

Planning Policy comments re BREEAM

Initial comments

We've received the attached supplementary note and pre-assessment summary which indicate that a target score of 65.31% ('Very Good' score) would be achieved.

There is some assessment and commentary around different energy solutions in the supplementary note, but it's unclear why they have not used the shell and core assessment instead.

I'd suggest they've gone some way to address our concerns, but it would have been clearer to have had a shell assessment instead.

Further comments

Having discussed this further we're comfortable that the applicant has submitted sufficient information to justify a deviation from the condition in this case.

Whilst I'm conscious that the condition is 'excellent', under CS14, they would have only had to do 'very good'. They are well into the middle ground now between Very Good and Excellent.

Obviously there'll be a point where they need to discharge the relevant condition for this phase of DHF. If at that point they submit a post-construction assessment and BREEAM certificate showing that the scheme has achieved a minimum of 65.31% and a level of 'very good' I'd be happy for the condition to be discharged.