
Note

To: Kristina King - Planning & Development
From: Sophie Champion - Development Planning
Our Reference: 6/3/13/Min(2571)
Copies to:
Date: 24 October 2011

Subject: Broadmarsh Salt Barn, Harts Farm Way, Havant
HV004

Thank you for sending me the above planning application which I received for comment. The application seeks permission for the construction of two new salt storage barns with associated supporting facilities, small office unit, drainage, lighting, landscaping and vehicle parking.

This facility will incorporate two salt storage barns of 4000 tonnes capacity each, a small office facility for up to 6No. staff and necessary material storage bays to facilitate minor routine highways repairs and emergency responses. Only one storage barn will be designated for operational use by the 3No. spreaders that currently cover the Havant/Hayling Island areas. The other will be purely a strategic storage facility in case of extended extreme winter weather conditions to improve the stock resilience for the County.

The barns will be set back as far as possible from Harts Farm Way, within the allocated redevelopment area. There will be a macadam parking and vehicle turning area to the south, directly accessed from Harts Farm Way through the existing HWRC entrance. The parking area will provide demarcated spaces for up to 10No. cars and 3No. grit spreading vehicles. This level of parking is considered appropriate to accommodate the employees and vehicles associated with the site. Swept paths have been submitted which demonstrate that there is adequate room to accommodate the movements of salt delivery vehicles within the site.

The depot will operate continuously during severe weather events. It is anticipated that during winter months less than 50 lorry movements per day expected. The majority of these movements will be outside heavily trafficked periods, due to winter operations being carried out when other road traffic is minimal. It is considered that these movements will not have a significant effect on the local highway network.

Access to the Salt Barns will be via the existing access to the HWRC on Harts Farm Way. The proposals include works to improve the access so that it is suitable for the type of vehicles to use it. The improved access road onto Harts Farm Way will be a minimum of

7.3m in width and will include visibility splays of 4.5m x 90m in both directions. The provision of these visibility splays will need to be controlled by a planning condition which I will suggest below.

Finally, I am aware of a Section 106 Agreement dated 19th December 2007 between Havant Borough Council, Hampshire County Council and SEEDA in respect of the adjacent 'Depot' site. The agreement makes provision for development on this land to contribute towards recently completed highway works at the Harts Farm Way / A27(T) junction and those works underway at the A3(M)/ A27(T) Rusty Cutter Interchange. The works are being paid for by SEEDA and the Section 106 Agreement allows SEEDA to claw back some of their upfront costs when development that benefits from the works comes forward. However the Section 106 Agreement was drafted at a time when it was envisaged that the site would be developed for B1 commercial redevelopment. Unlike the current application the previously proposed B1 uses could generate significant new peak hour traffic likely to require the delivery of the above highway works. Any new traffic demands as part of this proposal are likely to be limited in volume, seasonal and outside of the peak periods. Requiring this scheme to make a contribution towards the SEEDA works may not therefore be considered reasonable. The applicant should be made aware of this matter.

Recommendation

There are no highway and transport objections to this planning application subject to the following conditions:

- The visibility splays of 4.5 metres by 90 metres as shown on drawing 17-509026-GA/01 Rev A shall be provided prior to opening of the site and these visibility splays shall be kept free of obstacles for perpetuity.

Reason: In the interests of highway safety

- A Construction Traffic Management Plan, including lorry routes, contractors parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction shall be submitted to and approved by the Waste Planning Authority in writing before development commences. The agreed details shall be fully implemented before the development is commenced.

Reason: In the interests of highway safety