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Date 6 September 2024

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For attention of

Dear Ms Pickup,

2, 2A, 4 and 6 Seagull Lane, Emsworth, PO10 7QH Demolition of 2 & 2a Seagull Lane and warehouses 1, 2 and 4. Existing unit 6 Seagull Lane retained with external amendments including cladding and utility enclosure. Construction of 3No light industrial buildings split into 8No units.(24.03.23). Request to discharge conditions 3,4,5 & 8 (30.05.24).

Thank you for your re-consultation on the above planning application. The applicant is seeking to discharge condition 3, 4, 5 and 8. For clarity, condition 5 relates to highway matters.

In response to previous comments dated 14 August 2024 the applicant has submitted an updated Construction Method Statement (CMS) dated 16 August 2024 which the Highway Authority have reviewed and have the following comments to make.

S278 Works and Traffic Management:

The applicant proposes temporary construction accesses to the site from Seagull Lane throughout the demolition and construction periods. The applicant also proposes separate s278 agreements to deliver each of the approved vehicular accesses to the site. The proposals would also require the applicant to obtain relevant highway licenses due to proposed traffic management measures and apparatus on the highway. To simplify the process of delivery the applicant should enter into one s278 agreement to deliver the approved vehicular access into the site and implement any necessary traffic management measures.

Director of Hampshire 2050
Gary Westbrook

The s278 process and measures relating to traffic management is a separate statutory process and the relevant parties will need to be satisfied with the measures upon applying for the agreement. Clarity on this matter is required.

Construction Phase Overview, Access and Delivery Arrangements:

The revised CMS includes further details regarding each stage of the demolition and construction phases within sections 3.0 and 4.0 which is helpful. Comments on each of these are laid out below.

Phase 2 – Implementation of Internal Site Infrastructure and Buildings:

The applicant should provide a commitment to restrict the size of the vehicles to not exceed the 12-metre rigid vehicle due to these constraints evidenced with the supporting tracking.

Phase 3 – Access implementation:

Due to the constraints on Seagull Lane during this stage, a commitment should be made to restrict vehicles attending the site to 7.4 metres during phase 3.

Phase 4 – Internal Fitout, Cladding and Snagging:

Deliveries associated with all construction and demolition activities (Phases 1, 2 and 4): The CMS has been updated to state that HGV deliveries would be limited to 'interpeak' hours of 09:30-16:00 and would be prevented between the hours of 14:30-15:30 to avoid Glenwood School finish times.

The applicant is required to restrict all vehicle movements to these interpeak hours and update wording within the CMS to reflect this. No commitment has been provided to state that no deliveries are to occur between the Saturday peak of 12:00-13:00 and this wording should be included within the CMS.

The applicant is required to include a commitment is required to be provided within the CMS to prevent more than the maximum capacity of 2 HGVs or 4 smaller vehicles being at the site at any one time.

Site Compound Layout:

The site compound areas for Phases 3 and 4 have been presented in drawings 2024-6719-302 and 2024-6719-401. This is noted.

Contractor Parking:

The applicant has updated plans to indicate contractor parking within phases 3 and 4, however parking bays have not been provided on plans relating to phase 1 and this should be confirmed.

Director of Hampshire 2050
Gary Westbrook

Protection of Pedestrian Routes during Construction:

A public footpath runs past the site in a north-east direction, and it is unclear what measures are in place to protect pedestrians utilising this route. As previously requested, the applicant should provide information detailing the proposed measures to protect pedestrians travelling on Seagull Lane during the works to access the public right of way. This should be included within the CMS.

Measures to prevent spread of mud onto the Highway:

A commitment should be provided within an updated CMS regarding access to a road sweeper and wheel wash facilities for the full demolition and construction period to address concerns relating to deposits of debris on Seagull Lane and the local highway network.

Pre-Commencement Survey:

The applicant has submitted a separate pre-commencement survey in response to previous comments raised dated 14 August 2024 along Seagull Lane itself and North Street. The applicant has included a commitment to fund any repairs to the public highway. This is noted.

Recommendations

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be provided on the discharge of condition 5.

Yours faithfully,

Michael Okubajo
Consultant Transport Planner – Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook

Yours sincerely,

Director of Hampshire 2050
Gary Westbrook