

Planning Policy Comments

Application No	APP/24/00606
Address	8 Downley Road Havant PO9 2JD
Development	Demolition of existing buildings and redevelopment of the industrial site comprising of a single industrial building, split into three units having a flexible set of mixed industrial uses. This includes use classes E(g) (iii), B2 and B8 along with ancillary offices, car parking, yard areas, soft landscaping and associated infrastructure.
Case Officer	Kayleigh Taylor
Comments By	Emma Chisnall
Date of Comments	26 th September 2024

Assessment:

The adopted local plan requires high quality design in accordance with policy CS16.

Non-residential development over 500 sq. m is expected to meet the BREEAM 'Very Good' standard, unless proven to be financially or technically unviable in line with Policy CS14 of the adopted Core Strategy.

As part of the application the applicant has submitted a BREEAM pre-assessment produced by ESC outlining how the development can achieve a target rating of 'Excellent'.

The detail of the report shows multiple areas where the proposal can exceed expected targets in order to meet the 78% target score overall. Particular positives of the proposal include the reusability and recycling of construction materials In order to reduce waste and the carbon generated onsite.

From a low carbon perspective and trying to limit the amount of greenhouse gas emissions generated as part of the works the authority would encourage the re-use of a building before demolition is considered. However, where demolition is the proposed course of action detail should be submitted by an applicant to demonstrate why this has been the chosen option.

Conclusion:

From the information submitted at this pre-assessment stage the development is able to achieve an 'Excellent' BREEAM standard. It is advised that the BREEAM assessment is conditioned as part of the proposal and that a post-construction BREEAM assessment is submitted to ensure these targets have been achieved onsite.