

From: Stephen, Susie
Sent: Monday, March 11, 2024 12:15 PM
To: Eaves, David
Cc: Hayward, David
Subject: APP/24/00058 - Condition 35 BREEAM - Langstone Park (Masterplan)

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

David,

Thanks again for your time last week. As discussed, I set out below some additional information to supplement what has already been set out within the Covering Letter supporting APP/24/00058.

There are various stages to navigate through the BREEAM certification process. The Pre-Assessment is an up-front stage which sets the trajectory for achieving the target rating (being 'Excellent' in this case). The project is then formally registered, and the Design Stage is then closely monitored with evidence presented to BRE during the process which then culminates in a Design Stage Assessment and interim certification. The level of detail required to reach this point for BREEAM purposes is broadly equivalent to RIBA Design Stage 5 which is the Manufacturing and Construction Stage.

Under the Design & Build form of construction, which is the prevalent type of construction these days owing to the efficiencies and associated cost savings it can bring, Design Stage 5 is undertaken during the construction process (i.e. following a start on site) jointly between the design team and the build team (i.e. the appointed contractor). We would not be able to do this under the current terms of Condition 35 and would instead need to finalise the construction design prior to a start on site (which would also push out the timescales for delivery and overall costs).

There is a significant cost associated with progressing a design to Stage 5 and such investment needs certainty on delivery. To have a 'pre-commencement' condition outstanding at this stage, adds risk to the delivery programme which, particularly in the current climate, can impact on investment decisions and the ability to secure a contractor. An efficient build programme is also key as delays can be costly, and this is again a reason why the design-build method of construction is generally preferred within the industry.

It is accepted that the development needs to achieve BREEAM 'Excellent' and we are not seeking to amend this requirement (indeed it is also necessary for funding purposes). I can also confirm that the Pre-Assessment which has been undertaken for Stage 2 demonstrates that this is comfortably achievable.

I also note that within the Brockhampton decision (Ref: APP/21/00189) (copy attached) which looks to be broadly comparable, the Council has requested evidence in the form of a 'pre-assessment' prior to the commencement of development, with the Design Stage Report and Certification required 'prior to occupation' (Condition 14). This is essentially what we are asking for under the NMA (with the requirement for evidence of certification already captured under Condition 46 of Masterplan permission at Langstone Park).

I'd be grateful if you could give this further consideration and please let me know if there are still any queries or concerns outstanding.

Many thanks
Susie

Susie Stephen
Planning Associate Director

Direct: +44 2074466802
susie.stephen@stantec.com

Stantec
7 Soho Square
London W1D 3QB



The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

Disclaimer: The content of this email is the confidential property of Stantec and should not be copied, modified, retransmitted, or used for any purpose except with Stantec's written authorization. If you are not the intended recipient, please delete all copies and notify us immediately. This communication may come from a variety of legal entities within or associated with the Stantec group. For a full list of details for these entities please see our website at www.stantec.com. Where business communications relate to the Stantec UK Limited entity, the registered office is Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire HP11 1JU Tel: 01494 526240 and the company is registered in England as registration number 01188070.