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Enquiries To Sophie Osborne
Direct Line 037 779 5232
Date 6 January 2023

My reference 048274
Your reference APP/18/01109
Email havantdc@hants.gov.uk

Dear Madam,

Dairy Crest Depot, Dunsbury Way, Havant

Outline application for the redevelopment of Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road (31.3.21). Request to discharge condition 4 (recd 24.11.22)

Thank you for your consultation on the above planning application. The applicant is seeking to discharge condition 4 which reads as follows:

No development shall take place until a Construction Traffic Management Plan plans and particulars specifying the following matters has been submitted to and approved in writing by the Local Planning Authority:

The provision to be made within the site for:

- (i) construction traffic access*
- (ii) the turning of delivery vehicles*
- (iii) provisions for removing mud from vehicles*
- (iv) the contractors' vehicle parking during site clearance and construction of the development;*
- (v) a material storage compound during site clearance and construction of the development*
- (vi) construction traffic routes and their management and control*
- (vii) adequate provision for addressing any abnormal wear and tear to the highway*
- (viii) a programme for construction.*

Thereafter, throughout such site clearance and implementation of the development, the approved construction traffic access, turning arrangements, mud removal provisions, parking provision and storage compound shall be kept available and used as such.

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

To discharge this condition the applicant has submitted a Construction Traffic Management Plan dated November 2022 which the Highway Authority have reviewed and have the following comments to make.

Site Set Up:

The site set up is shown in drawing DHL-DUN-SS-001.

The wheel wash location is shown to be as close to the site exit as possible which is acceptable.

Dedicated on site car parking facilities for contractors have also been identified within the CTMP to prevent any parking occurring along the public highway. Whilst the measures laid out within the CTMP are considered acceptable, a commitment should be provided stating that no parking on the highway is acceptable under any circumstances.

Construction Traffic Route:

All construction traffic is to access the site via Dunsbury Way and Fulflood Road with the existing access along Dunsbury Way closed off. Further detailing is required on the construction traffic routing further afield which should ensure that the most direct route is provided avoiding any residential areas where possible. This should be provided for consideration.

Tracking should be provided for the largest vehicle intended to service the site showing the ability of it to manoeuvre appropriately within the site and egress in forward gear. Tracking should be undertaken at an appropriate speed. This should be submitted for consideration.

A commitment has been provided within the CTMP regarding a road condition survey to be undertaken prior to commencement of the development and upon completion Any damage to the highway that may occur as part of the development will be rectified. This is agreed.

Site Entrance and Exit:

Vehicles exiting by the site will be subject to wheel wash facilities as noted above. Vehicles are to be checked before leaving the site to ensure that the wheels and the underside are free of mud.

The CTMP also refers to road sweepers that will be used to keep access roads free from mud throughout the length of the construction works.

Hours of Work:

The CTMP states that no construction work is to take place except between the hours of 08:00-18:00 Monday to Friday and 08:00-13:00 on Saturdays with no construction work to be undertaken on Sundays or Bank Holidays.

No commitment is noted within the CTMP regarding deliveries. No deliveries should take place in the Weekday AM Peak (08:00-09:00), Weekday PM Peak (17:00-18:00) and the Saturday Peak (12:00-13:00). A commitment should be provided within the CTMP ensuring that no deliveries take place during the network peak periods. No construction traffic related to the demolition works should either take place within these network peak hours.

Commitment should be provided within the CTMP to state that no construction vehicles are to wait on the highway.

Pedestrian Routes:

No narrative has been provided within the CTMP regarding segregation and protection of pedestrian routes during all demolition and construction works. This should be included.

Having regard to the above, the Highway Authority require the following further information to be included within the CTMP before a formal recommendation can be made:

- Further details regarding the proposed construction traffic routing further afield;
- Tracking should be provided for the largest vehicle servicing the site to ensure that it can manoeuvre appropriately within the site boundary and egress in forward gear – this should be provided at an appropriate speed;
- Commitment should be provided within the CTMP ensuring that no deliveries take place within the network peak hours;
- Commitment should be provided within the CTMP to state that no construction vehicles are to wait on the highway; and
- Narrative should be provided regarding segregation and protection of pedestrian routes during all demolition and construction works

Yours faithfully,

Sophie Osborne
Transport Planner – Highways Development Planning