

BREEAM position statement

Background

Condition 20 of the planning permission APP/20/00761 for the Care Home at land east of Helmsley House, Bartons Road Havant states the following:

“Unless otherwise agreed in writing prior to the occupation of the care home hereby permitted, the post construction assessment written documentary evidence proving that the development has achieved at minimum a level of Excellent against the BREEAM Standard, shall be submitted and approved in writing by the Local Planning Authority...”

The reason for the condition states: “...to demonstrate compliance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) and policy E12 of the emerging Havant Borough Local Plan”.

As part of our planning application submission we made the point that whilst the Emerging Plan potentially required demonstration of BREEAM Excellent for developments such as the proposed, the Adopted Plan arguably only required BREEAM Very Good as a minimum.

Our pre-assessment showed a marginal Very Good score of 60%, but with potential for up to 72% (Excellent), therefore at the time we were content with the proposed condition wording, albeit with a fair amount of uncertainty given the ongoing pandemic. However, further assessments are always necessary as developments progress from design to construction phase.

Further to discussions with the Case Officer, it has been clarified that the wording in bold type above enables a reduction in BREEAM minimum standard (subject to written justification) via a partial discharge of condition 20, where required.

BREEAM assessment update

We have recently had an updated assessment undertaken, which unfortunately confirms that we are currently unable to reach BREEAM Excellent (a 70% standard) as the current score targets 66.41%.

Whilst this is significantly greater than the minimum BREEAM Very Good standard of 60%, it still falls short of Excellent, therefore as it stands, submission of a post-construction assessment at this level would not be sufficient to discharge condition 20. Whilst it still may be possible to acquire additional credits to enable an Excellent standard to be achieved, it is clearly too risky to progress implementing the permission and building-out the development amidst this level of uncertainty.

The areas we are unable to obtain credits in include travel plan assessments, secured by design, sustainable procurement and indoor air quality – as all required input at a certain stage which was not possible for technical reasons and also were not required by statutory consultees.

As stated above, it may yet be possible to obtain an Excellent rating at post-construction stage, however a reduction in minimum standard necessary to discharge the condition is requested, in order to provide flexibility should the current target score not be able to be improved. This approach is, in any case, supported by the fact that emerging Policy E12 has yet to be adopted, and therefore draws limited weight, as recently confirmed by the LPA.

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