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Enquiries To Sophie Osborne

Direct Line

Date 7 March 2022

My reference 036397

Your reference APP/20/00015

Email havantdc@hants.gov.uk

Dear Sirs,

108-110 Elm Grove, Hayling Island, PO11 9EN

Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear. Request to discharge conditions 12 (construction method statement) & 15 (foul and surface water drainage) received 15/02/2022.

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant is seeking to discharge condition 12 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 Local Planning Authority in consultation with the Highway 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;*

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(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: 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 Method Statement which the Highway Authority have reviewed and have the following comments to make.

Site Establishment:

Signage is to be provided warning road users and pedestrians of any potential hazards around the construction site. This is considered acceptable.

Parking and compound arrangements:

All personnel are to park within designated areas on site. The Highway Authority will require an updated diagram showing the number of parking spaces available on site. The applicant should ensure that there is enough on-site parking as any parking on the highway is unacceptable and will be enforced should it be an issue.

Loading, unloading and storage of plant and materials:

All materials are to be unloaded within the site. The Highway Authority consider this acceptable as this will not disrupt the operation of the local highway network. However, the Highway Authority will require tracking to show the ability of an HGV to manoeuvre on site to egress in forward gear.

Pedestrian walkways and vehicle routes are to be segregated and marked out clearly, minimising any potential conflict between pedestrians and vehicles. The Highway Authority are satisfied with these arrangements.

Wheel Washing:

Wheel wash facilities are to be provided. This should be located as close to the site access as possible to prevent vehicles picking up any debris on egressing the site and spreading this onto the highway. The applicant should also have access to a road sweeper to clean the highway of debris should any soiling occur during the end of working day checks if necessary.

Roads are also to be wetted and swept if there is any excessive dust on the highway. This is considered acceptable.

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Control of Air, Dust and Water Pollution:

Skips and dusty load are to be securely covered minimising the spread of dust onto the wider highway network. The Highway Authority are satisfied with this.

Deliveries:

Vehicular deliveries are to be made from the site during the hours of 07:30 to 18:00 Monday-Friday and 08:00 to 12:00 on Saturday with no deliveries on Sundays or Bank Holidays. No deliveries are to be made outside of these hours and where possible the CTMP states that school drop-off and pick up times are to be avoided to minimise any potential congestion on the wider highway network. The applicant should also ensure that deliveries are minimised or avoided where possible within the network AM (08:00-09:00) and PM (17:00-18:00) peak hours.

The applicant should spread out deliveries throughout the day to avoid more than one delivery arriving at the same time to minimise any waiting on the highway. Commentary should be provided on how this will be avoided where possible.

Having regard to the above the Highway Authority require the following further information before the discharge of condition 12 can be recommended:

- Updated diagram showing the number of parking spaces available on site;
- Tracking showing the ability of an HGV to manoeuvre on site to egress in forward gear; and
- Commentary as to how deliveries will be spread out throughout the day to avoid more than one delivery arriving at the same time

Yours faithfully,

Sophie Osborne

Assistant Transport Planner - Highways Development Planning

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