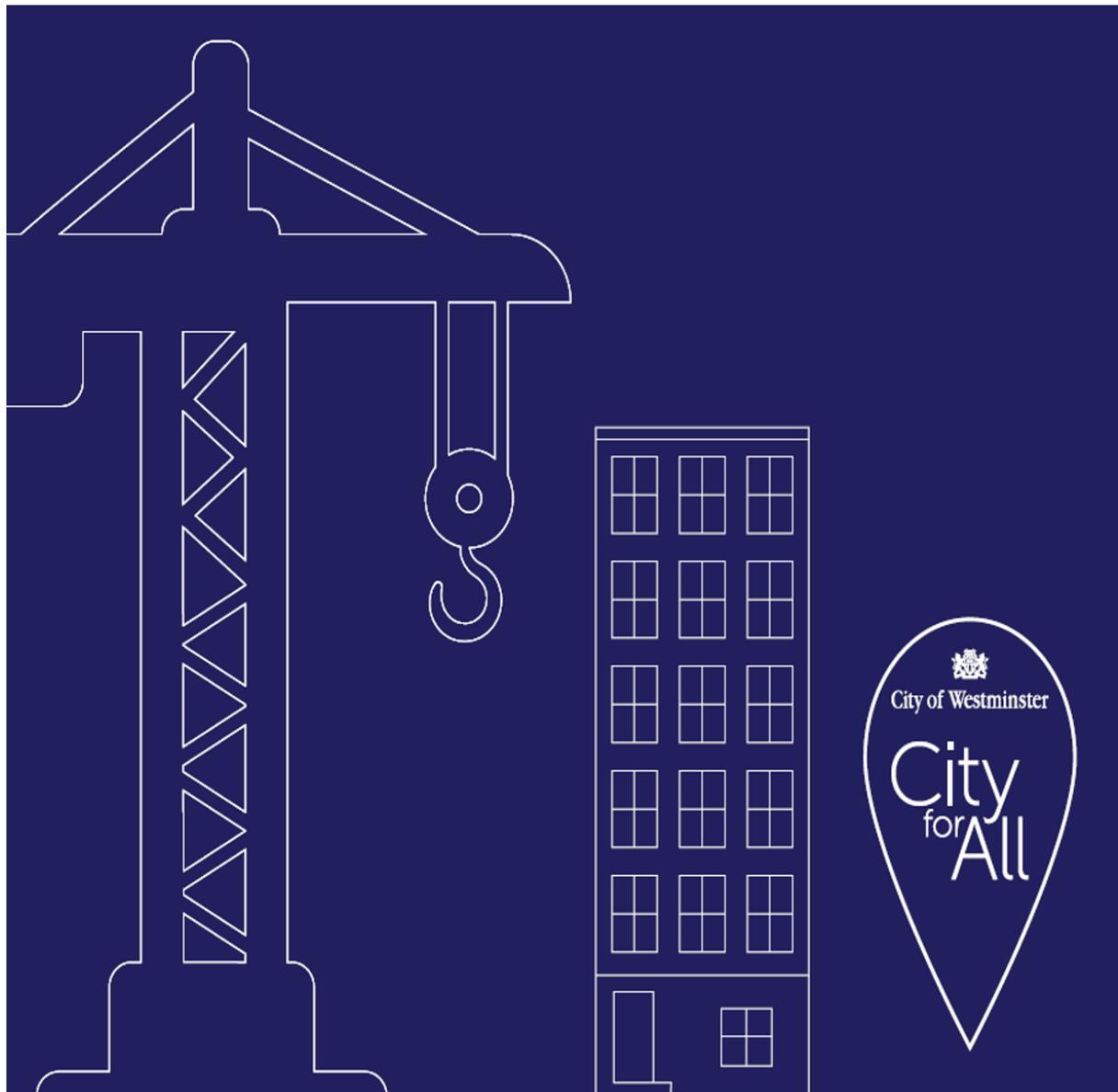


Public Consultation Report: Draft Code of Construction Practice

November 2021



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Introduction and Summary

This consultation report provides details of the council's June-July 2021 public consultation on its draft Code of Construction Practice ('CoCP' or 'Code'). Following revisions to the 2016 Code of Construction Practice, a public consultation was held in the summer of 2021 to highlight key changes to the draft Code and to receive feedback from all relevant stakeholders on the revised Code.

28 responses were received and accepted as part of the consultation. Following feedback provided by respondents, a number of changes were made to the Code to strengthen various elements, and to increase the clarity and accessibility of the document.

This document sets out the background to the consultation, details of the consultation itself, and then provides a summary of the feedback received and the council's responses and any subsequent changes made to the Code. A table with all consultation responses received and detailed responses from the council can be found at the end of this report.

Background

Westminster's current Code of Construction Practice ('CoCP' or 'the Code') was adopted and published by the council in 2016. The CoCP covers the full range of impacts that construction and development work has on the local environment and communities. It sets out what the Council expects from developers and those involved in construction activities across the City. The expectation is that all construction sites meet the requirements or best practice set out in the Code, reducing disruption for those who live, work and visit our City.

The CoCP is intended to help developers, architects, engineers and construction professionals to plan, cost and manage the environmental issues which frequently arise in the industry, and sets out standards and procedures for managing, minimising and coordinating the impact of construction projects. It also informs residents and other affected parties about how the Council manages and minimises environmental impacts from demolition and construction activities.

The Code supports all pillars of the council's City for All strategy, in particular the council's aims for a Cleaner and Greener city. Adoption of a revised Code of Construction Practice is listed as a key commitment within our [City of All Vision and Strategy 2021/22](#).

The Code of Construction Practice and all its related documents can be found on the Westminster City Council website: <https://www.westminster.gov.uk/code-construction-practice>

Consultation Details

A public consultation for the draft revised Code was conducted between 24 June and 28 July 2021, although submissions received after this date were also accepted for one week after to allow for late submissions.

The format of the consultation itself was an online survey. Respondents were given a series of text boxes to provide responses to the following questions:

1. *What suggestions or recommendations do you have for ensuring that the CoCP exceeds best practise with respect to construction standards and emissions reduction?*

Then there were a series of more focused questions on different elements of the Code:

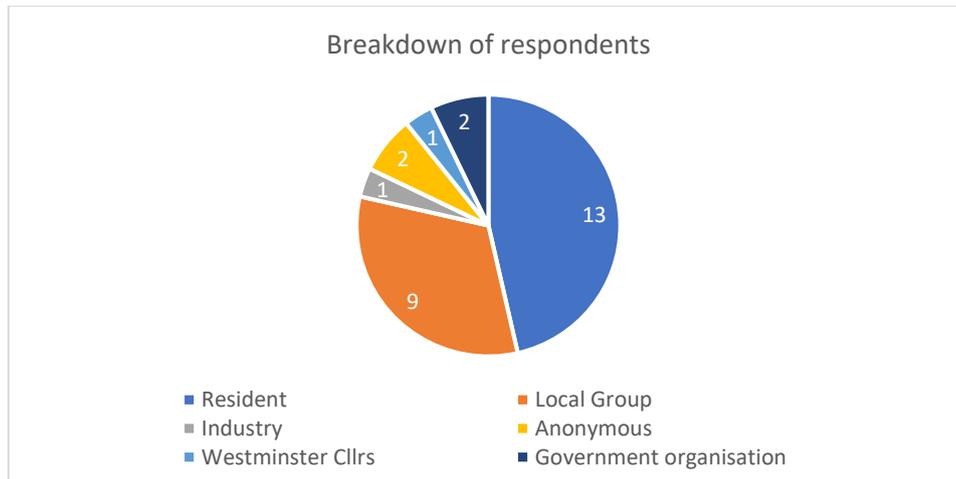
2. *What are the most effective ways to ensure that communities adjacent to construction sites are informed of and engaged with activities on site?*
3. *How can the CoCP further ensure that people who are victims of modern slavery and exploitation are not employed on construction sites in the City?*
4. *How can the CoCP support the use of renewable energy to power site construction tools and infrastructure?*
5. *How can the CoCP ensure that the circular economy is prioritised on construction sites?*
6. *Has the council taken the correct approach to protecting heritage assets and assessing the archaeological impact of sites?*

Respondents were finally asked if they supported the strengthened policies and procedures contained the 2021 draft CoCP.

Details of the consultation were sent to stakeholders who had previously expressed interest in hearing from the council on environment and sustainability matters. The consultation was also publicised throughout the consultation period through the council's social media channels.

Summary of responses

28 responses were received and accepted as part of the consultation. 13 responses were from residents, nine from local groups (including resident groups, amenity societies, and pressure groups), one industry respondent, one Westminster Councillor, two Government organisations (the Environment Agency and Natural England), and two responses were anonymous.



All questions were open-ended text boxes, with the exception of *Q7 Do you support the strengthened policy and procedures the 2021 draft CoCP?* which was a Yes/No question.

Full submissions and the council's response to each comment can be found in the final section of this report, 'Detailed Responses'. What follows in this section is a summary of the responses received.

Question 1: What suggestions or recommendations do you have for ensuring that the CoCP exceeds best practise with respect to construction standards and emissions reduction?

The responses to this question have been coded relating to the chapters of the CoCP respondents made reference to in their answers.

Chapter of the CoCP	Respondent count
Accessibility / clarity of Code*	3
Liaising with the Public	3
Site Operations	2
Traffic, Transport and Public Highway	4
Noise and Vibration	4
Dust and Air Pollution	4
Waste Management	2
Water Pollution and Flood Risk	1
Urban Ecology	5
Heritage Assets	1
Existing Installations	1

*Not a formal chapter of the Code, but considered a relevant category of response.

Questions 2 – 6

Questions 2-6 were targeted questions focusing in on specific areas of the Code. The number of responses per question is set out in the table below.

Question focus	Response count
Q2. Community Liaison	17
Q3. Modern Slavery	7
Q4. Renewable Energy	11
Q5. Circular Economy	7
Q6. Heritage Assets	14

Question 7: Do you support the strengthened policy and procedures the 2021 draft CoCP?

Support for CoCP	Response count
Yes	17
No	1

Detailed Responses

Consultee	Category of consultee	Comment	Council Response
Paul Christian	Resident	Coordinate building works so that if a road needs digging up it is not dug, covered up and dug up again within a few weeks.	The code requires site to liaise with neighbouring sites in close proximity to coordinate works packages. It must be recognised that in some cases it is not possible to coordinate these activities. The wording of the code has been strengthened to now read "Utility disconnections/connections must be coordinated where possible" Utilities wherever possible will be required to work in collaboration.
		Check visas and passports	Noted but outside of the Codes Remit.
		Award contracts to those who use renewable power	The council have no power with regards to tender processes of developers and private contractors
		Involve local bodies and heritage groups	Chapter 2 of the code sets out the liaison requirements. Section 2.3 sets out the bodies that should be notified and already include local stakeholders.
Matthew Bennett The Soho Society	Local Group / Organisation	This is a document used largely by the construction industry but it would help if short definitions for Levels 1,2 and 3 are added to the last paragraph of Page 5. Generally to help easy reading it is useful if acronyms are split out the first time they are used rather than later in the text.	Noted. A sign post to the definitions has now been inserted.

		<p>Page 19 Para 2.3 add the word 'all' after that in the first line. In the text on page 19 and In the timetable for Level 1 and 2 projects on page 21 insert a specific requirement to inform by written notice all businesses and residents within a 60 metre radius of the development site not less than 6 weeks before the intended start on site that the development will be commencing and to give as part of that notice the contact details of the designated person/s if they have concerns. A 3 week requirement is inadequate.</p>	<p>The code requires site to inform neighbours 3 weeks before submission of the SEMP/CMP. The SEMP will then be submitted to WCC for review where there is a 40 working days turn around this is effectively 11 weeks' notice before the earliest commencement date, greater than what has been requested. Table 2 Public Liaison has been updated to strengthen this position.</p>
		<p>The removal of CDE refers to using other methods of disposal such as water borne or rail borne. This is unlikely to be taken up unless WCC maps the practical locations at which such transfer to barge (canal or river) or freight train can be made. If there are none within Westminster WCC should lobby for their provision and actively plan to ensure they are provided.</p>	<p>The removal of CDE from site via river or rail will be decided on a case by case basis as WCC has to consider viability of the use of these means of transport, which is dependant of local circumstances.</p>

		<p>In relation to the replacement of trees where they have to be removed the replacement trees should be of equal or greater arboreal mass to that removed. The provision of a small sapling to replace a mature tree is inadequate and the number of saplings and semi-mature trees provided should equal or exceed the tree cover previously in place.</p>	<p>Advice is sought from WCC arboreal officers wherever there is potential impact on trees by Construction activity. We note the comment regards mature tree vs sapling and will take this on board and relay to colleagues.</p> <p>This is a planning policy matter. Westminster's City Plan says (policy 34):</p> <p>H. Trees of amenity, ecological and historic value and those which contribute to the character and appearance of the townscape will be protected.</p> <p>I. The planting of trees to optimise the city's canopy cover will be encouraged in new developments.</p>
P Chadwick	Resident	<p>A system whereby all neighbours get a communication after work is complete asking them to answer questions and provide comments on the extent to which the contractor met the targets. My experience of the Considerate Contractors scheme is that Notices asserting compliance are displayed at sites but there are numerous breaches.</p>	<p>Noted. This is outside of the remit of the Code, but we will feed this back to the Considerate Contractor scheme.</p>
		<p>Requirement for Notices to Neighbours (already compulsory for Considerate Contractors I understand) are issued not less than 1 month before work starts. My experience is that they are currently issued during the first week of works</p>	<p>The code requires site to inform neighbours 3 weeks before submission of the SEMP/CMP. The SEMP will then be submitted to WCC for review where there is a 40 working days turn around this is effectively 11 weeks' notice before the earliest commencement date, greater than what has been requested. Table 2 Public Liaison has been updated to strengthen this position.</p>

