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<i>Enquiries to</i>	Chris Hirst	<i>My reference</i>	6/3/13/199
<i>Direct Line</i>	0370 779 0563	<i>Your reference</i>	APP/21/00405
<i>Date</i>	24 th October 2022	<i>Email</i>	Chris.hirst@hants.gov.uk

For the attention of Mr D Eaves

Dear Sir

Variation of Conditions 2, 3, 8, 18, 19, 22 and 25 of Planning Permission APP/19/00703 relating to the erection of the flexible use industrial units in the south-western corner of the site (Phase 1).(25.08.21). Request to discharge conditions 4,7,9,10,11,12,13,14 & 15 (06.09.21).Request to discharge conditions 5 & 6 (24.12.21). Request to discharge conditions 4, 5, 6, 7, 12, and 20 (received 15/08/2022). Request to discharge conditions 16, 17, 19 (received 30/08/2022). | Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA.

Thank you for consulting the Highway Authority on the above discharge of condition application.

The application seeks to discharge condition numbers 4, 5, 6, 7, 12, 16, 17, 19 and 20. Of these conditions, the Highway Authority notes that 4, 5, 7, 12, 16 and 20 do not relate to any matters pertinent to highway matters or the internal site layout. This response therefore provides comments on the request to discharge conditions 6, 17 and 19 only.

Condition 6

Condition 6 reads as follows:

No development shall take place on a phase of the development until plans and particulars specifying the following matters relative to that phase have been submitted to and approved in writing by the Local Planning Authority (in consultation with Hampshire County Council Highways Authority):

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

(i) A Construction Traffic Management Plan. This shall include 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.

Thereafter, throughout such site clearance and implementation of the relevant phase of development, the approved construction traffic management plan shall be complied with and the approved parking provision and storage compound shall be kept available and used only as such.

Reason: *To safeguard the amenities of the locality and in the interests of highway safety and having due regard to policies CS16, CS20, DM10 and DM12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

The Highway Authority previously responded to the request to discharge Condition 6 in a response dated 8th February 2022 which has led to the Construction Phase Healthy & Safety Plan being updated. The wheel washing facilities have been shown at the entrance to this phase of the development which is considered acceptable. It is also noted that a road sweeper will be provided to remove migratory material or mud on the highway should this occur.

Deliveries within the AM and PM peak hour will be minimised. The parking for contractors has been moved to a compound north of the development. The number of spaces has not been shown on the plan provided in Appendix C but the same comments remain from the original response in that all parking must take place on site; no parking on the highway is considered acceptable.

The Highway Authority are satisfied with the aforementioned changes to the document in relation to this phase of development and are therefore able to recommend the discharge of Condition 6.

Condition 17

Condition 17 reads as follows:

The new industrial units shall not be occupied and the new parking spaces in front of Bay 3 of Building 1000 shall not be used until:

- Details of the design of the proposed barriers; and*
- A Management Plan for the proposed traffic barriers within the site;*

have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before any of the new

industrial units are occupied, or the new parking spaces in front of Bay 3 of Building 1000 are used, whichever is the earlier, and retained in perpetuity. The traffic barriers shall prevent the new industrial units and parking accessed to the west of the barriers being utilised by vehicles from Langstone Road between 07.30am and 09.00am.

Reason: *In the interests of highway safety and operation and having due regard to policies CS20 and DM12 and the National Planning Policy Framework.*

To discharge Condition 17, the applicant has submitted a Technical Note (TN) which provides comments on the details of the proposed traffic barriers which are to be located within the technology park.

A total of 4 barriers will be located across the park to restrict access. Between 07:30 – 09:00, westbound vehicles approaching from Langstone Road will not be able to enter the park. Traffic approaching the site from the east during this time will be allowed to access the development. This arrangement will help to limit vehicular access from Langstone Road during the AM peak period. The facilities will be monitored by CCTV cameras and the onsite facility management team who will enforce on any non-compliance issues. The Highway Authority expect this arrangement and ongoing monitoring to remain in place in perpetuity to ensure that traffic approaching the site from Langstone Road is reduced. The barriers will be placed within the applicant's land ownership and therefore any management and maintenance should be undertaken by the owner.

The Highway Authority consider the arrangement outlined above to be suitable and therefore recommend the discharge of Condition 17.

Condition 19

Condition 19 reads as follows:

Each phase of the development hereby permitted shall not be brought into use unless and until details of cycle storage, in the quantum and position illustrated on drawings PL 003 Rev A and PL 004 Rev B are submitted to and approved in writing by the Local Planning Authority.

The approved cycle parking provision shall thereafter be provided prior to the relevant phase of the development being brought into use and thereafter maintained in accordance with the approved details.

Reason: *To ensure the provision of sustainable transport options and having due regard to policy DM14 of the Havant Borough Local Plan (Core Strategy) 2011 Havant Borough Parking Standards SPD 2016 (as amended) and the National Planning Policy Framework.*

Drawing number 062 has been submitted to discharge Condition 19. The plan details the location of 80 sheltered cycle parking spaces located to the north of the most south-westerly buildings and adjacent to the buildings numbered 3 and 4 in the plan. The cycle parking facilities are located within close proximity to the building entrances and are therefore considered acceptable. As the local parking authority, Havant Borough Council should confirm whether the proposed quantum of park meets adopted standards.

Having regard to drawing number 062, the Highway Authority are able to recommend the discharge of Condition 19 for this phase of development.

I trust that the above is clear. Should you have any queries, please do not hesitate to contact Chris Hirst on the number noted above.

Yours Sincerely,

Chris Hirst