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Date 7 October 2024

My reference 054523
Your reference APP/24/00600
Email havantdc@hants.gov.uk

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 Highway Authority provided comments dated 05 September 2024 on the previously Framework Construction Management Plan (CMP) dated 25 April 2024. The applicant has submitted an updated document which the Highway Authority have reviewed and have the following comments to make.

A programme of and phasing of demolition:
The applicant has provided a works programme and stated within the updated framework CMP that the proposed demolition works are projected to take 12 weeks to be completed. This is noted.

The provision of long-term facilities for contractor parking:
The applicant has stated that no more than 10 members of staff will be on the site during demolition at any time. The proposed 10 car parking spaces for staff and operatives is considered acceptable to accommodate demand within the site.

The arrangements for deliveries associated with all construction works:
It is stated within the updated CMP that usual working hours site are 08:00-16:30 from Monday to Friday. It has also been confirmed that usual working hours for Saturdays will be 08:00-13:00. This is noted.

A commitment has been included in the updated 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). This is noted.

A commitment has also been provided to state that no more than one delivery vehicle can occur at one time due to limited turning facilities and the size of the site compound. This is noted.

Construction Routing:
The applicant has provided a plan (Appendix 4) demonstrating construction vehicle routing from the Havant Bypass (A27) via B2149 Petersfield Road, then either Crossland's Drive or Barton's Road via New Lane to access Downley Road. This is considered the most direct route to the site and is acceptable.

Loading and Unloading of Vehicles:
The applicant has indicated on plan the proposed location for the loading and unloading of materials and plant. This is noted.

The applicant has provided vehicle tracking for a 16.5m articulated lorry and large tipper vehicle which demonstrates the ability for these vehicles to enter the site, turn and leave in a forward gear. This is noted.

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.

A commitment has been included within the updated CMP to state that wheel wash facilities are to be available for the full demolition period. A commitment has also been made stating that a road sweeper will be available for the full demolition period. This is noted.

Pre-commencement Survey:
The applicant has provided a a highway condition survey dated September 11 2024 including photographs mostly of the footway fronting the site on Downey Road along and a plan confirming the location of the photographs. The applicant should also include photographs of the carriageway on Downey Road.

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.

Segregation and Protection of Pedestrian Routes:
The applicant has detailed the segregation of pedestrians within the site from motorised vehicles and the demolition areas by heras fencing and a pedestrian gate to access the proposed welfare area. This is noted.

Location of temporary site buildings, compounds, construction material, and plant storage areas:
The applicant has indicated the location for site welfare and areas for the loading/unloading and storage of plant and materials. This is noted.

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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