



Hampshire County Council

Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055

www.hants.gov.uk

Head of Development Planning
Havant Borough Council
Civic Offices
Civic Centre Road
HAVANT
Hampshire
PO9 2AX

Enquiries to	Chris Hirst	My reference	HD 6/3/13/147 (CON403)
Direct Line	01962 846877	Your reference	APP/13/00804
Date	18 th June 2018	Email	Chris.Hirst@hants.gov.uk

For the attention of R Ballam

Dear Sirs

Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville:
Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). – Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition No.s 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 5, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (03.04.18).

Thank you for the opportunity to comment on the information provided to discharge pre commencement conditions. Conditions 6 and 25 only are relevant to the highway authority. The highway authority previously provided comments in response to a request to discharge these conditions, dated 15th May 2018, stating both conditions could not be fully discharged at the time. Conditions 3, 29, 31 and 33 shall be dealt with by our Agent at Havant Borough Council under the terms of the Agency Agreement.

Condition 6 reads:

No development shall commence on each phase until a Construction Management Plan and Construction Method Statement to include a pre-commencement meeting with the Local Planning Authority, the routing of construction traffic, site management, hours of working, delivery hours, delivery and construction vehicle parking, materials store, site office, waste management, road cleaning, measures to prevent mud and debris on the

Director of Economy, Transport and Environment
Stuart Jarvis BSc DipTP FCIHT MRTPI

highway, storage of chemicals and hydrocarbons and such other matters related to construction of the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out fully in accordance with the approved Construction Management Plan and Construction Method Statement.

The highways authority previously responded to a request to discharge this condition in a letter dated 15th May 2018. A number of amendments were required to make the document suitable, allowing for the condition to be discharged. The suitability of these changes has been addressed below.

The updated Construction Traffic Management Plan notes the number of deliveries and vehicles movements to the site will vary. As a result, it is proposed that regular updates will be provided to HCC to confirm these movements during construction. This approach is considered acceptable however an estimate of the number of vehicles anticipated should be undertaken and contained within the CTMP.

Reference has now been made to the site's location in relation to Woodcroft Primary School. The need to restrict movements to ensure they do not occur during drop off/pick up times with the school has been referenced further into the updated CTMP, and noted within this response.

Commitment to provide a road sweeper, when required, has now been made. Reference is made to a permeant wheel dip and increased road sweeps during construction, but no commitment is made to implement these if necessary nor has a location for such infrastructure been shown and agreed. This should be included in the CTMP to make this section acceptable.

As referenced above, the CTMP states no deliveries shall be made during the drop off and pick up times for Woodcroft Primary School (08:00 – 09:00 and 15:00 – 16:00). This will need to be monitored during construction to ensure that the restriction on deliveries is enforced.

Site operatives and visitors will be instructed to park in the designated site car park, however no reference has still been made to the likely number of these individuals. The location of the car park is said to be shown in Appendix B, however no Site Plan has been attached to the updated CTMP. This will be required to ensure that parking on site is sufficient to accommodate the number of operatives and visitors, preventing parking on the surrounding highway.

Condition 25 reads:

The development hereby permitted shall not commence until a phasing plan for off site highway works has been submitted to and approved in writing by the Local Planning Authority. The off site highway works shall be completed in full accordance with such plans, particulars and programmes as are this approved in writing by the Authority.

The highways authority previous responded to a request to discharge this condition in a letter dated 15th May 2018, partially discharging the completion.

Offsite highway works are still not complete, therefore this condition can still not be fully discharged at this stage.

I trust the above is clear, but please do not hesitate to get into contact with Chris Hirst should you wish to discuss anything further.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dominic McGrath', with a large, stylized flourish at the end.

Dominic McGrath
Team Leader

CC Peter Marshall, Development Engineer, Havant Borough Council