

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Sophie Osborne

Direct Line

Date 27 October 2023

My reference 051301

Your reference APP/22/00487

Email havantdc@hants.gov.uk

Dear Ms Crowther,

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 consultation on the above planning application. The applicant is seeking to discharge planning conditions. Condition 10 relates to highway matters which reads as follows:

No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;*
- (b) The provision of long term facilities for contractor parking;*
- (c) The arrangements for deliveries associated with all construction works;*
- (d) Methods and phasing of construction works;*
- (e) Access and egress for plant and machinery;*
- (f) Protection of pedestrian routes during construction;*
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;*

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality having regard to policies CS16 and DM10 of the

*Director of Hampshire 2050
Gary Westbrook*

Havant Borough Local Plan (Core Strategy) 2011

To discharge this condition the applicant has submitted a Construction Method Statement (CMS) which the Highway Authority have reviewed and have the following comments to make.

Pedestrian Routes

The existing pedestrian and vehicular accesses are to be utilised ensuring that pedestrian access into the site is to remain segregated from the vehicular route. This is agreed.

Parking Provision

Provision is to be provided on site for contractor and visitor parking. It is understood from figure 2 of the CMS 5 parking spaces are to be provided. The applicant should ensure that this is sufficient parking to accommodate all parking requirements on site. A commitment should be provided within the CMS to state that parking should only occur in the designated on-site area. The Highway Authority expect no parking to take place on the highway and this should be monitored by the applicant.

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.

Wheel wash facilities

There is contradictory wording within the CMS regarding the provision of wheel wash facilities. To clarify, wheel wash/jet wash facilities should be available for the whole of the construction period and the CMS wording should be updated to reflect this. The location of the wheel wash should be located as close to the site exit as possible to prevent spread of mud onto the highway. The location of these should be appropriately annotated on a drawing.

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

Deliveries

The CMS states that deliveries are to be scheduled in advance to ensure that more than one delivery is not on site at the same time. Delivery requests are to be submitted a week in advance before time slots are allocated. This method of scheduling deliveries is agreed.

No narrative has been provided within the CMS regarding the vehicle movements and the number of expected movements over a daily period. This should be provided for consideration.

Director of Hampshire 2050
Gary Westbrook

There is contradictory wording regarding vehicle movements. No deliveries should be undertaken with the network peak hours (Weekday AM 08:00-09:00; Weekday PM 17:00-18:00 and Saturday Peak 12:00-13:00). A commitment should be provided within CMS stating this.

The construction routing shown with the CMS is the most direct to the site and is therefore agreed.

There is conflicting information within the CMS regarding the loading and unloading of deliveries. All deliveries should be undertaken within the internals of the site. Figure 2 shows tracking for a vehicle maneuvering within the site to access and egress in forward gear. Should this not be the largest vehicle to access the site then tacking should be updated and submitted within the CMS for consideration. Access and egress for deliveries are to be controlled by a gates man. This is noted.

Pre-commencement survey

A commitment has been provided within the CMS regarding a pre-commencement survey. The wording should however be revised to state that this should be undertaken prior to commencement.

Any damage caused by the construction works are to be rectified by the applicant. This is agreed.

Recommendations

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made on the discharge of condition 10.

Yours sincerely,

Sophie Osborne
Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook