



# Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR  
Tel: 01768 899 773 Email: [office@penrithtowncouncil.gov.uk](mailto:office@penrithtowncouncil.gov.uk)

**DATE: 2 November 2021**

**NOTICE IS HEREBY GIVEN** that an **EXTRA ORDINARY MEETING** of **THE PLANNING COMMITTEE** will be held on Monday 9 November 2021, at **6.30pm** and you are hereby **SUMMONED** to attend to transact the business as specified in the agenda and reports hereunder.

The meeting will be held at Penrith Parish Rooms, St Andrews.

To assist in the speedy and efficient dispatch of business', Members should read the agenda and reports in advance of the meeting. Members wishing to obtain factual information on items included on the Agenda are asked to enquire of the relevant officer **PRIOR** to 9.00am on the day of the meeting.

Members are asked to indicate if they wish to speak on an item **PRIOR** to the meeting (by 10.00am on the day of the meeting at the latest) by emailing [office@penrithtowncouncil.co.uk](mailto:office@penrithtowncouncil.co.uk)

## COMMITTEE MEMBERSHIP

Cllr. M Clark	South Ward	Cllr. C Shepherd	East Ward
Cllr. Jackson	North Ward	Cllr. M Shepherd	North Ward
Cllr. Kenyon	North Ward	Cllr. Snell	West Ward

Mrs V. Tunnadine, Town Clerk

Members of the public are welcome to attend. Details about how to attend the meeting remotely, and how to comment on an agenda item are available on the Town Council Website.

The Town Council resolved from 20 May 2019, until the next relevant Annual Meeting of the Council, that having met the conditions of eligibility as defined in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence)(Prescribed Conditions) Order 2012, to adopt the General Power of Competence.

**AGENDA FOR THE MEETING OF  
EXTRA ORDINARY PLANNING COMMITTEE  
MONDAY 9 NOVEMBER 2021**

**PART I**

**1. Apologies For Absence**

Receive apologies from Members.

**2. Declarations of Interests and Requests for Dispensations**

Receive declarations by Members of interests in respect of items on this agenda and apply for a dispensation to remain, speak and/or vote during consideration of that item.

**ADVICE NOTE:**

Members are reminded that, in accordance with the revised Code of Conduct, they are required to declare any disclosable pecuniary interests or other registrable interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting.) Members may, however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared in the Register, as well as any other registrable or other interests. If a Member requires advice on any item involving a possible declaration of interest which could affect his/her ability to speak and/or vote, he/she is advised to contact the Monitoring Officer at least 24 hours in advance of the meeting

**3. Public Participation**

Receive any questions or representations which have been received from members of the public. A period of up to 15 minutes for members of the public to ask questions or submit comments.

**ADVICE NOTE:**

Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda. The public must make a request in writing to the Town Clerk **PRIOR** to the meeting, when possible. A member of the public can speak for up to three minutes. A question shall not require a response at the meeting nor start a debate on the question. The chair of the meeting may direct that a written or oral response be given

**4. EXCLUDED ITEM: Public Bodies (Admissions to Meetings) Act 1960**

Determine whether item/s should be considered without the presence of the press and public, pursuant to Section 1(2) of the Public Bodies (Admission to Meetings) Act, 1960, as publicity relating to that (any of those) matter/s may be prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for the other special reasons noted in relation to that matter on the agenda.

## 5. Planning Applications

### a) PLANNING APPLICATIONS FOR CONSIDERATION

Consider the following applications for which information can be found on the Eden District Council Website <http://eforms.eden.gov.uk/fastweb/search.asp> by inserting the appropriate planning reference number

Planning application number:	20/0738
Site address:	LAND AT RAISELANDS FARM SCOTLAND ROAD PENRITH CA11 9JW
Description:	Variation of conditions 10 (surface water drainage scheme) and 17 (foul drainage scheme) for the replacement of approved Highways and Drainage Layout plan with revision I, attached to approval 14/0405.

Planning application number:	20/0667
Site address:	LAND AT RAISELANDS FARM SCOTLAND ROAD PENRITH CA11 9JW
Description:	Variation of condition 2 (plans compliance) to replace the Construction Method Statement, attached to approval 14/0405.

Planning application number:	21/0970
Site address:	Eden District Council VOREDA HOUSE PORTLAND PLACE PENRITH CA11 7BF
Description:	Passivhaus standard retrofit to existing office building involving demolition and replacement of external cladding, demolition of external stairs and creation of external service zone together with extension of ground floor area to match upper floors. External works including new paving and soft landscaping.

