

Planning Policy Comments

Application No	APP/22/00155
Address	2, 2A, 4 and 6 Seagull Lane, Emsworth, PO10 7QH
Development	Demolition of 2 & 2a Seagull Lane and warehouses 1, 2 and 4. Existing unit 6 Seagull Lane retained with external amendments including cladding and utility enclosure. Construction of 3No light industrial buildings split into 8No units.(24.03.23). Request to discharge conditions 3,4,5 & 8 (30.05.24).
Case Officer	Tina Pickup
Comments By	Emma Chisnall
Date of Comments	1 st August 2024
<u>Assessment:</u> An application has been submitted to discharge condition 8 of planning application APP/22/00155 relating to BREEAM requirements. Condition 8 is below: <i>Development of the 3No light industrial buildings hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM rating. The development shall be carried out only in accordance with the details the subject of the assessment.</i> <i>Reason:</i> <i>To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework</i> In order to demonstrate that the condition has been complied with a 'BP1230 2-6 Seagull Lane BREEAM Pre Assessment' report has been submitted by Buildpass. Within the main report it states that 'The overall target score for the project is currently 55.43 which will deliver an 'Very Good' rating. The credits targeted, are considered by Buildpass and the design team to be realistic and deliverable on-site'. Following an assessment of the report and the credits which can be gained from the proposal it is determined that these measures can be incorporated as part of the proposal and 'Very Good' BREEAM can be delivered. <u>Conclusion:</u> It is considered that from the information submitted that the proposal can achieve a 'Very Good' BREEAM rating for the three light industrial buildings proposed. It is recommended that the works be conditioned to be carried in accordance with the 'BP1230 2-6 Seagull Lane BREEAM Pre Assessment' submitted as a part of the application to ensure that these standards are met. Following this condition 8 for BREEAM can be discharged.	