

PLANNING AND DEVELOPMENT COMMITTEE AGENDA

Wednesday, 16 October 2019 at 6.00 pm in the Bridges Room - Civic Centre

From the Chief Executive, Sheena Ramsey

Item	Business
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4i	No. 1 - Land to the west of Moorland View/Valley Dene, Chopwell (Pages 3 - 22)
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	Report of the Strategic Director, Communities and Environment
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UPDATE

**REPORT OF THE
SERVICE DIRECTOR, DEVELOPMENT TRANSPORT AND PUBLIC
PROTECTION**

**TO THE PLANNING AND DEVELOPMENT COMMITTEE ON
16 October 2019**

Please note this document should be read in conjunction with the main report of the
Service Director, Development Transport and Public Protection

MINOR UPDATE

Application No:	DC/18/00443/FUL
Site:	Land To The West Of Moorland View/Valley Dene Chopwell NE17 7EX
Proposal:	Erection of 205 no. 2, 3 and 4 bedroom semi and detached two-storey dwellings with associated works (additional information/amended 21/12/18, 17/05/19, 29/05/19, 19/08/19 and 13/09/19).
Ward:	Chopwell And Rowlands Gill
Recommendation:	Grant subject to S106
Application Type	Full Application

Reason for Minor Update**Further representations made and additional information received.***Further Representations*

A petition of 212 signatures has been received in objection to the proposal, the petition sets out the following objections;

- Impact on residential amenity;
- Impact on biodiversity;
- Loss of privacy;
- Impact on highways;
- Stability and drainage;
- Non-compliance with planning policy; and
- Visual impact.

Two further individual objections have been received and additional issues raised are summarised as follows;

- The proposed development would lead to a loss of light for properties on Whinney Leas; and
- Land levels would exacerbate impact of the proposal on those properties on Whinney Leas.

It is considered that the proposed development would not lead to any additional loss of light for those properties on Whinney Leas, this view is formed taking into consideration the separation distances afforded between existing and proposed properties taking into consideration differing land levels.

It is considered that all other material planning considerations have been addressed within the main report.

Additional Information Received

Further to Paragraph 1.1 of the Committee Report, the applicant has submitted a Construction Management Plan (CMP) for consideration (appended to this update report). The application includes information on compound/storage details, hours of operation, access/egress/routing and nuisance control (dust, noise and mud).

It is considered that the CMP offers sufficient information to conclude that the construction phase of the development would not lead to any unacceptable impact on existing occupiers.

SEE MAIN AGENDA FOR OFFICERS REPORT.



CONSTRUCTION MANAGEMENT PLAN

**Land at Chopwell,
Gateshead, Tyne and Wear**

CONSTRUCTION MANAGEMENT PLAN

Land at Chopwell,
Gateshead Tyne and Wear



Gleeson Homes & Regeneration

Cameron House

Pinetree Way

Gateshead

NE11 9XW

Tel: 0191 492 8460

Prepared by: Chris Dodds BSc (Hons) MRTPI

Date: October 2019 – Rev B – 16/10/19

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Introduction

This Construction Management Plan (CMP) has been produced by Gleeson Homes in relation to the planning application for development of land at Chopwell, Gateshead Tyne and Wear (Ref. DC/18/00443/FUL). The development of this site will result in the provision of 205 no. new dwellings.

The purpose of this CMP is to ensure the impact of construction work on the local residents and the immediate highway network is kept to an absolute minimum. The CMP provides detail of all measures considered appropriate at this time, however, the CMP is a live document that will evolve as necessary to address issues that may be identified through ongoing consultation with local residents as the project progresses.

Community/Local Planning Authority Liaison

The Construction Project/Site Manager will be responsible for implementing measures contained in the CMP and will be the point of contact for any issues that arise. As discussed with Gateshead Borough Council, liaison with the local residents will be co-ordinated between Gateshead Council's Monitoring Officer and the Site Manager to address/respond to any issues raised by the local community. This will include providing the Monitoring Officer with updates on the programme of works as the site is developed out, to keep the Council and residents informed of progress. The Site Manager will ensure that all contractors working on site have public liability cover in place before starting work on site.

This document has been prepared with input from the project Architects, Engineers and Senior Construction Team to ensure that the CMP can comprehensively address all issues that may arise during the construction works. The CMP has also been checked by Gleeson's Health & Safety Manager, who will ensure continuous monitoring and compliance with all Health & Safety procedures.

Site Description

The application site is situated on land west of Moorland View/Valley Dene, Chopwell, Gateshead and extends to 7.6 hectares (18.9 acres). The site is located adjacent to existing residential development and is close to a number of amenities including schools and shops, as well as Chopwell centre.