		<p>Considerate Contractor already, I understand, requires use of machines powered by electricity, not combustion engines, when practical. But my experience is that contractors say this is not practical. It will never become practical until it is made compulsory</p>	<p>Section 6.6 of the Code sets out WCC requirements, and encourages the use of electric, zero emission technology for construction vehicles. It should be acknowledged that equipment may not be available. However, WCC has strengthened the minimum emission limits for Non Road Mobile Machinery in the Code and adopted CAZ emission limits across the whole of Westminster.</p>
		<p>Listed building consent seems automatic for minor changes. A recent example is the appearance of the extra street door permitted for 14 Hays Mews, Mayfair. Why was a door whose appearance follows? Is it that a busy planning case officer doesn't have time to consider what style of door is needed for a listed building?</p>	<p>This is outside of the remit of the Code and should be addressed during the planning application process.</p> <p>It is not considered within the remit of this consultation to respond to enquiries about specific developments.</p>
L. Longes	Resident	<p>All construction and contractors vehicles MUST NOT be allowed to park illegally and idling. There must be strict enforceable restriction so they do not park within close proximity of Primary schools. Enforcement must be very strict and penalties severe to deter. Westminster officials bang the PR drum on clean air and only talk. There is no enforcement visible. School streets are still not being put in place.</p>	<p>WCC operates a no idling policy which is enforced by Marshals. Officers carrying out site checks are aware of this and will work with Parking and the site agents to educate and enforce.</p>
		<p>Direct available contacts both at council and project sites for residents and communities clearly displayed.</p>	<p>Table 1 of the Code and chapter 2 set out the engagement requirements. Specifically requirement to engage with all close by neighbours, provide community relation personnel and provide contact details. The code requires notice boards with contact details of the site to be displayed on hoardings.</p>

		Solar power generators and electric vehicles.	Chapter 6 section 6.5 of the code "encourage the use of ultralow emission vehicles for on road vehicles and section 6.6 onsite vehicles and equipment encourages the use of zero emission technology. It should be acknowledged that equipment may not be available.
		No. Way too many listed buildings have been decimated and made pastiche. Witeleys shopping centre W2 as one example.	This is outside of the remit of the Code and needs to be addressed at the planning stage.
Cameron Swann	Resident	We still have too much noise and dust pollution from ongoing projects within Westminster. The damage construction companies do to the community has become significantly more apparent during lockdown with many working from home viewing/hearing and smelling the day to day damage. Particulate matter, running of generators all day and taring of rooves .	The standard working hours are an industry standard that is accepted throughout the country. In recognition of the amount of work taking place in Westminster the council has restricted noisy work taking place on Saturdays. If working hours would be more restricted the construction projects would be prolonged and cause longer disruption.
		More accessibility to communicating with the project managers. Larger fines and accountability for failure to respect rules. Councilors who actually check works in place. (Ie a complaint I left over a construction site wasn't followed up for 3months) by then the community had put up with the wrecklessness for months on end. Inaction from the council is letting us down.	Table 1 of the Code and chapter 2 set out the engagement requirements. Specifically requirement to engage with all close by neighbours, provide community relation personnel and provide contact details. The code requires notice boards with contact details of the site to be displayed on hoardings. The main aim of the Code is to minimise the impact of construction sites. The compliance is checked through regular inspection and monitoring. The Council does use its powers and does enforce against sites that breach standards.

		No generator on site, mains power only	Section 6.6 of the code states that where possible sites should ensure that a suitable electrical supply is available prior to commencing to avoid the use of generators. It should be acknowledged that this is not always possible.
VM Systems Ltd Alastair Law	Industry	<p>My interest is particularly in point 3.8 and the greening of hoarding criteria. We want to see much greener cities with increased biodiversity but currently this clause as per the previous WCoCP is being ignored.</p> <p>We have two points</p> <p>1) It currently only mentions climbing plants like ivy hoarding - we have invented a cost effective temporary vertical wildflower meadow mat for site hoardings designed with the London Wildlife Trust which would be ideal so it would be great if you can broaden the options stated.</p> <p>2) Despite similar recommendations in the previous WCoCP the number of applicable construction sites (50m on public highway for 6 weeks or more) in Westminster that actually have carried this out must be a fraction of 1%. If this remains optional, 'where practicable' this will remain largely not implemented. How will 'where practicable' be assessed? Do you think the new wording brings any new obligations? We need this to become the norm and Westminster will then lead the way on this in the world.</p>	<p>We agree that this has been neglected in the past and green hoardings must become more used in the future. However, it must be acknowledged that it is not possible in all circumstances.</p> <p>With regards to the use of e.g. wildflower mats the wording has been changed in the code to allow other green wall options.</p>

Charles Parsons	Resident	<p>If construction services work was synchronised, it would mean lower emissions as instead of repeating some of the same work, the work would be reduced.</p> <p>There need to be proper building checks at every stage - self certification does not work. The collapse of the apartment block in Miami and Grenfell Tower show that. There should be clearly planned times for noise reduction.</p>	<p>The code requires site to liaise with neighbouring sites in close proximity to coordinate works packages. It must be recognised that in some cases it is not possible to coordinate these activities. The wording of the code has been strengthened for the coordination of utility works: "Utility disconnections/connections must be coordinated where possible" Utilities wherever possible will be required to work in collaboration.</p> <p>Contruction sites, which fall under the Code have determined working hours. It should be noted that some works are required to take place out of hours. However, Westminster is very restrictive with allowing works outside normal working hours.</p>
		<p>There needs to be someone specifically appointed to lease with local communities: they need to be available on a mobile phone at all times</p>	<p>Table 1 of the Code and chapter 2 set out the engagement requirements. Specifically requirement to engage with all close by neighbours, provide community relation personnel and provide contact details. The code requires notice boards with contact details of the site to be displayed on hoardings.</p>
		<p>I don't know what approach it has taken but there seems to be a slant towards building more and reducing smaller sites</p>	<p>This is outside of the remit of the Code and needs to be addressed at the planning stage.</p>
		<p>As above, the emphasis seems to be on amalgamating sites and the heritage officer seems to have limited powers</p>	<p>This is outside of the remit of the Code and needs to be addressed at the planning stage.</p>

David Weeks	Resident	Tell them what methods you plan	The code requires site to inform neighbours 3 weeks before submission of the SEMP/CMP. The SEMP will then be submitted to WCC for review Table 2 Public Liaison has been updated to strengthen this position.
		Are discrete sources of renewable energy available?	Section 6.6 of the Code sets out WCC requirements, and encourages the use of electric, zero emission technology for construction vehicles. It should be acknowledged that equipment may not be available. However, WCC has strengthened the minimum emission limits for Non Road Mobile Machinery in the Code and adopted CAZ emission limits across the whole of Westminster.

