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Enquiries To Chris Hirst
Direct Line 0370 779 0563
Date 8 April 2021

My reference 031725
Your reference APP/19/00324
Email havantdc@hants.gov.uk

Dear Sir,

5-7 Station Road, Hayling Island

Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store (11.2.21). Request to discharge condition 4 (4.3.21).

Thank you for consulting the Highway Authority on the discharge of condition 4 associated with planning reference APP/19/00324. Condition 4 reads as follows:

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

- (a) A programme of and phasing of demolition 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) Provision of pedestrian and vehicular routes to the adjacent commercial premises during construction; Our Ref: APP/19/00324*
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;*

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(h) Details of all proposed external lighting to be used during demolition, excavation, clearance and construction works and the measures used to limit the disturbance to any nearby properties, to be provided. Lighting shall be used only for security and safety; and

(i) Details of measures to be employed to control the emission of noise during demolition, excavation, clearance and construction. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites - Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria.

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

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and in the interests of the operations of the adjacent commercial premises and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

A Construction Method Statement has been submitted by the applicant to address the condition. Following a review of the document, the Highway Authority wish to make the following comments.

The CMS notes that deliveries to the site will be kept out of the AM and PM peak hours which is considered an acceptable approach. The total daily vehicle movements are predicted to be between 4-6, with an additional 2-4 for larger delivery vehicles. The CMS should also note the maximum number of on-site personnel at any given time to confirm that the 5 parking spaces designated on-site will be suitable. Contractor parking on the highway is unacceptable and must be contained within the proposed development.

A note should be added to the CMS which confirms that a wheel wash facility will be present at the site access to prevent the spread of debris from the site onto the highway. At present, no facilities are proposed to address this matter.

It is noted that the western dropped kerb access into the site will be utilised by construction vehicles during the site build out. The Highway Authority accepts that the access is suitable for use by construction vehicles but the CMS does not currently note the requirement for the dropped kerbs to be rationalised and reinstated (where agreed at planning) post completion of the on-site works. A note should therefore be added to the CMS that the agreed site access works will be implemented following the cessation of construction activities.

The Highway Authority requires the points above to be addressed within the CMS before a recommendation can be made on the discharge of condition 4.

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Yours sincerely,

Chris Hirst

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