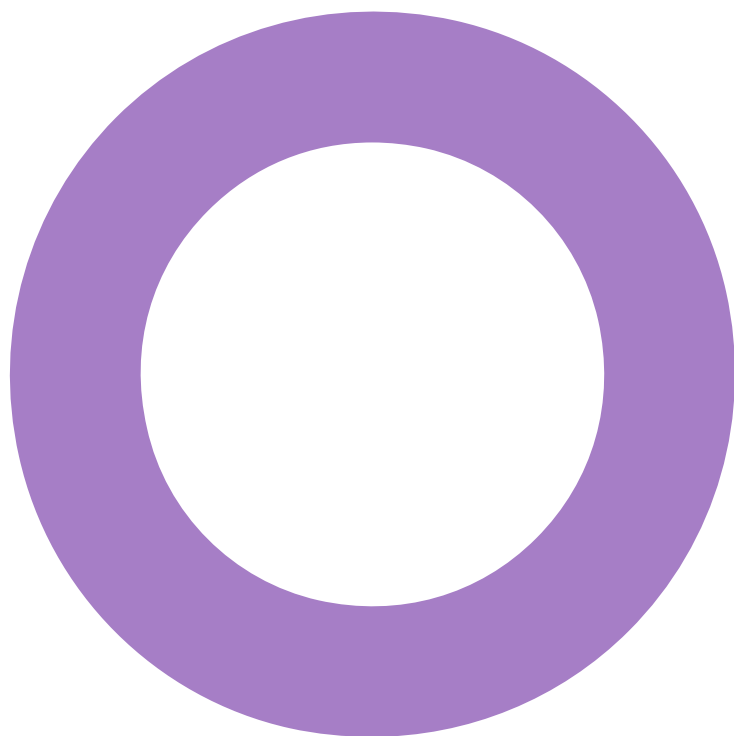


Lidl.
Purbrook Way, Havant.
Lidl.

SUSTAINABILITY
SUSTAINABILITY STATEMENT

REVISION 2 – 01 DECEMBER 2020



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
0	05/11/20	Issue for Planning	AB	JD	JD
1	17/11/20	Updated with comments	AB	JD	JD
2	01/12/20	Updated Project Image	AB	JD	JD

This document has been prepared for Lidl only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 10189W
Document reference: 201201 Lidl Havant Sustainability Statement REV 02.docx

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Executive Summary.

This Sustainability Statement has been prepared by Hoare Lea in support of an application for full planning permission for the proposed Lidl Supermarket in Purbrook Way, Havant.

The purpose of this statement is to outline the key sustainability measures required on national and local level as well as demonstrate how the proposed designs have integrated the principles of sustainability, in response to these policies.

This sustainability statement will respond and coincide with the following listed policies applicable to the Proposed Development.

- The National Planning Policy Framework (February 2019);
- Havant Borough Council Core Strategy (March 2011); and
- BREEAM UK New Construction 2018.

Figure 1 below illustrates the Proposed Site Layout

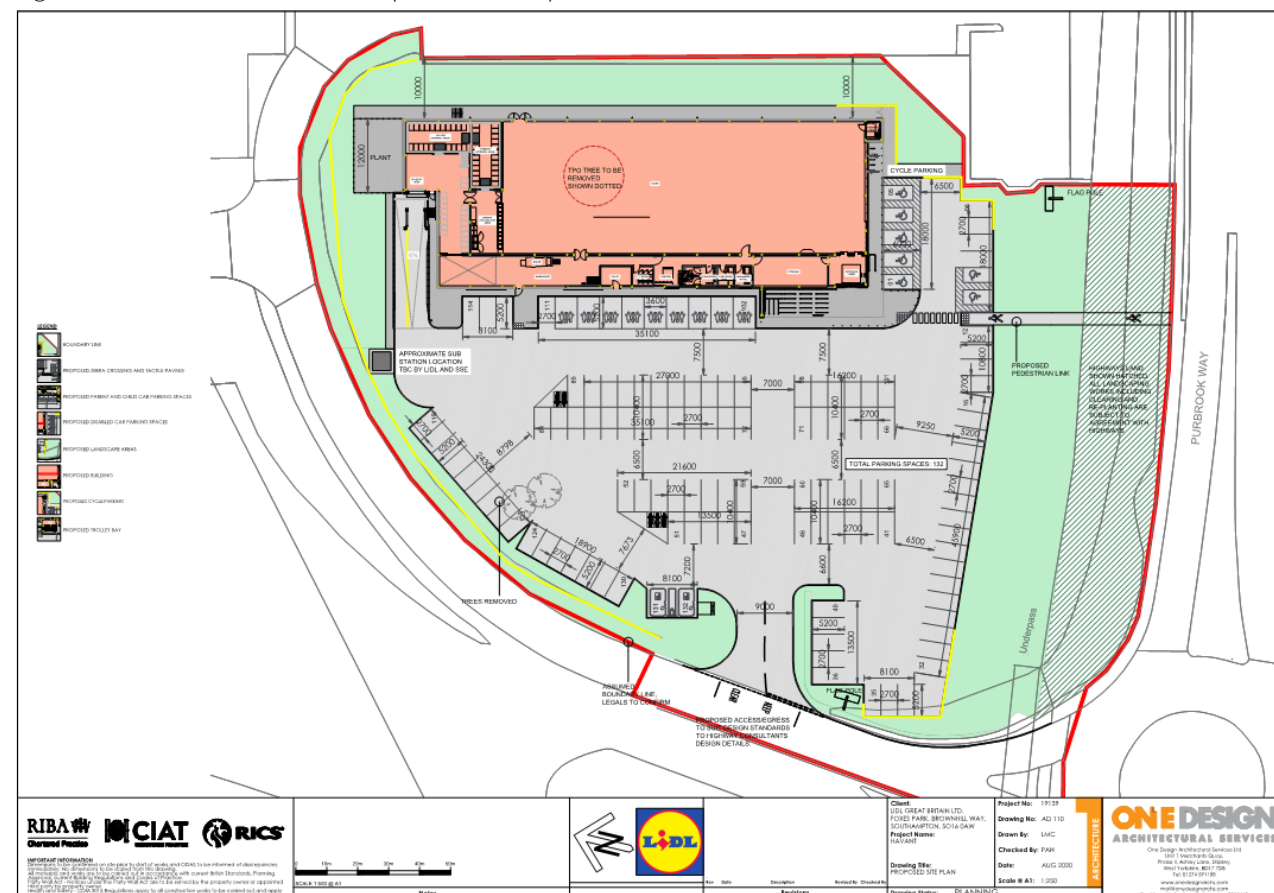


Figure 1 Site Layout (Credit: One Design)

Key Sustainable Features.

Sustainability has been a key design consideration for the development from the onset of the project and consideration of the impact of design proposals and measures on the sustainable credentials of the development have been made throughout the evolution of the design and will continue throughout the detailed design and construction process.

As a demonstration of the commitment to sustainable design and construction BREEAM 'Very Good' will be targeted for the development.

Among the key sustainability measures which have been incorporated into the design, and the key performance levels targeted, the following should be noted.

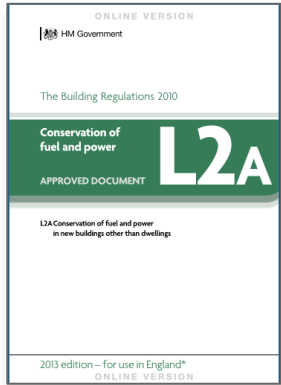
- The design team will ensure stakeholder engagement (third party) is completed and all relevant third-party stakeholders have been consulted by the design team;
- The main Contractor will conform to the Considerate Contractors Scheme as well as ensure responsible construction management practices are implemented on site identifying associated risks such as vehicle movement, pollution management, tidiness, health and wellbeing and security;
- Materials used in the development will be responsibly and sustainably sourced and recycled where feasible and will be chosen with focus on achieving a low overall environmental impact;
- Operational waste facilities will be provided ensuring a dedicated space is provided for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit's activities;
- A Construction Waste Management strategy will be implemented to limit construction waste sent to landfill and encourage the reuse, recovery and best practice waste management techniques;
- To support the optimisation of ecological outcomes for the site, relevant liaison has been undertaken with the design team, including planners, architects, and landscape architects. This has included enhancing the ecological value of the site, ensuring improved connectivity, and the creation of more valuable habitats. In this instance, this has involved removing the dense scrub, and replacing areas with native shrub planting, to encourage invertebrates, birds and bats onto the site.
- The energy strategy utilises a non-combustible approach meaning that there are no negative impacts to the air quality on the site;
- A PV will be provided at roof level providing renewable energy to reduce onsite carbon emissions;
- External light pollution mitigation will be addressed on this development; and
- A Travel Plan will be implemented to promote sustainable transport modes, primarily amongst staff and visitors to and from the site.

1. Building Regulations and Policy Review.

The policies and regulations that are required to be satisfied are summarised as follows.

