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Havant Borough Council
Planning Department
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

15th May 2026

Dear Sir/Madam

The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA
App no. APP/22/00576 - Discharge of Pre-commencement Condition 3

I submit these details seeking to discharge the relevant 'pre-commencement' condition on the aforementioned planning permission on behalf of the South Downs College.

Condition 3 (DCEMP)

The Condition reads:

No development shall commence, including any works of demolition, until a Demolition, Construction and Environmental Management Plan (DCEMP) comprising a schedule of works and accompanying plans for demolition and construction has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved DCEMP shall be implemented and adhered to throughout the entire demolition and construction period unless any alternative is agreed in writing by the Local Planning Authority. The DCEMP shall provide details of the following:

- (a) the phased programme of demolition and construction works;*
- (b) the anticipated number, frequency and types of vehicles used during demolition and construction,*
- (c) the location and specification for vehicular access during demolition and construction,*
- (d) the provision made for the parking of vehicles by contractors, site operatives and visitors,*
- (e) the loading and unloading of plant, materials and waste,*

(f) the storage of plant and materials used in demolition and construction of the development,
 (g) the erection and maintenance of security hoarding,
 (h) the location of any site huts/cabins/offices,
 (i) the provision of road sweepers, wheel washing facilities and the type, details of operation and location of other works required to mitigate the impact of demolition and construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
 (j) details of public engagement both prior to and during demolition and construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties,
 (k) measures to control the emission of dust and dirt during demolition and construction, to include where relevant sheeting of loads, covering and dampening down stockpiles and restriction of vehicle speeds on haul roads. A dust management plan should form part of the DCEMP which includes routine dust monitoring at the site boundary with actions to be taken when conducting dust generating activities if weather conditions are adverse,
 (l) measures to control the emission of noise during demolition and construction,
 (m) details of all proposed external lighting to be used during demolition and construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
 (n) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas,
 (o) measures to reduce air pollution during demolition and construction including turning off vehicle engines when not in use and plant servicing, and
 (p) waste management including prohibiting burning,
 (q) provision of temporary domestic waste and recycling bin collection point(s) demolition and during construction.

The following details have been submitted to discharge this condition:

- Demolition Management plan/Construction phase plan (dated 21/01/26), whilst not titled as a DCEMP, this covers the same items.
- Demolition Method Statement

Within the provided documents, I would like to note the following for clarity:

(a) the phased programme of demolition and construction works;

The demo works will take place for up to 12 weeks and the car park construction will take a further 12 weeks.

(b) the anticipated number, frequency and types of vehicles used during demolition and construction,

The precise number and frequency cannot be detailed, as the aim is to retain as much demolition material on site as possible and recycle/reuse this as part of the new car park

construction and hard standing construction within the residential development, which is pending approval on the existing college car park area.

The labour and plant is noted on page 16 of the Demolition Method Statement.

(c) the location and specification for vehicular access during demolition and construction,

Under appendix B of the Demolition Management plan/Construction phase plan (page 33) there is a Traffic Management Plan that shows all traffic movement will be via the existing college entrance. This plan is additionally included within the Demolition Method Statement.

(d) the provision made for the parking of vehicles by contractors, site operatives and visitors,

All construction operative and visitor parking will be as per the traffic management plan contained within the construction site.

(e) the loading and unloading of plant, materials and waste,

All of the above will be done on the existing car park area within the college grounds in the fenced off construction zone.

(f) the storage of plant and materials used in demolition and construction of the development,

All of the above will be located on the existing car park area within the college grounds in the fenced off construction zone, as shown under appendix B of the Demolition Management plan/Construction phase plan (page 33) Traffic Management Plan. This plan is additionally included within the Demolition Method Statement.

(g) the erection and maintenance of security hoarding,

The whole construction site will be Heras fenced off with safety signage and access gates closed at all times, security arrangements are noted under section 4.8 within the Demolition Management plan/Construction phase plan (page 12).

(h) the location of any site huts/cabins/offices,

All of the above will be located on the existing car park area within the college grounds in the fenced off construction zone, as shown under appendix B of the Demolition Management plan/Construction phase plan (page 33) Traffic Management Plan. This plan is additionally included within the Demolition Method Statement.

(i) the provision of road sweepers, wheel washing facilities and the type, details of operation and location of other works required to mitigate the impact of demolition and construction upon the public highway (including the provision of temporary Traffic Regulation Orders),

Please refer to section 5.1 within the Demolition Management plan/Construction phase plan (page 19).

(j) details of public engagement both prior to and during demolition and construction works, including a named person to be appointed by the applicant to deal with complaints who shall be available on site and contact details made known to all relevant parties,

A letter drop will be carried out locally noting the details of the works and associated timings, with a 24 hours emergency contact number.

Should anything change then further update letters will be sent.

(k) measures to control the emission of dust and dirt during demolition and construction, to include where relevant sheeting of loads, covering and dampening down stockpiles and restriction of vehicle speeds on haul roads. A dust management plan should form part of the DCEMP which includes routine dust monitoring at the site boundary with actions to be taken when conducting dust generating activities if weather conditions are adverse,

Control of dust is detailed under section 6.3 within the Demolition Management plan/Construction phase plan (page 25).

(l) measures to control the emission of noise during demolition and construction,

Control of noise is detailed under section 6.4 within the Demolition Management plan/Construction phase plan (page 26).

(m) details of all proposed external lighting to be used during demolition and construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,

Limited lighting will only be mounted on the welfare unit/s, the existing car park lighting will light the access in and out of site.

(n) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas,

Bulk storage of diesel is detailed under section 6.9 within the Demolition Management plan/Construction phase plan (page 29).

(o) measures to reduce air pollution during demolition and construction including turning off vehicle engines when not in use and plant servicing,

The measures to cover the above are covered under section 5.6 (page 23) and 6.4 (page 26) within the Demolition Management plan/Construction phase plan.

(p) waste management including prohibiting burning,

The measures to cover the above are covered under section 4.14 (page 16) under housekeeping, 5.1 (page 19) waste separation for re-use within Demolition Management plan/Construction phase plan and skip locations shown on page 6 on the demolition plan within the Demolition Method Statement.

(q)provision of temporary domestic waste and recycling bin collection point(s) demolition and during construction.

The measures to cover the above are covered under section 4.14 (page 16) under housekeeping, as waste bins will be provided within welfare units and regularly cleared from the workplace.

I trust the above helps clarify matters and along with the attached documents is satisfactory to validate and determine the application but should you have any queries, please do not hesitate to contact me.

Yours faithfully,

A solid black rectangular box used to redact the signature of Matthew Besant.

Matthew Besant MRTPI
Senior Planning Manager