The site comprises three parcels of land and part of a fourth parcel, all of which have historically been used for agricultural production. It is irregular in shape and has a notable gradient with levels falling from the north to south. The site extends approximately 540m from north to south and 175m from east to west when measured at its widest points.

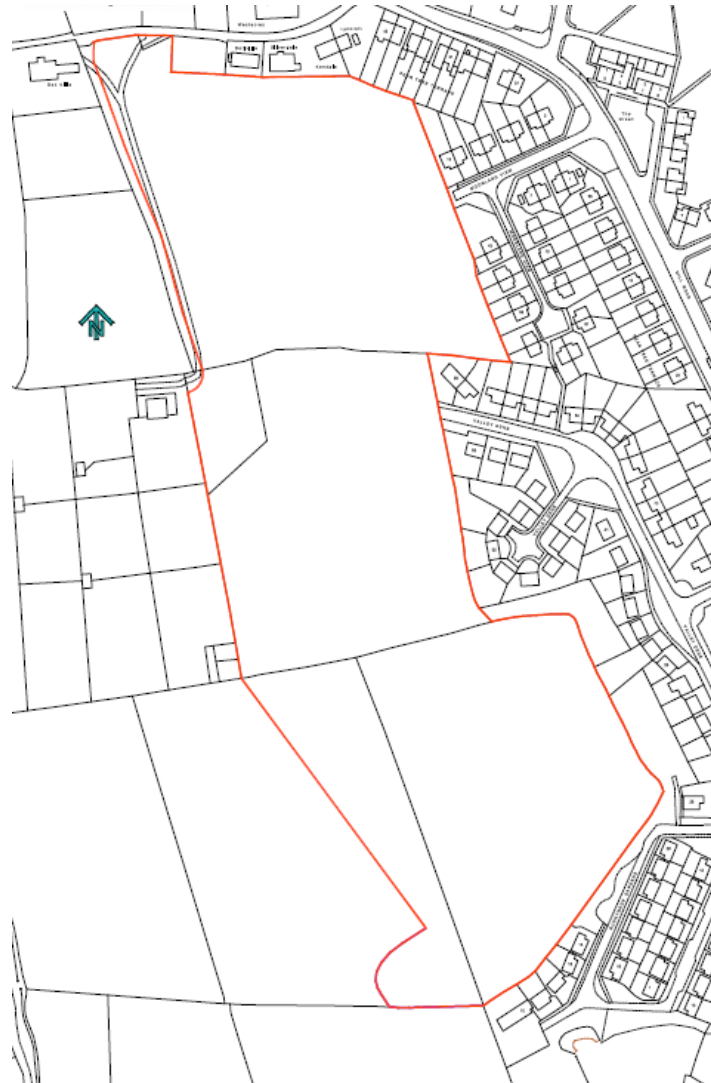


Figure 1: *Existing Site Plan*

Access to the site is taken from Moorland View and Valley Dene which are both located on the eastern site boundary.

The site contains a number of trees and hedgerows along its external perimeter and the internal field boundaries.

The site is surrounded by the following uses:

- To the north of the site passes Whinney Leas Road, beyond which are residential properties and fields in agricultural production;

- To the east of the site is the main residential body of Chopwell;
- To the south of the site are residential properties and fields in agricultural production; and
- To the west of the site are fields in agricultural use.

General Housing Construction

During the housing construction, deliveries will be made from the public highways surrounding each of the three parcels of land to the material storage area. This storage area will be located predominantly within the Compound Area. The area will be clearly marked and all deliveries to the site during the construction process will therefore take place within the site boundaries and no materials or equipment will be stored outside the site boundaries.

Site Operating Hours

The site working hours will be from 8am – 6pm Monday to Friday and 9am – 1pm on Saturdays if necessary. Sunday working will not be necessary or permitted.

Deliveries

No deliveries will be permitted at weekends or during public holidays.

Deliveries will be taken between 9am and 5pm from articulated and rigid lorries operating a one-way system from the main road through the compound ensuring all vehicles will enter and leave the site in a forward gear. The surrounding streets, although tight and traffic calmed, are sufficiently wide to cope with all delivery wagons. Wagons will be unloaded in the one way system on hard standing to reduce usage of the road.

Construction Compound Location & Welfare Facilities

There will be 3 compound locations across the 3 phases of the development as shown on the build plan. Please see the attached plan.