The Building Regulations

Part L Conservation of Fuel and Power deals with energy efficiency requirements in the Building Regulations. New buildings will be assessed under Approved Document Part L2A (Non-Domestic) of the Building Regulations.



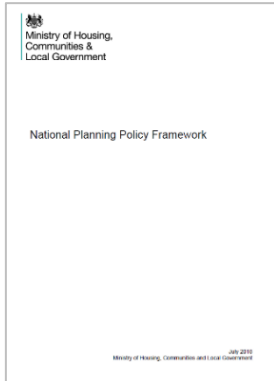
Part L2A 2013 of Building Regulations – New Non-Domestic Elements

On a national level, Part L2A of the Building Regulations sets the energy efficiency requirements in new non-domestic buildings.

Under Building Regulations Approved Document Part L2A: Conservation of Fuel and Power (2013 edition), compliance is achieved by demonstrating that the Building CO₂ Emission Rate (BER) does not exceed the Target CO₂ Emission Rate (TER).

In addition, Part L2A also requires that the fabric elements and the fixed building services all meet minimum energy efficiency standards (Criterion 2), and reasonable provision for limiting solar gain through the building fabric (Criterion 3).

National Planning Guidance



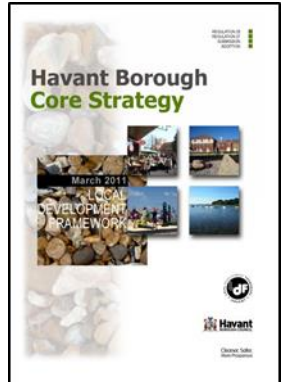
The National Planning Policy Framework, February 2019

The National Planning Policy Framework (NPPF) was updated in February 2019. The NPPF sets out the Government's strategy on the delivery of sustainable development through the planning system. It provides a framework within which locally prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be considered in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Local Planning Guidance



Havant Borough Core Strategy (March 2011)¹

The purpose of the Core Strategy is to sets the planning framework for communities until 2026. In preparing this strategy the council has sought to address local needs, especially for housing and economic development, with an emphasis on high quality design and stewardship of the borough's high quality natural and built environment.

The Havant Borough Council Core Strategy (March 2011) requires alignment to be made with Policy CS14 Efficient Use of Resources which outlines:

Planning permission will be granted for development that:

- Provides adequate land or funding for waste management infrastructure.

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

Key Policies that impact on Sustainability are as per the below;

- CS1: Health and Wellbeing
- CS13: Green Infrastructure
- CS14: Efficient use of Resources
- CS15: Flood and Erosion Risk
- DM10 Pollution
- DM11 Planning for more Sustainable Travel
- DM14 Car and Cycle Parking on Development (excluding residential)

BREEAM UK New Construction Non-Domestic Buildings (United Kingdom)



BREEAM is the world's first and leading sustainability assessment and certification scheme for the built environment.

It is an international standard that is locally adapted, operated and applied through a network of scheme operators, assessors and industry professionals.

BREEAM assesses, encourages and rewards environmental, social and economic sustainability throughout the built environment. The BREEAM schemes:

- Encourage continuous performance improvement and innovation by setting and assessing against a broad range of scientifically rigorous requirements that go beyond current regulations and practice,
- Empower those who own, commission, deliver, manage or use buildings, infrastructure or communities to achieve their sustainability aspirations,
- Build confidence and value by providing independent certification that demonstrates the wider benefits to individuals, business, society and the environment.

Objectives of BREEAM UK New Construction are to:

- To provide market recognition of buildings with a low environmental impact
- To ensure best environmental practice is incorporated in the planning, design, construction and operation of buildings and the wider built environment;
- To challenge the market to provide innovative, cost effective solutions that minimise the environmental impact of buildings; and

To allow organisations to demonstrate progress towards corporate environmental objectives

2. BREEAM Pre-Assessment.

2.1 Introduction.

The report relates to the Lidl Supermarket development in Purbrook Way, Havant. For the purposes of the BREEAM Assessment, the scheme will be assessed under the BREEAM UK New Construction 2018 (Issue 3.0), Fully Fitted guidance methodology, targeting to achieve BREEAM ‘Very Good’ (min. 55%>) including the mandatory requirements

2.2 Site

The Proposed Development is located to the north-west of Havant bordered by B&Q to the east, Purbrook Way to the south, and the B&Q access road to the north and west. The surrounding area is urban in character, although north of the site is Neville’s Park Wood.

Figure 2 shows the location of the site.

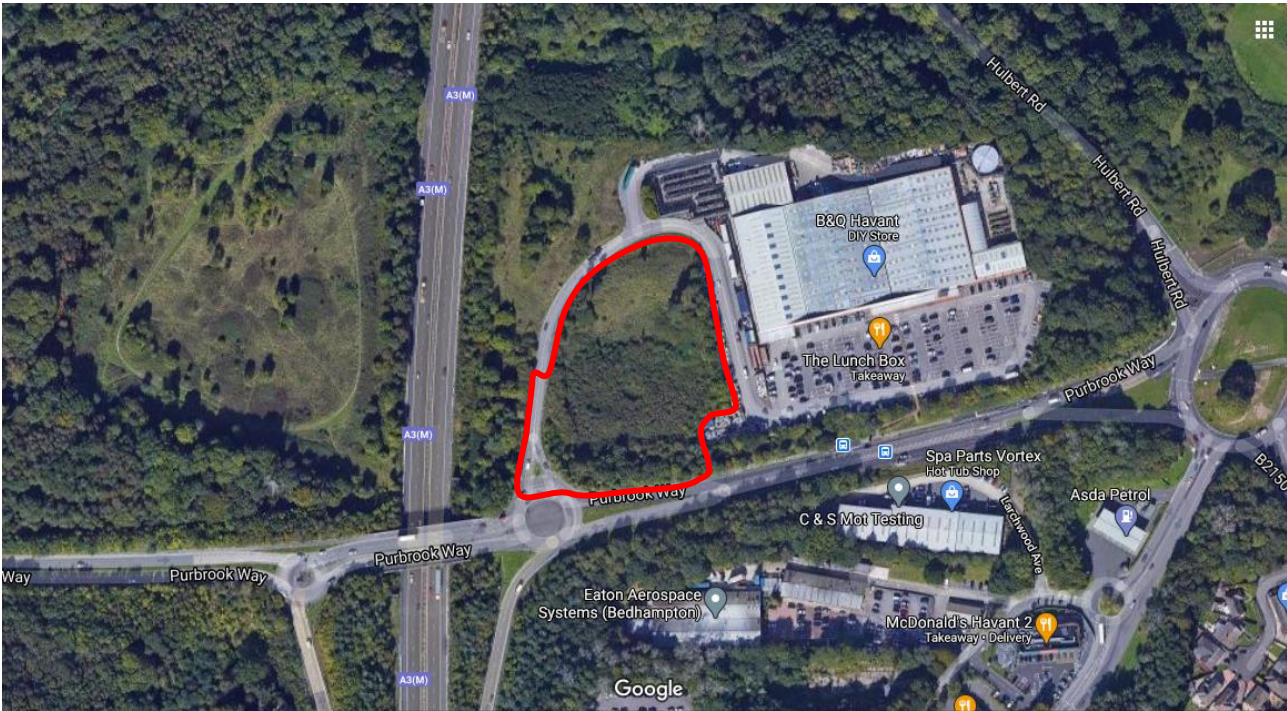


Figure 2 Site Layout (Credit: Google Maps).

2.3 Early Stage BREEAM Workshop.

Prior to the planning submission, an early stage workshop has taken place on the 13th October 2020 with the design team. This workshop gave the team and the BREEAM Assessor to discuss the initial strategy for the scheme moving forward, as well as run through the early stage credit requirements and the required evidence which would need to be submitted for compliance.

Following this workshop, it was established the scheme would be registered with the BRE prior to planning, and target BREEAM ‘Very Good’ in line with the local planning requirements.

2.4 Initial Pre-Assessment.

Following the workshop and review of key planning information, this Pre-Assessment strategy has been undertaken by an independently qualified BREEAM Assessor outlining the overall strategy to achieve BREEAM ‘Very Good’, as well as highlight the key stages evidence was to be received by, additional appointments, and the design team members responsible for each credit issue.

Following the review of planning evidence and correspondence with the design team, the following initial scores were determined for the proposed development:

- Baseline score / rating: 59.80% (BREEAM ‘Very Good’).