## 6. Next Meeting

Note the next meeting is scheduled for Monday 6 December 2021 at 1.30pm, Penrith Parish Rooms, St Andrews

**FOR THE INFORMATION OF ALL  
MEMBERS OF THE PLANNING COMMITTEE  
AND FOR INFORMATION TO ALL REMAINING  
MEMBERS OF THE TOWN COUNCIL**

**Access To Information**

Copies of the agenda are available for members of the public to inspect prior to the meeting. Agenda and Part I reports are available on the Town Council website or, in the case of planning applications, the link to applications on the Eden District Council Website can be found above

**Background Papers**

Requests for the background papers to the Part I reports, excluding those papers that contain exempt information, can be made to the Town Clerk address overleaf between the hours of 9.00 am and 3.00 pm, Monday to Wednesday via [office@penrithtowncouncil.co.uk](mailto:office@penrithtowncouncil.co.uk)

## Lorna Eland

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**From:** Planning & Building Control Admin  
**Sent:** 01 November 2021 11:23  
**To:** Planning & Building Control Admin  
**Subject:** Development at Raiselands - 20/0738

**Categories:** Lorna

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**From:** Graham, Rachael [<mailto:rachael.graham@persimmonhomes.com>]  
**Sent:** 28 October 2021 09:30  
**To:** Ian Irwin <[ian.irwin@eden.gov.uk](mailto:ian.irwin@eden.gov.uk)>  
**Cc:** Pearson, Katie <[katie.pearson@persimmonhomes.com](mailto:katie.pearson@persimmonhomes.com)>  
**Subject:** FW: Development at Raiselands - 20/0738

Ian,

The changes are as follows:

Grit Bins and Lighting Columns and plinths shown throughout development now

**Tactile Pavings** – locations indicated on Rev G & removed on Rev I are:

Road 1 / Road 2 junction ( by Plot 34)  
Road 1 / Road 4 junction (by MH S20)  
Road 4 (by plot 39/119)  
Road 4 ( by plot 45/112)  
Road 1 / Road 3 junction ( by plot 51/67)  
Road 1 at entrance to neighbouring land  
Road 4 / Road 8 junction ( by Plots 171 / 145)  
Road 4/ Road 7 junction ( by Plots 128 & 121)

### **Footway & Verge amendments**

Verge in front of plot 153 & 156 - These are very minor & difficult to spot on this drawing is mainly the removal of a very small area of grass verge & replaced by hardstanding ( is better depicted on the coloured S38 plan)

All the amendment were requested / required by Cumbria CC Highways for Section 38 Technical Approval

Thanks, Rachael

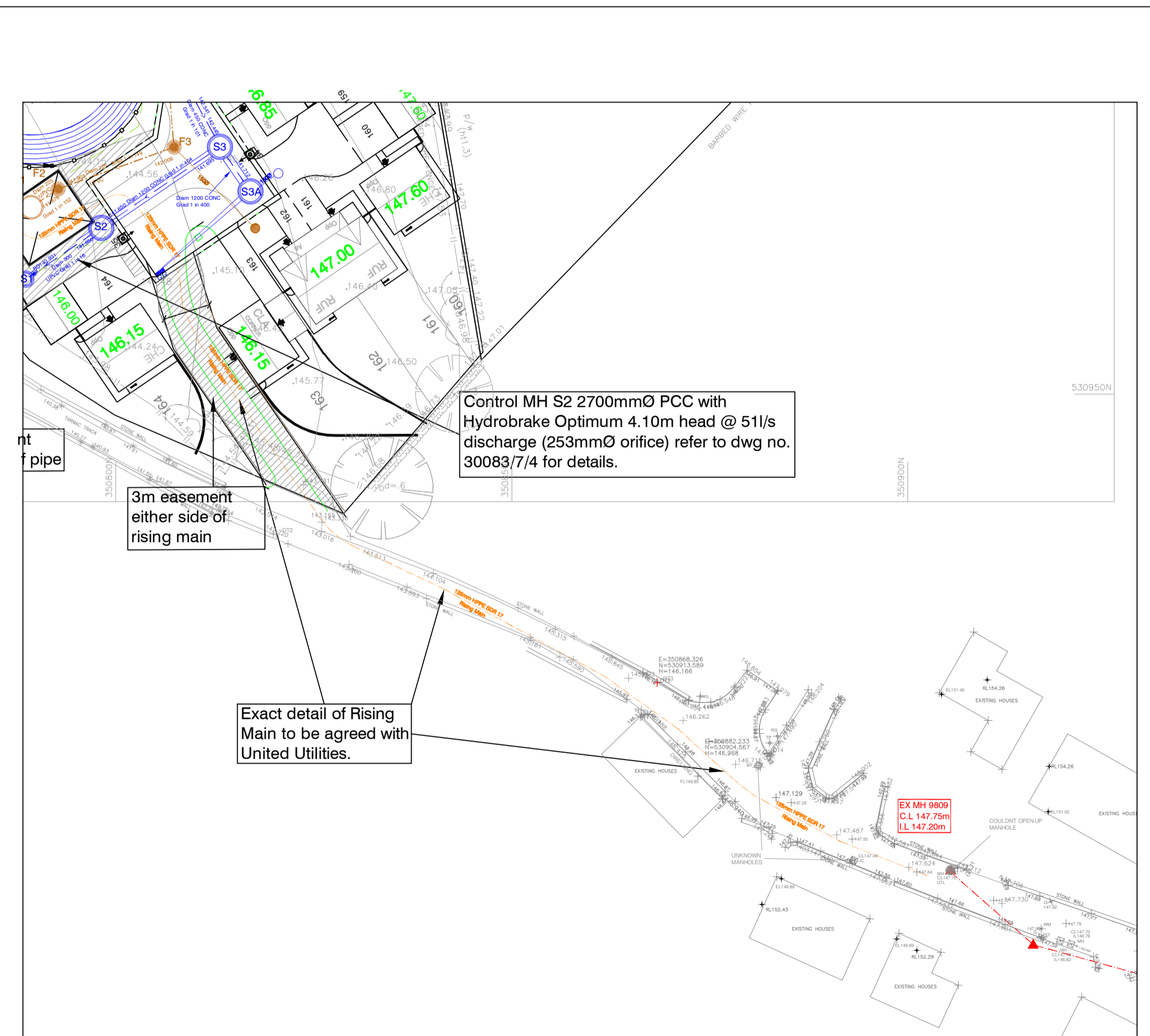
**Rachael Graham**  
Land & Planning Manager

