

From: Joanne Lewis
Sent: 14 June 2019 13:59
To: Planning.Responses
Subject: FW: Y/48/19/DOC - Cinders Lane Nursery and works to the rear Cinders Lane, Yapton, BN18 0JJ
Importance: High

Taking into account the revised site wide elements plan I am happy for the discharge of condition 9.

Joanne

Please note my normal working days are Wednesday, Thursday and Friday.

Joanne Lewis | Senior Environmental Health Officer, [Arun District Council](#) | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37666 | External: +44 (0) 1903 737666 | E-mail: joanne.lewis@arun.gov.uk

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From: Matthew Utting [REDACTED]
Sent: 13 June 2019 14:14
To: Simon Davis
Cc: 'Kevin Wawman'; 'Paul Spratt'; 'Emma James'; Joanne Lewis; Kate Giddings
Subject: FW: Y/48/19/DOC - Cinders Lane Nursery and works to the rear Cinders Lane, Yapton, BN18 0JJ
Importance: High

Simon,

Further to my email sent earlier today, please refer to the email below from my client and the attached Site Wide Elements Plan ref. 19.14.102C, which you should substitute for the version currently lodged.

I hope this deals with the query raised regarding Condition 9 of the site's outline permission ref. ref. Y/5/17/OUT; and that my earlier email dealt with the query raised regarding condition 10 – I'll wait to hear from you.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

[REDACTED]

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From: Emma James [REDACTED]
Sent: 13 June 2019 13:00
To: Matthew Utting [REDACTED]
Cc: Kevin Wawman [REDACTED]; Paul Spratt [REDACTED]
Subject: RE: Y/48/19/DOC - Cinders Lane Nursery and works to the rear Cinders Lane, Yapton, BN18 0JJ

Matt,

Please find attached an amended site wide elements plan following comments from environmental health.

A slight oversight on our part but we shouldn't have shown heras fencing to the south boundary where it adjoins residential property. There is an existing 2m close board fence to this boundary and we would only put up heras fencing if required for security purposes. This has now been noted on the drawing and the heras fencing removed.

Also, the drawing now shows the site to the south as per the existing layout and does not show anything indicating the potential residential layout following their outline planning permission.

I hope this will be sufficient to satisfy their concerns.

Kind regards

Emma
Emma James
Architect BA(Hons) MArch

Crayfern 
www.crayfernhomes.co.uk

Crayfern Homes Ltd 14 St John's Rd, Hedge End, Southampton SO30 4AB

[REDACTED]



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From: Matthew Utting [REDACTED]
Sent: 13 June 2019 11:00
To: 'Simon Davis' <Simon.Davis@arun.gov.uk>
Cc: Kevin Wawman <[REDACTED]>; Paul Spratt <[REDACTED]>; Emma James [REDACTED]; [REDACTED]
Subject: FW: Y/48/19/DOC - Cinders Lane Nursery and works to the rear Cinders Lane, Yapton, BN18 0JJ
Importance: High

Morning, Simon,

Thank you for the emails below and for that attached, which I am copying to my clients and your colleagues in your Authority's Environmental Health Department for information. I'd comment as follows:

Condition 9

I'm sure my client will be able to revise the Site Wide Elements Plan ref. 19.14.102 in the manner requested in the attached email. I'll send you a revised version of the plan as soon as possible.

Condition 10

As you know, application ref. Y/48/19/DOC seeks to discharge conditions 9 and 10 of outline permission ref. Y/5/17/OUT (attached) sufficient only to enable site clearance/demolition to take place as a precursor to commencing the site's development. As such, only Parts 1 and 2 of condition 10 of outline permission ref. Y/5/17/OUT need to be discharged at this time – indeed, you will note that the final paragraph of condition 10 confirms that “*Where demolition is required 1. and 2. above should be submitted prior to demolition. Parts 3. and 4. can take place post demolition if necessary*”.

Enough information has been submitted with application ref. Y/48/19/DOC to secure the discharge of Parts 1 and 2 of condition 10 of outline permission ref. Y/5/17/OUT and I would be grateful if we could proceed on this basis – an application to discharge Parts 3 and 4 of condition 10 will be made once site clearance/demolition has been completed and my client is in a position to commence the site's development.

I hope this email is helpful – please contact me if you need to discuss in more detail.