2.5 BREEAM Audit Box.

Assessment	Retail: Fully Fitted Assessment
BRE Registration number	BREEAM-0085-5445
Licensed assessor	Alexandra Bryant
BREEAM Scheme	BREEAM UK New Construction 2018
BREEAM Scheme Version	Issue 3.0
Assessment Stage	Pre-Assessment (Planning)

2.6 BREEAM Credit filtering box.

Building type and sub-group	Retail
Building floor area	>500-<5000m ²
Building services (heating)	VRF
Building services (cooling)	VRF
Building services (DHW system)	Electric Instantaneous
Building services (controls)	Standard times/controls
Commercial cold storage systems	Yes
Laboratory (type, area and size)	N/A
Laboratory containment level	N/A
Fume cupboards / containment devices	N/A
Unregulated water uses	Yes

3. Early Stage BREEAM Credit Requirements.

Under the BREEAM Assessment, there are a number of credits and appointments that are time critical and require early action by the design team in order for the credits to be achieved. For these credits, the actions required prior to end of RIBA Stages 1 and 2.

It is advised the Design Team fully to review the actions required in Tables 1 and Table 2 below to understand the required evidence needed to be demonstrated prior to the completion of RIBA Stages 1 and 2.

Table 1: BREEAM NC 2018 RIBA Stage 1 Evidence Requirements

Credit Issues	RIBA Stage 1 Evidence Requirements	Owner & Comment
LE 02 Ecological risks and opportunities	Suitably Qualified Ecologist to provide a copy of the Ecological Survey and Evaluation document. Note: A phase 1 habitat assessment or other equivalent type of assessment can act as acceptable evidence as long as it can be shown that they cover the content of the assessment criteria.	RPS Group PEA Report has been provided by RPS group.

Table 2 BREEAM NC 2018 RIBA Stage 2 Evidence Requirements

Credit Issues	RIBA Stage 2 Evidence Requirements	Owner & Comment
Ene 04 Low carbon design	– Passive design analysis to be completed assessing the savings resulting from the incorporation of passive design measures in the development.	Energy Consultant to be appointed.
Tra 01 Transport assessment and travel plan	– A site-specific transport assessment and draft travel plan, which can demonstrably be used to influence the site layout and built form to be provided.	Mayer Brown Transport Assessment and Travel Plan have been provided.
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)	– BREEAM Mat 01 Proforma document to be completed at Stage 2 including a detailed description of the elemental build-up of the proposed design. – Evidence of how the LCA design options have informed the design decision-making process (e.g. meeting minutes, documented design development showing how the LCA options have affected the design).	Lidl GB Limited Early Stage templates have been issued for assisting with compliance.
Wst 05 Adaptation to climate change	– Conduct a climate change adaptation strategy appraisal. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects.	Lidl GB Limited Early Stage templates have been issued for assisting with compliance.
Wst 06 Design for disassembly and adaptability	– Disassembly and functional adaptability study, implementation plan report, building adaptability and disassembly guide.	Lidl GB Limited Early Stage templates have been issued for assisting with compliance.
LE 02 Ecological risks and opportunities	– Communication records to be provided demonstrating the collaborate approach with representative stakeholders which has been made in order to influence key planning decisions to:	RPS Group PEA Report has been provided by RPS confirming the Land Use and Ecology

Credit Issues	RIBA Stage 2 Evidence Requirements	Owner & Comment
	– (a) Identify the optimal ecological outcomes for the site; and – (b) Identify, appraise and select measures to meet the optimal ecological outcomes for the site in line with the mitigation hierarchy of action, according to the route being used.	credits achieved based on the proposed design.
LE 03 Managing impacts on ecology	– GN40 template report to be provided demonstrating the further planning to avoid and manage negative ecological impacts on-site is carried out early enough to influence the concept design and design brief as well as site preparation planning.	

4. Additional Appointments.

The following additional appointments will need to be made at the earliest opportunity in order to fulfil; the targeted credits for the proposed strategy.

Table 3 BREEAM NC 2018 Additional Appointments.

Credit Issue	Required Appointment
Man 04 Commissioning and Handover	Thermographic survey and testing to be undertaken by professional.
Man 05 Aftercare	POE to be appointed in order to gain comprehensive in-use performance feedback and identifies gaps between design intent and in-use performance. The aim is to highlight any improvements or interventions that need to be made and to inform operational processes.
Hea 04 Thermal Comfort	Energy consultant to be appointed in order to provide Thermal modelling report.
Hea 05 Acoustic performance	Compliant test body is appointed in order to undertake pre-completion acoustic testing in order to ensure the compliant levels as outlined in the Acoustic report has been met.
Ene 01 Reduction of energy use and CO ₂ emissions	Energy consultant to be appointed in order to confirm the Energy performance ratio for the proposed scheme.
Ene 04 Low carbon design	Energy consultant to be appointed in order to conduct passive design analysis for the site.
Mat 01 Environmental impacts from construction products - Building life cycle assessment	LCA consultant to be appointed in order to conduct LCA options appraisal summary for the material build-up of the development.

5. Summary Score Sheet.

The summary table below highlights the list of targeted credits for the current BREEAM UK NC 2018 Pre-Assessment. Mandatory credits to achieve a ‘Very Good’ rating and above are highlighted by **(M)**. Additional mandatory credits for an ‘Excellent’ or ‘Outstanding’ rating is highlighted by **(Me)** and **(Mo)** respectively. Exemplary (innovation) credits are written in brackets, e.g. (+1).

Table 4: BREEAM Target Summary.

Category	Issue	Retail: Fully Fitted Assessment	
		Available	Targeted
Management	Man 01: Project brief and design	4	1
	Man 02: Lifecycle cost and service life planning	4	1
	Man 03: Responsible construction practices (Me), (Mo)	6 (+1)	5 (+1)
	Man 04: Commissioning and handover (Me), (Mo)	4	4
	Man 05: Aftercare (Me), (Mo)	3	3
Health & Wellbeing	Hea 01: Visual comfort	5 (+2)	3
	Hea 02: Indoor air quality	4 (+1)	2
	Hea 04: Thermal comfort	3	3
	Hea 05: Acoustic performance	3	3
	Hea 06: Security	1 (+1)	1
	Hea 07 Safe and healthy surroundings	2	2
Energy	Ene 01: Reduction of energy use and CO2 emissions (Me) (Mo)	13 (+5)	3
	Ene 02: Energy monitoring (M) (Me) (Mo)	2	2
	Ene 03: External lighting	1	1
	Ene 04: Low carbon design	3	1
	Ene 05: Energy efficient cold storage	2	2
	Ene 06: Energy efficient transportation systems	N/A	N/A
	Ene 07 Energy efficient laboratory systems	N/A	N/A
	Ene 08: Energy efficient equipment	N/A	N/A
Transport	Tra 01: Transport assessment and travel plan	2	2
	Tra 02: Sustainable transport measures	10	4
Water	Wat 01: Water consumption (M) (Me) (Mo)	5	5
	Wat 02: Water monitoring (M) (Me) (Mo)	1	1
	Wat 03: Water leak detection and prevention	2	2
	Wat 04: Water efficient equipment	N/A	N/A
Materials	Mat 01: Environmental impacts from construction products - Building life cycle assessment	7 (+3)	2

Category	Issue	Retail: Fully Fitted Assessment	
		Available	Targeted
	Mat 02: Environmental impacts from construction products	1	0
	Mat 03: Responsible sourcing of materials (M) (Me) (Mo)	4	2
	Mat 05: Designing for durability and resilience	1	1
	Mat 06: Material efficiency	1	1
Waste	Wst 01: Construction waste management (Mo)	4 (+1)	3
	Wst 02: Use of recycled and sustainably sourced aggregates	1	1
	Wst 03: Operational waste (Me), (Mo)	1	1
	Wst 04 Speculative floor and ceiling finishes	N/A	N/A
	Wst 05: Adaptation to climate change	1 (+1)	1
	Wst 06: Design for disassembly and adaptability	2	2
Land Use and Ecology	LE 01: Site selection	2	0
	LE 02: Identifying and understanding the risks and opportunities for the project	2 (+1)	2
	LE 03: Managing negative impacts on ecology	3	2
	LE 04: Change and enhancement of ecological value	4 (+1)	0
	LE 05: Long term ecology management and maintenance	2	0
Pollution	Pol 01: Impact of refrigerants	3	1
	Pol 02: Local air quality	2	2
	Pol 03: Flood and surface water management	5	4
	Pol 04: Reduction of night-time light pollution	1	1
	Pol 05: Reduction of noise pollution	1	1
Innovation	Inn 01: Approved Innovation and Exemplary Level Credits	10	0
Totals	Targeted weighted score:	59.80% (BREEAM ‘Very Good’)	

6. Conclusion.

The initial credit review of the assessed areas has been undertaken with a predicted targeted score within the BREEAM 'Very Good' (55%>) benchmark rating. Currently the targeted scores for the assessment is as follows:

Baseline score / rating: 59.80% (BREEAM 'Very Good'). It is recommended a targeted score buffer of 3–7% is maintained above the minimum score requirements (min. 55%>) throughout the Design Stage assessment in order to allow for any contingencies to be absorbed without posing a risk to the BREEAM 'Very Good' rating.

