

**Outline Planning  
Application  
for Development  
at**

**Former Landfill site,  
Brockhampton West,  
Harts Farm Way,  
Havant**

**BREEAM 2018  
New Construction  
Industrial 'Shell & Core'**

**Pre-Assessment Report –  
Issue Outline Planning**

Prepared for:  
Clowes Developments (UK) Ltd

February 2021



## Prepared on behalf of Watkins Payne Partnership by

Name

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Position

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| Issue and Date                    | Reason for Issue                            |
|-----------------------------------|---------------------------------------------|
| Issue Planning – 11/02/2021       | For outline planning application submission |
| Issue Draft Planning – 04/02/2021 | Team review prior to planning submission    |
|                                   |                                             |



## 1.00 Introduction

Sustainability is defined as the ability to meet the needs of today, without compromising the ability of future generations to provide for the needs of tomorrow. It can be described as the equilibrium between environmental and financial considerations, and the needs of the community. A truly sustainable development will achieve a balance between fitness-for-purpose, value-for-money and environmental impact together with the integration as part of a larger, sustainable community.

Watkins Payne Partnership has been commissioned by Clowes Developments (UK) Ltd to carry out BREEAM New Construction 2018 Industrial Pre-Assessment in conjunction with the preparation of the outline planning application to develop the site for new employment units with flexible use across use classes E (light industrial), B2 and B8 with ancillary offices, of up to 29,000 sq m / 312,153 sq ft. The development is speculative in nature and proposed occupiers for the site have not yet been identified.

As the planning application is submitted in outline and reserves all matters with the exception of the primary means of access, the final form of development is not yet known. This strategy therefore seeks to demonstrate that a suitable BREEAM rating can be provided for the site to meet the Havant Borough Council planning policy requirements and the aspirational sustainability targets of the Applicant.

Once the final form of development is known the pre-assessment will be revisited and the proposed development assessed against the principles set out in this report.

This report details the performance of the development against the BREEAM New Construction 2018 criteria. The development's performance is in accordance with specification documentation and verbal expressions of credit conformity/non-conformity established with members of the design team prior to issue of this pre-assessment report.

As this is an outline application the intent for the final development is assumed to be that it would be fitted out to a shell and core standard, therefore a 'Shell & Core' BREEAM New Construction 2018 assessment is applicable.

The proposed servicing strategy for the buildings is:

- Comfort cooling & heating to the office areas: Air Source Heat Pumps (ASHPs) / Variable Refrigerant Flow (VRF) external condensers serving internal fan coil units
- No cooling, heating or lighting provided to the industrial operational areas: Fit-out to be undertaken by incoming tenant(s)
- Domestic hot water: Point of use electric heaters
- Low Zero Carbon / Renewable energy technologies: Air source heat pumps (ASHP) and photovoltaic panels (PVs)



## 2.00 BREEAM New Construction 2018 'Shell & Core' Pre-assessment Scores

|     |              |
|-----|--------------|
| <30 | UNCLASSIFIED |
| ≥30 | PASS         |
| ≥45 | GOOD         |
| ≥55 | VERY GOOD    |
| ≥70 | EXCELLENT    |
| ≥85 | OUTSTANDING  |

Project No: 4856  
Project Name: Harts Farm Way  
Engineer/Verifier: JD / MDC  
Date: 04.02.21  
Rev: 0

