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David Eaves
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
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12 January 2022

Via Email Only: david.eaves@havant.gov.uk

Dear David,

Details to discharge Planning Conditions 22 and 28 relating to planning permission APP/21/00200 at 32 New Lane, Havant

We are pleased to enclose the following Draft Design BREEAM sustainability rating assessment details and some of the initial work undertaken in relation to the Employment and Skills Plan for the construction phase. Both conditions relate to planning approval APP/21/00200 for a distribution centre at the former Pfizer site, New Lane, Havant.

This discharge of condition application is made on behalf of our client Havant Property Investment LLP, who is currently implementing the demolition phase of the development, which was granted planning permission on the 22nd October 2021. Please note that there was a separate prior approval consent for demolition to take place prior to this which the development commenced under initially.

A number of conditions have already been submitted for consideration by the council, with more to follow in due course. Each of these have been uploaded to the original planning application and namely relate to the remediation, drainage strategy proposed and piling design, surface materials and finished levels, alongside tree protection measures (which have been inspected).

Draft Design Stage BREEAM Sustainability Assessment

We have gone through the requirements of condition 22 and the reason for its inclusion, and provided a copy of this on the following page for ease of reference.

Condition 22 – Draft Design Stage Assessment for the BREEAM Sustainability Rating

Prior to the commencement on a phase of the development (excluding demolition and temporary works), a Draft Design Stage Assessment demonstrating that the development will achieve at 'Excellent' against the BREEAM Standard, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development contributes to sustainable construction in accordance with policy CS4 of the Havant Borough Local Plan (Core Strategy) 2011 and policy E12 of the Havant Borough Local Plan Submission Version.

Further to the pre-assessment submitted as part of the original application, we have submitted a draft design assessment of the proposals. This coordinates all of the technical specialisms involved in implementing the scheme. The detailed report has indicated the scheme will deliver a BREEAM 'Excellent' rating at 73.6%. This is above the BREEAM rating benchmark of a 70% to achieve an 'Excellent' (best practice) performance score.

A BREEAM sustainability rating certificate will be submitted to the council to confirm compliance with the above benchmark in due course. This is set out under the requirements of condition 23 which seeks documentary evidence within 6 months of the building being occupied.

Condition 28 – Employment & Skills

The construction and occupation stage of the development hereby permitted shall be carried out in accordance with the Employment and Skills Framework Plan and in particular meet the following requirements:

Construction phase

- Deliver on all KPI's as per the submitted Employment and Skills Framework ensuring these opportunities are provided to Havant residents with particular focus on 16-24yr olds in Leigh Park
- Provide named person who has responsibility for recruitment and training of onsite personnel in the construction phase.
- Six weeks from agreement of Planning Permission Contractor/Council initial E & S Plan meeting.
- Monitoring meetings to be scheduled with Contractor and the council on a quarterly basis to review progress.
- Contractor to submit evidence to the council proving Havant residents have benefited from the construction phase of the development.
- Provide press/photo opportunities/case studies involving Havant residents before the end of the construction phase.

- Contractor to provide report to the council at the end of construction phase with details of the job, apprenticeship, training, and site visits provided and who benefited.

Occupation phase

- Provide end user HR contact for recruitment.
- Continue quarterly monitoring meetings into recruitment phase to ensure opportunities are provided for Havant residents.
- Ensure active marketing campaigns target the recruitment of permanent jobs for Havant residents with particular focus on 16-24yr olds in Leigh Park and the immediate area.
- This includes working with agencies / contractors which provide flexible work and driver opportunities, with best endeavours given to prioritise or attract residents of Havant Borough.
- Provide two press/photo opportunity/case study involving Havant residents.

Reason: In the interests of providing employment opportunities at the site in accordance with policy CS3 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Whilst the above Employment and Skills condition is being amended by the submission of a Section 73 application (under reference APP/21/01244) the construction phase requirements remain largely the same.

This cover letter outlines that the above requirements of the Employment and Skills Plan are being followed by the contractor TSL and developer Havant Property Investment (care of Kingsbridge Estates).

An initial Employment and Skills meeting was held on Tuesday 11th January 2022 between Havant Borough Council Skills Lead and the Department for Work and Pensions (DWP) representatives. Those in attendance included Sarah Flanson and Hannah Haynes representing Havant Borough Council and Karen Griffiths from DWP. From the developer's side this was attended by Natalie Fellows from Fellows Planning, Jeremy Sharland from Kingsbridge Estates, Charlie O'Sullivan and Leo Moore from TSL Projects (the contractors).

Prior to this meeting, the developer and contractor prepared an interactive presentation at Havant and South Downs College (HSDC) on Monday 10th January 2022. The presentation was given to 14 students studying T-Levels in Design, Surveying and Planning for Construction courses. It covered the project at New Lane from the planning process, various design stages involved and the construction process underway and the various career opportunities in commercial developments. These introductions with HSDC students and staff will assist in securing work placements in the summer. HSDC also expressed an interest for a further presentation to be arranged with the students based at the Alton campus in due course too. Further engagement with local secondary school pupils is also being arranged.

In regard to other KPIs, to date, two local people are employed on site through the contractors carrying out the demolition for Collins Demolition. Two local people are also providing security with the sub-contractor Look Forward Security. This will be evidenced at the end of the construction period and additional meetings are being arranged with

Havant officers in March once the demolition and remediation measures comes to an end. An introductory meeting with the potential occupier will be arranged once the S73 application has been resolved.

Details on the training provided to the workforce once the main contract phase is taking place will be shared at this point, alongside the training plan for the Havant Construction Project. A case study will be provided by TSL and Kingsbridge Estates at the end of the construction project outlining the benefits the development brought locally.

Please do not hesitate to contact me if you require any further information and I will make sure the appropriate person from the team responds.

Yours sincerely

A black rectangular box redacting the signature of Natalie Fellows.

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