Should the baseline score change, it is the design team's responsibility to work with the BREEAM Assessor, to ensure any changes are assessed against the individual credit requirements and the impact to the targeted score is minimised as much as possible.

Figures 3 and 4 below provide a visual representation for the scores targeted and unachievable credit scores currently identified for each assessment.

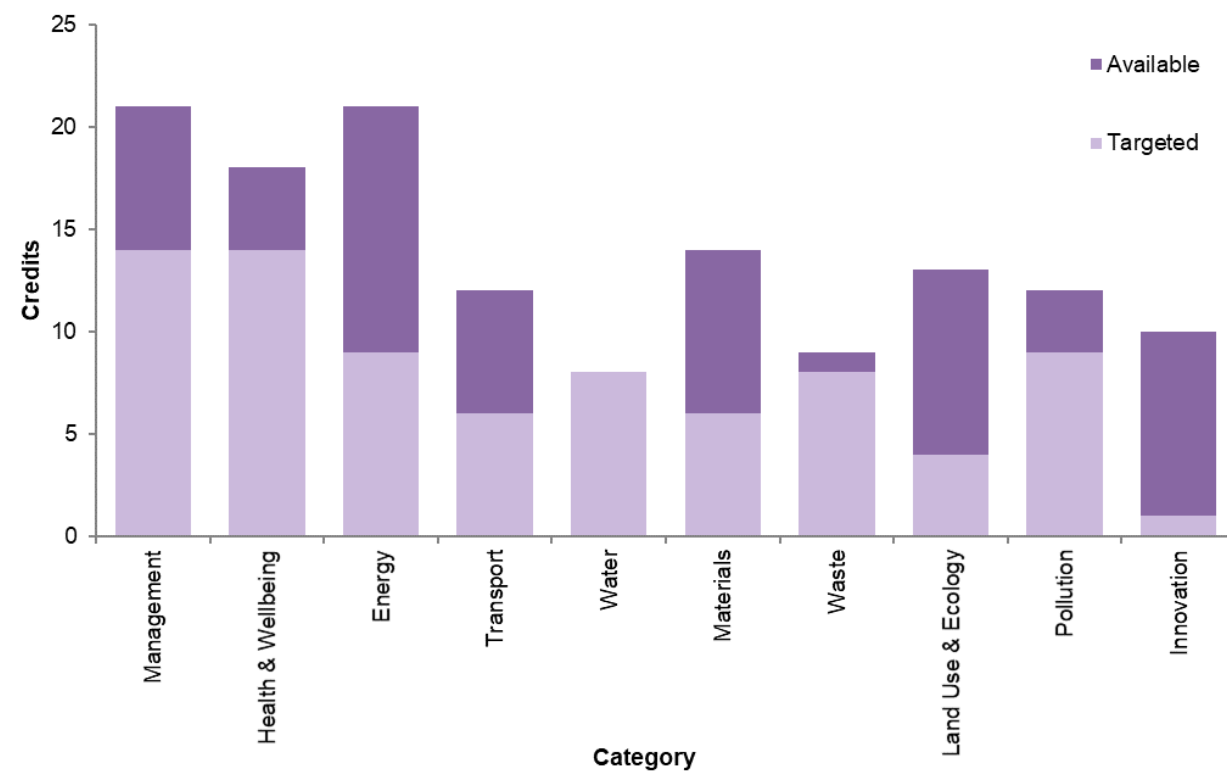


Figure 3 BREEAM Performance Summary Targeted Credits.

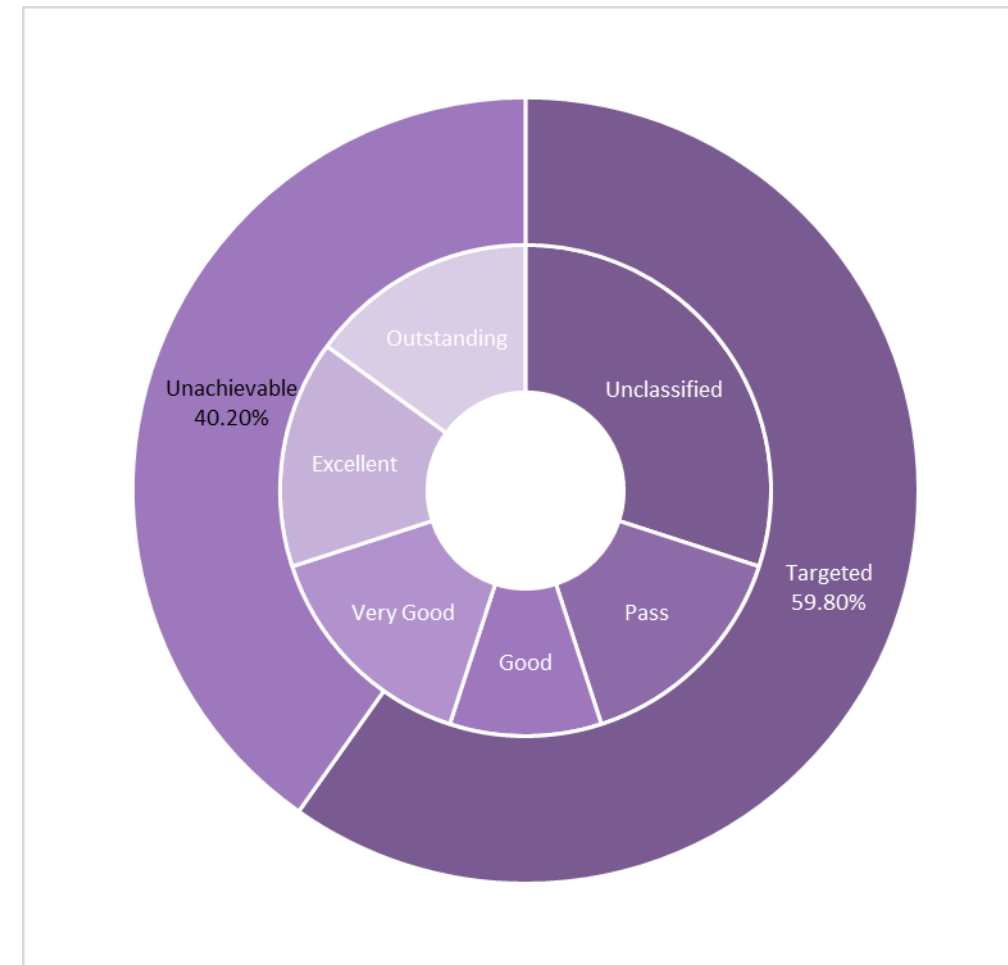


Figure 4 BREEAM Performance Summary and Targeted Credits.

Appendix A: Detailed Credit Assessment.

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
Management					
Man 01 Project Brief and Design	First credit - Stakeholder consultation (project delivery): Where evidence provided demonstrated that from RIBA stage 2 (Design Brief) or equivalent the client, building occupier, design team and contractor have met and are involved in contributing to the decision-making process for the project. As a minimum this includes meeting to identify and define their roles, responsibilities and contributions during each key phase. Consideration of contributions must meet specified minimum requirements The project team demonstrates how the project delivery stakeholder contributions and consultation process outcomes influence the following: 1. Initial Project Brief 2. Project Execution Plan 3. Communication Strategy 4. Concept Design	1	0	Based on previous experience with Lidl stores, it is unlikely the credit can be achieved.	Project Manager
	Second credit - Stakeholder consultation (interested parties): Prior to completion of the concept design, the design team must consult with all interested p-arties on matters that cover the minimum consultation content. Furthermore, evidence must be provided demonstrating how the stakeholder contributions and consultation exercise oOutcomes have influences the initial project brief and design. Prior to the completion of RIBA Stage 4, Technical design or equivalent, all interested parties must be provided with consultation feedback in regard to their comments on the design.	1	1	Lidl to provide examples of the documentation provided following engagement with Stakeholders (e.g. public, local community companies etc).	Project Manager
	Pre-Requisite The project team, early in the design process formally agrees strategic performance targets for the project. Third credit – BREEAM AP (concept design): Where evidence provided demonstrates that a BREEAM AP has been appointed to facilitate the setting and achievement of BREEAM performance target(s) for the project and evidence shows that the designed BREEAM performance target(s) has been contractually agreed and demonstrably achieved by project design. The BREEAM AP appointment must be separate to the appointed assessor.	1	0	Credit will require an additional appointment to be made and maintained throughout Design Stage.	BREEAM AP
	Fourth credit – BREEAM AP (developed design): Where evidence provided demonstrates that the Third credit is achieved and a BREEAM AP is appointed to monitor progress against the agreed BREEAM performance target(s). This is done by attending key project/design team meetings during the developed design and reporting to the client throughout the process.	1	0	Credit will require an additional appointment to be made and maintained throughout Design Stage.	BREEAM AP
Man 02	First and second credit - Elemental life cycle cost (LCC):	2	0	Credit will require an additional appointment to be made for Stage 2.	Client