Regards,

Matthew Utting BSc (Hons) DipTP MRTPI
Director



7 Siskin Gate
Bracknell
Berkshire
RG12 8BF

[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 10 June 2019 15:26
To: Matthew Utting [REDACTED]
Subject: FW: Y/48/19/DOC - Cinders Lane Nursery and works to the rear Cinders Lane, Yapton, BN18 0JJ

Dear Matthew,

Please see below comment regarding condition 10 and the attached comment regarding condition 9. Both comments come from Environmental Health.

WSSC Highways have not yet responded.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Kate Giddings <kate.giddings@arun.gov.uk>
Sent: 07 June 2019 15:02
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Joanne Lewis <Joanne.Lewis@arun.gov.uk>
Subject: Y/48/19/DOC - Cinders Lane Nursery and works to the rear Cinders Lane, Yapton, BN18 0JJ

Good afternoon,

In relation to the above application in relation to condition 10 (contamination), having reviewed Soils Ltd.'s Main Investigation Report (ref.: 17034/MIR, dated August 2018), this Department is not able to recommend discharge of the condition due to the exceedances of lead and PAH's identified on site.

In order for the condition to be fulfilled, points 3 and 4 must be adequately addressed.

Many thanks,

Kate.

Kate Giddings | Senior Technical Officer, Environmental Health, Arun District Council | Location: Arun Civic Centre, Maltravers Road,
Littlehampton, West Sussex, BN17 5LF

Internal: 37586 | External: +44 (0) 1903 737586 | e-mail: kate.giddings@arun.gov.uk

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Construction Method Statement

Under HSE CDM 2015 a Construction Phase Plan must be produced prior to construction. This Document with all associated risk assessments, reports etc will be on site at all time of which this Construction Management Plan will be part of.

- Parking of vehicles of site personnel, operatives & visitors as indicated.
- Loading & unloading of plant & materials will be as indicated.
- Storage of plant and materials including cement masonry & washing will be as indicated.
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing as indicated.
- Construction vehicles & wheel cleaning as indicated.
- Measures to be used for the suppression of dust & dirt throughout the course of construction will be as indicated.
- The location of any site site/cabins/offices as indicated.

Noise & Dust Environmental Impact statement

This document will form part of the appendices of the CDM Construction Phase Plan in addition to the items covered under 3.1 to 6.10. This statement has been produced due to the nature of the site location and its proximity to neighbouring domestic properties and focuses on the impact to the Environment rather than the user.

Crayfern Homes will write to all surrounding neighbours informing them of the construction program including giving all contact details for the site team and Crayfern Homes head office construction team. Neighbours are invited to make contact at any stage if they have any concerns.

Working Hours

As stated within the planning supplementary information no work relating to the construction of the development will take place outside of the hours of 8.00am - 5.00pm weekdays and 8.00am - 1.00pm on Saturdays. No working on site permitted on sundays or bank holidays.

Preventative Excessive Noise and Dust Issues

The Control of Noise (Codes of Practice for Construction and Open Site) Order 1984 gives legal approval for BS 5228, parts 1 & 2, 1984. This provides information on noise and noise control on Construction Sites which will be followed on this construction project. Noise assessments are to be carried out and reviewed periodically by a competent foreman or site manager and every effort shall be made to control noise at source. Where noisy activities are unavoidable the disturbance will be minimised/attenuated by choice of technique, timing, shielding or protection or siting the activity away from neighbouring properties in accordance with guidelines set out within BS 5228.

Vibration Rater for road construction within month 1 and 2 of construction to be rated at < 80dB(A) as stipulated by HSE "The Noise at Work Regulations 2002".

Radiata

Radiata must be kept to an acceptable volume.

Barriers

No barriers will be permitted on site during clearance or construction phases.

Dust Suppression generally during Demolition

Existing water supply is available on site. Suitably sized & quantity of hoses are to be used to fully dampen the building during construction & demolition & a stockpile being created or transported. Sufficient personnel shall be available to carry out this task to maintain fully dampened material.

Dust Suppression during Construction Generally

Wheel wash facilities will prevent dust & dirt migrating onto the highway. Up to 1 road sweep a day with additional road sweeping to be undertaken when necessary to ensure highway remains clear of debris.

960 Acres tracked machine with grab during Demolition

Machinery to be in good working order maintained with all silencers in place. Demolition grab and machine to be used by competent person grabbing materials of sensible load sized preventing falling debris to premature collapse.

