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Your reference DC/23/95645

Date 31 July 2023

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Dear Ms Altman,

EAST HORTON BUSINESS PARK, KNOWLE LANE, FAIR OAK

Discharge of Conditions. Conditions 3 (CEMP), 8 (Public Water Apparatus), 9 (Drainage), 11 (Materials), 12 (Landscaping), 13 (Boundary Treatment), 16 (Noise Management), 18 (Vehicle Access Plan) and 23 (Cycle Storage), of planning permission ref. F/23/94668 for Construction of 5no. General Industrial Buildings (Use Class B2) containing 15 separate units, including landscaping, parking and associated works.

In regard to application DC/23/95645, and the discharge of highway related conditions, the following comments are made:

Condition 3 - CEMP:

In general, the CEMP submitted is acceptable, with vehicle routes into the site specified and details of delivery arrangements provided. However, whilst Section F (General Traffic Management) outlines how 'vehicles coming in and out of the site will be monitored for debris on the wheels and bodies to ensure nothing is transferred onto the highway', no details of how this will be undertaken are provided.

It is requested that this description be expanded along the lines of 'vehicles coming in and out of the site will be monitored for debris on the wheels and bodies to ensure nothing is transferred onto the highway. Where debris is found, on site wheel washers will be utilised in an attempt to prevent transfer onto the highway. Should this method fail, mechanical road sweepers will be employed by the developer at the earliest opportunity in order to clean the affected areas of highway appropriately.'

Director of Hampshire 2050
Garry Westbrook

If the description can be updated, then there would be no objection to the discharge of Condition 3.

Condition 18 - Vehicle Access Plan:

The request for a Vehicle Access Plan (VAP) was to try and ensure no HGV or Commercial vehicles utilised Knowle Lane to the south when accessing or egressing the site. This followed concerns being raised about increased traffic levels on the narrower more rural southern area that is not necessarily suitable for such movements.

Whilst the VAP outlines how HGV movements will be directed to arrive and depart to the north onto Mortimers Lane, no mention of commercial vehicles (i.e. 3.5 tonne / transit type vehicles) has been made.

It is requested that the VAP is updated to state 'HGV and Commercial vehicle traffic' where necessary within the document accordingly. If this can be done, then there would be no objection to the discharge of condition 18. This will assist in the reduction of movements to and from the site using Knowle Lane south, assisting with highway safety and protecting the amenity of local residents who may otherwise be affected by increased movements and the associated noise.

Condition 23 - Cycle Storage:

It is noted that cycle hangers are proposed in order to provide suitable cycle storage for workers and visitors to the site. These are acceptable, given that they will be located within the units, and as such will have a high level of security and weather protection. However the applicants should be made that not all users will find the hangers usable - i.e. if panniers are fitted to bikes, and as such they may have to sit flat rather than hung. Being inside the building however, security will not be compromised, however they may take up more space. The developers may wish to consider the impact of this.

No objection to the discharge of Condition 23.

If the additional updates can be made for Conditions 3 and 18, a re-assessment can be undertaken accordingly.

Yours sincerely,

Matt Grantham

Director of Hampshire 2050
Gary Westbrook