**Persimmon Homes & Charles Church Lancashire**  
Persimmon House, Lancaster Business Park, Caton Road, Lancaster LA1 3RQ  
T: 01524 542000  
(My working days are Monday – Thursday)



**S38 STREET LIGHTING KEY**

- ⊕ PROPOSED CONICAL ALUMINIUM COLUMN OF 6M NOMINAL HEIGHT WITH FLUSH MOUNTED DUAL LOCKING DOOR AND THERMOPLASTIC ROOT PROTECTION PLANTED BASE AND POST MOUNTED THORN PRL2 SMALL 13EED NEUTRAL WHITE LANTERN IN GREY OPTIC SETTING 700mA 2.78kLM WITH IP-TILT AND ZODION SSS PHOTOCELL (20 / 20) RED
- ⊕ PROPOSED CONICAL ALUMINIUM COLUMN OF 6M NOMINAL HEIGHT WITH FLUSH MOUNTED DUAL LOCKING DOOR AND THERMOPLASTIC ROOT PROTECTION PLANTED BASE AND POST MOUNTED THORN PRL2 SMALL 13EED NEUTRAL WHITE LANTERN IN GREY OPTIC SETTING 700mA 2.78kLM WITH IP-TILT AND ZODION SSS PHOTOCELL (20 / 20) RED
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- Poles required to Cumbrria CC specification. See Standard Details: C2001515/AM/04 or C2001302/AM/0. Column set back 1000mm from kerb edge. (15 no. - Ref. 6.7, 21-29, 31-35)



**RISING MAIN OUTFALL**

**SCALE 1:500**

**KEY**

- S.W.
- Foul
- Proposed sewer
- 1200mm dia I/C
- 13.50
- Existing Plot Level
- Existing Foul sewer
- Existing S.W. sewer
- Proposed highway gully
- Proposed level
- Existing Level
- Traffic table
- Potential Grit Bin Position (TBC on site with Cumbrria CC representative)

REV	DATE	INT	DETAILS
A	27/03/14	ME	Rising Main Outfall updated to Clients comments.
B	24/06/17	DA	Updated to latest layout
C	19/07/18	SAP	Drainage Notes to MH S2 added
D	17/11/18	SAP	Culverted watercourse diversion added
E	03/04/19	SAP	Updated to Highway Layout as agreed with Cumbrria CC revised Development Layout incorporated, s.w drainage amended to accommodate +40% climate change
F	22/05/19	RF	Drainage added to MH P58 & F44 and notes amended
G	12/06/19	SAP	S.W drainage amended to Cumbrria CC requirements
H	05/03/20	SAP	Potential Grit Bin locations & Street lighting added
I	11/03/20	SAP	Street Lighting Plinths & looeway verges amended & traffic paving within development removed to Cumbrria. CC comments

