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Havant Borough Council
Planning Services
Public Service Plaza,
Civic Centre Road,
Havant, PO9 2AX.

25th January 2021

Dear Sir/Madam,

Application to remove condition No.14 to app/18/00478

Land adjacent Fulflood Road, Havant

We apply to remove condition 14 of the decision namely;

Prior to the development hereby permitted being brought into use a Post Construction Assessment shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of 'very good' BREEAM rating, unless otherwise agreed in writing by the Local Planning Authority following the submission of details and subsequent assessment to demonstrate that this rating is not attainable due to the financial or technical viability of the scheme.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Reason for removal - BREEAM is not attainable due to the financial viability of the scheme.

In short, the original design exceeded the expected estimate of costs and made the scheme financially unviable. Added to this the quote for implementing BREEAM was not included in the tenders and would increase the lowest tender price by [REDACTED]

The only way this project could happen was to cut costs substantially.

A new design team was brought in and the project was redesigned with savings made on foundations and facing materials to bring the project back within budget. The revised design concentrated on a better sealed structure which would in turn reduce fuel costs to run the building.

The design alterations were approved in application 19/00875.

However, in early 2020 the applicant's insurers insisted that a sprinkler system and uprated electrical fire detection and alarm systems be installed at an extra cost [REDACTED]

The sprinkler system was approved in application 20/00634

This addition has put a severe financial strain on the applicants and there is no room for additional expenditure for BREEAM especially with the added risk to jobs and the business with the ongoing pandemic and resultant financial crash.

Yours faithfully,

Stephen Potter

For and on behalf of John Priday Construction & MIPA Paints

Please see attachments: -

The initial BREEAM UK NC 2014 pre assessment strategy by Kingfisher Ecology.

Post tender document by Welling Partnership