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Enquiries To Sophie Osborne

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Date 30 June 2023

My reference 049900

Your reference APP/23/00379

Email havantdc@hants.gov.uk

Dear Mr Weaver,

Proposed Unit 5, Dunsbury Park, Fitzwygram Way, Havant

Reserved Matters in respect to Phase 1 Plot 5 of APP/17/01324 (new employment uses, hotel and access road) comprising construction of 3No. B2/B8 storage and distribution units totalling 6,877sqm for Condition B3(i) - (v) plot access, layout, scale, appearance & landscaping; Condition B5 Other Matters criteria (a) - (i) inclusive; and Discharge of Conditions A3, A5, A10, A11, A14, A17, A18, B9, B10 and B11; incorporating revisions to previously approved Parameter Plans forming part of the Environmental Statement dated March 2012 for APP/12/00338, as amended by APP/17/01324. (Revised application APP/21/01267).

Thank you for your consultation on the above reserved matters planning application. The applicant is seeking planning consent for a proposed B2 use and to discharge pre-commencement condition A11. The Highway Authority wish to make the following comments.

Proposed B2 Use

The Highway Authority note that this is a revised application of planning reference APP/21/01267 with the layout, scale and appearance remaining as consented. This current application seeks approval for alterations to the configuration of the parking courts and service yards in order to accommodate revised operational requirements for a potential B2 use. To support this planning application, the applicant has submitted the following revised drawings which the Highway Authority have reviewed and have the following comments to make:

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- Drawing 20179_DP-UMC-500-XX-DR-A-1017_Unit 500 Site Plan [P01] – B2 User;
- Drawing 20179_DP-UMC-501-XX-DR-A-1021_Unit 501 Site Plan [P01] – B2 User; and
- Drawing 20179_DP-UMC-502-XX-DR-A-1025_Unit 502 Site Plan [P01] – B2 User

Parking Provision:

It is noted that the B2 use provides a shortfall in parking in accordance with Havant Borough Council's Parking SPD. It is Havant Borough Council's responsibility as local parking authority to confirm whether this shortfall in parking for the B2 use is acceptable. The Highway Authority will be satisfied subject to written confirmation from Havant Borough Council that this is agreeable.

Delivery and Vehicle Turning:

The cover letter refers to the fact that tracking has been provided for a 7.5 tonne vehicle servicing the site for the B2 use. However, the aforementioned drawings do not contain any tracking. It is requested that this is submitted for the Highway Authority to assess how the delivery vehicles are to service the site appropriately considering the proposed parking within the servicing yard provides a constraint on the available manoeuvring space.

Layout:

The Highway Authority have concerns as to how the refuse store within the service yard for unit 500 is to be accessed for the proposed B2 with the addition of parking within the service yards. Clarity is requested on this point.

Trip Generation:

No supporting information has been provided by the applicant regarding trip generation for the proposed B2 use. The Highway Authority require this to be submitted to fully assess the impact that this use will have on the wider highway network, particularly regarding the number of additional HGV movements that are likely to be associated with this use class. This should be provided against the figures agreed through the consented B8 application for comparison. _

Construction Environmental Management Plan

The applicant is also seeking to discharge pre-commencement condition A11 as part of this reserved matters planning application. Condition A11 reads as follows:

Prior to the commencement of each phase of development a Construction Environment Management Plan (CEMP) for that phase shall be submitted to and approved in writing by the Local Planning Authority including:

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- a) *Site management conforming to Environmental Statement, air quality, suppression of dust, control of noise & vibration, protection of water quality, waste management plan, wheel washing, hours of work;*
- b) *Traffic management, routing, delivery hours, frequency, site manager / banksman; and*
- c) *Identify specific responsibilities and enforcing agencies (not only Planning Authority)*

Each phase of development shall only be carried out fully in accordance with the Construction Management Plan for that phase unless otherwise agreed in writing by the Local Planning Authority.

Reason: To mitigate and minimise the impacts of development in accordance with the Environmental Statement submitted with the application and having due regard to policies DM8, DM10, CS18 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and policy AL1 of the Havant Borough Local Plan (Allocations) 2014, and National Planning Policy Framework 2018.

To support this discharge of condition, the applicant has submitted a Construction Environmental Management Plan, which the Highway Authority have reviewed and have the following comments to make.

1.14.10 Temporary Site Accommodation:

Drawing T0379_LP002 within the CEMP states that pedestrian routes will remain throughout the construction process and will be fully segregated from moving plant/vehicles with designated crossing points provided. This is agreed.

The construction traffic routing plan as shown within drawing T0379_LP001 is agreed to be the most direct route to the site and is acceptable.

1.14.14 Signage:

Signage is to be provided to direct visitors and deliveries to the appropriate access points. This is agreed in principle. The applicant will however be required to obtain an appropriate license to erect signage on the highway should this be a requirement.

1.14.15 Parking Facilities

Staff, visitor and operator parking is to be provided on site with space of up to 30 vehicles as shown within drawing T0379_LP003. A commitment has been provided within the CEMP stating that under no circumstances should parking take place where not permitted. This is agreed. The Highway Authority expect no parking to take place on Fitzwygram Way and this should be monitored by the applicant.

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1.14.19 Traffic Management and Pedestrian Management:

It is noted that deliveries are to be scheduled 48 hours prior to arrival to mitigate against any queuing on the highway network. This is welcomed however further narrative should be provided within CEMP regarding the scheduling of deliveries to ensure that more than one does not occur at the same time.

The CEMP states that large deliveries are to be coordinated around peak hours of 07:30-09:00 and 15:00-16:30 to avoid any congestion on the wider highway network. Whilst this is welcomed the network peak hours are incorrect and should be revised to 07:30-09:00 and 16:30-18:00 for weekdays and 12:00-13:00 on Saturday. The wording within the CEMP should also be revised to encompass all deliveries to the site and not just large deliveries. Stronger wording should also be provided to state that no deliveries are to be undertaken within these network peak periods.

The CEMP states that all deliveries will be escorted by a banksman off site. Further details are requested from the applicant regarding delivery area as to how it is intended to operate. This should be supported by a tracking drawing for the largest vehicle expected to service the site to ensure it can manoeuvre and egress the site in forward gear.

1.14.20 Wheel Cleansing Facilities and Arrangements:

It is noted that wheel wash facilities are to be provided for use when required. The location of the wheel wash facility should be annotated appropriately on a diagram and be located as close to the site exit as possible to prevent the spread of mud onto the highway. These should be available for the whole of the construction period and the CEMP wording should be updated to reflect this. Wheels are also to be inspected manually for debris before being allowed to egress the site. This is welcomed.

A commitment should also be provided within the CEMP regarding access to a road sweeper should this be required.

Pre-commencement survey:

It is noted that no narrative has been provided within the CEMP regarding a pre-commencement survey and this should be included.

Recommendation

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation on this planning application and the discharge of condition A11 can be made.

Yours sincerely,

Director of Hampshire 2050
Gary Westbrook

Sophie Osborne
Transport Planner – Highways Development Planning
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