		<p>What is the circular economy?</p>	<p>Circular economy principles should be embedded throughout the design process starting with the potential to retain and refurbish the existing building. If this is not technically feasible, then demolition and reuse of materials should take place. Materials arising from demolition of the existing building should be managed as far up the waste hierarchy as possible, with reuse and recycling of materials on-site preferred to off-site to minimise vehicle trips.</p> <p>Excavation material should be put to the best practicable environmental use, for example as a resource within the construction of the proposed development or in other projects before sending waste to landfill.</p> <p>In order to manage demolition and excavation waste, applicants must produce a waste management plan with the aim to implement careful demolition strategies, segregate materials and conduct analysis / monitoring of waste flows to maximise reuse and reclamation.</p> <p>Developers will be expected to reuse, recycle or recover 95% of construction & demolition waste and put 95% of excavation waste to beneficial use, in line with City Plan targets.</p> <p>Further information can be found in the GLA's Circular Economy Statement Guidance: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance#acc-i-63690</p>
		<p>What is their approach (to protecting heritage assets and assessing the archaeological impact of sites)?</p>	<p>This is outside of the remit of the Code and needs to be addressed at the planning stage.</p>

Andrew Geddes	Resident	<p>Include a Traffic Management Document as one of the essential docs in a planning application. That way, neighbours have a better idea of any disruption and a better idea of how long the process will be. At the moment this doc is only submitted AFTER planning approval has been granted, at which point there is no chance for neighbours to make any comments.</p>	<p>Traffic management plans are agreed by Highways and licencing officers rather than planning and are dependent on outside factors that are subject to change. Highways officers work with Permits and have sight of other impactful operations on the network and take this into consideration when agreeing TMP's. A site may not become operational for a number of years once planning is agreed and construction methods may vary depending on the contractor.</p>
		<p>Letter &/or email</p>	<p>Table 1 of the Code and chapter 2 set out the engagement requirements. Specifically requirement to engage with all close by neighbours, provide community relation personnel and provide contact details. The code requires notice boards with contact details of the site to be displayed on hoardings. The code requires site to inform neighbours 3 weeks before submission of the SEMP/CMP. The SEMP will then be submitted to WCC for review Table 2 Public Liaison has been updated to strengthen this position.</p>
		<p>The Council should have an inspector checking compliance.</p>	<p>The main aim of the Code is to minimise the impact of construction sites. The compliance is checked through regular inspection and monitoring as set out in section 1.6 of the code. The Council does use its powers and does enforce against sites that breach standards.</p>

<p>Jason Green</p>	<p>Resident</p>	<p>I think that a key factor here is the wildlife and environment. Points 10.3 to 10.5 are weak. The term "where ever possible" is used too frequently in these paragraphs. This is like a "get out of jail free" card for both WCC and developers to flex the policy. WCC talks about "protected species" and assessments etc . What about the Tree Sparrows / Blue Tits etc that use these trees as shelter. What about the all the insects and birds etc that are not "protected" but as locals we see them daily. Sort this out and stop making it easy for yourselves to flex policy. Trees: if they do need to be removed (and that should be the last route to take), it's no good replacing with a young tree that will take 30 - 40 year s to mature. that tree should be up rooted (yes a time consuming and costly piece of work) and moved to new (and near) location. There should also be then a scheme to be funded by developer to add additional semi mature trees in to the local area / community, decided by the community.</p>	<p>This is outside of the remit of the Code and needs to be addressed at the planning stage.</p> <p>With regard to funding by developers for new trees, when tree planting is not possible within the boundaries of a development site, the Council makes use of legal agreements with developers, in order to fund tree planting elsewhere in the City.</p> <p>Unfortunately, when mature trees have to be removed on development sites it is often not possible to transplant them. Tree roots usually extend far further than the outer reaches of their canopies and it is not practically possible to excavate sufficient root system of mature trees to allow them to survive transplanting to other locations.</p>
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		<p>I note the word "listened to" isn't in the question. It's not good informing and engaging. You may hear the people of the community but have you listened? There is a big difference.</p> <p>On all projects there should be a % of local residents on a working party and on the team that make the decisions.</p>	<p>The main aim of the Code is to minimise the impact of construction sites. The compliance is checked through regular inspection and monitoring as set out in section 1.6 of the code.</p> <p>The Code can't prevent works to happen and it is acknowledged that construction works will produce some noise and disruption.</p> <p>Table 1 of the Code and chapter 2 set out the engagement requirements. Specifically requirement to engage with all close by neighbours, review and address comments made at the planning application stage, provide community relation personnel and provide contact details.</p> <p>The code requires notice boards with contact details of the site to be displayed on hoardings. The code requires sites to inform neighbours 3 weeks before submission of the SEMP/CMP. The SEMP will then be submitted to WCC for review. Table 2 Public Liaison has been updated to strengthen this position.</p>
		<p>It's 5 pages long. If you really want people to have an interest in these issues reduce the document from 149 pages. I've read maybe 30 pages today and trust me when I say that of those 30 pages at least 10 pages of policy / notes could have been removed / reduced.</p> <p>Do I support the strengthened policy, yes I do but it doesn't go far enough. I note there wasn't a box for additional comments....</p>	<p>The Code sets out requirements for developers and contractors to comply with on construction sites. It needs to be specific and clear so that consistency is applied to all sites in Westminster.</p> <p>An information will be placed on our website for residents that will give an overview of what can be expected from construction sites.</p>

Mary Barsh	Resident	Ensure residents are told of any disruption to their services such as power cuts or loss of water supply. This can be done by text or email.	<p>Chapter 2 set out the engagement requirements. Specifically requirement to engage with all close by neighbours, provide community relation personnel and provide contact details.</p> <p>Section 2.3 requires the provision of newsletters and the provision of regular community meetings.</p>
The St Marylebone Society	Local Group / Organisation	The only way is checking and enforcement by qualified people. In a time of cuts we are sceptical that this is realistic.	<p>The main aim of the Code is to minimise the impact of construction sites. The compliance is checked through regular inspection and monitoring as set out in section 1.6 of the code.</p> <p>The Council does use its powers and does enforce against sites that breach standards.</p>
		We get many complaints that people haven't heard about planning applications in advance, and about noisy/disruptive activities on site. The system of posting notices on lamp posts doesn't seem very effective - fliers through doors might be better, then at least the council will have a record of notification. We have attended meetings with larger contractors about substantial projects for many years. This is sometimes helpful and sometimes not.	Response relates to the planning process. The code of construction practice is a post planning requirement.
		Local authorities already have a "duty to notify". Given the lack of resources to check issues like this, checks by the contractor should be required.	Noted
		It may be possible to offer incentives, but again, how do you ensure this is done. Outside our experience.	Noted

		<p>Use local labour? Set up or support apprentice scheme which is geared to training local young people?</p>	<p>Larger sites are required to submit an employment and skills plan which is secured via section 106 agreement during the planning process . Westminster is working with construction sites to increase local employment.</p>
		<p>Council's approach appears to cover many heritage aspects which contribute to local area but we have seen many original features disappear over the years during construction. Examples include art Deco lamps on Abbey House, Baker street, Urns in the Memorial Garden (Marylebone High Street), original statues connected to St John's Lodge in Regent's Park, damage to the listed pavements in Balcombe St ... to name a few.</p> <p>Again, unless there is active intervention and checking, this will continue to happen - and such activities require funding.</p>	<p>This is outside of the remit of the Code and needs to be addressed at the planning stage.</p>
Portland Village Association	Local Group / Organisation	<p>I think the city should allow scaffolding to be wrapped in decorative or creative ways so that the neighbourhood is not visually blighted by big white icebergs viewable on the streets for months/years on end.</p>	<p>WCC do allow printed wraps that are sympatric to the existing facades but any advertising is subject to a planning agreement.</p>