**North Point**  
**Raiselands Penrith**  
 Quality Ass.  
 UKAS 9005  
 Quality Assurance  
 ISO 9001:2008  
 553 Carlisle  
 GB20044308

Client:  
**Persimmon Homes Lancashire**  
 Title:  
**Highways and Drainage Layout**

Drawn By:  
 JCM  
 Date:  
 June 2016  
 1:500

Drawing No:  
**30083/1**

Revision:  
**1**

**Ironside Farrar**  
 Environmental Planners  
 Landscape Architects  
 Graphic Designers

3 Willey Court MANCHESTER M20 3JH  
 Tel: 0161 763 8800 Fax: 0161 763 8070  
 manchester@ironsidefarrar.com

EDINBURGH BELLSHILL

- NOTES**
- Setting out shall be undertaken using only the information given. Distances should not be scaled from this drawing.
  - All gravity sewers shall be constructed in accordance with Sewers for Adoption 6th Edition and United Utilities Details & Guidelines the foul pumping station and rising main should be in accordance with Sewers for Adoption 7th edition.
  - The minimum gravity pipe diameter under adoptable highways shall be 150mm.
  - It is the responsibility of the Contractor to verify all information given with regards to existing services and drainage connections etc. prior to commencing the works. The rates shall include hand dig around services where necessary. The Contractor shall adhere to the CDM Regulations at all times.
  - The outsides of all sewers shall be a minimum of 1.0m from kerb lines and the outside of manholes shall be a minimum of 0.5m from kerb lines.
  - Existing flows in watercourses, sewers and land drains shall be maintained at all times.
  - Only trained personnel shall be permitted to enter confined spaces.
  - All materials to bear the relevant B.S. Kitemark and comply fully with the specifications. All concrete & concrete products must use Sulphate resistant cement (unless the site investigation report proves that sulphate attack from soils and groundwater will not occur to withstand a class 3 condition).
  - All opening notices etc. as required under highways acts etc. are to be obtained prior to commencement of works. All works are to be inspected by L.A., NIRC or the Network Operator as applicable.
  - Where 'Ultra Rip' UPVC pipes (or similar approved) are used in adoptable drainage they shall still be handled and laid in accordance with the specification and guidance issued by the High Performance Pipe Association.
  - A Class S Bed and surround must, meet the requirements of water industry standard 4-35-01 and be WPC standard. Trench backfill in highways to within 1m of highway shall, as directed by the Highway Authority be a suitable granular material all in accordance with Sewers for Adoption cl. 4.3.4.
  - Slab levels shall not be varied without reference to the Engineer for guidance.

# **Raiselands, Penrith Construction Method Statement**

**Rev. E March 2021**

## **1.0 Scope**

This Construction Method Statement is submitted to update those details previously approved, and is submitted under application 20/0667. It relates to Persimmon Homes management of the issues highlighted in Condition 7 of the planning consent 14/0405 (Land at Raiselands Farm, Scotland Road), during the construction of dwelling houses.

## **2.0 Health and Safety Measures**

A full construction phase health and safety plan will be available on site for the duration of the works on site and will be updated as required during the projects lifetime.

Full emergency procedures and equipment including spill kits are available on site in order to deal with any environmental incidents which may occur.

## **3.0 Access**

The site will be access by construction traffic directly from Scotland Road. At the entrance to the site a sign as below will be erected. Directional signs will ensure that site traffic routes are clear as the site progresses. At any points where access may be gained to construction site(s), additional warning signs will be displayed.



#### 4.0 Phasing of Work

This will follow a logical sequence around how the site as planned as per the Traffic Management Plan and the Roads & Sewers Phase 1 Management Plan appended to the back of this document.

For the purpose of this document the construction is split in to construction stages:

- S278 / Site Entrance Works

S278 works now complete and confirmed by CCC.

- Facilitating Earth Works

There is considerable cut and uplift required across the site. This is shown on the Highways & Drainage layout (30038.ID). This is further illustrated in the cross sections provided (30038.202 1A/2A).

- Earthworks materials may consist of soil, rock, or inert construction and demolition material which are capable of being compacted to form stable areas of fill.
- Where possible fill material shall be contained from excavation within the site. If there is insufficient fill material of the required types within

the site, imported fill material shall be provided by the Developer / Contractor from alternative source.

- Fill material obtained from excavations within the site shall be deposited in its final location as soon as practicable after excavation.
- Fill material in areas of fill / uplift shall be compacted in a stable condition as soon as possible after deposition and in a manner appropriate to the location and material to be compacted, and the machinery compacting.
- Top Soil, Grass and other organic matter will be removed.
- This will be compacted in no larger than 300mm layers and as uniform as practicable. A good bond between layers will be ensured through scarification and or surface watering if necessary.

