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Enquiries To Sophie Osborne

Direct Line

Date 9 March 2022

My reference 036458

Your reference APP/19/00854

Email havantdc@hants.gov.uk

Dear Sirs,

31A North Street, Emsworth, PO10 7DA

Demolition of the existing factory offices and out-buildings and construction of 6 No. Dwellings (consisting of 1No. 3 Bedroom House, 2 No. 2 Bedroom Houses, 1No. 2 Bedroom flat and 2No. 1 Bedroom Flats) with associated out buildings and parking (30.03.2021). Request to discharge condition nos 4 and 8 (15.2.22).

Thank you for your consultation on the above planning application. The applicant is seeking to discharge condition 8 which reads as follows:

No development shall take place, including any works of demolition, until a site-specific Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The plan should include, but not be limited to:

- *A programme of and phasing of demolition (if any) and construction work;*
- *Protection of pedestrian routes during construction;*
- *Location of temporary site buildings, compounds, construction material, and plant storage areas;*
- *The provision of long term facilities for contractor parking;*

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- *The arrangements for deliveries/collections associated with all demolition and construction works;*
- *Measures to minimise the noise (including vibration) generated by the construction process to include hours of work (see footnote 1), proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);*
- *Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;*
- *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- *Wheel washing facilities;*
- *Measures to control the emission of dust and dirt during construction;*
- *Provision for storage, collection, and disposal of rubbish from the development during construction period (see footnote 2); and*
- *Demolition and construction work shall only take place in accordance with the approved method statement.*

Reason: To protect the amenities of nearby residential premises during the demolition/ construction phase of the development and having due regard to policy CS16 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 & Environmental Management Plan (CEMP) which the Highway Authority have reviewed and have the following comments to make.

Working Hours:

The CEMP states that deliveries will be restricted between the hours of 08:00-17:30 Monday-Friday, 08:00-13:00 on Saturdays with no deliveries to take place on Sundays or Bank Holidays. This is considered acceptable; however, the applicant should try to minimise deliveries within the network peak hours (08:00-09:00 Weekday AM; 17:00-18:00 Weekday PM and 12:00-13:00 Saturday peak).

Due to limited space on-site, The Highway Authority require clarification as to how deliveries are to be spread out to prevent more than one delivery occurring at one time. The nature of the local highway network means any waiting of delivery vehicles could

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lead to safety issues and would be completely unacceptable. Narrative is requested on this point.

The Highway Authority are satisfied with the proposed construction route, subject to all vehicles routing south off the A27 to minimise any potential congestion on other routes.

Turning and Vehicle Movements:

Site constraints mean it may not be possible for larger vehicles to manoeuvre within the site and egress in forward gear. Vehicles are to reverse into site guided by a vehicle marshal; this is considered acceptable.

All vehicles are to be inspected before leaving the site with wheel wash facilities available should they be required. These should be located as close to the site exit as possible to minimise vehicles picking up any debris upon leaving the site and spreading this onto the highway network. The applicant should also have access to a road sweeper to clean debris off from surrounding roads should this be an issue.

Vehicles and pedestrians will be segregated minimising any conflict between the two.

Parking:

The Highway Authority note that site constraints mean no on-site parking will be available once demolition and construction phases begin. It is acceptable in this instance for contractors to park in the local car parks. The applicant should be made aware that under no circumstances should any parking occur on the highway and only in local car parks. This will be enforced should it become an issue.

Dust:

Vehicles transporting dusty loads are to be sheeted to minimise the spread of dust onto the highway. This is considered acceptable.

Having regard to the above, the Highway Authority require the further information requested before the discharge of condition 8 can be recommended.

Yours faithfully,

Sophie Osborne
Assistant Transport Planner - Highways Development Planning

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