

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UL
Telephone 0300 555 1375
Fax 01962 847055
www.hants.gov.uk

Enquiries to	Sophie Osborne	My reference	055544
Direct Line	N/A	Your reference	APP/22/00837
Date	10 January 2025	Email	havantdc@hants.gov.uk

For attention of Jennie Fox

Dear Madam,

Re: Erection of a 64 bed care home (within Use Class C2) and 6No. dwellings (within Use Class C3) with associated works including access, parking and landscaping.(10.01.24) Request to discharge conditions 4,7 & 8 (12.01.24). Request to discharge conditions 4, 9, 11, 12, 14, 18, 20, 24, 27, 32 (01.05.24).Request to discharge condition 10 (06.08.24). Request to discharge conditions 9, 15 and 24 (27.08.24) Request to discharge conditions 10, 11, 12, 14, 18, 29 and 32 (31/10/2024). Request to discharge condition 21 (06/12/2024) | At Land at Cowplain School, Hart Plain Avenue, Waterlooville

Thank you for your re-consultation on the above planning application. The applicant is seeking to discharge condition 24 which relates to highway matters. In response to previous comments dated 24 December 2024, the applicant has submitted a revised CEMP Rev 3 for the Care Home element of the above planning consent which the Highway Authority have reviewed and have the following comments to make.

Working Hours:

A commitment has been provided to avoid the network peak periods of 08:00-09:00 (Weekday AM), 17:00-18:00 (Weekday PM) and 12:00-13:00 Saturday Peak. Given the proximity of Cowplain School, a commitment has also been provided to avoid the typical school pick up/drop off periods. This is considered acceptable.

Deliveries:

Revised construction routeing has been provided within Appendix 4 which corroborates the routing described within the CEMP. This is agreed.

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

Further narrative has been provided within the CEMP regarding the management of deliveries. Deliveries are to be pre-arranged to ensure that given the constraints of the site more than one delivery does not occur at the same time. The project manager is to ensure that deliveries are scheduled in 30 minute slots throughout the available delivery periods. This narrative is considered acceptable.

Turning and Vehicle movements:

Swept path analysis has been provided within Appendix 4 outlining the ability of a refuse vehicle and box van to access the site, manoeuvre and egress in forward gear using the turning head at the rear of the site. It is unclear whether the vehicles tracked are the largest to access the site and this should be confirmed. It is unclear whether larger vehicles if required for access would be able to manoeuvre within the bounds of the site.

Wheel Wash Facilities:

The location of the wheel wash facilities have been identified within the site layout plan in Appendix 1. The location is as close to the site egress as possible and is agreed.

Parking:

The CEMP confirms that 29 contractor parking spaces are appropriate for the scale of the works. This is noted. Wording has also been provided to state that parking is to occur within the site boundaries and not on surrounding roads. This wording is acceptable. Parking along local residential roads will be enforced should this become an issue.

Pre-commencement survey:

Narrative regarding a pre-commencement survey has been provided within the CEMP. This also acknowledges that any damages to the highway are to be rectified at the developers expense. This wording is agreed.

Recommendations

Having regard to the above, the Highway Authority require arrangements regarding the turning of delivery vehicles to be confirmed before the discharge of condition 24 can be recommended.

Yours faithfully,

Sophie Osborne
Senior Transport Planner - Highway Development Planning
Hampshire 2050