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
Life Cycle Impacts	Where evidence provided demonstrates that an elemental Life Cycle Cost (LCC) analysis has been carried out based on the proposals developed during Process Stage 2 (concept design/RIBA Stage 2) or equivalent.				+ Cost Consultant
	The LCC analysis shows an outline LCC plan for the project, appraising a range of options based on multiple cash flow scenarios e.g. 20, 30, 50, or 60 years and a fabric and servicing strategy for the project outlining services component and fit-out options.				
	Third credit - Component level LCC option appraisal: Where evidence provided demonstrates that a component level LCC plan has been developed by end of Process Stage 4 (RIBA Stage 4) including the following component types: 1. Envelope: e.g. cladding, windows, and/or roofing 2. Services: e.g. heat source cooling source, and/or controls 3. Finishes: e.g. walls, floors and/or ceilings 4. External spaces Demonstrate using appropriate examples provided by the design team, how the component level LCC plan has been used to influence building and systems design/specification to minimise life cycle costs and maximise critical value.	1	0	Credit will require an additional appointment to be made for Stage 4.	Client + Cost Consultant
	Fourth credit - Capital cost reporting: Where evidence provided demonstrates reporting of the capital cost for the building in pounds per square metre (£/m²) via the BREEAM Assessment Scoring and Reporting tool, Assessment Issue Scoring tab, Management section.	1	1	Cost consultant to confirm on Capital cost for the building in pounds per square metre (£/m²).	Client + Cost Consultant
Man 03 (Me, Mo) Responsible Construction Practices  Mandatory: – One credit (considerate construction management) for Excellent – Two credits (considerate construction management) for Outstanding	Pre-Requisite All timber and timber-based products used on the project is 'legally' harvested and traded timber	(M) 1	(M) 1	Mandatory compliance required to be made by Principal Contractor once appointed.	Client + Contractor
	First credit - Environmental management: Evidence which demonstrates that the principle contractor operates an environmental management system (EMS) covering main operations e.g. third party certified to ISO 14001/EMAS or equivalent standard or have a structure that is in compliance with BS 8555-2003 and has reached stage 4 of implemented stage. Evidence that the principle contractor implements best practice pollution policies and procedures on-site in accordance with Pollution Prevention Guidelines.				
	Pre-Requisite The client and the contractor must formally agree performance targets. Second credit – BREEAM AP (site): Evidence which demonstrates that a BREEAM AP is appointed to monitor the project to ensure ongoing compliance with relevant sustainability performance/process criteria. The defined BREEAM performance target forms a requirement of the principal contractor's contract, and to achieve this credit in final post construction phase of assessment the BREEAM-related performance target must be demonstrably achieved by the project.	1	0	Credit will require an additional appointment to be made.	Client + Contractor

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Third and fourth credit – Responsible construction management: Route one: Using the BREEAM checklist - up to two credits: One credit – Risk evaluation and implementation Appoint a dedicated person to be responsible for monitoring and reporting on activities against risk evaluation documents collected. The principal contractor evaluates the risks (on-site and off-site), plans and implements actions to minimise the identified risks, covering the following, where appropriate: 1. Vehicle movement on and near site 2. Pollution management 3. Tidiness 4. Health and wellbeing 5. Security processes One credit – Training, awareness, monitoring and reporting Achieve criteria related to either providing specific training awareness or training activities, OR , specific monitoring and reporting exercises, including accidents, near misses and community feedback. An exemplary level credit is available for achieving both of the above. Route two: Using a compliant considerate construction scheme - one credit (maximum): The principal contractor complies with the criteria of a ‘compliant’ organisational, local or national considerate construction scheme and their performance against the scheme has been confirmed by independent assessment and verification	2 (+1)	2 (+1)	Third and fourth credit have been targeted as well as exemplary criteria.	Client + Contractor
	Fifth and sixth credit - Monitoring of construction-site impacts: Where evidence provided demonstrates the responsibility has been assigned to an individual for monitoring, recording and reporting energy use, water consumption and transport data from all on-site construction processes throughout the build programme.	2	2	Principal Contractor to ensure this is accounted for within their scope of works.	Client + Contractor
Man 04 (M), (Me), (Mo) Commissioning and Handover  Mandatory: – One credit (commissioning test schedule and responsibilities)	First credit - Commissioning and testing schedule and responsibilities: Where evidence provided demonstrates a schedule of commissioning and testing that identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and testing and inspecting building fabric, and that all commissioning is done in accordance with current Building Regulations, BSRIA and CIBSE guidelines. An appropriate project team member(s) is appointed to monitor and programme pre-commissioning, testing, and where necessary, re-commissioning on behalf of the client The principal contractor accounts for the commissioning and testing programmes, responsibilities and criteria within their budget and main programme of works, allowing for sufficient time to complete commissioning and testing prior to handover.	1	1	Principal Contractor to ensure this is accounted for within their scope of works.	Contractor

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
and criterion 11 (Building User Guide for Very Good and above	Specific requirements relate to BMS commissioning				
	Second credit - Commissioning - design and preparation: Where evidence provided demonstrates a <u>specialist commissioning manager</u> is appointed during the design stage with responsibility for: 1. Undertaking design reviews 2. Providing commissioning management input 3. Management of commissioning and performance testing.	1	1	Additional appointment will be required to ensure a specialist commissioning manager will undertake the outlined responsibilities.	Client + Project Manager + Contractor
	Third credit - Testing and inspecting building fabric: Where credit 1 is achieved and evidence provided demonstrates that the integrity of the building fabric is quality assured through compliant post construction testing and inspection. Any defects identified in the thermographic survey or airtightness testing reports are rectified prior to building handover and close out.	1	1	Principal Contractor to ensure this is accounted for within their scope of works.	Contractor
	Fourth credit - Handover: Where evidence provided demonstrates that Building User Guides are provided and are appropriate to all users of the building (general users including staff and if applicable residents, as well as the non-technical facilities management team/building manager). This must be presented to the building user first and amended to suit the occupier's needs. A training schedule is prepared for building occupiers/premises mangers, timed appropriately around handover and proposed occupation plans in addition to training for building occupiers (non-technical building users).	1	1	Lidl to provide documentation process and documentation is in place.	Contractor
Man 05 (M _e), (M _o) Aftercare  Mandatory: – One credit (commissioning implementation) for Excellent – One credit (commissioning implementation) for Outstanding	First credit - Aftercare support There is (or will be) operational infrastructure and resources in place to provide aftercare support to the building occupier(s), which includes the following as a minimum: a. A meeting programmed to occur between the aftercare team/individual and the building occupier/management (prior to initial occupation, or as soon as possible thereafter) to: i. Introduce the aftercare team or individual to the aftercare support available, including the Building User Guide (where existing) and training schedule/content. ii. Present key information about the building including the design intent and how to use the building to ensure it operates as efficiently and effectively as possible. iii. On-site facilities management training, to include a walkabout of the building and introduction to and familiarisation with the building systems, their controls and how to operate them in accordance with the design intent and operational demands. b. Initial aftercare support provision for at least the first month of building occupation, e.g. on-site attendance on a weekly basis to support building users and management (this could be more or less frequent depending on the complexity of the building and building operations). c. Longer term aftercare support provision for occupants for at least the first 12 months from occupation, e.g. a helpline, nominated individual or other appropriate system to support building users/management. There is (or will be) operational infrastructure and resources in place to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is occupied. This is done to facilitate analysis of discrepancies between actual and predicted performance with a view to adjusting systems and/or user behaviours accordingly.	1	1	Lidl are the client and will be operator of the store post construction. More than likely compliance with the criteria will be met.	Client + Occupant + Contractor

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Second credit - Commissioning - implementation The following seasonal commissioning activities will be completed over a minimum 12-month period, once the building becomes substantially occupied: a. Complex systems - Specialist Commissioning Manager: i. Testing of all building services under full load conditions, i.e. heating equipment in mid-winter, cooling/ventilation equipment in mid-summer, and under part load conditions (spring/autumn). ii. Where applicable, testing should also be carried out during period of extreme (high or low) occupancy. iii. Interviews with building occupants (where they are affected by the complex services) to identify problems or concerns regarding the effectiveness of the systems. iv. Produce monthly reports comparing sub-metered energy performance to the predicted b. Re-commissioning of systems (following any work needed to serve revised loads), and incorporating any revisions in operating procedures into the operations and maintenance (O&M) manuals. c. Simple systems (naturally ventilated) - external consultant/aftercare team/facilities manager: i. Review thermal comfort, ventilation, and lighting, at three, six and nine-month intervals after initial occupation, either by measurement or occupant feedback. ii. Take all reasonable steps to re-commission systems following the review to take account of deficiencies identified and incorporate any relevant revisions in operating procedures into the O&M manuals.	1	1	Principal Contractor to ensure this is accounted for within their scope of works.	Client + Occupant + Contractor + MEP
	Third credit - Post Occupancy Evaluation The client or building occupier makes a commitment to carry out a post occupancy evaluation (POE) exercise one year after initial building occupation. The POE is carried out by an independent third party and needs to cover: a. A review of the design intent and construction process (review of design, procurement, construction and handover processes). b. Feedback from a wide range of building users including Facilities Management on the design and environmental conditions of the building covering: i. Internal environmental conditions (light, noise, temperature, air quality) ii. Control, operation and maintenance iii. Facilities and amenities iv. Access and layout v. Other relevant issues vi. Sustainability performance (energy/water consumption, performance of any sustainable features or technologies e.g. materials, renewable energy, rainwater harvesting etc.) The client or building occupier makes a commitment to carry out the appropriate dissemination of information on the building's post occupancy performance. This is done to share good practice and lessons learned and inform changes in user behaviour, building operational processes and procedures, and system controls.	1	1	Lidl to ensure a commitment is in place to undertake a POE following building becoming occupied after one year.	Client + Occupant + Contractor
Health and Wellbeing					
Hea 01 Visual Comfort	First credit - Control of glare from sunlight Glare control assessment is developed to identify how areas at risk of glare are protected. The glare control assessment would also identify where areas deemed not at risk are located.	1	1		Client + Architect + Daylighting Consultant

