

Subject: RE: APP/22/00172 Langstone Tech Park

Hi David,

Following on from our discussion yesterday, I have provided some initial wording for the 4 conditions that we are looking to change/implement. I appreciate that you'll want to amend but hopefully they provide a useful starting point!

Delivery and Servicing Management Plan

Prior to occupation of the development hereby permitted, a Delivery and Servicing Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved plan shall include details of the management of HGV movements to and from the site to ensure the routing of these vehicles occurs via Brookside Road.

Reason: To ensure any future occupier abides by the routing and servicing requirements agreed through the management plan.

CTMP(s)

No development shall take place on site until a Site Wide Construction Traffic Management Plan has been submitted for approval by the Local Planning Authority in consultation with the Highway Authority which sets the overarching construction traffic management principles the site must abide by.

Prior to commencement of any works on each specific phase of development, a unit specific Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority, building upon the measures agreed through the Site Wide Construction Traffic Management Plan. The unit specific plans shall specify the following:

- i) Construction traffic routes and their management and control, parking and turning provision to be made on site, measures to prevent mud being deposited on the highway, adequate provision for addressing any abnormal wear and tear to the highway, and a programme for construction.
- ii) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development.
- iii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Reason: To safeguard the amenities of the locality and in the interest of highway safety.

Barrier Operation

Prior to occupation of the development hereby permitted, a management plan for the proposed traffic barriers within the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority.

The traffic barriers shall cap the number of vehicle movements into the site via Langstone Road to no more than 585 two-way movements between 07:30 – 09:00 in accordance with the assessment undertaken with the Transport Assessment.

Reason: In the interests of highway safety and operation.

Signage

Prior to occupation of the development hereby permitted, plans detailing the signage strategy to direct HGV movements to access the site via Brookside Road shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved signage strategy shall be implemented prior to occupation of development and thereafter retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that HGV movements are directed to limit access from Langstone Road in the interest of traffic flow and highway safety.

As discussed, I will also look to re-secure the Langstone Road right turn lane improvements and roundabout signage through the Section 106 agreement supporting this development.

Kind Regards,

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Hampshire County Council operates a pre-application highway advice service for developers. Hampshire County Council welcomes and encourages discussions before a developer submits a planning application. Please follow this link for further information
[Pre-Application guidance for developers](#)