Patrol Disc Cutters during Demolition, Groundworks, Bricklaying & Roof Tilings

Disc cutters are anticipated to be used during these processes however should be used as a last resort. It is anticipated that disc cutters will be used up to 10 times a day for up to 2 minutes at a time. When disc cutters are used they should always have a water supply connected and working with the machine. All cutters shall be fit for purpose and fully maintained with only competent persons using. Cutters are to have silencers and be rated no more than 100dB (A) however levels of use and noise shall be monitored with adequate breaks required as stipulated by HSE "The Noise at Work Regulations 2002".

Air Tools & Compressors

These shouldn't be required, however if required alternative electric tools can be sourced. If in the event that there is no alternative sufficient breaks in using the tools should be monitored.

Hand Tools & Battery Tools

To be used in preference to engine powered tools. No need for generators to be used as full 240v power reduced to 110V is available on site.

Lorry Delivery Types & Frequency

Deliveries include for vehicles covering groundworks and superstructure works from demolition through to final landscape works.

Month 1-4: 4 x 68 Wheelers per day, 1 x rigid lorry per day, 2 x arctic lorries a week.
Month 5-10: 4 x rigid lorries per day, 1 x box van a day, 3 x arctic lorries a week.
Month 11-14: 4 x 68 Wheelers per day, 1 x rigid lorry per day, 3 x box van per week, 1 x arctic per month.
Month 15-18: 1 x 68 Wheeler per day, 3 x rigid lorry per week, 2 x box van per week, 1 x arctic per month.

All vehicles will in general leave site by driving out forwards. If any large vehicles need backing out due to their size they will have 2 banksmen in attendance to manage the traffic and pedestrians when leaving site.

Vehicle Routing

Larger Vehicles to avoid Railway Bridge - Travelling east on A27 at the Crossbush Roundabout take the A284 South, at the next roundabout take the third exit onto the A259. Continue on the A259 until the junction with Yapton Road & turn right (B2233). Follow onto Bursdell Road and turn left down Blisnam Road, the site entrance is on the left hand side BN18 0JJ.

Smaller Vehicles - Travelling east on A27 at the Arundel Roundabout take the fourth exit onto Ford Road. Follow onto Church Lane and at the roundabout take the third exit onto the A258. Take the first turning on the right onto Yapton Road (B2233). Follow onto Bursdell Road and turn left down Blisnam Road, the site entrance is on the left hand side BN18 0JJ.

Temporary Traffic Management

All road opening licences will be applied for by the ground worker carrying out the works, letters will be sent to residents in advance of any works starting with statutory notices being posted on signs advising the public of upcoming works all as will be agreed prior to works taking place.

Parking

All construction and visitor parking will be on site.