Chris Evans Wilson	Resident	<p>BY CONSULTING WITH LOCAL RESIDENCE REGARDING THE IMPACT AND THREAT TO LIFE OF THE PROPOSED CONSTRUCTION. (SEE THE 101 ON CLEVELAND DEVELOPMENT) CURRENT LEGISLATION DOES NOT PROTECT RESIDENTS IN THE EVENT OF LIGHT& NOISE POLLUTION, DOES NOT THE MENTAL HEALTH OF THOSE WHO SUFFER DUE TO CONSTRUCTION WORKS, DISCRIMINATES AGAINST THOSE WHOSE FIRST LANGUAGE IS NOT ENGLISH AND FAILS TO PROTECT THOSE WHO INCUR A LOSS OF QUALITY OF LIFE.</p>	<p>The main aim of the Code is to minimise the impact of construction sites. The compliance is checked through regular inspection and monitoring as set out in section 1.6 of the code.</p> <p>The Code can't prevent works from occurring and it is acknowledged that construction works will produce some noise and other disruption. The aim of the Code is to minimise and mitigate any adverse impacts to amenity arising from construction and development in the City.</p> <p>Table 1 of the Code and chapter 2 set out the engagement requirements. Specifically requirement to engage with all close by neighbours, review and address comments made at the planning application stage , provide community relation personnel and provide contact details.</p> <p>The code requires notice boards with contact details of the site to be displayed on hoardings. The code requires sites to inform neighbours 3 weeks before submission of the SEMP/CMP. The SEMP will then be submitted to WCC for review . Table 2 Public Liaison has been updated to strengthen this position.</p>
		<p>MINIMUM 14 ADVANCE SCHEDULE OF INTENDED WORKS. THE PURPOSE BEING TO ALLOW TIME FOR ALTERNATIVE ACCOMMODATION ARRANGEMENTS TO BE MADE TO AVOID UNWORKABLE ENVIRONMENTS, FINANCIAL DISRUPTION AND DAMAGE TO MENTAL HEALTH</p>	<p>The code requires site to inform neighbours 3 weeks before submission of the SEMP/CMP. The SEMP will then be submitted to WCC for review where there is a 40 working days turn around this is effectively 11 weeks' notice before the earliest commencement date, greater than what has been requested. Sites are required to keep stakeholders updated through the stages.</p>
		<p>REGULAR INSPECTIONS OF SITE, INSPECTIONS TO BE MADE WITH NO ADVANCE WARNING.</p>	<p>Section 1.6 of the code sets out the Council Monitoring requirements. Review and Coordination Meetings are required monthly as a minimum.</p>

		<p>PENALTIES IMPOSED AGAINST THOSE WHO FLOUT THE LAW</p>	
		<p>THE COCP MUST ENSURE THAT IDLING VEHICLE NEAR RESIDENTIAL AREAS MUST BE OUTLAWED. INDEPENDENTLY MAINTAINED AIR QUALITY MONITORS MUST BE IN PLACE AT ALL CONSTRUCTION SITES. AS I HAVE EXPERIENCED WITH 101 ON CLEVELAND, THE SYSTEM USED TO MONITOR AIR/ NOISE IS NOT FIT FOR PURPOSE</p>	<p>WCC operates a no idling policy which is enforced by Marshals. Officers carrying out site checks are aware of this and will work with Parking and the site agents to educate and enforce.</p>
		<p>BY ENSURING THAT ALL PLANNING APPLICATIONS ARE GIVEN DUE DILIGENCE AND NOT GRANTED PERMISSION WITHOUT CONSULTING LOCAL RESIDENTS.</p> <p>GRANTED, WCC HAS A QUESTIONABLE PAST IN RESPECT OF PLANNING PERMISSIONS, AND SO I DOUBT AS TO WHETHER THE CIRCULAR ECONOMY HAS ANY IMPACT ON DECISION MAKING.</p>	<p>Response relates to the planning process. The Code of Construction Practice is a post planning requirement.</p>
		<p>NO, THE COUNCIL HAS FAILED RESIDENTS, BUSINESSES AND THE LOCAL ECONOMY. IT HAS PROVED TO BE DISCRIMINATORY TOWARDS RESIDENTS AND HAS FAILED TO PROTECT IMPORTANT BUILDING OF INTERNATIONAL ARCHITECTURAL MERIT</p>	<p>Noted</p>

Anonymous	Anonymous	<p>Reduce waste enormously.</p> <p>Never permit out of hours or weekend work without consent of all neighbours in advance.</p> <p>No audio alarms.</p> <p>Enforced compensation to neighbours who experience noise, vibration, dust and light pollution out of hours - for all out of hours disruption.</p>	<p>The Codes Waste requirements are set out in Chapter 7</p> <p>It is acknowledged that in some cases weekend works are required these will only be permitted in exceptional circumstances and the Code requires liaison with neighbours about the works as set out in Chapter 2</p> <p>Alarms are in some cases a health and safety requirement</p> <p>Compensation is a private matter between resident and developer therefore not covered by the Code</p>
		<p>Resident and comparable groups you gave real time liaison with onsite activity and the ability to stop them at short notice.</p> <p>Constant monitoring of all environmental pollutants (light, noise, air, vibration) and direct, proportional compensation to the neighbours</p>	<p>Table 1 of the Code and chapter 2 set out the engagement requirements. Specifically requirement to engage with all close by neighbours, review and address comments made at the planning application stage , provide community relation personnel and provide contact details.</p> <p>The code requires notice boards with contact details of the site to be displayed on hoardings. The code requires sites to inform neighbours 3 weeks before submission of the SEMP/CMP. The SEMP will then be submitted to WCC for review . Table 2 Public Liaison has been updated to strengthen this position. .</p> <p>The code requires level 1 and 2 site to provide continuous Realtime monitoring of Noise Vibration and Dust as set out in chapter 5 and 6 of the Code.</p> <p>Compensation is a private matter between resident and developer therefore not covered by the Code .</p>
		Guidance from experts in that field!	Noted

		Ban diesel and they will soon find an alternative	The code does encourage the adoption of non-combustion technology onsite. It should be acknowledged that this is not always possible.
		Use the evidence base, research and expertise in these specialised areas	Noted
		Ask the council	Noted
Cllr Susie Burbridge	Westminster Councillor	<p>What accountability is there if the developer does not abide by the code.</p> <p>If non- why !!</p> <p>In my view all too often construction companies break some of the practice code rules. Residents need to note who is responsible for the keeping the code. And the company gets fined.</p>	<p>The main aim of the Code is to minimise and mitigate the impact of construction sites. The compliance is checked through regular inspection and monitoring as set out in section 1.6 of the code and to prevent and manage issues when they occur.</p> <p>The Council does use its powers and does enforce against sites that breach standards.</p>
		by using a notice board close to those buildings the works may effect.	Chapter 2 of the code requires notice boards with contact details of the site to be displayed on hoardings.
		make commitments that actually mean something and the industry complies otherwise we name and shame.	Noted
		The council - if we had time !! should be reporting all owners of grade I & II listed buildings when they see the building falling into disrepair. It seldom happens. A developer then gets credited for bringing the building back to life - when in actual fact it should not have fallen into disrepair in the first instance.	This is outside of the remit of the Code.