The office areas and storage will be located within the compound area and constructed from modular structures stacked wherever possible to reduce the overall footprint. The compound will be secured by the external 2.4m hoarding and there will be a 1.2m post and rail fence separating the office area from the four containers. Fuel storage areas will be located within these areas. Each compound will contain as a minimum

- 1 No site office with kitchen and toilet.
- 1 no canteen with water, heating and cooking facilities.
- 1 no combined toilet /Drying room.
- 2 no material storage containers.
- Fire extinguisher points.

Prior to the initial compound position, a temporary compound position and lay down area will be established just inside the site entrance. This will have basic welfare facilities to enable works to commence.

Contractor's Car Park & lay down areas

Lay down areas have been identified on the main site for materials, equipment, and vehicles in the areas around the compound. This also includes storage for Silos on a concrete base and an area of hardstanding for site staff, visitors and subcontractor vehicle parking. The area of hardstanding for vehicles and material will be a 200mm thick layer with terrain membrane. Please see attached plan.

Construction Vehicle Route

Please see attached plan.

Incoming construction traffic to the site will be directed using signage and prior instruction during the procurement and order stage. Heavy construction traffic travelling to and from the site will be requested to follow specific routes where appropriate. It is envisaged that this information will be

communicated in the form of a letter or email and will include information with regard to times of operation, delivery routes, and delivery slot information where necessary. Dedicated areas for vehicles to Load/unload prior to leaving the site will be established. Signage will also be used to ensure that site access and egress points are clearly identified.

Gleeson Homes will manage deliveries to minimise disruption in the local area to avoid congestion. Sufficient time will be given between deliveries to allow for any delays as a result of the delivery vehicle getting stuck in traffic or the loading/unloading taking longer than expected to avoid vehicles waiting on the surrounding highway network so far as is reasonably practicable.

Access and Egress

Pedestrian safe zones and routes will be established and will be clearly highlighted by the use of signage on site. Access to build areas will be restricted and segregated as required. Site Construction operations and Residents / General public segregation is to be maintained at all times and will be inspected periodically.

Consideration will be given to access requirements for adjacent public areas and access & egress routes and general hazards will be clearly indicated through the use of signage. Site access and egress will be monitored by site personnel. Fire assembly points will be clearly marked and highlighted through site staff inductions.

Gleeson will also encourage delivery and other drivers to use appropriate routes to and from the site.

Health and Safety Plans

The plans will be formulated by the in-house H&S professional employed directly by Gleeson Homes who will co-ordinate CDM activities and inspect on a monthly basis.

Nuisance Control

A range of measures will be implemented to ensure that the potential impact of the works on local residents and neighbours will be minimised. These measures are discussed in turn below:

Dust Control

It is anticipated that the following activities have the potential to cause dust from construction works associated with the Development. The following bullet points summarise the measures that will be carried out to minimise dust emissions during construction activities:

- Although site traffic is unlikely to pick up speed due to the size of the site, a speed limit of 10mph shall be adhered to;
- Daily check of site activities shall be carried out by the Site Manager;
- Dust generation sources shall be dampened with water as and when necessary particularly during dry periods;
- Fencing will be erected around the site boundary as appropriate. The need for enclosed fencing around individual dust generating activities (long term and short term) shall be determined by the Site Manager;
- HGV's removing spoil from the site will be appropriately sheeted and not overloaded in order to minimise the risk of mud spilling onto the highway;
- The haul roads within the site will be kept clean with road sweeping undertaken within the site boundaries; and
- Good soil handling and storage methods being applied including the protection of stockpiles.

Wheel Wash

Site vehicles will use hard surface areas only to minimise mud disruption onto existing highway. A wheel wash facility will also be provided when necessary to wash down site vehicle wheels prior to leaving site to reduce any further unwanted debris spreading onto the highway. Regular liaison with the Monitoring Officer will also take place to determine as and when wheel washing and road sweeping will take place.

Noise Pollution

Noise assessments of the processes have been undertaken and we do not anticipate any noise pollution above recommended levels. Rotary cutting tools on site will produce noise but short bursts of usage will not exceed noise pollution limits.

The restriction in site operating hours will be carried out in accordance with the local Council guidance, thus preventing the carrying out of any noise disruption outside these hours or during weekends and public holidays.

Gleeson Homes will aim to control noise levels through a number of actions including:

- The site will be surrounded by fencing;
- Any vehicles and mechanical plant fitted with exhaust silencers will be maintained in good and efficient working order and operated effectively;
- Machines and equipment in intermittent use will be shut down or throttled down to a minimum when not in use;
- Care will be taken when loading or unloading vehicles or dismantling scaffolding or moving materials;
- Within the site compressors will be sound reduced models fitted with properly lined and sealed acoustic covers. These must be kept closed whilst the machinery is in use; and
- All vehicles, plant and equipment should be maintained and operated in a manner so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.