During this period there will be increased traffic movements entering and egressing the site. The purpose of this is solely to bring the levels at the front end of the site up to those approved to enable the first phase of roads and sewers to be commenced.

Depending on the location that earth is being imported from, on to site this could result in up to 65 vehicles (i.e. in and out) per day (just over 1 vehicle in and then out just less than every 10 minutes). For clarity, at the maximum movements, there are 5 wagons running. They are delivering 13 loads a day, making a total of 65 loads so 130 entry/exits per day.

- Remaining Phase 1 enabling Works (land re-grade, road box crush to allow sewers to be installed) – 6 weeks from 20<sup>th</sup> September 21
- Road box from site entrance to plot 39 "Y" junction to allow safe access – 2 weeks from 18<sup>th</sup> October
- Material import required to build up areas of site – 3 – 4 weeks from 1<sup>st</sup> November
- Phase 2 enabling Works (land re-grade, road box crush to allow sewers to be installed) – 6 weeks from 15<sup>th</sup> November
- Road box from plot 39 "Y" junction to pump station to allow safe access – from 3 weeks from 3<sup>rd</sup> January 2022

- Roads & Sewers Phase 1

Please also see appended the Phase 1 Roads & Sewers Management Plan. This sets out the following:

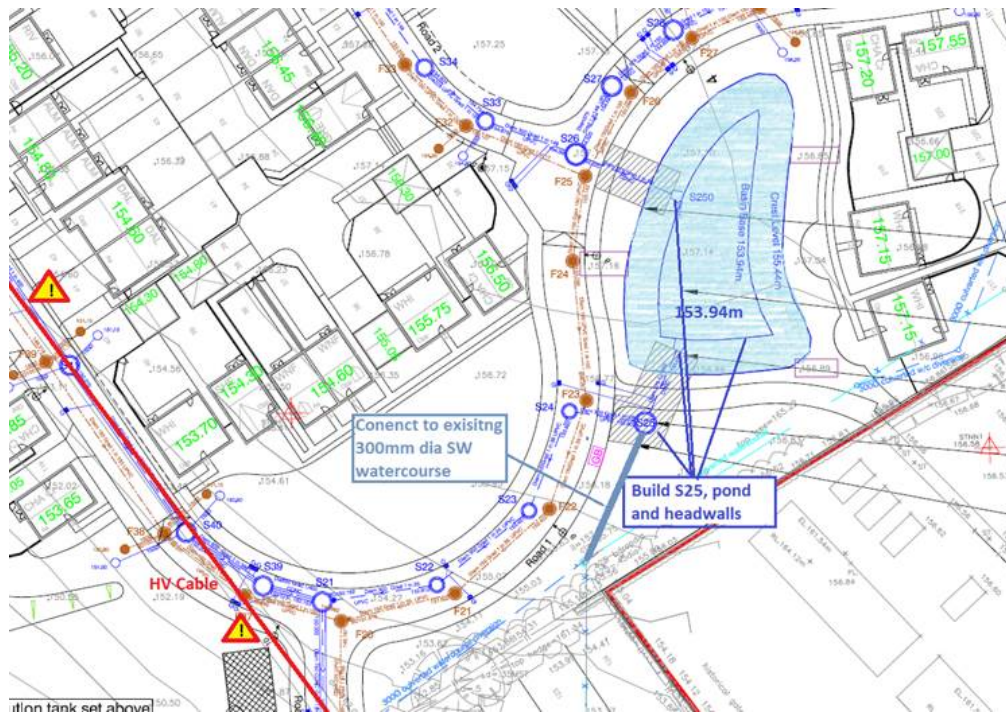
- 1 gang (green line) working from the bottom of the site up, so that the approved outfalls can be established first and then be in

place to connect the subsequent system can outfall formally, and the served infrastructure is able to function fully from the outset. At the same time a gang (redline) will construct the higher SuDs pond and outfall, working back up to the entrance on the A6. As part of this programme the basins will be formed as the contractors work back up site. The first will be formed very early due to its position at the bottom of the site. Working backwards up the site, the gangs will also form the base course of the roads and lay the foul water infrastructure.

