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07/07/2023

Dear Nick

BREEAM Non-Domestic Assessment Seagull Lane, Emsworth.

We have been instructed to undertake a review of the BREEAM requirements of the planning application 23/0242/FUL Seagull Lane, Emsworth, Hampshire. PO10 7QH. The planning application requires a BREEAM pre-assessment for non-domestic building achieving an "Very Good" rating as per Policy CS14 of the Havant Local Plan.

The application consists of the demolition of 2 and 2a Seagull Lane and warehouses 1, 2 and 4. Existing unit 6 Seagull Lane being retained with external amendments including cladding and utility enclosure. In addition the proposal includes the construction of 3 light industrial buildings split into 8 in number of industrial units. The total floor area for the new build units being 645 sqm.

The Havant Borough Core Strategy was adopted by the Council on 1st March 2011. It sets the planning framework for the borough until 2026. Policy CS14 of the Core Strategy detail conditions that are favourable to planning application regarding the efficient use of resources, in particular the requirement for BREEAM for commercial developments over 500sqm.

Policy CS14 Efficient Use of Resources

Planning permission will be granted for development that:

1. Provides adequate land or funding for waste management infrastructure.
2. Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.

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3. On completion, unless proven to be financially or technically unviable, meets the following standards:
 - a. Residential development – Level 3 of the Code for Sustainable Homes;
 - b. Multi occupation homes and non-residential development over 500sqm - BREEAM standard 'very good'.
 - c. Improvements to these standards throughout the plan period will be encouraged.
 - d. Particular attention should be paid to water efficiency measures
4. Allowable Solutions may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.

Planning was granted under application APP/22/00155 with condition eight attached related to BREEAM as detailed below:

Development of the 3 no. of light industrial building hereby permitted shall not be commenced until a BREEAM Pre-Assessment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate that the development will attain a minimum standard of 'very good' BREEAM Rating. The development shall be carried out only in accordance with the details subject of the assessment.

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."

BREEAM is split into a few categories depending on the extent of work, from fully fitted to shell only. There is also a category for fully fitted simple buildings. BREEAM defines a simple building as having building services that are predominantly of limited capacity local in their delivery and largely independent of other systems in the building fabric and without complex control systems.

This has been put in place to help support simple buildings in gaining BREEAM certification. The assessment methodology and evidence requirements is significantly reduced, but so are the credits available in each category.

We would certainly classify the units at Seagull Lane as Simple Buildings due to the limited services that is to be provided to each of the units.

Along with the classification there are also a number of credits that are available early in feasibility stages of design, usually no later than RIBA Stage 2. The Client was only made aware of the BREEAM requirements late in the process and as such these credits are no longer available.

We have undertaken a BREEAM assessment for the project as it stands using the Simple Building approach, taken into account the small scope of development and simplicity of building services.

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The table below shows the feasible credits and a score of 30.59 has been achieved, which gains a BREEAM “Pass” Rating. A full pre-assessment is also included.

TARGET					
BREEAM Section	Credits Targeted	Credits available	% Of credits targeted	Category weighting (Shell and core only)	Section score (%)
Management	4.00	18.00	22.22	0.11	2.44
Health and Wellbeing	6.00	13.00	46.15	0.08	3.69
Energy	7.00	19.00	36.84	0.14	5.16
Transport	5.00	12.00	41.67	0.12	4.79
Water	2.00	4.00	50.00	0.07	3.50
Materials	2.00	14.00	14.29	0.18	2.50
Waste	3.00	10.00	30.00	0.07	2.10
Land Use and Ecology	1.00	13.00	7.69	0.15	1.15
Pollution	7.00	12.00	58.33	0.09	5.25
Total	37.00	115.00	32.17	1.00	30.59
Innovation	0.00	10.00	0.00	0.10	0.00
Final BREEAM score				30.59	
BREEAM Rating				Pass	

After considering the scope of the project against the BREEAM assessment criteria, it is our conclusion as BREEAM Consultants that it would not be possible to achieve a “very good” rating, and that the “Pass” rating would be more realistic. With this in mind we would suggest that the Client diverts the resources required in gaining BREEAM accreditation to improving the building energy efficiency and carbon emissions, and as such are requesting an exemption against such a requirements.

Andrew Sadler

BREEAM Advisory Professional
BREEAM UK New Construction Assessor
BREEAM UK Non-Domestic Refurbishment and Fit-out Assessor.

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