

Date
17 April 2018

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

By Email

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Dear David

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

On behalf of CPI Wellington Way 2 Ltd, we have set out below our responses to the Consultee Comments that requested additional information or clarification.

Engineering Services

Havant Borough Council Engineering Services has provided the following comments:

*'Tables 4.1 and 4.2 in TA 17-310 001C are wrong.
Table 4.1 - D1 and D2 only operate hourly.
Table 4.2 - from Cosham 3/hour to Portsmouth & Southsea; 2/hour to Portsmouth Harbour;
2/hour to Southampton, hourly route to Waterloo operates via Fareham, Winchester,
Basingstoke, Woking.'*

The Transport Assessment and Travel Plan have been amended to address the comments. The revised TA and TP are enclosed.

Waste Services

Hampshire County Council Waste Services has provided the following comments:

'Can we please ensure this development has suitable and adequate location / area allocated for communal bulks bins for waste collection as part of this planning application thank you.'

The design has allowed for 33no. 1100 litre Euro Bins.

Building Control

Havant Borough Council Building Control has provided the following comments:

*'1) The proposed building will be built over and within 3m of several foul and storm water public sewers - consultation with Southern Water will be required.
2) Fire brigade access will be required to at least 50% of the perimeter of the building and within 45m of all points of the footprint of the building. Adequate fire fighting provisions within the building will also be necessary. - consultation with Hampshire Fire & Rescue Service will be necessary.
3) Consideration of the fire resistance of any cladding to the building will need to be considered due to the height of the building.'*

The first point is noted, a standard build over agreement will be sought prior to commencement of the works.

In response to the second point, the fire brigade are able to access over 50% of the perimeter of the building and we have allowed for one firefighting core to the tallest section. All four stair cores will include dry risers. We have enclosed a basic fire plan which highlights this.

Regarding the third point, as stated in Section 7.02 Fire Safety of the Design and Access Statement:

The south-eastern block is over 18m. All cladding systems to the building will be a non-combustible material with a class 0 spread of flame. To maintain suitable compartmentation, cavity barriers and fire stops will be incorporated into the external envelope. Moving forward, a detailed fire strategy will be developed in consultation with a Fire Engineer and Approved Inspector.

Landscape Team

The landscape team has advised they do not object to the principle of the development, however they have the following comments:

- *'The shadow study demonstrates that the internal courtyard will receive very little natural light and as such the soft landscaping should reflect this. All planting should be shade tolerant to cope with the proposed environment. Additionally we feel that the inclusion of grass within the courtyard would not be appropriate as it will struggle for light and could lead to unused derelict areas.'*
- *The proposed courtyard design of a stepped access to the upper level is not deemed to be inclusive and will not be accessible for disabled users. This is contrary to NPPF guidelines for designing for equality. An alternative could be to include a ramp that is blended into the stairs.*
- *We will require cross sections and further details of planters to give clarity on what is proposed.*
- *Our initial comment in relation to the successful integration of such a large prominent building relying on maintaining a refined and quality approach to design detailing, combined with careful selection of durable, robust materials has not been satisfied. The design and access statement hints to a material palette but we need to see greater detail including material types, product reference and colour to understand and comment on what is proposed.*
- *It is unclear how the development will interact with the current streetscape at the ground level, as there has been no submitted details for hard landscaping. Again quality design and durable/robust material selection will be the key to a successful integration.'*

They advise that they require submission of the following plans for comment:

- *'A detailed soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant tree pit details, specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.'*
- *Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:*
 - *finished levels*
 - *hard surfacing material type / product reference and colour*
 - *laying bond*
 - *edging or threshold detail / type*

- *Further details on building material specification for the development requiring submission including material type, product reference and colour to understand how the proposed development will affect the existing streetscape.'*

As stated within the Design and Access Statement, all planting specified will be shade tolerant. The species have been highlighted on page 26.

We have enclosed a revised layout for the courtyard, integrating ramped access to the upper level.

With regard to the detailed soft landscape scheme, hard landscape details and further details on building material specification, we consider that this should be covered under a condition.

Environmental Health

Environmental Health has provided the following comments in respect of noise:
Issues that I will require further information;

- *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 passed the comments to Sandy Brown who prepared the Noise Report. We are awaiting their response.

Flooding

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.

The flooding and drainage consultant Thornton Reynolds is preparing a response.

Portsmouth Water

The following comments were received from Portsmouth Water:

The site is located in a Source Protection Zone 1c (SPZ1c). The SPZ1c extends the SPZ1 where the underlying Chalk aquifer is confined by the overlying geology and may be impacted by deep drilling activities.

Drainage

Based on the information provided in the application we understand that foul and surface water from the site will discharge via sewers, this is acceptable to Portsmouth Water in relation to groundwater protection.

Portsmouth Water require the use of the highest specification pipework and designs for schemes involving new sewerage systems in SPZ1 to minimise leakage.

Foundation Design

Portsmouth Water require further information on foundation design be submitted for detailed consideration. This should include as a minimum:

- a) the methods to be used;*
- b) the design depths of the various structures involved and rationale; and*
- c) the density of piling, if any.*

We would have an assumption against piling at this location and therefore, if piling is the proposed foundation solution, no piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, vibration and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Portsmouth Water.

Any piling, if proposed, must be undertaken in accordance with the terms of the approved piling method statement.

Reason: The proposed works are in a sensitive groundwater catchment (SPZ1c) and there are potentially significant risks associated with groundworks. Piling has the potential to impact on groundwater and therefore the applicant is advised to contact Portsmouth Water to discuss the details of the piling method statement.

We are awaiting confirmation as to whether the additional requested information can be conditioned.

Southern Water

Southern Water has provided extensive comments which can be summarised as follows:

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Construction over public sewers will not be allowed. It might be possible to divert the surface water sewer, so long as this would result in no unacceptable loss of hydraulic capacity, and the work was carried out at the developer's expense to the satisfaction of Southern Water under the relevant statutory provisions.

Southern Water has undertaken a desk study of the impact of the proposed development on the existing public sewer network - concluding that there is an increased risk of flooding unless network enhancement is undertaken. This enhancement will be provided through the New Infrastructure charge however Southern Water will need to work with and understand the development program and to review if the delivery of network enhancement aligns with the occupation of the development.

Alternatively, if the existing development discharges surface water to the existing surface water system, then a discharge from the site may be permitted.

It is the responsibility of the developer to make suitable provision for the disposal of surface water.

They propose conditions to protect drainage apparatus and to protect public sewerage network.

They also want to impose a condition related to details of foul and surface water sewerage disposal.

It is considered that the requested information could all be conditioned. Southern Water do not advise that the information is necessary at this stage but instead set out wording for conditions.

Enclosed Plans/Documents

The additional/amended documents enclosed include the following:

- Updated Transport Assessment;
- Updated Travel Plan;
- 02 Site Plan – updated to incorporate the new landscaping layout with ramped access to the upper deck.
- 10 Ground Plan – landscape layout updated
- 33 Fire Strategy Layout
- 34 Landscape Plan – New drawing

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

Yours sincerely

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Planning

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