- Sewers from outfall back (plot 39) – 10 w from 25<sup>th</sup> January 22
  - Sewers (Phase 1 - Red Sewers) from plot 39 to site entrance Scotland Rd – 8w from 21<sup>st</sup> Feb 22
  - Highways to Phase 1 i.e. plot 39 “Y” junction to Scotland Road – 5 weeks from 4<sup>th</sup> April 22
  - Highways to Phase 2 i.e. plot 39 “Y” junction down to Pump Station outfall – 6 weeks from 25<sup>th</sup> April 22
- 
- Temporary Surface Water Mitigation Works

During the facilitating earth works and until the permanent roads and sewers works are in place, temporary drainage works will be put in place and maintained. These are as follows:

- Speed hump at entrance to site just off Scotland road both to reduce wagon speed, but also act as bund to deflect surface water entering the site from Scotland Road (the cause for previous on site flooding).
- Temporary connection from the northern attenuation pond to the 300mm diameter SW drain. This is to mitigate surface water collection on the localised low point and along the new road alignment.



- 'Standard construction' – Later Roads & Sewers Phases, Foundations & House building.
  - To be commenced no earlier than 20 weeks from a re-commencement of works on site.

During the 'standard' construction phases it is expected that there will be approximately:

- 6 HGVs a day for earth movement intermittently when required (this is not a consistent process throughout the development).
- 10 HGV a month in the first 8 weeks of construction associated with roads and sewers;
- 2 HGVs a week associated with stone deliveries;
- 2 HGV a week for Brick / Block deliveries
- 4 HGV every month for drainage deliveries
- 2 HGV delivery month for roof truss deliveries
- 4HGVs a week for concrete deliveries
- 16 HGV deliveries a week for plasterboard / joists / timber etc.
- C. 20 staff members at any one time working on site. This includes sub-contractors.

Each property will take approximately 4 months from commencement of foundations to completion. The last month of this will mostly be internal fit out works.

Comprehensive top soil stripping will be avoided. Where appropriate re-seeding will take place on localised areas following necessary early infrastructure works.

Until access is no longer possible the land / portions of the land will continue to be grazed by the current tenants.

## **5.0 Construction Operating Hours**

No construction work associated with the development shall take place anywhere on the site on any Sunday or Bank Holiday, nor on any other day except between the following times:

- Monday to Friday 08.00 - 18:00 hours
- Saturday 08:00 - 13:00 hours

Unless such work is:

- a) Associated with an emergency or
- b) Carried out with the prior written approval of the Local Planning Authority.

This also includes any vehicles arriving to the site before 08:00 and parking outside the site before this time.

## **6.0 Dust control measures**

- Dust will be monitored at all times and in periods of dry weather work areas will be damped down if dust is being generated by on site activities. This will be carried out through the use of a mobile sprinkler system. During fine weather when dust is deemed to be a problem this will be used at least once a day and more frequently when deemed necessary.
- Construction works will be carried out in such a way to limit the emissions to the air of pollutants (dust & fine particles (PM10)), employing best practicable means. The site will be managed in accordance with the TMP to minimise the potential effects on air quality from construction.
- At necessary intervals, as frequently as required, the site entrance and highway will be swept and or washed.

## **7.0 Noise Control / Mitigation Measures**

All plant equipment is fitted with industry standard silencers and all care will be taken on site to ensure noise is controlled. This will be achieved by ensuring any equipment is turned off when not in use and there is no unnecessary revving of engines when in use.

If it is deemed necessary noise levels shall be monitored in accordance with guidance contained in (BS) 7455: Description and Measurement of Environmental Noise. This has been in place for the earth movement phase undertaken to date. Should, during any other phases of works, this be required again, this will be undertaken.

In the event that operations on site will create possible vibration, measurement and assessment of ground-borne vibration will be undertaken in accordance with the guidance contained in (BS) 7385: Evaluation and Measurement for Noise in Buildings and (BS) 5528 2: Code of Practice for noise and Vibration Control on Construction Sites and Open Sites.

The development site is located within a relative noise-sensitive area, being adjacent to existing residential development to the east

A wide range of noise sources will be present, some for short periods, during the works. Calculations of noise impact during the construction phase undertaken include:

- Earthmoving plant (Dozer)
- Hand tools (Circular saw)
- Air compressors
- Concrete mixer trucks
- Generator – diesel powered
- Piling plant and equipment – only a very limited number of properties are proposed to be piled, and these are located at the far side of the site to the existing properties.

Other sources will be present at intervals during the development, including excavation and screening plant, haulage vehicles, impact noise from trades work and materials handling, pumps, etc.

Best practice will be adopted to minimise the creation of un-necessary noise at all times. The Developer will undertake regular site inspections to ensure that the Contractor adopts best practice. The requirements to minimise noise will be included in site induction/'tool box talks' provided to all contractor's personnel working on site.