Existing boundary treatments and trees that surround the site will, also, assist in acting as a natural noise barrier.

Storage of Materials

Please see attached plan.

High risk Construction materials will be stored within the secure compound to prevent theft. Brick and block storage will be stored in the material storage area as highlighted on the build plan. Materials that have potential to cause harm such as cement, or oils and fuels that have the potential to cause pollution will be securely stored within the compound area. All fuel, oil and chemical storage must be sited on an impervious base with a secured bund of adequate storage capacity. The risk of fuel spillage is greatest during refuelling of plant. Mobile plant would be refuelled either off site or within a designated area on hard standing. All pumps/hoses etc. would be checked regularly.

Provision will be made for storage of materials in designated areas including waste materials.

Measures to reduce waste arising during the construction period shall include, where practicable, the following:

- Allocate sufficient storage space for materials which can be reused to avoid disposal;
- Avoid over-ordering of materials;
- Avoid damage on delivery by using a well laid-out storage and off-loading area;
- Avoid repetitive handling;
- Segregate materials for recycling, such as timber and cardboard wrapping; and
- Salvage top soil for reuse where appropriate.

Site Security

All construction materials will be stored on site in a secure location. The Compound/Storage area will be enclosed in a fully painted plywood hoarding along its boundaries with high access gates formed at the entrance. The site will be locked outside of working hours to ensure that all materials and equipment are stored securely.

Other security measures such as Security Guards/Smart water etc. can be utilised where necessary.

The Site Manager will be responsible for site security and emergency procedures and contact information will be provided on site for out of hours incidents.

Loading and Unloading of Material and Plant

The storage location of materials and plant is to be located adjacent to the compound location as shown on the construction layout. There is to be an initial material lay down area at the entrance of the site which will be utilised until access to the compound has been provided. A banksman will be utilised for all vehicle reversing and the offloading of materials etc., as and when required.

Disposal of Waste and Contaminated Material

Gleeson Homes will comply with the Environmental Protection Act to ensure that there is a duty of care in respect of those who produce, import, carry, keeps, treats or disposes of controlled waste.

Regard will also be had to 'The Duty of Care – Code of Practice in relation to the use of registered waste carriers and the use of waste transfer notes.

Gleeson Homes is committed to managing waste arising from its sites. We undertake works in a manner that aims to minimise the amount of waste to be disposed of, and that any waste arising from the site is classified, transported and disposed of in accordance with the Controlled Waste Regulations and the Hazardous Waste Regulations. Any waste will be managed to maximise the re-use of surplus materials and, in circumstances where off-site disposal to licensed landfill is unavoidable, minimise any adverse environmental effects associated with the disposal. Waste products will be evaluated prior to disturbance or removal. All waste products will be identified and appropriate actions for handling and disposal implemented.

Measures to reduce waste arising during the construction period shall include, where practicable, the following:

- Allocate sufficient storage space for materials which can be reused to avoid disposal;
- Avoid over-ordering of materials;
- Avoid damage on delivery by using a well laid-out storage and off-loading area;
- Avoid repetitive handling;
- Segregate materials for recycling, such as timber and cardboard wrapping;
- Salvage top soil for reuse; and
- Recycle municipal waste from temporary welfare accommodation on site.

General Site Safety

The Site Manager and Health and Safety Manager will ensure that residents are aware of how the construction works are progressing and an update will also be provided to the Local Community, and this will provide an opportunity to raise any issues that may arise.

The Site Manager will keep in regular contact with local residents and affected parties.

Summary

This Construction Management Plan relates to the proposed development of land at Chopwell, Gateshead, Tyne and Wear. The purpose of the CMP is to ensure that the impact of construction works on the local residents and the immediate highway network is kept to a minimum.

The agreed contents of this Construction Management Plan must be complied with unless otherwise agreed with the Council. The person/s responsible for implementing the CMP shall work with the Council to review this CMP if problems arise in relation to the construction of the development and complaints from local residents. Any future revisions to this plan must be approved by the Council and complied with thereafter.

Annex 1

Construction Management Plan

(DWG. No.)



Rev A: Amended to show contractor parking		
Client		
Gleeson Developments Ltd		
Project		
Valley Dene, Chopwell		
Drawing Title		
Build Plan		
Scale	Drawn By	Checked
NTS	JC	
Date	Drawing No.	
16/10/19	JC/1065/BP Rev A	

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