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Date	23 January 2025	Email	

For attention of Ms Wells

Dear Sirs

Re: Construction of 3No. 4 bedroom dwellings with associated parking and landscape works (11.08.23). Request to discharge conditions 7,8,9,10,11 and 13 (04.12.24). Request to discharge conditions 06, 12 and 14 (27.12.24) | Land adjacent to Bunting Gardens, Waterloooville, PO8 9UP

Thank you for your consultation on the above planning application. The applicant is seeking to discharge conditions 6, 7, 8, 9, 10, 11, 12, 13 and 14. Conditions 6, 7, 8, 9, 10 and 11 relate to highway matters.

Condition 6

Condition 6 reads as follows:

No development shall commence on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- a) A programme of and phasing of demolition (if any) and construction work;*
- b) The provision of long-term facilities for contractor parking;*
- c) The arrangements for deliveries associated with all construction works;*
- d) Methods and phasing of construction works;*
- e) Access and egress for plant and machinery;*
- f) Protection of pedestrian routes during construction;*
- g) Location of temporary site buildings, compounds, construction material, and plant storage areas;*
- h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.*

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In the interests of Highway Safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

To support this discharge of condition the applicant has submitted a Construction Phase Plan (CPP) dated 17 December 2024 which the Highway Authority have reviewed and have the following comments to make.

Programme of and phasing of construction work:

The CPP sets out that construction on site is set to commence in February 2025. Construction is to last for c. 44 weeks with completion set for early January 2026. This is noted.

3.1 Delivery and removal of materials to site:

The CPP sets out that all deliveries are to be met by a banksman when entering the site. A one-way system is proposed on site which is to be detailed in a site set up plan and traffic management plan prior to commencement. It is noted that no traffic management plan or site set up plan has been submitted to support this discharge of condition and should be submitted for consideration.

The CPP outlines that all deliveries are to be arranged so there is no build-up of delivery vehicles. Given the clear constraints on site there would only be sufficient space to hold one delivery vehicle at a time. No further narrative has been provided on how deliveries are to be scheduled and this should be set out clearly for agreement with the Highway Authority.

Any delivery vehicles that are required to be reversed on site will be controlled by a banksman. This measure is accepted. The number of vehicles required to reverse on site should be limited however it is understood due to site constraints that reversing may be required.

The CPP states that a delivery route map will be sent to all vehicles prior to delivering on site. This is noted however, the construction traffic routing should be clearly set out for agreement with the Highway Authority. This should be the most direct to the site avoiding residential areas where possible.

3.5 Delivery times/restrictions on working:

Deliveries and collections are to be restricted to the hours of 09:00-17:00. This is considered acceptable given that it avoids the network peak periods of 08:00-09:00 (AM) and 17:00-18:00 (PM). It is noted that no work is permitted outside of Monday-Friday due to planning restrictions and therefore no deliveries will be undertaken.

Clear signage is to be placed on adjacent roads warning presence of construction vehicles. This is welcomed. The applicant should be made aware that a separate agreement is required with the Highway Authority to place any signage on the highway. Further information can be found at the following link: <https://www.hants.gov.uk/transport/licencesandpermits>

3.11 Traffic Routes; segregation of vehicles and pedestrians:

The CPP outlines that the Traffic Management Plan will detail the following:

- Traffic routes/turning areas
- Parking
- Vehicular/pedestrian access/egress from site
- Segregation of vehicles/plant and pedestrians/operatives
- Material unloading areas

This has not been submitted to support this discharge of condition and therefore the details remain unconfirmed. The Highway Authority would require these details to be submitted before the discharge of condition 6 can be recommended.

Site Compound:

Appendix A sets out the proposed site compound and working area during the construction. As set out through the planning process, the applicant is reminded that appropriate license will need to be obtained from the Highway Authority to place compounds, hoarding and any other items relating to construction activities on highway land. Further information can be found at the following link: <https://www.hants.gov.uk/transport/licencesandpermits>

Details surrounding the site compound should outline how vehicles are to access/egress the compound and turn as necessary should be provided within any revised CPP or Traffic Management Plan.

Access:

Appendix A outlines the provision of a temporary dropped kerb access into the compound area. The applicant should be made aware that a separate license to undertake temporary access works on the highway will be required to access the construction area. The temporary dropped kerb will need to be in place prior to the commencement of any works on site and this commitment should be provided within the CPP or Traffic Management Plan to outline this. Further details can be found at the following link:

<https://www.hants.gov.uk/transport/licencesandpermits/roadopening/section171>

Appendix A also outlines a separate pedestrian access will be provided into the compound area. No further narrative has been provided on the segregation of pedestrians within the compound area and this should be appropriately covered either within the CPP or Traffic Management Plan which has not been submitted.

