

As with the Phase 3a application, the additional information from the applicant now shows that they are now well into the middle ground between 'Very Good' and 'Excellent'.

Whilst we're mindful the condition requires BREEAM 'Excellent', Policy CS14 requires BREEAM 'Very Good'. On this basis, we're content that there is sufficient justification that provides for a deviation from this particular case.

As per our initial comments on this scheme – going forwards, the applicant should be advised to use the Shell and Core Build BREEAM assessment (rather than a general BREEAM Pre-Assessment) for speculative developments on the site:

www.breeam.com/BREEAMUK2014SchemeDocument/content/14_appendices/appendixd_nc.htm

Any queries please let me know.

Thanks very much,
Jade

Jade Ellis

Principal Planning Policy Officer