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Date 27 June 2023

My reference 050080

Your reference APP/22/01207

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Dear Mr Eaves,

Land Rear of 70-76 West Street, Havant, PO9 1LN
Application for Approval of Reserved Matters (Landscaping and Layout) pursuant to Outline Planning Permission ref. APP/19/00542 for backland development of 4 No. One bedroom cottages. Partial Discharge of Conditions 7 (Construction Management Plan) and 8 (Contamination), Discharge of conditions 16 (Ecological Enhancements), Condition 18 (Traffic Control), Condition 19 (Means of Enclosure) and Condition 22 (Mitigation).

I refer to the consultation on the reserved matters application as above and would make the following comments in regard to Condition 7 (Construction Management Plan) and Condition 18 (Traffic Control).

Condition 7 Construction Management Plan

Whilst the Plan is generally accepted the following specific comments are made. The Plan states at 1.2 that this is accepted as only partially discharges Condition 7 as Contractors are yet to be appointed. A full plan may therefore need to be submitted at that stage.

1.14 states 'A hammer head (turning zone) vehicle zone will be on site to avoid vehicles from needing to reverse on to West Street. Please refer to the accompanying Swept Path Tracking Plan' A tracking plan referenced NJC-001 is provided and shows a 4.6T Light Van of 5.885m in length and 2.0 metres wide and this indicates that such a vehicle can enter, turn and leave the site in a forward gear. However, no confirmation is provided to explain how the restriction in the size of vehicles to the site will be enforced. Alternatively, no information is provided as to how larger vehicles would be accommodated without any impact on the operation and safety on West Street.

Director of Hampshire 2050
Gary Westbrook

1.14 advises that there is a turning zone on site however, the submission within the section Discharge of Planning Conditions - Measures to Prevent Mud on the Highway within the Method Statement advises that the number of vehicles entering the site will be minimised endeavouring; to unload delivery vehicles at the entrance or 'crane off' from the highway; and load muck away at the site boundary;

The northern side of West Street is covered by double yellow line markings indicating parking restrictions of no waiting at anytime. Any kerb side deliveries should therefore be limited in time to avoid disruption to the operation of the public highway.

Management of pedestrians using the footway during any kerb side deliveries will need to be in place.

1.19. states 'Contractor's parking to be limited on site. Under no circumstances will any parking be permitted on West Street or any surrounding roads' an explanation of how the parking for contractors would be managed to ensure no overspill parking occurs. managed.

Condition 18 Traffic Signals

The principle of private traffic signals here due to the restrictive width of the existing access has been accepted.

The submissions include a technical sheet relating to the proposed signal heads, together with a drawing showing the location of the proposed signal heads. The technical sheet relates to three lamp signals whilst the drawing 17023 -551 shows two lamp signal heads.

The plan shows the signal head located over the extent of highway which would require the approval of a Highway Projection Licence application to the Highway Authority.

There is no explanation of how the signals will be triggered/operated and how those arrangements will minimise delays to vehicles entering from West Street and be managed and maintained.

Having regards to the above comments the Highway Authority would recommend that at this stage Condition 7 and Condition 18 have not been fully discharged.

Yours sincerely,

Ken Dudley
Consultant Transport Consultant

Director of Hampshire 2050
Gary Westbrook