Hampshire County Council

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 14 June 2024

My reference 053581
Your reference APP/22/00155
Email havantdc@hants.gov.uk

Dear Ms Pickup,

2, 2A, 4 and 6 Seagull Lane, Emsworth, PO10 7QH

Demolition of 2 & 2a Seagull Lane and warehouses 1, 2 and 4. Existing unit 6 Seagull Lane retained with external amendments including cladding and utility enclosure. Construction of 3No light industrial buildings split into 8No units.(24.03.23). Request to discharge conditions 3,4,5 & 8 (30.05.24).

Thank you for your consultation on the above planning application. The applicant is seeking to discharge condition 3, 4, 5 and 8. Condition 5 relates to highway matters which reads as follows:

No development hereby permitted, nor any related site clearance, shall commence 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 (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;
Thereafter, 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, having due regard to policies CS16, CS20 and DM10 of the Havant Borough Local Plan

Director of Hampshire 2050
Gary Westbrook

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(Core Strategy) 2011.

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

Programme of and phasing of demolition and construction work:
Page 2 of the CMS outlines the indicative programme of demolition and construction works. The total construction and demolition phase is to take 60 weeks. Demolition works themselves are to take c. 4 weeks. This is noted.

Site Compound/Contractor Parking:
The site compound as identified within page 4 of the CMS outlines a car and motorcycle parking area. The number of parking spaces should be confirmed and the applicant should confirm whether this is appropriate provision for the number of workers expected on site.

A commitment should be provided to state that under no circumstances should parking take place where not permitted. The Highway Authority expect no parking to take place on Seagull Lane and the local highway network and this should be monitored by the applicant.

Deliveries associated with all construction activities:
The CMS outlines that site working hours are to be 08:00-18:00 Monday-Friday and 08:00-13:00 on a Saturday. No construction works are to be undertaken on Sundays or Bank Holidays.

No commentary has been provided within the CMS on timings of deliveries relating to construction activities. A commitment should be provided to state that no deliveries are to occur within the network peak hours of 08:00-09:00 (Weekday AM), 17:00-18:00 (Weekday PM) and 12:00-13:00 (Saturday Peak). This wording should be included within the CMS.

No narrative has been provided on the scheduling of deliveries. Given the nature of the site no more than one delivery can occur at one time due to limited turning facilities and the size of the site compound. The number of vehicle movements and deliveries expected per day and the method for scheduling deliveries to ensure more than one does not occur at the same time should be outlined.

Access and Egress for Plant and Machinery:
Access into the site is to be obtained via Seagull Lane. No construction routing for vehicles to access the site has been included within the CMS and this should be provided.

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Materials loading and unloading is to occur within the site compound as identified within Page 4 of the CMS. The Highway Authority note that turning provisions are provided on site for vehicles to manoeuvre to access and egress in forward gear. No supporting swept path analysis has been provided to justify this statement. It is requested that this is provided for the largest vehicle to access the site to ensure these movements can be undertaken. Restrictions may be required on the size of vehicles if considered necessary by the Highway Authority. The Highway Authority acknowledge reference of a banksman to assist manoeuvres in reverse gear should this be required. This is considered acceptable.

No construction routing has been outlined and this should be provided within the CMS. This should be the most direct route to the site and avoiding residential areas where possible.

Protection of Pedestrian Routes during Construction:
Pedestrian access and walkways through the site have been identified within the proposed site compound on Page 4. This is noted. These routes should be clearly segregated with wording updated within the CMS to reflect his.

No commentary has been provided on the protection of pedestrian routes along Seagull Lane during construction periods. This should be considered and included within the CMS.

Measures to prevent spread of mud onto the Highway:
No measures have been included within the CMS to prevent the spread of mud on the highway. Wheel wash facilities should be provided for the full length of the construction period and be located as close to the site access as possible. This wording should be included within the CMS and the location of the wheel wash facilities should be provided on a diagram.

Additionally a commitment should be provided regarding access to a road sweeper for the full construction period should this be required.

Pre-Commencement Survey:
It is noted that no narrative has been provided within the CEMP regarding a pre-commencement survey and this should be included. A commitment should also be provided to state that should any damages to the highway occur, they will be reverted back to the condition prior to commencement at the applicant's expense.

Recommendations
Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be provided on the discharge of condition 5.

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Yours sincerely,

Sophie Osborne
Senior Transport Planner - Highways Development Planning
Hampshire 2050

Director of Hampshire 2050
Gary Westbrook

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