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	In addition, a glare control strategy should be developed in tandem with the lighting strategy to ensure that glare is minimised whilst avoiding potential conflict with the lighting control systems, therefore avoiding higher than expected energy consumption.				
	Second and third credits – Average daylighting: 1. Where evidence provided demonstrates that the relevant building areas meet good practice daylighting criteria as outlined below, in addition to room depth criterion, daylight uniformity or annual illuminance levels. Retail Buildings (2 credits) 1. Sales area to ensure at least 35% of the area achieves a 200-lux point daylight illuminance for 2650 hours per year or more AND, 2. At least 80% of the area achieves at least 200 lux for 2650 hours per year or more OR at least 60 lux for 2650 hours per year or more.	2	0	Credit will require an additional appointment to be made and maintained and recommendations to be incorporated into the scheme.	Architect + Daylight Consultant
	Fourth credit - View out: Where evidence provided demonstrates that 95% of floor areas in relevant building areas are within 7m of a wall which has a window or permanent opening that provides an adequate view out. The window/opening must be ≥20% of the surrounding wall area.	1	1	Marked up GA drawings and calculations to be provided confirming all building users to have a suitable view out in relevant building areas.	Architect
	Fifth credit - Lighting Levels and Controls: Where evidence provided demonstrates that internal and external lighting is designed in accordance with the required standard. 1. All fluorescent and compact fluorescent lamps are fitted with high frequency ballasts. 2. Internal lighting in all relevant areas of the building is designed to provide an illuminance (lux) level appropriate to the tasks undertaken. This can be demonstrated through a lighting design strategy that provides illuminance levels in accordance with the SLL Code for Lighting 2012 and any other relevant industry standard. 3. For areas where computer screens are regularly used, the lighting design complies with CIBSE Lighting Guide 7 sections 3.3, 4.6, 4.7, 4.8 and 4.9. 4. For external areas, lighting provided is specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas , <u>Code of Practice for the design of road lighting, BSI, 2013</u> and BS EN 12464-2:2014. Light and lighting – lighting of workplaces – Part 2: Outdoor workplaces, External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night. Lighting should be zoned as follows: 1. In office areas, zones of no more than four workplaces 2. Workstations adjacent to windows/atria and other building areas separately zoned and controlled 3. Seminar and lecture rooms: zoned for presentation and audience areas 4. Library spaces: separate zoning of stacks, reading and counter areas 5. Teaching space or demonstration area 6. Whiteboard or display screen 7. Auditoria: zoning of seating areas, circulation space and lectern area 8. Dining, restaurant, café areas: separate zoning of servery and seating/dining areas 9. Retail: separate zoning of display and counter areas 10. Bar areas: separate zoning of bar and seating areas	1	1	Based on review of current lighting specifications, it is assumed the lighting design will comply with the requirements for Hea 01.	MEP

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	11. Wards or bedded areas: zoned lighting control for individual bed spaces and control for staff over groups of bed spaces 12. Treatment areas, dayrooms, waiting areas: zoning of seating and activity areas and circulation space with controls accessible to staff.				
	Exemplary credit - Daylighting Where evidence is provided which demonstrates that the exemplary level daylight requirements are achieved, as outlined below, in addition to the exemplary level daylight illuminance levels: All building types (excluding retail): one credit 1. Functions as identified in the standard criteria (multi storey buildings) All building types (single storey buildings): 3.0%, 80% area 2. Functions as identified in the standard criteria (single storey buildings): 4.0%, 80% area 3. Prisons and court cells: 2.0%, 80% area 4. Prison internal association/atrium area: 5.0%, 80% area	1	0	Daylighting credit not targeted. Credit will require an additional appointment to be made and maintained and recommendations to be incorporated into the scheme.	Architect + Daylight Consultant
	Exemplary credit - Internal and external lighting levels, zoning and control To achieve an exemplary performance credit for internal and external lighting levels, zoning and control lighting in each zone can be manually dimmed by occupants down to 20% of the maximum light output using dimmer switches positioned in accessible locations. Dimming and control gear should avoid flicker and noise.	1	0	Credit not targeted.	MEP
Hea 02 Indoor Air Quality	Prerequisite - Indoor Air Quality (IAQ) plan: Where evidence provided demonstrates that an indoor air quality plan has been produced with the objective of facilitating a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building.	(M)	(M)	Indoor air quality consultant to be appointed to provide a BREEAM compliant Indoor Air Quality plan.	IAQ specialist
	First credit - Ventilation: For air-conditioned and mixed-mode buildings: the building's air intakes and exhausts are over 10m apart to minimise recirculation and intakes are over 20m from sources of external pollution or designed in accordance with BS EN 13779:2007 Annex A2. In addition, the building must be designed to provide fresh air and minimise internal pollutants (and ingress of external polluted air into the building) in accordance with the criteria of the relevant standard for ventilation. If naturally ventilated the openable windows/ventilators must be over 10m from sources of external pollution. Not applicable to 'Shell and Core' route. Areas of the building subject to large and unpredictable or variable occupancy patterns have CO ₂ or air quality sensors specified and: 1. In mechanically ventilated spaces, the sensor(s) are linked to the mechanical ventilation system and provide demand-controlled ventilation to the space. 2. In naturally ventilated spaces, the sensors either have the ability to alert the building owner/manager when CO ₂ levels exceed the recommended set point, or are linked to controls with the ability to adjust the quantity of fresh air, i.e. automatic opening windows/roof vents.	1	0	Credit not targeted. Due to Lidl fixed design, difficult to achieve.	Architect + MEP

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Second and Third credit - Emissions from construction products Where evidence provided demonstrates that the indoor air quality plan has been developed and all decorative paints and varnishes meet the emission requirements with regards to VOCs.	2	2	Criteria to be included in IAQP.	Architect + Interior Designer
	Fourth credit – Post Construction indoor air quality measurement Where evidence provided demonstrates that the indoor air quality plan has been developed and that formaldehyde concentration levels is measured at post construction (but pre-occupancy) are found to be less than or equal to 100µg/m ³ The total volatile organic compound (TVOC) concentration is measured post construction (but pre-occupancy) and found to be less than 300µg/m ³ over 8 hours, in line with the Building Regulation requirements. Where levels are found to exceed these limits, the project team confirms the measures that have or will be/been undertaken in accordance with the IAQ plan to reduce the TVOC and formaldehyde levels to within the above limits.	1	1	Principal Contractor to undertake Post Construction indoor air quality measurements and ensure the levels do not exceed BREEAM requirements. Should the levels exceed, remediation measures to be implemented.	Contractor + IAQ Consultant
	Exemplary credit: One credit 1. All product categories listed meet the testing requirements and emission levels criteria for Volatile Organic Compound (VOC) emissions (listed in the table in BRE guidance). 2. For products B – F, listed the formaldehyde emission levels have been measured and found to be less than or equal to 0.06mg/m ³ air in accordance with the approved testing standards in Table 20.	1	0	Credit not targeted.	Contractor + IAQ Consultant
Hea 04 Thermal Comfort	First credit: Thermal modelling Where evidence provided demonstrates that thermal modelling has been carried out using software in accordance with CIBSE AM11. The modelling demonstrates that the building design and services strategy can deliver thermal comfort levels in occupied spaces in accordance with the criteria set out in CIBSE Guide A Environmental Design.	1	1	Energy Assessor to be appointed and provide Thermal Modelling report covering credits 1-3. Additional Appointment required.	Energy Assessor
	Second credit: Design for future thermal comfort Where credit 1 is achieved and evidence provided outlines that the thermal modelling demonstrates that the building design and services strategy can deliver thermal comfort levels in occupied spaces in accordance with the criteria set out in CIBSE Guide A Environmental Design for a projected climate change environment Where these levels are not met the project, team demonstrates how the building has been adapted or designed to be easily adapted in future using passive design solutions. Additionally, evidence is provided for air-conditioned buildings, the PMV and PPD indices based on the modelling are reported via the BREEAM assessment scoring and reporting tool.	1	1	As per above.	Energy Assessor
	Third credit: Thermal zoning and controls The thermal modelling analysis has informed the temperature control strategy for the building and its users. The strategy for proposed heating/cooling system(s) demonstrates that it has addressed the following: 1. Zones within the building and how the building services could efficiently and appropriately heat or cool these areas. For example, consider the different requirements for the central core of a building compared with the external perimeter adjacent to the windows. 2. The degree of occupant control required for these zones, based on discussions with the end user (or alternatively building type or use specific design guidance, case studies, feedback) considers:	1	1	As per above.	MEP