Contractor Parking:

An identified area for contractor parking is identified within p. 41 of the CPP. The parking area identified comprises of a parking court access via Dove Close. Given site constraints it is understood that a specific parking area cannot be provided within the site compound. The parking court in question does not fall under the ownership of the Highway. It is understood that this is under the ownership of the applicant, however this should be confirmed to ensure that parking can occur where identified.

The maximum number of spaces required for contractor parking should be identified and set out within the CPP or Traffic Management Plan. The applicant should ensure that there is appropriate space within the parking court to accommodate contractor parking. A commitment sets out that car sharing is to be encouraged which is welcomed.

A commitment should also be provided outlining that contractor parking should not occur on the highway itself and outside of any of the designated areas that have not received specific approval from the Highway Authority.

The following information has also not been included within any CPP which would be required to be included within any revisions before the documentation can be agreed with the Highway Authority:

- Details of wheel wash facilities which should be located as close to the site egress as possible and available for the full duration of the construction period
- Commitment regarding access to a road sweeper should this be required
- Narrative regarding a pre-commencement survey and a commitment to reinstate any damages to the highway at the developers expense following construction

Recommendation:

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be given on the discharge of condition 6.

Condition 7

Condition 7 reads as follows:

Prior to the commencement of the development hereby approved, the detailed street lighting design shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Unless otherwise agreed in writing with the Local Planning Authority, the street lighting shall thereafter be implemented in accordance with the approved details prior to the occupation of the development.

Reason: In the interests of Highway Safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

To support this discharge of condition, the applicant has submitted drawing EVO20023961-LD-001 Rev B outlining the proposed Lighting Layout and a Certificate of Approval received from Hampshire County Council Engineering Services. The drawings provided are consistent with those that have received technical approval from the Highway Authority through the s278 detailed design check.

Recommendation:

Having regard to the above, the Highway Authority recommend no objections to the discharge of condition 7.

Condition 8

Condition 8 reads as follows:

Prior to the commencement of the development hereby approved, the detailed drainage strategy shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. Unless otherwise agreed in writing with the Local Planning Authority, the drainage shall thereafter be implemented in accordance with the approved details prior to the occupation of the development.

Reason: In the interest of Highway Safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

To support this discharge of condition, the applicant has submitted drawings P1893-BAK-XX-XX-DR-C-500 Rev P03 and P1893-BAK-XX-XX-DR-C-501 Rev P04 outlining the proposed drainage layout. These drawings provided are consistent with those that have received technical approval from the Highway Authority through the s278 detailed design check.

It is noted however, that an additional drawing referring to drainage details (drawing P1893-BAK-XX-XX-DR-C-502 Rev P01) which has not been submitted to support this application. The full package of drawings subject to technical approval should be submitted to support this discharge of condition.

Recommendation:

Having regard to the above, the Highway Authority require the drainage details drawing to be submitted before no objection can be provided to the discharge of condition 8.

Condition 9

Condition 9 reads as follows:

Prior to the commencement of the development hereby approved, details of the final ground levels shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The levels shall thereafter be implemented in accordance with the approved details.

Reason: In the interest of Highway Safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

To support this discharge of condition, the applicant has submitted drawings 2637-2001 Rev T1 and 2637-2010 Rev P2 which outline the proposed levels details for the site. These drawings have been submitted to the Highway Authority through the s278 design process and have been subject to technical approval.

Recommendation:

Having regard to the above, the Highway Authority provide no objections to the discharge of condition 9.

Condition 10

Condition 10 reads as follows:

Prior to the commencement of the development hereby approved, the final material details shall be submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interest of Highway Safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

To support this discharge of condition, the applicant has submitted a 'Schedule of Proposed External Materials' which has been considered through the s278 detailed design check. The footway and carriageway materials proposed on the highway are acceptable to the Highway Authority.

Recommendation:

Having regard to the above, the Highway Authority provide no objections to the discharge of condition 10.

Condition 11

Condition 11 reads as follows:

No part of the development shall commence until such time as the details of the off-site highway works at Bunting Gardens as shown in principle in drawing 2637/2001/P2 and 2637/5302/P2 have been submitted to, and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interest of Highway Safety and having due regard to policy CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

To support this discharge of condition the applicant has submitted drawing 2637/5102 Rev T4 outlining the details of the off-site highway works. It is

noted that Rev T4 differs to Rev T3 of the same drawing which received s278 detailed design technical approval. The Highway Authority have however compared both sets of drawings and are content that any changes made do not have any highway implications and the elements subject to s278 technical approval remain the same.

Recommendation:

Having regard to the above, the Highway Authority provide no objections to the discharge of condition 11.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne on the above contact details should you require any further clarification.

Yours faithfully,

Sophie Osborne
Senior Transport Planner - Highway Development Planning
Hampshire 2050