**Bold & Shading denotes mandatory credit achievement / requirement for VERY GOOD & ABOVE RATING**

**Bold & Shading denotes mandatory credit achievement / requirement for EXCELLENT & ABOVE RATING ONLY**

| Credit Summary - BREEAM New Construction 2018 Industrial - Shell & Core<br>PRE-ASSESSMENT SCORES |                                                                                                                 | Assessment<br>Credit | Max No of<br>Credits Available | ACHIEVABLE |
|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------|--------------------------------|------------|
| Management                                                                                       | Project Brief & Design                                                                                          | Man 01               | 4                              | 3          |
|                                                                                                  | Credit Value %                                                                                                  |                      |                                |            |
|                                                                                                  | Life Cycle Costing & Service Life Planning                                                                      | Man 02               | 4                              | 1          |
|                                                                                                  | 0.61                                                                                                            |                      |                                |            |
|                                                                                                  | <b>Responsive Construction Practices<br/>(1 Credit for EXCELLENT / 2 Credits for OUTSTANDING)</b>               | <b>Man 03</b>        | <b>6</b>                       | <b>6</b>   |
|                                                                                                  | <b>Commissioning &amp; Handover<br/>(Commissioning Testing Schedule &amp; Responsibilities / BUG)</b>           | <b>Man 04</b>        | <b>4</b>                       | <b>4</b>   |
| Section Credit Total                                                                             |                                                                                                                 |                      | 18                             | 14         |
| Weighted Section Total                                                                           |                                                                                                                 |                      | 11.00%                         | 8.56%      |
| Health & Wellbeing                                                                               | Visual Comfort                                                                                                  | Hea 01               | 3                              | 1          |
|                                                                                                  | Credit Value %                                                                                                  |                      |                                |            |
|                                                                                                  | Indoor Air Quality                                                                                              | Hea 02               | 1                              | 0          |
|                                                                                                  | 0.60                                                                                                            |                      |                                |            |
|                                                                                                  | Thermal Comfort                                                                                                 | Hea 04               | 2                              | 2          |
|                                                                                                  | Acoustic Performance                                                                                            | Hea 05               | 1                              | 1          |
|                                                                                                  | Security                                                                                                        | Hea 06               | 1                              | 1          |
|                                                                                                  | Safe & Healthy Surroundings                                                                                     | Hea 07               | 2                              | 0          |
| Section Credit Total                                                                             |                                                                                                                 |                      | 10                             | 5          |
| Weighted Section Total                                                                           |                                                                                                                 |                      | 8.00%                          | 4.00%      |
| Energy                                                                                           | <b>Reduction of Energy Use &amp; Carbon Emissions<br/>(4 Credits for EXCELLENT / 5 Credits for OUTSTANDING)</b> | <b>Ene 01</b>        | <b>13</b>                      | <b>6</b>   |
|                                                                                                  | Credit Value %                                                                                                  |                      |                                |            |
|                                                                                                  | <b>Energy Monitoring<br/>(1st Credit)</b>                                                                       | <b>Ene 02</b>        | <b>2</b>                       | <b>2</b>   |
|                                                                                                  | 0.67                                                                                                            |                      |                                |            |
|                                                                                                  | External Lighting                                                                                               | Ene 03               | 1                              | 1          |
|                                                                                                  | Low Carbon Design                                                                                               | Ene 04               | 3                              | 2          |
|                                                                                                  | Energy Efficient Transportation Systems                                                                         | Ene 06               | 2                              | 2          |
| Section Credit Total                                                                             |                                                                                                                 |                      | 21                             | 13         |
| Weighted Section Total                                                                           |                                                                                                                 |                      | 14.00%                         | 8.67%      |
| Transport                                                                                        | Transport Assessment and Travel Plan                                                                            | Tra 01               | 2                              | 2          |
|                                                                                                  | Credit Value %                                                                                                  |                      |                                |            |
|                                                                                                  | 0.90                                                                                                            |                      |                                |            |
|                                                                                                  | Sustainable Transport Measures                                                                                  | Tra 02               | 10                             | 3          |
| Section Credit Total                                                                             |                                                                                                                 |                      | 12                             | 5          |
| Weighted Section Total                                                                           |                                                                                                                 |                      | 11.50%                         | 4.79%      |
| Water                                                                                            | <b>Water Consumption<br/>(1 Credit for GOOD and above / 2 Credits for OUTSTANDING)</b>                          | <b>Wat 01</b>        | <b>5</b>                       | <b>4</b>   |
|                                                                                                  | Credit Value %                                                                                                  |                      |                                |            |
|                                                                                                  | <b>Water Monitoring<br/>(Credit for GOOD and above)</b>                                                         | <b>Wat 02</b>        | <b>1</b>                       | <b>1</b>   |
|                                                                                                  | 0.68                                                                                                            |                      |                                |            |
|                                                                                                  | Water Leak Detection                                                                                            | Wat 03               | 2                              | 2          |
| Section Credit Total                                                                             |                                                                                                                 |                      | 8                              | 7          |
| Weighted Section Total                                                                           |                                                                                                                 |                      | 7.00%                          | 6.13%      |