Although not exhaustive, the following best practice procedures will be followed:

- Plant and machinery shall be regularly maintained to control noise emissions, with particular emphasis on lubrication of bearings and the integrity of exhaust silencers.
- Vehicles requiring the use of audible reverse warnings will be fitted with low-nuisance types.
- The use of vehicle horns within the site will be restricted to emergency situations.
- So far as is practicable, noisy plant or equipment shall be situated remotely from noise sensitive receptors. Barriers (eg. site huts, acoustic enclosures, stockpiles) shall be employed where practicable to reduce noise.
- Machines in intermittent use shall be shut down where possible or otherwise throttled down to a minimum when not in use.
- Compressors should be fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever in use.
- The use of pneumatic percussive tools will be avoided so far as possible, but if use is essential, will be fitted with mufflers or silencers of the type recommended by the manufacturer.

- Where practicable, equipment powered by mains electricity shall be used in preference to equipment powered by internal combustion engines or locally generated electricity.
- Noise when loading or unloading vehicles, dismantling scaffolding or handling materials shall be minimised by avoiding drops from height, use of resilient mats, etc.
- External telephone bells, tannoys and other un-necessary noise sources will not be used.
- The piling rigs will have muffler/shrouds covering the hydraulic hammer to reduce noise output to below EU requirements to make it more environmentally friendly to the local area.
- If any complaint is received, noise and vibration monitoring will be established at all relevant site boundaries during subsequent visits.
- No construction work audible outside the site boundary will be permitted outside the approved working hours. No construction work audible outside the site boundary will take place on Sundays or Bank Holidays. The only exceptions may be the use of electricity generating plant (if and when mains electricity connection is not available). In each case, equipment will be used and maintained in good order and such equipment will not be run at a noise level which would create or cause a nuisance.
- The Contractor's compounds and any fixed plant in these compounds (such as pumps, concrete silo mixers and generators) will be located as far away from residential receptors as is practical as shown on the Traffic Management Plan.

### **8.0 Wheel Washing Facilities / road sweeping**

Wheel washing will be carried to avoid excess soiling of adjacent adopted highways to the full satisfaction of the Local Highway Authority and the police.

Wheel washing will be carried out manually on site with mechanical sweeping of the roads if required. If road sweeping is undertaken that the waste material should be taken away to an approved waste facility to be disposed of.

A temporary Wheel Washing station will be moved. Always to be located between the current construction area and the adopted highway. Ideally this will be at the gates to the construction area, but in any event as close as possible to the construction area.

A wheel bath will be kept in place at a single location prior to the first occupations for use during the initial earth works moving exercise. All site traffic will be required to use this prior to exiting the site on to Scotland Road.

Through the development a road sweeper will be engaged between this and the Carleton Hill road site to ensure that roads can be swept on a daily basis if and when necessary.

### **9.0 Pollution Control and Excess Surface Water**

All waste and potential pollutants will be stored in locations isolated from water courses and drains. Exposed ground will be minimised at any one time to avoid excessive silting of watercourses.

Full emergency procedures and equipment including spill kits are available on site in order to deal with any environmental incidents which may occur. Although these will be avoided in the first instance as the priority.

Measures will be put in place on site which will monitor and prevent the occurrence of pollution. Persimmon Homes recognise that it is an offence to pollute watercourses, purposefully or accidentally.

All fuel, old or chemical storage on site will be sited and secured on an impervious bund. Leaking or redundant containers will be removed immediately and appropriately.

The first phase of development will be the construction of the roads and sewers. This will involve the surface water connections to the already constructed SUDs pond. This pond is designed to hold the surface water drainage for the whole of the wider masterplan area. Should it be considered necessary during the construction phase due to excess surface water, a temporary overland flow route will be constructed to the basin.

## **10.0 Temporary Site Illumination**

Any lighting required for the site will be limited to the construction operating hours, and will be directed onto the site, and not neighbouring properties.

## **11.0 Storage, Transport & Disposal of Material (inc. soil)**

All materials & plant stored on site will be kept in secure locations whilst the site is not in use. If necessary, security cameras will be installed.

Procedures are in place to load and unload plants and materials to ensure high levels of safety and to retain quality of materials used in construction. Contractors will be expected to maintain a tidy site and to operate, as far as is practical, a "just in time" policy for the delivery and supply of materials for the site, especially towards the end of the build when storage will be at a minimum. Materials will be stored to minimise damage by vehicles; vandals; weather and theft.

All HGV taking spoil to or from the site will be securely sheeted to prevent spillage or deposit of any material on the highway.

The disposal of waste generated during construction, including any surplus spoil will be managed to maximise the environmental and development benefits from the use of surplus material and to reduce any adverse effects of disposal. Where practical, re-use and recycling over disposal to landfill will be favoured. If necessary, to prevent rainwater accumulation or rubbish being blown away, waste storage facilities may be covered.

