust contractual remedies have been put in place to ensure compliance can be achieved.
- iv) The potential for dust to arise during the construction process, especially excavations, is highly weather-dependent. If excavations are carried out in dry weather, increased water spraying will be required to ensure that the surface material remains damp. In wetter weather, greater attention will be required to ensure that mud does not leave the site through vehicle cleaning, which if deposited on roads, will produce dust when dry.
- v) It is proposed that both sites are developed simultaneously. The construction programme proposes that the initial excavations and earthworks on site is carried out in spring 2026. The prospect of earthworks outside the winter months presents benefits and negatives to the control of dust. Dried mud and dust carried onto roads is a significant dust generator. Roads should therefore be surfaced as soon as possible during the construction programme.
- vi) Throughout the construction process, care will be required to ensure that dust produced from vehicles delivering and removing materials to and from the sites is minimised. This will be achieved by ensuring that drop heights are kept to a minimum and that dusty loads are sheeted. Completed roads on the sites are to be regularly cleaned.
- vii) When the site roads have been surfaced and buildings are under construction, the potential for significant dust production is greatly reduced. There is still, however, a potential for emissions from storage of dusty materials. To combat this risk, the material storage compounds will be screened by hoardings. Also, certain construction activities will inevitably cause dust e.g. brick / block cutting – these activities will require additional controls such as water spraying.

- viii) It is generally accepted that unpaved haul routes account for significant dust emissions. In dry or windy weather, dust and mud can become airborne through the movement of vehicles. The early paving of roads will significantly reduce fugitive dust emissions. Dust reduction measures will include the following:
- Roads are cambered to reduce puddles.
 - Speed limits of 10mph will be introduced during construction activities.
 - Roads will be swept to ensure cleanliness, when there are operations that generate large amounts of mud, a road sweeper will be on site full-time and at other times this will be monitored by our site managers who have the authority to order sweepers when needed.
 - Roads will be inspected for cleanliness by the site managers at regular intervals throughout the working day.
 - Vehicular routes will be strictly controlled with delivery vehicles being directed to dedicate waiting areas – this measure will control vehicular journeys and minimise unnecessary journeys.
- ix) Excavation and earthworks are a potential source of dust, especially in dry and windy weather. All the excavations and earthworks will take place during dry and/or windy weather conditions. The following control measures will be adopted to minimise dust:
- Activities in dry weather will be damped down.
- x) Stockpiling and mounding of materials on site will be avoided, wherever possible. Where it is necessary to stockpile/mound, the following control measures will be adopted:
- Stockpiles or mounds will be located away from boundaries.
 - Stockpiles or mounds will not have steep sides or sharp changes in direction.
 - Fine or powdery material will be stored in containers or inside buildings.
 - Drop heights will be kept to a minimum to control the fall of materials.
- xi) The grinding sawing and cutting of materials shall be carried out using the following control measures:
- All equipment used to cut bricks and block or any other masonry product will be fitted with a water spray system
 - Dust extraction techniques shall be utilised
- xii) The potential for dust migration from skips and chutes is considerable, but controllable. The following control measures will be adopted:
- Enclose skips or securely cover.
 - Minimise drop height
 - Damp down surfaces with water.

- xiii) Bonfires and burning of waste on site is prohibited. All waste material is to be re-used or safely removed from site in accordance with relevant legislation.
- xiv) Visual dust monitoring to be carried out on a daily basis, morning and afternoon by dedicated site operatives.
- xv) Complaints – logbooks are to be kept of all complaints, together with details of any action taken to deal with the complaint.
- xvi) It is required that all of the above control measures will be put in place to control dust production and movement. Therefore, no additional measures will be appropriate.

e) Details of wheel washing facilities.

- i) Our strategy for mitigating mud and debris spreading onto neighbouring roads is to have a road sweeper in operation full-time during earthworks operations. This will operate both on and off both sites. Once on-site roads are surfaced, the threat of mud and debris spreading is reduced, so the sweeper will operate as required and be called to site by the Barratt site managers.

f) A scheme for recycling/disposal of waste resulting from construction works.

- i) As part of Barratt's Safety, Health and Environment (SHE) policy, each site has a Waste Management Plan. This document splits waste types into streams and sets target for waste reduction. The document covering this site is attached in Appendix C.
- ii) Barratt employ a third-party supplier, Reconomy, to report on waste recycling. Over 90% of waste from Barratt sites is currently reused on-site or recycled.

g) The parking of vehicles of site operatives and visitors.

- i) Adequate parking will be provided on site for contractor and visitor parking. The location of operative car parking is shown on drawings within Appendix A.

i) The loading, unloading and storage of plant and materials.

- i) Adequate areas for loading, unloading and storage of materials will be provided on both sites. The locations of materials stores are shown on drawings within Appendix A.

h) Erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

- i) Open site boundaries will be secured using 1.8m Heras fence panels fixed to timber posts. This will be one of the first activities on site. As the posts are concreted in, this provides a secure perimeter around the site for the duration of the works.
- ii) It is not proposed to secure a solid face or marketing materials onto the Heras fencing around the perimeter of the site.

k) Details of measures to protect the public footpaths and amenity of users of public footpaths crossing the site during the construction works.

- i) Local searches reveal that there are no public footpaths crossing either site. In the interests of health and safety, public access will only be prohibited to occupied zones.

Appendix A

Site Execution Plan