| Credit Summary - BREEAM New Construction 2018 Industrial - Shell & Core<br>PRE-ASSESSMENT SCORES |                                                                                                  | Assessment<br>Credit | Max No of<br>Credits Available | ACHIEVABLE       |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|----------------------|--------------------------------|------------------|
| <b>Materials</b><br><br>Credit Value %<br><br>1.25                                               | Environmental Impacts from Construction Products - Building Life Cycle Assessment                | Mat 01               | 7                              | 0                |
|                                                                                                  | Environmental Impacts from Construction Products - Environmental Product Declarations            | Mat 02               | 1                              | 0                |
|                                                                                                  | Responsible Sourcing of Construction Materials [All timber - legally sourced for PASS and above] | Mat 03               | 4                              | 3                |
|                                                                                                  | Designing for Durability & Resilience                                                            | Mat 05               | 1                              | 1                |
|                                                                                                  | Material Efficiency                                                                              | Mat 06               | 1                              | 0                |
|                                                                                                  | <b>Section Credit Total</b>                                                                      |                      | <b>14</b>                      | <b>4</b>         |
| <b>Weighted Section Total</b>                                                                    |                                                                                                  |                      | <b>17.50%</b>                  | <b>5.00%</b>     |
| <b>Waste</b><br><br>Credit Value %<br><br>0.70                                                   | Construction Waste Management                                                                    | Wst 01               | 5                              | 5                |
|                                                                                                  | Use of Recycled & Sustainably Sourced Aggregates                                                 | Wst 02               | 1                              | 0                |
|                                                                                                  | Operational Waste                                                                                | Wst 03               | 1                              | 1                |
|                                                                                                  | Adaption to Climate Change                                                                       | Wst 05               | 1                              | 0                |
|                                                                                                  | Design for Disassembly & Adaptability                                                            | Wst 06               | 2                              | 0                |
|                                                                                                  | <b>Section Credit Total</b>                                                                      |                      | <b>10</b>                      | <b>6</b>         |
| <b>Weighted Section Total</b>                                                                    |                                                                                                  |                      | <b>7.00%</b>                   | <b>4.20%</b>     |
| <b>Land Use &amp; Ecology</b><br><br>Credit Value %<br><br>1.15                                  | Site Selection                                                                                   | LE 01                | 2                              | 0                |
|                                                                                                  | Ecological Risks and Opportunities                                                               | LE 02                | 2                              | 2                |
|                                                                                                  | Managing Impacts on Ecology                                                                      | LE 03                | 3                              | 2                |
|                                                                                                  | Ecological Change and Enhancement                                                                | LE 04                | 4                              | 2                |
|                                                                                                  | Long Term Ecological Management and Maintenance                                                  | LE 05                | 2                              | 2                |
|                                                                                                  | <b>Section Credit Total</b>                                                                      |                      | <b>13</b>                      | <b>8</b>         |
| <b>Weighted Section Total</b>                                                                    |                                                                                                  |                      | <b>15.00%</b>                  | <b>9.23%</b>     |
| <b>Pollution</b><br><br>Credit Value %<br><br>0.75                                               | Impact of Refrigerants                                                                           | Pol 01               | 3                              | 0                |
|                                                                                                  | Local Air Quality                                                                                | Pol 02               | 2                              | 2                |
|                                                                                                  | Surface Water Run-Off                                                                            | Pol 03               | 5                              | 4                |
|                                                                                                  | Reduction of Night Time Light Pollution                                                          | Pol 04               | 1                              | 1                |
|                                                                                                  | Reduction of Noise Pollution                                                                     | Pol 05               | 1                              | 1                |
|                                                                                                  | <b>Section Credit Total</b>                                                                      |                      | <b>12</b>                      | <b>8</b>         |
| <b>Weighted Section Total</b>                                                                    |                                                                                                  |                      | <b>9.00%</b>                   | <b>6.00%</b>     |
| <b>Innovation</b><br><br>Credit Value %<br><br>1.00                                              | Responsible Construction Practices                                                               | Inn Man 03           | 1                              | 1                |
|                                                                                                  | Visual Comfort                                                                                   | Inn Hsa 01           | 1                              | 0                |
|                                                                                                  | Security                                                                                         | Inn Hsa 05           | 1                              | 0                |
|                                                                                                  | Reduction of Energy Use & Carbon Emissions                                                       | Inn Ens01            | 5                              | 0                |
|                                                                                                  | Water Consumption                                                                                | Inn Wat01            | 1                              | 0                |
|                                                                                                  | Environmental Impacts from Construction Products - Building Life Cycle Assessment                | Inn Mat 01           | 3                              | 0                |
|                                                                                                  | Responsible Sourcing of Materials                                                                | Inn Mat 03           | 1                              | 0                |
|                                                                                                  | Construction Waste Management                                                                    | Inn Wst 01           | 1                              | 0                |
|                                                                                                  | Use of Recycled and Sustainably Sourced Aggregates                                               | Inn Wst 02           | 1                              | 0                |
|                                                                                                  | Adaption to Climate Change                                                                       | Inn Wat 05           | 1                              | 0                |
|                                                                                                  | Ecological Risks and Opportunities                                                               | Inn LE 02            | 1                              | 0                |
|                                                                                                  | <b>Section Credit Total</b>                                                                      |                      | <b>10</b>                      | <b>1</b>         |
| <b>Weighted Section Total</b>                                                                    |                                                                                                  |                      | <b>10.00%</b>                  | <b>1.00%</b>     |
| <b>Totals:</b>                                                                                   |                                                                                                  |                      |                                | <b>57.57%</b>    |
| <b>Rating:</b>                                                                                   |                                                                                                  |                      |                                | <b>VERY GOOD</b> |



### 3.00 Summary

The below details the pre-assessment results for the Harts Farm Way project under BREEAM 2018.

The BREEAM New Construction 2018 Industrial 'Shell & Core' Pre-Assessment Results are:

| Credit Strategy | 'Achievable' |
|-----------------|--------------|
| Score           | 57.57%       |
| Rating          | VERY GOOD    |

This report therefore demonstrates that a planning compliant pre-assessment can be provided at the site.