Security

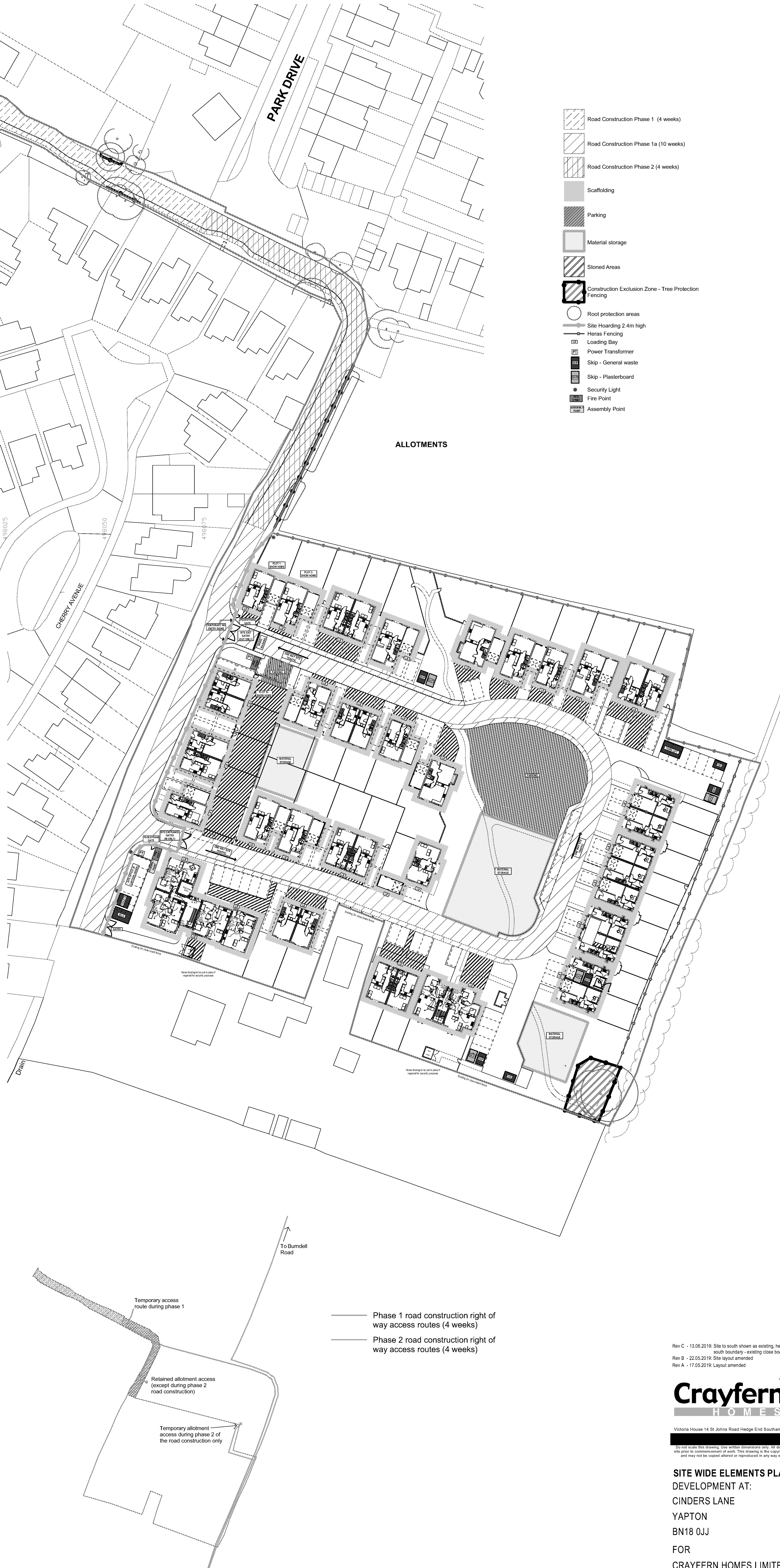
PIR wireless alarms to site accommodation and plots monitored by Southern Monitoring and Cobra Security. CCTV PIR security lighting. Hoarding and fencing will be erected as shown on the drawing.

Public Consultation

All neighbouring properties will be sent a residents notification letter with copy of site plan and basic programme of works. Emergency contact details and contact details for Site Manager, Contracts Manager and Construction Director will be included. Any concerns can be raised and dealt with as appropriate. This information will also be displayed on the gates to the site.

Notes:

- All deliveries will be by the site entrance on Cinders Lane. Materials will be offloaded and moved to a suitable storage area.
- A pressure washer will be available adjacent to the site exit. Prior to leaving site, all vehicles will have their wheels assessed by a nominate operative to see if cleaning is required. If so then all wheels will be washed using the pressure washer. This operative will also be responsible for cleaning the road, should it be required, as well as removing any debris that might fall onto it.
- The area of Cinders Lane outside of the sites hoarding, except during the access road construction, is an area in which authorised access & full protective protection equipment is not required, once someone enters the site zone they need to have a full site induction and full protective & safety measures are to be implemented.
- Right of access along Cinders Lane to be maintained, where temporary road closures are required for construction this will be agreed with the relevant neighbours.
- Boundary fencing to be erected prior to groundworks.
- A condition survey of the immediate vicinity of Bursdell Road will be carried out pre & post construction.
- All roads to be completed for access.
- All site related uses must not encroach outside of the site boundary.



- Phase 1 road construction right of way access routes (4 weeks)
- Phase 2 road construction right of way access routes (4 weeks)

Rev C - 13.06.2019: Site to south shown as existing, heras fencing removed to south boundary - existing close board to remain
Rev B - 22.05.2019: Site layout amended
Rev A - 17.05.2019: Layout amended

Crayfern
HOMES

Victoria House 14 St Johns Road Hedge End Southampton Hampshire SO30 4AB

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SITE WIDE ELEMENTS PLAN
DEVELOPMENT AT:
CINDERS LANE
YAPTON
BN18 0JJ
FOR
CRAYFERN HOMES LIMITED
Scale : 1:500 @ A1 Date : Feb 2019
Drawing No : 19.14.102 C

Temporary public right of way diagram

