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Date 5 September 2024

My reference 054184

Your reference APP/24/00600

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For attention of Kayleigh Taylor

Dear Madam,

Application to determine if prior approval is required for the proposed demolition of warehouse and office building. | 8 Downley Road, Havant, PO9 2JD

The applicant has submitted a Framework Construction Management Plan (CMP) dated 25 April 2024 which the Highway Authority have reviewed and have the following comments to make.

The applicant makes reference to appendices within the submitted CMP, however no plans are appended to the document. The applicant should include the appendices in an updated CMP.

A programme of and phasing of demolition:

The applicant has not provided a programme for the proposed demolition works and proposed demolition timeline should be confirmed in an updated CMP.

The provision of long-term facilities for contractor parking:

The CMP suggests parking provision is to be provided for subcontractors within the site compound. The number of parking spaces should be confirmed, and the applicant should confirm whether this is appropriate provision for the number of workers expected on site.

The arrangements for deliveries associated with all construction works:

It is noted contractors are to be on site between the hours of 08:00-16:00. No information has been provided on the periods designated for construction periods and deliveries. It is unclear if construction is to take place on Saturdays.

Director of Hampshire 2050
Gary Westbrook

A commitment should be included within the CMP to state that no deliveries are to occur within network peak periods of 08:00-09:00 (AM), 16:00-17:00 (PM) and 12:00-13:00 (Saturday).

No narrative has been provided on the scheduling of deliveries. Given the nature of the site no more than one delivery can occur at one time due to limited turning facilities and the size of the site compound. The number of vehicle movements and deliveries expected per day and the method for scheduling deliveries to ensure more than one does not occur at the same time should be outlined.

Construction Routing:

The applicant has stated that vehicles would arrive to the site using the B2149 Petersfield Road, then either Crossland's Drive or Barton's Road via New Lane to access Downley Road. The applicant is required to provide construction vehicle routing from the Havant Bypass (A27) This should be the most direct route to the site and avoiding residential areas where possible. The applicant should provide a plan presenting the proposed route.

Loading and Unloading of Vehicles:

Materials loading and unloading is to occur within the site compound as identified within the Demolition Logistics Plan. It is unclear if any turning provisions are provided on site for vehicles to manoeuvre to access and egress in forward gear. No supporting swept path analysis has been provided to justify this statement. It is requested that this is provided for the largest vehicle to access the site to ensure these movements can be undertaken. Restrictions may be required on the size of vehicles if considered necessary by the Highway Authority.

Measures to prevent spread of mud onto the Highway:

Wheel washing facilities have been identified within Appendix A which are located as close the site egress as possible. This location is acceptable. Notwithstanding, no narrative has been provided within the CMP regarding these facilities. Wording should be included to state that wheel wash facilities are to be available for the full demolition period. Additionally, a commitment should be provided regarding access to a road sweeper for the full demolition period should this be required.

Pre-commencement Survey:

The applicant has not provided any information assessing the current state of local highway network. Whilst it is understood that works on site have already commenced, the applicant is required to undertake a highway condition survey including photographs on the surrounding highway network and a plan confirming the location of the photographs. A commitment is also required within the CMP to state that any damage to the highway will be repaired at the cost of the applicant should it be demonstrated that any damages are related to construction activities.

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Segregation and Protection of Pedestrian Routes:

No narrative has been provided on the protection of existing pedestrian routes during demolition. This should be outlined to minimise the impact on the existing footway abutting the development site.

Location of temporary site buildings, compounds, construction material, and plant storage areas:

The applicant is required to provide information on the location of all temporary site buildings, compounds, construction material, and plant storage areas and present this on plan within an updated CMP.

Recommendations

Having regard to the above, the Highway Authority there is insufficient information for the Highway Authority to provide comments on this planning application. Further comments will be provided upon receipt of the above requested information.

Yours faithfully,

Michael Okubajo
Consultant Transport Planner – Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook