Hampshire County Council

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Enquiries To	Sophie Osborne	*My reference*	035434
Direct Line		*Your reference*	APP/21/00814
Date	10 December 2021	*Email*	havantdc@hants.gov.uk

Dear Sir,

Development site, 5-7 East Street, Havant

Construction of four storey residential building comprising 8No. two bedroom apartments (revision to planning permission APP/20/00936). (Approved 14/10/2021). Request to discharge conditions 4, 5 and 16 (received 8/11/2021)

Thank you for consulting the Highway Authority on the above planning application. The applicant is seeking to discharge condition 16 which reads as follows:

No development shall start on site until a construction method statement has been submitted to and approved in writing by the 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; Demolition and construction work shall only take place in accordance with the approved method statement.
Reason: In order that the Local Planning Authority can properly consider the effect of

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the works on the amenity of the locality in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

To discharge this condition the applicant has submitted a 'Construction and Environmental Management Plan' which the Highway Authority have reviewed and have the following comments to make.

The applicant has stated that during construction the pedestrian footway along East Street is likely to be closed as laydown area to protect the footway during construction which is considered suitable. Signage is proposed to be erected to direct pedestrians to alternative routes, which the Highway Authority consider acceptable.

Vehicle movements are to be monitored with a site banksman provided to assist with all vehicular activities. No deliveries are to be permitted before 09:00AM and after 03:00PM; the Highway Authority regard this as acceptable as the delivery window lies outside the network peak hours (08:00-09:00 AM peak; 17:00-18:00 PM peak).

The CEMP highlights that mud will be minimised on all access routes. The Highway Authority require clarification on how this is to be minimised. A wheel wash facility should be provided as close to the site exit as possible to rinse off any mud from wheels of construction vehicles and minimise vehicles picking up any mud upon egressing the site. If necessary, a road sweeper should also be provided to clear any debris that may spread onto the wider highway network. The applicant has laid out that dust suppression measures will be implemented which are all deemed as acceptable.

The Highway Authority are satisfied with both construction routes, as these are the most direct routes to the site. Due to the central location of the site, contractor parking will be kept to a minimum, with contractors encouraged to use public transport due to the site's close proximity with Havant railway station. For those contractors choosing to travel by vehicle they must park in the public pay and display car parks close to the site as no parking on the highway will be acceptable in any instance and will be enforced upon should this occur.

Larger demolition vehicles are to access and egress the site at completion via East Street. The demolition of the Art shop (10A The Pallant) will allow some plant and materials to access the site from The Pallant. Whilst a banksman will be available to mitigate traffic issues that may occur once deliveries are carried out, the applicant will be required to provide construction traffic temporary signs when unloading on the highway to warn other vehicles of potential obstructions in the road. The applicant should state when deliveries will be made and arrange them in advance to minimise any potential congestion and obstructions with HGVs backing up on the local highway if a delivery is already taking place.

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

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Having regard to the above the Highway Authority require the following further information before a recommendation can be given to discharge condition 16:

- Applicant should provide wheel wash facilities as close to the site exit as possible to minimise spread of mud on the highway;
- Applicant should have access to a road sweeper if required to clear any debris that may spread onto the wider highway network; and
- Applicant should provide construction traffic temporary signs when unloading on the highway to warn other vehicles of potential obstructions in the road.

Yours faithfully,

Sophie Osborne
Assistant Transport Planner – Highways Development Planning

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