

From: Hayward, David
Sent: Friday, April 12, 2024 11:34 AM
To: Wells, Lesley
Subject: RE: APP/23/00928 - Havant College - BREEMA

Hi Lesley

I have examined the BREEAM Pre-Assessment Report and the separate Pre-Assessment estimator report, both produced by C80 Solutions to support the above application.

Policy CS14 of the Havant Borough Local Plan (Core Strategy) sets out that non-residential development schemes such as this one must meet the 'very good' level of the Building Research Establishment's Environmental Method (BREEAM).

The assessments provided with the application indicate that the application is estimated to achieve a target score of 58.60%, achieving all necessary mandatory credits to achieve that score. The minimum level to achieve a 'very good' standard is 55%, as such, the application is providing a pragmatic buffer above the minimum so that should a small number of credits not be achieved, it should not threaten the ability to achieve the 'very good standard'. Furthermore, the report clarifies that there are additional credits which can be targeted should replacement credits be needed.

As such, the application is supported in terms of its compliance with Policy CS 14 specifically.

In order to secure this standard through the construction process, two conditions will be needed:

1) Prior to the commencement of development in each phase (excluding site clearance and demolition), written documentary evidence demonstrating that the development will achieve at minimum 'Excellent' against the BREEAM Standard (or equivalent if not available), in the form of a design stage assessment, shall be submitted to and agreed in writing by the Local Planning Authority for that phase. The development in that phase shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

2) Within 6 months of each phase of the development first becoming occupied (or such other date as may be agreed in writing by the Local Planning Authority), written documentary evidence proving that the development has achieved at minimum Excellent against the BREEAM Standard (or equivalent if not available) in the form of post construction assessment and certificate as issued by a legitimate BREEAM certification body shall be submitted to the Local Planning Authority for its approval for that phase.

Reason: To ensure the development contributes to sustainable construction having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

I hope that's helpful. Obviously just let me know if you need anything more.

Thanks

David

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