

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

Hampshire 2050
The Castle
Winchester, Hampshire SO23 8UD

Telephone: 0300 555 1375
Fax: 01962 847055

www.hants.gov.uk

Enquiries To Michael Okubajo
Direct Line N/A
Date 30 September 2024

My reference 054477
Your reference APP/23/00105
Email havantdc@hants.gov.uk

For attention of Leanne Richardson

Dear Madam,

Prior Approval for development consisting of works for the construction of 15No. 1 and 2 bed dwellinghouses immediately above the topmost storey on a terrace building where that development comprises rebuild of first floor together with any associated works (Approved 12/12/2023). Request to Discharge Conditions No. 2 and 5 (12/08/2024) | Block B, Wellington Way, Waterlooville

Thank you for your consultation on the above planning application. The applicant is seeking to discharge condition 2. Condition 2 relates to Highway Matters which reads as follows:

2. Prior to commencement of the development, a construction management plan and method statement shall be submitted to and approved in writing by the Planning Authority, the details of 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;
 - h) Provision of any boundary hoarding

The development shall thereafter be carried out in strict accordance with the approved details. Reason: To safeguard the amenity of the neighbours by minimising impacts of

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook

the development having regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

To support this discharge of condition the applicant has submitted a Construction Management Plan (CMP) dated January 2024 which the Highway Authority have reviewed and have the following comments to make.

A programme of and phasing of demolition (if any) and construction work:

A vague programme of works has been provided within section 2 of the submitted CMP. No information on phasing of the proposed demolition or construction works has been provided.

The applicant is required to provide a detailed construction programme explaining the proposed phases and including indicative dates in an updated CMP.

The CMP states that deliveries are to be restricted to avoid the peak traffic times of 08:00-09:15 and 15:00-16:30, this is noted.

Deliveries should be scheduled to avoid more than one turning up at the same time. Narrative should be provided within the CMP as to how these are to be scheduled.

A commitment is required within the CMP to state that no deliveries are to occur along public roads at any time with a designated area for loading and unloading provided within the site compound.

Construction Routing:

No information has been included within the submitted CMP relating to the routing of construction vehicles. This should be the most direct route to the site and avoiding residential areas where possible. The applicant should provide a plan presenting the proposed route.

The provision of long term facilities for contractor parking:

Wording within the submitted CMP indicates that contractor parking will be required within the site for the proposed works. The applicant has not provided a site setup plan or construction site plan which presents the proposed parking arrangement within the site during the proposed works. The applicant is required to include a site setup plan showing the number of contractor and visitor parking spaces to ensure that there is appropriate space within the site.

Wording should be provided within the CMP to state that no parking is to occur on the public highway and should only occur within the designated contractor parking area.

The arrangements for deliveries associated with all construction works:

No site set-up plan or construction site plan has been included within the CMP, it is therefore unclear where all proposed deliveries will take place within the site.

A site set-up plan should be included within an updated CMP and tracking for the largest vehicle expected to attend the site should also be provided.

Measures to prevent spread of mud onto the Highway:

It is stated within the CMP that wheel wash facilities in the form of jet washer is to be provided from the start of the proposed works, however this the location of the proposed facilities should be shown on plan within an updated CMP.

It is noted that the applicant will have access to a road sweeper, however stronger wording is required to ensure that the road sweeper is available throughout the work period.

Methods and phasing of construction works:

A vague programme of works has been provided within section 2 of the submitted CMP. No information on phasing of the proposed demolition or construction works has been provided.

The applicant is required to provide a detailed construction programme explaining the proposed phases and including indicative dates in an updated CMP.

No information has been provided detailing the proposed methodology of the demolition or construction works. The applicant should provide further information on the methodology of the works for all phases, including the types and frequency of associated construction and delivery vehicles.

Access and egress for plant and machinery:

No site set-up plan or construction site plan has been provided within the CMP and therefore the access and egress arrangements relating to vehicles, plant and machinery and unclear.

The applicant is required to provide a plan presenting the proposed access and egress arrangements relating to vehicles, plant and machinery with associated vehicle tracking.

Protection of pedestrian routes during construction:

No narrative has been provided within the CMP on the protection of existing pedestrian routes during demolition. This should be outlined within an updated CMP to minimise the impact on the existing footway abutting the development site.

Location of temporary site buildings, compounds, construction material, and plant storage areas:

No site set-up plan or construction site plan has been provided within the CMP and therefore it is unclear of the proposed location of temporary buildings, compounds and storage areas for construction materials and storage.

The applicant is required to provide a plan presenting the proposed location of temporary buildings, compounds and storage areas for construction materials and storage within the site.

Provision of any boundary hoarding:

Wording has been provided within CMP that indicates boundary hoarding will be provided at the site during the proposed works.

The applicant is required to include a map presenting the location of the proposed hoarding within an updated CMP.

Pre-commencement Survey:

The applicant has not provided any information assessing the current state of local highway network. Whilst it is understood that works on site have already commenced, the applicant is required to undertake a highway condition survey including photographs on the surrounding highway network and a plan confirming the location of the photographs. A commitment is also required within the CMP to state that any damage to the highway will be repaired at the cost of the applicant should it be demonstrated that any damages are related to construction activities.

Recommendations

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be provided on the discharge of condition 2.

Yours faithfully,

Michael Okubajo
Consultant Transport Planner – Highways Development Planning
Hampshire 2050

Deputy Chief Executive and Director of Hampshire 2050
Gary Westbrook