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	a. User knowledge of building services b. Occupancy type, patterns and room functions (and therefore appropriate level of control required) c. How the user is likely to operate or interact with the system(s), e.g. are they likely to open windows, access thermostatic radiator valves (TRV) on radiators, change air-conditioning settings etc. d. The user expectations (this may differ in the summer and winter) and degree of individual control (i.e. obtaining the balance between occupant preferences, for example some occupants like fresh air and others dislike draughts). 3. How the proposed systems will interact with each other (where there is more than one system) and how this may affect the thermal comfort of the building occupants. 4. The need or otherwise for an accessible building user actuated manual override for any automatic systems.				
Hea 05 Acoustic Performance	Three credits available for Retail, Fully Fitted developments. Up to three credits can be awarded where the following criteria is met. Sound Insulation – One credit. The sound insulation between rooms and other occupied areas complies with the performance criteria given in section 7 of BS 8233:2014. Alternatively, proposed performance standard based on demonstrably best practice. Internal indoor ambient noise levels – One credit. Achieve indoor ambient noise levels that comply with the design ranges given in section 7 of BS8233:2014. Third credit – Room Acoustics – One credit. Achieve the requirements relating to sound absorption and reverberation times, where applicable, set out in section 7 of BS 8233:2014. A programme of pre-completion acoustic testing is carried out by a compliant test body in accordance with the acoustic testing and measurement procedures as outlined in the BREEAM NC 2018 Guidance Manual.	3	3	Acoustician to confirm compliance with the credit. Principal Contractor to ensure pre-completion testing is undertaken by a Suitably Qualified Acoustician (SQA) and where the levels or requirements are not met, remediation work to be undertaken.	Acoustician + Contractor
Hea 06 Security	One credit - Safe access: Where evidence provided demonstrates that a Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment during or prior to Concept Design (RIBA Stage 2). The recommendations from the SQSS must be implemented into the design.	1	1	Security Needs Assessor to be appointed and to provide Security Needs Assessment. All recommendations made, will need to be incorporated where feasible.	Architect + SQSS
	Exemplary level criteria A compliant risk-based security rating scheme has been used e.g. SABRE. The performance against the scheme has been confirmed by independent assessment and verification.	1	0	Credit not targeted.	SQSS
Hea 07 Safe and healthy surroundings	First credit - Safe and healthy surroundings: Where external site areas form part of the assessed development the following apply: 1. Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to offsite cycle paths where applicable. 2. Dedicated and safe footpaths are provided on and around the site providing suitable links for the following: a. The site entrance to the building entrance, b. Car parks (where present) to the building entrance c. The building to outdoor space	2	2		Architect

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member																																
		Available	Targeted (Potential)																																		
	d. Connecting to off-site paths where applicable. 3. Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths. Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: 4. Delivery areas are not accessed through general parking areas and do not cross or share the following: a. pedestrian and cyclist paths b. outside amenity areas accessible to building users and general public. 5. There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. 6. Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting. Second credit - Outside space There is an outside space providing building users with an external amenity area.																																				
Energy																																					
Ene 01 (Me) (Mo) Reduction of CO₂ emissions  Mandatory: - Four credits for Excellent - Six credits (energy performance) and 4 credits (energy modelling and reporting) for Outstanding	<table><tr><th colspan="2"></th><th colspan="2">Minimum Standards</th></tr><tr><th>BREEAM credits</th><th>EPR_{NC}</th><th>Rating</th><th>Minimum Requirements</th></tr><tr><td>1</td><td>0.1</td><td rowspan="3"></td><td rowspan="3">Requires a performance improvement progressively better than the relevant national building regulations compliant standard</td></tr><tr><td>2</td><td>0.2</td></tr><tr><td>3</td><td>0.3</td></tr><tr><td>4</td><td>0.4</td><td rowspan="2">Excellent</td><td rowspan="2">Requires 4 credits to be achieved (equivalent to an EPRNC of at least 0.4).</td></tr><tr><td>5</td><td>0.5</td></tr><tr><td>6</td><td>0.6</td><td rowspan="4">Outstanding</td><td rowspan="4">Requires 6 credits to be achieved (equivalent to an EPRNC of at least 0.6) and 4 credits for Energy Modelling and reporting.</td></tr><tr><td>7</td><td>0.7</td></tr><tr><td>8</td><td>0.8</td></tr><tr><td>9</td><td>0.9</td></tr></table> One - nine credits: Where evidence provided demonstrates an improvement in the energy efficiency of the building's fabric and services and therefore achieves lower building operational related CO₂ emissions.			Minimum Standards		BREEAM credits	EPR _{NC}	Rating	Minimum Requirements	1	0.1		Requires a performance improvement progressively better than the relevant national building regulations compliant standard	2	0.2	3	0.3	4	0.4	Excellent	Requires 4 credits to be achieved (equivalent to an EPRNC of at least 0.4).	5	0.5	6	0.6	Outstanding	Requires 6 credits to be achieved (equivalent to an EPRNC of at least 0.6) and 4 credits for Energy Modelling and reporting.	7	0.7	8	0.8	9	0.9	9	3	Based on previous Lidl Stores a conservative estimate has been made regarding the credits achievable for this issue. Energy Consultant to be appointed.	MEP/ Energy Assessor
		Minimum Standards																																			
BREEAM credits	EPR _{NC}	Rating	Minimum Requirements																																		
1	0.1		Requires a performance improvement progressively better than the relevant national building regulations compliant standard																																		
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9	0.9																																				

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member								
		Available	Targeted (Potential)										
	The number of credits achieved is determined by comparing the Energy Performance Ratio for New Construction (EPR _{NC}) with the benchmarks in the table above.												
	Four credits - Prediction of operational energy consumption Prerequisite Prior to completion of the Concept Design, relevant members of the design team hold a preliminary design workshop focusing on operational energy performance. Four credits – Energy modelling and reporting Undertake additional energy modelling during the design and post-construction stage to generate predicted operational energy consumption figures and report predicted energy consumption targets by end use, design assumptions and input data (with justifications). In addition, credits are achieved for completing a risk assessment to highlight any significant design, technical, and process risks that should be monitored and managed throughout the construction and commissioning process.	4	0	Credit not targeted. Additional appointment will be required to be made, alongside early stage consultation.	MEP/ Energy Assessor								
	Exemplary level criteria Up to two credits - Beyond zero net regulated carbon The building achieves an EPR NC ≥ 0.9 and zero net regulated CO ₂ emissions. Energy generation from on-site and near-site LZC sources is sufficient to offset carbon emissions from regulated energy use plus a percentage of emissions from unregulated energy use. Credits are achieved based on the percentage of additional emissions from unregulated energy that are offset by LZC sources. Exemplary Criteria Three credits - Carbon negative The building is deemed carbon negative where > 100% (see Table 6.2 below) of carbon emissions from unregulated (and regulated) energy use are offset by energy generated from on-site and near-site LZC sources <table><tr><th>Exemplary performance credits</th><th>Equivalent % criteria</th></tr><tr><td>1</td><td>10%</td></tr><tr><td>2</td><td>50%</td></tr><tr><td>3</td><td>>100%</td></tr></table>	Exemplary performance credits	Equivalent % criteria	1	10%	2	50%	3	>100%	3	0	Credit not targeted.	MEP/ Energy Assessor
Exemplary performance credits	Equivalent % criteria												
1	10%												
2	50%												
3	>100%												
	Exemplary Criteria Two credits – Post-occupancy stage Achieve maximum available credits in Ene02 Energy monitoring. In addition, preschools, primary schools, law courts, prisons and multi-residential buildings must separately monitor relevant function areas or departments in accordance with Assessment scope - Criterion 4. The client or building occupier commits funds to pay for the post occupancy stage. This requires an assessor to be appointed and to report on the actual energy consumption compared with the targets set in criterion 4 above. The energy model (criterion 3 above) is: i. Submitted to BRE and ii. Retained by the building owner.	2	0	Credit not targeted.	MEP/ Sustainability								

