

Date
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David Eaves
Planning Services
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

By Email Only

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Registered in England
Registered number OC356464
Registered Office as address

Dear David

Response to Statutory Consultee Comments Wellington Way, Waterlooville PO7 7ED

On 17th April 2018, we wrote to provide additional information and clarification in respect of the Statutory Consultee comments received regarding the proposed development at Wellington Way, Waterlooville.

We provided a response in respect of comments from Havant Borough Council (HBC) Engineering Services; Hampshire County Council (HCC) Waste Services; HBC Building Control; and HBC Landscape Team.

On behalf of CPI Wellington Way 2 Ltd, we have set out below responses to comments received from HBC Environmental Health; the Lead Local Flood Authority and HBC Housing.

Environmental Health

Environmental Health has provided the following comments in respect of noise:

Issues that I will require further information on;

- *Noise from Commercial premises affecting residential units. Particularly for dwellings that will be at height and potentially be affected by the commercial units across the London Road, (Wellington retail park/ Aston Road units) and also within the proposed site.*
- *Road traffic noise from the London Road.*
- *Services within the building such as lifts/machinery/plants/equipment*
- *Noise separation between commercial and residential of the proposed.*
- *Noise from plants/machineries/equipment affecting residents/other commercial units from the development (commercial units at ground floor)*
- *Agent of change issues (although a proposal currently) it is likely that this will be amending the NPPF so the applicant may wish to look into this issue now and take steps to ensure that noise impact is assessed on this basis.*
- *Sound (noise and vibration) insulation between residential properties (lateral, vertical and perpendicular) from structure born noise transfer.*
- *Ventilation/exhaust/AC design for the café/bar/A3 and restaurant?*

- *Sound insulation design for the Cinema/TV*
- *4th floor rooftop lounge + pizza oven (commercial operation? For resident's use?) wood burning pizza oven or gas? Exhausts? Impact for 4th floor on 3rd floor residents?*

We have outlined below the response from our noise consultants Sandy Brown on each of the points raised by Environmental Health in respect of noise.

- *Noise from Commercial premises affecting residential units. Particularly for dwellings that will be at height and potentially be affected by the commercial units across the London Road, (Wellington retail park/ Aston Road units) and also within the proposed site.*

All noise existing sources noted during the surveys on site were included within our computer model to assess the facade sound insulation. Noise from the commercial units within the development itself will be controlled by design of internal sound insulation measures (mentioned below).

- *Road traffic noise from the London Road.*

Based on the distance from the site and the measurements undertaken, this is not considered to be an issue relative to noise levels from the nearer roads.

- *Services within the building such as lifts/machinery/plants/equipment*

We would not normally assess this as part of planning application. However, it is assumed that this will be suitably controlled as part of the design stages.

- *Noise separation between commercial and residential of the proposed.*

This would typically be designed to achieve 10 dB greater than the requirements of Approved Document E of the Building Regulations. Operational noise limits can be put in place based on the measured sound insulation post-completion to minimise disturbance.

- *Noise from plants/machineries/equipment affecting residents/other commercial units from the development (commercial units at ground floor)*

There is currently no mechanical services design, so no assessment has been completed. However plant noise will be designed to achieve the limits set out in our report at residential dwellings.

- *Agent of change issues (although a proposal currently) it is likely that this will be amending the NPPF so the applicant may wish to look into this issue now and take steps to ensure that noise impact is assessed on this basis.*

We are unclear as to what this is referring to.

- *Sound (noise and vibration) insulation between residential properties (lateral, vertical and perpendicular) from structure born noise transfer.*

Airborne and impact sound insulation will be designed to meet the requirements of Approved Document E for Building Control as a minimum.

- *Ventilation/exhaust/AC design for the café/bar/A3 and restaurant?*

The scheme has now been revised and no longer includes a café. In respect of the communal kitchens, this will be included as part of the mechanical services assessment, which will need to be undertaken and commissioned prior to use. All plant items associated with the development (residential and commercial) will be subject to the limits set out in the report.

- *Sound insulation design for the Cinema/TV*

This will be designed to minimise any disturbance to the residents and other occupiers of the building and will be developed as the design progresses.

- *4th floor rooftop lounge + pizza oven (commercial operation? For resident's use?) wood burning pizza oven or gas? Exhausts? Impact for 4th floor on 3rd floor residents?*

The roof terrace is not a commercial operation and will be for private use only. The roof terrace will be designed to mitigate against footfall to apartments below.

Lead Local Flood Authority

The comments received from the Local Lead Flood Authority were as follows:

Although it is appreciated that this is a brownfield site and not increasing impermeable area, the size of this does fall within the major category and as such we would expect a flood risk assessment and drainage strategy containing all the elements within our checklist (attached).

Some information has been provided there is none of the supporting information we would expect relating to current runoff rates, drainage hierarchy (to demonstrate choice of drainage), water quality, exceedance, maintenance etc.

Our flooding consultants Thornton Reynolds / CES have provided a response to these comments as follows:

The submitted document 'Wellington_Way_Waterlooville_ Flood Risk Assessment' identifies the flood risk at the site and the submitted document '171221_CES482_Wellington_Way_Foul_And_Surface_Network_Design' identifies the proposed drainage strategy. The enclosed document '180416 Developer's Checklist_SJR' identifies detailed responses to the checklist.

The new strategy proposes all existing surface water systems be removed, including a new main combined sewer utility connection. We therefore propose there is no need to submit details of existing site drainage.

The new proposed buildings have a completely new layout, which necessitates the removal of the existing, dated and worn drainage systems. The new drainage proposals (Drawing Ref: CES482/01) include an attenuation tank for a practical SUDS solution and will offer a significant improvement and minimise the impact on the local drainage infrastructure.

Housing

The Housing Officer provided comments which can be summarised as follows:

- Current policy requires 30-40% affordable housing and the Draft Local Plan will require 20% affordable housing within town centres;
- The proposal would normally require a minimum of 53 units, however the applicants have included a viability assessment that shows this development would not be able to support any affordable units due to high construction costs;
- The proposed units are 7% cheaper than their more traditional market equivalents;
- People reliant on Housing Benefit would struggle to sustain a tenancy in this block; and
- If the proposals proceed to development they will require information as to how applicants to Hampshire Home Choice can access these homes.

It is correct that the viability assessment concludes that it will not be viable to provide any affordable housing within the proposed development. As such, to clarify, no affordable housing will be provided.

Portsmouth Water and Southern Water

Requests for additional information and conditions on the development were provided by both Portsmouth Water and Southern Water. We have requested confirmation that this additional technical information can be conditioned.

Enclosed Documents

The documents enclosed include the following:

- Hampshire County Council Developer's Checklist; and
- Build-to-Rent The Lifestyle.

Should you require any further information or clarification then please do not hesitate to contact us.

Yours sincerely

Daniel Watney LLP

Planning

info@danielwatney.co.uk

020 3077 3400