Anonymous	Anonymous	Developer websites and community engagement with Council officers present.	Chapter 2 of the code requires site to engage with all close by neighbours and provide contact details for site management. In addition Level 1 sites are required to have a web presence with QR reader Access. Community liaison meetings with the developer are a requirement for level 1 and level 2 sites. WCC will attend these meetings as and when required.
		This needs to come from central govt	Noted
		Fastrack for power supply to sites temporary subs and infrastructure prioritisation enabling electric plant	Section 6.6 of the Code sets out WCC requirements, and encourages the use of electric, zero emission technology for construction vehicles. It should be acknowledged that equipment may not be available. However, WCC has strengthened the minimum emission limits for Non Road Mobile Machinery in the Code and adopted CAZ emission limits across the whole of Westminster.
		Nonsense.	Noted
Margaret Bloomer	Resident	No. not enough resource applied to making this a priority.	Noted
		Demolition and rebuild are not green. The building sites and forests of cranes that we have had to endure over the past decade or so, beggar belief. The carbon footprint involved is colossal. Many of these construction projects - Crossrail, HS2 and the like seem to be more about money-laundering on an industrial scale. Vanity projects. Builders and architects after Knighthoods.	This is outside of the remit of the Code and needs to be addressed at the planning stage.
		Speak to residents and ecologists.	Noted
		Exploiting local residents?	Noted

		As outlined above, demolition and rebuild is not green.	Noted
		What does 'circular economy' mean?	<p>Circular economy principles should be embedded throughout the design process starting with the potential to retain and refurbish the existing building. If this is not technically feasible, then demolition and reuse of materials should take place. Materials arising from demolition of the existing building should be managed as far up the waste hierarchy as possible, with reuse and recycling of materials on-site preferred to off-site to minimise vehicle trips.</p> <p>Excavation material should be put to the best practicable environmental use, for example as a resource within the construction of the proposed development or in other projects before sending waste to landfill.</p> <p>In order to manage demolition and excavation waste, applicants must produce a waste management plan with the aim to implement careful demolition strategies, segregate materials and conduct analysis / monitoring of waste flows to maximise reuse and reclamation.</p> <p>Developers will be expected to reuse, recycle or recover 95% of construction & demolition waste and put 95% of excavation waste to beneficial use, in line with City Plan targets.</p> <p>Further information can be found in the GLA's Circular Economy Statement Guidance: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance#acc-i-63690</p>

		No, not enough. Already Crossrail alone, has done more damage to Soho than the Luftwaffe.	Noted
Louise	Resident	<p>Section 9 Urban Ecology - I note that the code of construction practice refers to the Wildlife and Countryside Act 1981 which confers protection to nesting birds. Please include a specific reference to the special circumstances of swifts, which are a building-dependent migrant bird species. Swifts' nests are not evident out of the nesting season, and are often missed when nesting is in progress, from May until August - even by professional ecologists. Swifts nest ONLY in our buildings, at high level. Swift pairs use the same nest site every year and do not readily take to new nest sites. Swift nest in colonies and it is common for them to be blocked from their nest sites by scaffolding in the summer months. Swifts are now endangered, and the UK population has declined by 62% in the past twenty-five years. One major reason is loss of nesting habitat, through destruction of nests during renovation and construction work without mitigation measures.</p> <p>It is an offence to obstruct nest sites as follows: If anyone: F658 (ba) at any other time takes, damages, destroys or otherwise interferes with any nest habitually used by any wild bird included in Schedule A1; (bb) obstructs or prevents any wild bird from using its nest;</p>	<p>The requirements and processes in Chapter 9 are considered sufficient to provide for protected or priority species. Table 4 in 9.2 of the revised Code sets out the statutory basis for the protection of relevant wildlife and habitats.</p> <p>Protection of relevant wildlife and habitats is often made through condition at the planning approval stage, as opposed to through the CoCP. Natural England are a regular consultee for relevant planning applications.</p>

		<p>Section 9 (3): Wildlife Mitigation Any existing swifts' nest threatened by building work should be protected from destruction, or replaced out of season with new matching nesting provision, in order to support the resident colony. There are now many different options for creating artificial nest sites for swifts, such as integrating swift bricks into the fabric of buildings. These wildlife features also support other smaller bird species. The government's biodiversity net-gain principle can be met by increasing nesting provision for swifts as part of the vast majority of building projects.</p> <p>See: http://https://cieem.net/resource/the-swift-a-bird-you-need-to-help/ https://www.swift-conservation.org/ http://actionforswifts.blogspot.com/</p>	
Environment Agency	Government organisation	We support the Council in the implementation of the Code of Practice. Everything seems to be covered.	Support Welcomed

