

Havant Borough Council
Civic Offices
Civic Centre Road
Havant
PO9 2AX

*Economy, Transport and Environment Department
Elizabeth II Court West, The Castle
Winchester, Hampshire SO23 8UD*

Tel: 0300 555 1375 (General Enquiries)
0300 555 1388 (Roads and Transport)
0300 555 1389 (Recycling Waste & Planning)
Textphone 0300 555 1390
Fax 01962 847055
www.hants.gov.uk

Enquiries To Sophie Osborne

Direct Line

Date 26 May 2022

My reference 046201

Your reference APP/21/01376

Email havantdc@hants.gov.uk

Dear Sirs ,

Land adjacent to 54, Long Copse Lane, Emsworth

Erection of 9No. dwellings together with associated works (resubmission of APP/21/00683).

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments. The applicant has submitted a Construction Environmental Management Plan (CEMP) which the Highway Authority has reviewed and have the following comments to make.

Working Hours/Deliveries

The CEMP states that site working hours and deliveries are to be carried out within the following hours (Monday-Friday 07:30-18:00 and Saturday 08:00-13:00). No deliveries are to be taken place between the network peak hours (Weekday AM 08:00-09:00; Weekday PM 17:00-18:00; Saturday peak 12:00-13:00) to minimise the disruption on the wider highway network. The CEMP should be updated accordingly.

Appendix 3 shows the construction vehicle route upon accessing and egressing the site with access to the site taken via Southleigh Road/.Hollybank Lane and egress via Long Copse Lane towards Westbourne. West Sussex County Council should be consulted as to whether it is felt that egressing the site via Long Copse Lane/North Street in Westbourne is a suitable proposal for construction vehicles. The Highway Authority

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

welcome these comments from WSCC before any comments can be made on the suitability of the proposed construction traffic routing.

The Highway Authority have concerns regarding construction traffic travelling uncontrolled along Long Copse Lane. The nature of the local highway network means two construction vehicles will not be able to pass at one time along Long Copse Lane or where it merges into Hollybank Lane. The CEMP should be updated with measures taken to ensure that two construction vehicles do not meet along Long Copse Lane.

The applicant should provide narrative as to how deliveries are to be scheduled to ensure that more than one delivery does not turn up at the same time. The nature of the local road network/site means than no more than one delivery can occur. The CEMP should be updated to include narrative on this point.

Turning and Vehicle Movements

Vehicles are to be assessed before leaving site for debris and a jet wash facility will be available for cleaning down vehicle wheels should this be necessary. The applicant should also have access to a road sweeper should this be required; the CEMP should be updated to reflect this.

Due to site constraints, construction vehicles are to be reversed onto site with a banksman for all movements. The angle of the temporary access road makes reversing into the site almost impossible for vehicles arriving to the site from Southleigh Road/Hollybank Lane as proposed within the CEMP. Tracking should be provided showing the ability of the largest construction vehicle to access the site in reverse gear and egressing the site in forward gear at the temporary access point before any comments can be provided on the suitability of the proposals.

Access

There is limited narrative regarding the temporary site access into the development during construction phases albeit Appendix 2 shows one. The CEMP should be updated with narrative regarding this point. It is unclear at which point the main access point is to be utilised and the temporary access closed off. Clarity is requested on this point.

Parking

It is proposed that 5 contractor parking spaces are provided on site during the initial construction stages which will rise upon further development. The applicant is required to provide enough contractor parking on site as any parking on the highway is unacceptable and will be enforced should it become an issue. There should be a commitment provided within the CEMP that all contractor parking will be contained within the site and not along the highway under any circumstances.

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Recommendations

Having regard to the above the Highway Authority require the following amendments to the CEMP before a formal recommendation can be made:

- No deliveries are to be taken place within the network peak hours (Weekday AM 08:00-09:00; Weekday PM 17:00-18:00; Saturday peak 12:00-13:00) to minimise the disruption on the wider highway network;
- Applicant should consult with West Sussex County Council regarding the suitability of utilising Long Copse Lane/North Street in Westbourne for construction vehicle to egress the site – this is required before the Highway Authority can provide comments on the suitability of proposed construction vehicle routing;
- Narrative should be provided regarding measures taken to ensure two construction vehicles do not meet along Long Copse Lane at the same time;
- Narrative should be provided regarding how deliveries are to be scheduled to ensure that more than one delivery does not turn up at the same time;
- The applicant should have access to a road sweeper should this be required;
- Tracking should be provided showing the ability of the largest construction vehicle accessing and egressing the site at the temporary access before any comments can be provided on its suitability;
- Narrative should be provided regarding the temporary site access;
- Clarity requested on when the main access point will be utilised and the temporary site access will be closed off; and
- A commitment should be provided within the CEMP stating that all contractor parking should be contained within the site and not along the highway under any circumstances

Yours faithfully,

Sophie Osborne
Assistant Transport Planner – Highways Development Planning

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