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Enquiries To Sophie Osborne

Direct Line

Date 18 November 2021

My reference 035254

Your reference APP/19/00427

Email havantdc@hants.gov.uk

Dear Sir,

Land at Lower Road, Havant

Development of 50 new dwellings together with access, landscaping and open space (Approved 13.07.2021). Request to Discharge Conditions 3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21 & 22 (10.08.2021)

Thank you for re consulting with the Highway Authority on the above planning application to discharge Condition 5. Whilst the applicant has addressed some of the concerns outlined in the previous response dated 28th October 2021, some matters remain outstanding which have been addressed below.

Construction traffic routes and their management and control:

The applicant states that the provision of a banksman at Brookside Road is not possible due to there being no welfare provision for the operative and offers alternative mitigation in the form of proposed signage and advising all contractors and sub-contractors of the appropriate route and the speed limit to be adhered to. These alternative measures are considered unacceptable as they do not help to control the movement of delivery vehicles to and from the site. A banksman must be provided due to the narrow nature of Lower Road which restricts the ability of two delivery vehicles to pass concurrently at certain points. Currently, there are no controls in place to restrict delivery movements and ensure that vehicles do not meet on the narrow sections of the

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road. The applicant must therefore provide a banksman to ensure two construction vehicles do not meet each other whilst travelling to and from the site.

Arrangements for deliveries associated with all construction works:

Whilst the Highway Authority are satisfied that the site is not located within direct vicinity of any schools, the concern is regarding children and parents walking to and from school along Lower Road, particularly the section where there is no footway. As such, deliveries should not occur (or measures should be implemented to manage a low number of movements) during typical school pick up and drop off times to minimise any conflicts between pedestrians / cyclists and construction vehicles.

The applicant states that they are unable to provide an indication of the number of daily movements via contractors and delivery vehicles to the site. However, the Highway Authority require an estimation of the number of daily movements to understand how frequently the site will need to be accessed during the construction phase of the development. This approach is accepted across the county and has recently been demonstrated locally in the Construction Method Statement for the Forty Acre Farm development.

Access and egress for plant and machinery:

Tracking has been provided to show how a rigid truck and pantechnicon are able to access and egress the site. The Highway Authority have concerns with the ability of vehicles to manoeuvre within the site, particularly as the vehicles are shown to overhang the footway whilst manoeuvring. The alignment of the access road is contrived which limits the ability of the delivery vehicles to access the route into the development. Whilst the movement is off the public highway, the Highway Authority are concerned that construction vehicles may overhang the footway following occupation of the site, presenting a safety concern. Further information is sought from the applicant regarding the strategy for construction vehicles accessing the site, including revised tracking which demonstrates no impact on the footway and vehicles tracking southbound along the access road.

Recommendation

The Highway Authority require the points above to be addressed before a recommendation can be made on the discharge of Condition 5.

Yours Faithfully,

Sophie Osborne

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