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Enquiries To Sophie Osborne

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Date 29 November 2023

My reference 051718

Your reference APP/22/00487

Email havantdc@hants.gov.uk

Dear Ms Wells,

78 Havant Road, Emsworth, PO10 7LH

Demolition of existing 7 bed dwelling and construction of detached building comprising 9No. 'Assisted Living' Apartments (Class C3) and ancillary Carers Management Suite together with associated parking, secure mobility scooter and bicycle storage, refuse /recyclables storage and landscaping. (Approved 10/03/2023) Request to discharge conditions 9, 10, 13, 14, 15 and 17. (Received 27/06/2023). Request to discharge conditions 8, 11 and 12 (recd 21.8.23).

Thank you for your reconsultation on the above planning application. In response to previous comments raised by the Highway Authority dated 27 October 2023, the applicant has submitted a revised CMS which the Highway Authority have reviewed and have the following comments to make.

Parking Provision

The applicant has confirmed that a total of 5 parking spaces is sufficient for the proposed number of workers on site. Wording has been updated in the CMS to reflect that no parking should take place on the highway and should be contained within the site. This is accepted.

Signage

Wording has been revised within the CMS regarding the provision of signage and appropriate approvals/license should be granted by the Highway Authority before it is erected. This wording is noted.

Wheel Wash Facilities

Wording has been revised within the CMS to state that wheel wash facilities will be

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available or the whole of the construction period and located as close to the site access as possible. A commitment has also been added regarding access to a road sweeper should this be required. These matters are agreed.

Deliveries

The applicant has confirmed that the expected number of delivery vehicle movements are 8 daily (4 in the AM and PM). 6 daily vehicle movements are expected for contractors.

Wording within the CMS has been updated to state that no deliveries are to be undertaken within the network peak hours (Weekday AM 08:00-09:00; Weekday PM 17:00-18:00; Saturday Peak 12:00-13:00). This is agreed.

Tracking for the largest vehicle to access the site (a 7.5T rigid truck) has been shown within figure 2. The applicant has confirmed that this size vehicle will be the largest to service the site. The Highway Authority are satisfied that there is appropriate space for the vehicle to manoeuvre and egress in forward gear.

Pre-commencement survey

The applicant committed to undertaking a pre-commencement survey within the CMS. This is agreed. Any damage to the existing highway that has occurred as part of the construction activities is to be made good by the applicant.

Having regard to the above, the Highway Authority are satisfied that all requested amendments to the CMS have been made and therefore provide no objections to the discharge of condition 10.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne on the above contact details should you require any further information.

Yours sincerely,

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook