

27 May 2022

T +44 (0)20 7198 2000
F +44 (0)20 7198 2001
www.lsh.co.uk

Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Lambert Smith Hampton
55 Wells Street
London
W1T 3PT

F.A.O: Rebecca Altman

Dear Rebecca,

Town and Country Planning Act 1990 (as amended)
Land at Villeneuve St George Way, Eastleigh, SO50 9SJ

On behalf of our client, Hendy Group Ltd, we wish to submit an application to discharge Condition 12 (BREEAM Pre-Assessment) pursuant to planning permission (Ref: F/21/91786) in respect of the development at the above address.

The application has been submitted via the planning portal (Ref: PP- 11280673) and comprises the following information:

- This Cover Letter
- Completed Application Form for approval of details reserved by condition
- Statutory application fee of £116 ex VAT
- BREEAM Pre Assessment Report prepared by Ridge

Planning permission was granted on 31 March 2022 for the “*Construction of a car dealership (Class Sui Generis), incorporating a workshop, ancillary offices, associated parking, access, servicing, landscaping, access, and other associated works*”, subject to discharging various planning conditions. In this case, more information on specific aspects of the development are to be approved by the Local Planning Authority.

Condition 12 BREEAM

Condition 12 of the permission states that:

Prior to the occupation of the building hereby permitted, the following shall be submitted to and approved in writing by the Local Planning Authority: A report showing how the development meets the relevant essential requirements in the Eastleigh Borough Council's adopted Environmentally Sustainable Development Supplementary Planning Document, including: A BREEAM New Construction Post Construction certificate at 'excellent' standard. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure the development meets the relevant essential requirements of the adopted Environmentally Sustainable Development Supplementary

Planning Document.

In order for condition 12 to be fully discharged the LPA require a BREEAM certificate prior to the occupation of the building. However, the final BREEAM certificate takes time to progress due to final inspections being carried out as close to the hand over as possible. It is then written up and submitted to the BRE who will review before the final certificate is issued.

This has been discussed with the case office who is happy to proceed with discharging the condition as long as the LPA receive information to confirm that the BREEAM requirements were being met, and a timeframe for receipt of the certificate.

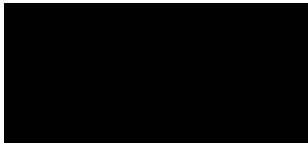
On this basis, the report prepared by Ridge confirms that the final BREEAM certificate tends to be available 3-6 months after completion.

Once the final certificate has been issued, the details of the building's final BREEAM score will also be listed on Green Book Live (www.greenbooklive.com) which is publicly available.

We trust you have all the relevant information to register, validate and discharge the condition.

We would be grateful if you could acknowledge receipt of this application and contact me should you have any queries.

Yours faithfully,



Bláthnaid Duffy

Director

For: Lambert Smith Hampton

Office: 0207 198 2000

Mob: 07732602371

E: bduffy@lsh.co.uk