<p>Mayfair Neighbourhood Forum</p>	<p>Local Group / Organisation</p>	<p>On behalf of the Mayfair Neighbourhood Forum we both recognise the need for and support the implementation of a CoCP. The impacts of construction are felt by residents, businesses and visitors and can have both short and long term lasting impacts on the local environment.</p> <p>We support and endorse the comments made by the Knightsbridge Neighbourhood Forum in their response. In addition we would make the following comments: The document, at 106 pages and with numerous links and references to other documents, is not easily digestible. While the table of key requirements is helpful, an abridged version, or executive summary, would assist developers, contractors and neighbours.</p> <p>Although every development is different and checklists are useful, it would be helpful to have templates or examples for Level 1, 2, 3 and basement projects.</p> <p>We strongly support the request from the KNF that the Code should be extended to include smaller developments, especially where those developments are in historic buildings in residential areas.</p>	<p>Support welcomed.</p> <p>The Code sets out requirement for developers and contractors to comply with on construction sites. It needs to be specific and clear so that consistency is applied to all sites in Westminster.</p> <p>An information will be placed on our website for residents that will give an overview what can be expected from construction sites.</p> <p>Specific guidance will be issued and published with the Code.</p>
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		<p>Neighbourhood Forums, amenity societies and local occupiers are acutely aware of local sensitivities and developers should be encouraged to engage with them at the earliest possible stage.</p>	<p>Table 1 of the Code and chapter 2 set out the engagement requirements. Specifically requirement to engage with all close by neighbours, provide community relation personnel and provide contact details. The code requires notice boards with contact details of the site to be displayed on hoardings. The code requires site to inform neighbours 3 weeks before submission of the SEMP/CMP. The SEMP will then be submitted to WCC for review Table 2 Public Liaison has been updated to strengthen this position.</p>
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<p>Talya Davies Brent and Westminster Swifts</p>	<p>Local Group / Organisation</p>	<p>These comments relate to chapter 9 Urban Ecology. I am concerned about the local population of swifts being affected by building work, especially during May to August, and have set up a local group, Brent and Westminster Swifts, to support the swifts and help to preserve their presence in the area.</p> <p>It seems that every day a new scaffolding goes up here, and I become anxious that swifts are blocked off from their nests by the scaffolding, or that nest sites will be lost due to repairs.</p> <p>I was very pleased to see Section 9.3 (b) 'Wildlife Mitigation Measures' regarding sites containing protected or priority species, but I can't see how these measures will be able to protect the swifts nesting in this area.</p> <p>Some nest sites are mapped on the RSPB site Swiftmapper.org.uk but there is no mechanism for building managers or scaffolders to be able to check them, and no particular guidance for how to proceed when, for example, works are necessary even in May to August due to something like water ingress.</p> <p>The guidance should be:</p> <p>Do not work on the roof while the Swifts are nesting (May to August) Leave existing Swift nest places undisturbed by any works</p>	<p>The requirements and processes in Chapter 9 are considered sufficient to provide for protected or priority species. Table 4 in 9.2 of the revised Code sets out the statutory basis for the protection of relevant wildlife and habitats.</p> <p>Protection of relevant wildlife and habitats is often made through condition at the planning approval stage, as opposed to through the CoCP. Natural England are a regular consultee for relevant planning applications.</p>
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		<p>Preserve the Swifts' access holes or make new ones to match the old exactly, and in exactly the same place</p> <p>Do not block access with scaffold and do not net or wrap areas where Swifts are nesting and this should be known by roofers and builders working in areas where swifts are known to be nesting, otherwise any amount of guidance will be of no use, if it is not known about by the people working on the buildings there.</p> <p>Is there any way of mentioning that it is really easy to look up any site on Swiftmapper.org.uk to see if there are swifts recorded in the area where works are due to commence? This information is readily and publicly accessible to anyone with a smart phone.</p>	
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<p style="text-align: center;">Mike Priaulx Swifts Local Network</p>	<p style="text-align: center;">Local Group / Organisation</p>	<p>Please find below comments on the Code of Construction Practice Draft (2021), on behalf of the Swifts Local Network.</p> <p>The inclusion of chapter 9 Urban Ecology is welcome and is well written but concentrates on wildlife in "green" areas, whereas an urban borough like Westminster has large populations of wildlife whose habitat is the building themselves for roosting and nesting, In particular, mostly in the north-west of the borough, there are significant populations of swifts, which are seriously affected by building work and often excluded from their nest sites by scaffolding. There are other species which also inhabit buildings, such as house sparrows, starlings, pied wagtails, and bats.</p> <p>Please could you amend the wording as follows: Please add to section 9.1 first paragraph: "The habitat for many species of wildlife is the buildings themselves, for nesting and roosting." Please add to section 9.1 third paragraph: "All species of nesting birds are protected by the Wildlife and Countryside Act 1981 (as amended)." Please add to the beginning of paragraph 9.3 (c): "Where evidence of protected species is identified either prior to the works, through desktop or site surveys, or during the works," because many species will be difficult to observe directly by a survey, but there will be records available e.g. from GIGL or RSPB</p>	<p>The requirements and processes in Chapter 9 are considered sufficient to provide for protected or priority species. Table 4 in 9.2 of the revised Code sets out the statutory basis for the protection of relevant wildlife and habitats.</p> <p>Protection of relevant wildlife and habitats is often made through condition at the planning approval stage, as opposed to through the CoCP. Natural England are a regular consultee for relevant planning applications.</p>
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		<p>Swiftmapper, and also visible evidence on site e.g. bat droppings.</p> <p>#Please add to paragraph 9.3 (c): "Also note that any scaffolding even for minor external works can prevent birds accessing their nest sites in buildings."</p> <p>Please add to the checklists an item: "Protection of urban ecology".</p> <p>#This statement has been derived from the Camden Home Improvements guide (January 2021 - https://www.camden.gov.uk/planning-policy-documents) which states: "Also note that any scaffolding even for minor external works can prevent birds accessing their nest sites in buildings." (Wildlife section, page 29)</p>	
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<p>Claire McLean Canal and River Trust</p>	<p>Local Group / Organisation</p>	<p>Air Quality: We are pleased to note that air quality is considered throughout the document. Development sites adjacent to the canal should consider the inclusion of electrical mooring points to ensure that boat engines do not disturb future residents. The Trust is working on putting together some standards in the near future to advise third parties more about this. We are currently working with WCC to undertake a feasibility study of providing electric bollards at Paddington Basin.</p> <p>Code of Practice for Works Affecting the Canal & River Trust For construction activity affecting the waterway corridor in the City of Westminster, it would seem sensible for Westminster Code of Construction Practice to reference the Trust Code of Practice, and encourage contractors to seek advice from the Trustineers: https://canalrivertrust.org.uk/business-and-trade/undertaking-works-on-our-property-and-our-code-of-practice</p>	<p>Electric points would form part of the planning requirements. The code is a post planning document therefore this falls outside of the remit of the Code.</p> <p>The link to referenced code of practice has been included in the code.</p>
<p>Michael Priaulx</p>	<p>Resident</p>	<p>supported the code</p>	<p>Support Welcomed</p>
<p>Kate Stanley Natural England</p>	<p>Government organisation</p>	<p>Natural England have no comments to make on this consultation.</p>	<p>Acknowledged</p>
<p>Dick Cole Churchill Gardens Neighbourhood Forum</p>	<p>Local Group / Organisation</p>	<p>The Forum appreciates that formal consultation ended on the 28th July but would ask you to note that the Churchill Gardens Neighbourhood Forum fully supports the views presented to you by the Knightsbridge Forum and in particular the need for full Transport and Highways construct works to conform fully with the</p>	<p>Acknowledged</p>

		code. The issue of highway is becoming particularly important a construction sites are increasingly constrained and within complex urban areas.	
Knightsbridge Neighbourhood Forum	Local Group / Organisation	<p>Consider deconstruction and construction at the design stage of projects</p> <p>The KNF encourages you to require deconstruction and construction to be considered at the design stage of a project i.e. no later than the planning application. This is the first top tip that experienced contractors gave the KNF when we were consulting on our neighbourhood plan. Please also require or encourage the use of pre-fabricated and other off-site processes to make the construction process quicker, safer and cleaner.</p>	<p>This is outside of the remit of the Code and needs to be addressed at the planning stage.</p> <p>It is acknowledged that pre-fabricated and other off-site processes exist to make the construction process quicker, safer and cleaner and these are set out within guidance documents to be published with the code.</p>
		<p>Categories or tiers of development</p> <p>Our most serious concern is that construction or substantial refurbishment of one to nine residential units is not automatically required to have a CMP. This compares poorly with neighbouring boroughs. For example:- RBKC's Code of Construction Practice (April 2019) classifies partial demolition or residential or commercial extensions as Category 2 which makes clear that a CTMP 'may be required depending on site specific circumstances' (and requires checklists and other information) (pages 10-13). The City of London Corporation's Code of Practice for Deconstruction and Construction (January 2019) categorises residential development of between one and nine inclusive units as Minor developments with all categories</p>	<p>The Code has been updated to include refurbishments and strengthened the provision for upgrading level 3 sites.</p>

