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Date 6 September 2024

My reference 054325

Your reference APP/22/00837

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For attention of Arleta Miszewska

Dear Madam,

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) | 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 4, 9, 11, 12, 14, 18, 20, 24, 27 and 32. For clarity, condition 24 relates to highway matters.

In response to previous comments dated 14 June 2024 the applicant has submitted an updated Construction Environmental Management Plan (CEMP) dated 11 July 2024 which the Highway Authority have reviewed and have the following comments to make.

Pre-Commencement Survey:

The applicant has included photographs in Appendix F of the CEMP, however the exact location of each photograph is unclear. The applicant is required to provide a plan detailing the location of each photograph. A commitment is required within the CEMP to state that should any damages to the highway occur, they will be reverted back to the condition prior to commencement at the applicant's expense.

Director of Hampshire 2050
Gary Westbrook

Details of On-site Contractor Parking:

The applicant has included a plan in the CEMP which presents the parking provision 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.

Deliveries and working hours:

It is noted contractors are to be on site between the hours of 08:00-18:00. No information has been provided on the periods designated for construction periods and deliveries. The applicant should clearly state the proposed working hours across the course of a week.

A commitment has been included within the CTMP 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). Additionally, wording has been included stating deliveries will avoid typical school pick up and drop off periods. This is noted.

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. No narrative has been provided on the programme and sequencing of works. The proposed construction timeline should be confirmed.

Construction Routing:

No construction routing has been outlined and this should be provided within the CEMP. This should be the most direct route from the strategic road network to the site and avoiding residential areas where possible.

Loading and Unloading of Vehicles:

Materials loading and unloading is to occur within the site compound as identified within Appendix A. The Highway Authority note that 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.

Measures to prevent spread of mud onto the Highway:

Wording should be included to state that wheel wash facilities are to be available for the full construction period. Additionally a commitment should be provided regarding access to a road sweeper for the full construction period should this be required.

Director of Hampshire 2050
Gary Westbrook

Segregation and Protection of Pedestrian Routes:

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

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