Soil will be stored in accordance with the Traffic management plan. Through to the phasing of the site construction access to the wider site will be minimised to avoid unnecessary soil damage. As far as practical, unnecessary movements off and on exposed soil will be avoided.

## **12.0 Storage Tanks**

If required to be stored on site, oil, fuels, chemicals will be stored in appropriately bunded tanks. In relation to Oil, any secondary containment system will be fully compliant with the Oil Storage Regulations.

Any tanks will be labelled with information on how to respond to a leak and containing materials such as oil or chemical absorbents and personal protective clothing will be kept on site at all times.

As a rule, containers will used / located / stored according to the following requirements:

- Must be structurally sound and strong enough to prevent leakage under normal circumstances
- They must be sited within a 'secondary containment system', e.g. a bund
- Any sight glasses, valves, vent pipes etc, must be within the secondary containment system
- Fill points should be within the secondary containment system where possible. Where this is not possible a drip tray must be provided at the filling point
- Must ensure, where practicable, that containers are not situated within 50 metres of a borehole or 10 metres of any inland freshwater and coastal water that any leakage could enter
- Bunds must have a capacity of 110% of the tank / drum capacity or if more than one drum / tank are together in the same bund, then the greater of either:- 110% of the largest tank/drum's storage capacity, or 25% of their aggregate storage capacity
- Drip trays must have 25% capacity of the tank / drums capacity
- No container drainage system should penetrate the bund / drip tray
- Bunds and drip trays must be impermeable to water and oil and be sealed if pipes etc pass through its skin
- Bunds and drip trays must be positioned to minimise the risk of damage by impact with mobile plant or vehicles
- Any tap / pump or valve must be locked when not in use.

## **13.0 Site Waste Management**

A site waste management plan will be produced and implemented to comply with environmental legislation. Waste will occur in three principal phases:

- firstly, during demolition of existing structures and removal of any contaminated pockets of earth advised by the geotechnical consultant;
- secondly, during construction of the proposed houses; and
- finally, during occupation of the completed homes.

The adopted plan will involve the following provisions:

### **Buying and Storing Materials**

- Order the amount of materials you need as accurately as possible;
- Arrange for 'just in time' deliveries to reduce storage and material losses;
- Consider the source of materials.
- Consider the packaging used for materials delivered to the site -can this be reduced or recycled.
- Ensure that deliveries are rejected if damaged or incomplete
- Make sure storage areas are safe, secure and weatherproof (where required)
- Store liquids away from drains, burns and in bunded areas to prevent pollution.

### **Site Activities**

- Ensure options for the use of reclaimed and recycled construction materials, that meet the materials specification are considered.
- Recycle suitable spoil, demolition materials, prunings, and surplus construction material arising from the works on site to avoid the need to transport materials.
- Keep the site tidy to reduce material losses and waste.

### **Training and awareness**

- Promote good practice awareness as part of health and safety induction / training for workers onsite.

### **Waste Segregation**

- Segregate different types of waste as they are generated using different skips where possible (given the space available).

### **Vermin Control**

- All of the above practices, particularly in regard to waste also serve to control potential vermin. We have not experienced issues with Vermin control on any other Persimmon sites presently operating across Lancashire or Cumbria. It is not expected to be an issue on this greenfield site as there is no pre-existing issue. All site managers are trained in Construction Management which includes awareness of practices to minimise risk of infestation. Should this occur, pest control experts will be requested to attend site as soon as possible.

## **14 A written procedure for dealing with complaints regarding the construction or demolition**

There is currently, and will remain a 24hour contact number on the site entrance.

If there are any complaints with the construction works on the site, in the first instance please contact the Site Manager on site, giving details of the nature of the complaint. If seven days have passed and no change / improvement have been noted then please contact the Construction Director (Geoff Brown) at:

Persimmon Homes,  
Persimmon House,  
Lancaster Business Park,

Caton Road,  
Lancaster,  
LA1 3RQ  
Tel: 01524 542000

If following a further 7 days, you have still not received a response or your complaint has not been dealt with, please contact the Managing Director (John Rookcroft) at the address or number above.

Prior to commencement of any procedures on site outside the standard practice (such as piled foundations) that may cause concern to local adjoining neighbours letters will be hand delivered to adjacent plots informing them of the forthcoming works, programme and direct contact details

If necessary, and at the request of local members / resident, local meetings will be held to provide periodic updates on the construction.

#### **14.0 Post Construction**

Following completion of the site the remaining areas of the site will be restored and landscaped according to the approved landscape plan.