		<p>needing to meet Traffic Management Requirements. The KNF recommends that any residential or commercial project for one or more units that requires planning permission and will involve significant structural work and/or substantial refurbishment over a period of three to 12 months (or more) should require a CMP (with a TMP). At a minimum, Westminster should have powers to require it e.g. if requested by the neighbourhood forum, amenity society, a number of residents or in a predominantly residential area.</p>	
		<p>Liaising with the public The specific requirements regarding liaison with the public apply to Level 1 and 2 projects only. We would like to see all projects that require a CMP consulting the nearest 25 properties about it e.g. through a letter drop. RBKC has successfully followed such an approach</p>	<p>The Code requires neighbour liaison for all developments. It can not set out guidance that covers every circumstance, but the principles of liaison and communication should enable issues to be addressed as they arise. The Code has been updated to strengthen the provision for upgrading level 3 sites.</p>
		<p>Hoardings, scaffolding and skips Please require licences for all hoardings, scaffolding and skips to include conditions limiting the hours of work and movement to normal permitted hours for noisy construction works. Please also make clear that parking suspensions will be required for scaffolding and other vehicles using resident's parking bays. We support the Council's approach to requiring hoardings to be built to</p>	<p>Acknowledged</p>

		<p>maintain pavement access. Hoardings should be removed as soon as possible after the works requiring them have been completed e.g. not used simply for ongoing storage or to hide works for long periods thereafter.</p>	
		<p>Considerate Constructors Scheme Please emphasise the importance of complying fully with the most up-to-date best practice in the Considerate Constructors Scheme particularly in relation to measuring, managing and minimising the impact of air, light and noise pollution. Scores of 35 or above out of a maximum possible score of 50 should be required at quarterly intervals and displayed to the public on the site notice board.</p>	<p>Section 3.19 has been updated with the following text The Code of Construction Practice requires sites to complying fully with the most up-to-date best practice issued by the scheme. Sites will be required to display their scores on the site notice board.</p>
		<p>Traffic, transport and the use of the public highway Please require the use of two axle vehicles with a maximum gross vehicle weight of five tonnes on narrow residential roads in Conservation Areas where there are under-pavement vaults unless no such alternative exists. It is important that roads are kept clear of sharps daily and mechanically swept or mechanically washed at least weekly or monthly in order to remove the grit and dirt that otherwise builds up. Please encourage developers to use 100% electric construction equipment if possible e.g. the JCB</p>	<p>Restricting all vehicles to loaded weight of 5t would increase vehicle numbers. If a vault is believed to be in danger of failure then this can be flagged to the structures team and they can investigate. Logistics routes for sites are checked for swept paths to protect WCC assets and public safety. Sites should not be tracking debris onto the highway and are required to clean vehicles and sweep the area externally as required.</p>

		<p>E-Tech range https://www.jcb.com/en-gb/campaigns/etech-range Please note that the Greater London Authority is updating its relevant Supplementary Planning Guidance and the latest version should apply, as a minimum standard, within Westminster</p>	<p>Section 6.6 of the Code sets out WCC requirements, and encourages the use of electric, zero emission technology for construction vehicles. It should be acknowledged that equipment may not be available.</p>
		<p>Noise and vibration The KNF supports no noisy work being undertaken on Saturdays in predominantly residential areas. If that is not considered possible, perhaps the impact of works could be limited on Saturdays</p>	<p>The Code has proposed no noisy works at weekends in residential areas.</p>
		<p>Dust and Air Pollution Please note that the Greater London Authority is updating its relevant Supplementary Planning Guidance and other documents and the latest versions should apply, as a minimum standard, within Westminster e.g. for Non-Road Mobile Machinery. The KNF recommends continuous monitoring and thresholds of 150 ug/m3 and 100 ug/m3 for mean PM10 and 75 ug/m3 and 50 ug/m3 for mean PM2.5 over a 15 minute and one-hour interval respectively. PM2.5 is a subset of PM10 so must be a lower limit and it does not make sense to have a higher level over one-hour than 15 minutes, even for alerts versus thresholds. The KNF recommends that you follow the City of London Corporation’s approach of setting the threshold level as an initial requirement with the level being reviewed periodically by the Council. An alert level may not be necessary if the 15-minute monitoring is used as the</p>	<p>Section 6.4 has been updated to reflect changing guidance. WCC is applying CAZ limits to all developments formally required to follow the Code and therefore changes in time will be captured. 190ug/m3 is the limit taken from the most UpToDate document issued by The Institute of Air quality management Air Quality Monitoring in the Vicinity of Demolition and Construction Sites 2018 PM2.5 comments have been noted and thresholds will be set out in guidance issued. Text has been updated to include a review process.</p>

		<p>trigger for action and notifications. The World Health Organisation is expected to publish new air quality guidelines in September 2021 and these should be considered, if possible, before publishing the revised CoCP.</p>	
		<p>Waste management KNF recommends that Westminster establish a Code of Waste Management similar to its CoCP</p>	<p>Noted</p>
		<p>Water pollution and flood risk Recent flooding in Westminster has caused great distress to many people and highlighted the need to manage dirty and storm water drains carefully. Please ensure that peak flows from sites are not increased during construction. Please emphasise the importance of not using public drains for dumping waste of any sort. We are aware, for example, of builders pouring paint or cement residue down drains or permanently blocking drains to extend under-pavement space for a property.</p>	<p>Gullies are checked as part of the pre condition survey and monitored during the project. We may insist on CCTV surveys during the project to check connections and ensure no damage results as a consequence.</p>

		<p>Urban ecology The CoCP should reference the London Environment Strategy 2018 and the London Urban Forest Plan (November 2020)¹ and require action fully consistent with them.</p>	<p>Documents/guidance have now been referenced in section 1.2.</p>
		<p>Heritage assets There are many residential and other buildings in Westminster that are more than 100 years old and increasingly fragile. They are particularly vulnerable in narrow residential streets. It is important therefore to take extra care when working next to them or accessing a development along roads bordered by them. The presence of weak under-pavement vaults increases the need for care. The KNF therefore recommends limiting the size and weight of construction vehicles (per section 8 above) and highlighting the need to take other special care in Conservation Areas.</p>	<p>Noted Restricting all vehicles to loaded weight of 5t would increase vehicle numbers. If a vault is believed to be in danger of failure then this can be flagged to the structures team and they can investigate. Logistics routes for sites are checked for swept paths to protect WCC assets and public safety. Sites should not be tracking debris onto the highway and are required to clean vehicles and sweep the area externally as required.</p>
		<p>Protection of existing installations Structural engineers reporting in relation to a development have obvious duties to the owner. However, they should be required also to make a statement to the Council that they do not consider the proposals will harm neighbouring properties</p>	<p>The developer is responsible for any damage caused by the development. This is a private matter between resident and developer and therefore not covered by the Code .</p>
		<p>Checklists The KNF recommends the inclusion of a checklist for Level 3 developments consistent with Table 1</p>	<p>As Level 3 projects are not proactively monitored by the Code a checklist is not required for these projects.</p>

Contact Details and Further Information

Further information on the Code of Construction Practice, including the Code itself, appendices and templates, can be found on the Westminster website: <https://www.westminster.gov.uk/code-construction-practice>

For any questions or comments on this consultation report or the adoption of the revised Code of Construction Practice, please contact the council by email: cocp@Westminster.gov.uk