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
Ene 02 (M), (Me), (Mo) Energy monitoring  Mandatory: – One credit for Very Good and above.	First credit: Sub-metering of major energy consuming systems Where evidence provided demonstrates that the energy metering systems are installed that enable 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories of energy consuming systems. For buildings with a total useful floor area >1000m ² are metered using an appropriate energy monitoring and management system and systems in smaller buildings are metered either with an energy monitoring and management system or separate assessable energy sub-meters with pulsed or other open protocol communication outputs, to enable future connection to an energy monitoring and management system. The end energy consuming use is identifiable to the building user through labelling or data outputs Large-scale medical equipment/systems can be excluded when assessing compliance with this issue (although it is recommended that sub-metering is considered in such instances).	1	1	Based on previous Lidl design and metering strategy, credit should be achievable.	MEP
	Second credit: Sub-metering of high energy load and tenancy areas An accessible energy monitoring and management system, or separate accessible energy sub-meters with pulsed or other open protocol communication outputs, to enable future connection to an energy monitoring and management system are provided, covering a significant majority of the energy supply to tenanted areas or, in the case of single occupancy buildings, relevant function areas or departments within the building/unit.	1	1		MEP
Ene 03 External Lighting	One credit: Where evidence provided demonstrates that the external lighting has an average initial luminous efficacy of the external light fittings within the construction zone is not less than 70 luminaire lumens per circuit watt and that all external light fittings are automatically controlled for prevention of operation during daylight hours and presence detection in areas of intermittent pedestrian traffic.	1	1	Based on review of current lighting specifications, it is assumed the lighting design will comply with the requirements for Ene 03.	MEP
Ene 04 Low Carbon Design	First credit - Passive design analysis: Where the first credit of Hea 04 (Thermal comfort) is achieved and the project team carries out an analysis of the design to identify opportunities for the implementation of passive design solutions that reduce demands for energy consuming building services, and that these solutions are implemented meaningfully into the design.	1	1	Energy assessor to be appointed in order to confirm and review the passive design measures incorporated into the scheme, and how these have contributed to a reduced energy usage.	Energy Assessor
	Second credit - Free cooling: Where the first credit is achieved, the passive design analysis includes an analysis of free cooling and identifies opportunities for the implementation of free cooling solutions. Free cooling solutions might include night-time cooling, ground coupled air cooling or surface water cooling; i.e. does not use active cooling.	1	0	Credit not targeted.	MEP
	Third credit - Low zero carbon feasibility study: Where evidence provided demonstrates that a feasibility study has been carried out by the completion of the Concept Design stage (RIBA Stage 2) by an energy specialist to establish the most appropriate recognised local (on- or near-site) low or zero carbon energy source(s) for the development. A local LZC technology/ies has been specified for the building in line with the recommendations of this feasibility study and this method of supply results in a meaningful reduction in regulated CO ₂ emissions.	1	0	Credit not targeted.	Energy Assessor

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
Ene 05 Energy efficient cold storage	One credit: The refrigeration system, its controls and components have been designed, installed and commissioned as follows: a. In accordance with the Code of Conduct for carbon reduction in the refrigeration retail sector¹ (see Other information) and BS EN 378-2 Refrigeration systems and heat pumps - Safety and environmental requirements. b. Using robust and tested refrigeration systems/components, normally defined as those included on the Enhanced Capital Allowance (ECA) Energy Technology Product List (ETPL) 2 or an equivalent list (see CN3.2 for a list of components). 2. The refrigeration plant has been commissioned to comply with the criteria for commissioning outlined in BREEAM issue Man 04 Commissioning and handover. Two credits: The installed refrigeration system demonstrates a saving in indirect greenhouse gas emissions (CO2 eq.) over the course of its operational life.	2	2		MEP
Ene 06 Energy efficient transportation systems	First credit - Energy consumption: Where evidence provided demonstrates that where either lift, escalators or moving walks are required: 1. An analysis of the transportation demand and usage patterns for the building has been carried out to determine the optimum number and size of lifts (including counter-balancing ratio), escalators and/or moving walks. 2. The energy consumption has been estimated for different types and the lift/escalator/moving walk system/strategy with the lowest energy consumption has been specified. 3. Regenerative drives should be considered. 4. The transportation system with the lowest energy consumption is specified.	N/A	N/A		MEP + Vertical Transportation Consultant
	Second credit - Energy efficient features: Where evidence provided demonstrates that the first credit has been achieved, and for lifts the following energy-efficient features, the three that offer the greatest potential energy savings are specified: 1. The lifts operate in a stand-by condition during off-peak periods. 2. The lift car uses energy-efficient lighting and display lighting 3. The lift uses a drive controller capable of variable-speed, variable-voltage, variable frequency (VVVF) control of the drive motor. Where regenerative drives are demonstrated to save energy, they are specified. For escalators and/or moving walks, each escalator and/or moving walk complies with EITHER of the following: 1. It is fitted with a load sensing device that synchronises motor output to passenger demand through a variable speed drive. OR, 2. It is fitted with a passenger sensing device for automated operation (auto walk), so the escalator operates in stand-by mode when there is no passenger demand.	N/A	N/A		MEP + Vertical Transportation Consultant
Ene 08 Energy Efficient Equipment	Two credits: 1. Identify the building's unregulated energy consuming loads and estimate their contribution to the total annual unregulated energy consumption of the building, assuming a typical/standard specification. 2. Identify the systems and/or processes that use a significant proportion of the total annual unregulated energy consumption of the development and its operation. 3. Demonstrate a meaningful reduction in the total annual unregulated energy consumption of the building.	N/A	N/A		Architect + MEP

Issue	Credit Requirements			Credits		Comments / Actions	Responsible Team Member
				Available	Targeted (Potential)		
	A	Function / Equipment Swimming pool	Criteria 1. Specify automatic or semi-automatic pool covers, or 'liquid' pool covers with an automatic dosing system to ALL pools, including spa pools and hot tubs. 2. The covers envelop the entire pool surface when fully extended. 3. Control the air temperature in the pool hall so that it is 1 °C above the water temperature.				
	B	Laundry facilities with commercial-sized appliances	Demonstrate at least one of the following for commercial-sized appliances: 1. Specification of heat recovery from wastewater. 1. Use of greywater for part of the washing process. This may be recycled from the final rinse and used for the next pre-wash. 2. The commercial or industrial sized machines are identified as eligible for the UK's Enhanced Capital Allowance Scheme for water.				
	C	Data centres	1. Design is in accordance with the 'Best practices for the EU Code of Conduct on Data Centres' principles with the data centre achieving at least the 'Expected minimum practice' level (as defined in the Code of Conduct). 2. Temperature set points are not less than 24°C, as measured at the inlet of the equipment in the rack.				
	D	IT-intensive operating areas	1. Uses a natural ventilation and cooling strategy as standard, with forced ventilation only to be used when the internal temperature exceeds 20°C and active cooling only when the internal temperature exceeds 22°C 2. Specify a mechanism to achieve automatic power-down of equipment when not in use, including overnight.				
	E	Domestic scale appliances (individual and communal facilities)	Domestic scale appliances have the following ratings (or better) under the EU Energy Efficiency Labelling Scheme, where provided: 1. Fridges, fridge-freezers: A+ rating 2. Washing machines: A++ rating 3. Dishwashers: A+ rating 4. Washer-dryers and tumble dryers: A rating. OR				

Issue	Credit Requirements			Credits		Comments / Actions	Responsible Team Member
				Available	Targeted (Potential)		
			5. If any of the appliances will be purchased during occupation by the tenant/owner, information on the EU Energy Efficiency Labelling Scheme of efficient white goods must be provided to the residential areas of the building.				
	F	Healthcare	1. The procurement of large-scale equipment (where present, see compliance note CN4) and sets of electrical equipment (where numbering more than 50) has been informed and selected by life cycle costing analysis for at least two options in accordance with HTM07-02, Part B, Chapter 1.				
	G	Kitchen and Catering Facilities	The project has incorporated at least two-thirds of the energy efficiency measures outlined in the section summaries of each of the following sections of CIBSE Guide TM50 (except as specified): 1. Section 8 (Drainage and kitchen waste removal) 2. Section 9 (Energy controls - specifically controls relevant to appliances) 3. Section 11 (Appliance specification - not fabrication or utensil specifications) 4. Section 12 (Refrigeration) 5. Section 13 (Warewashing: dishwashers and glasswashers) 6. Section 14 (Cooking appliance selection) Section 15 (Water temperatures, taps, faucets and water saving controls).				
Transport							
Tra 01 Transport assessment and travel plan	Two credits: Where evidence provided demonstrates that a travel plan has been developed as part of the feasibility and design stages which considers all types of travel relevant to the building type and users. The travel plan must be structured to the needs of the particular site and take into consideration the findings of a site-specific transport survey. The travel plan must include a package of measures that have been used to steer the design of the development in order to meet the travel plan objectives and minimise car-based travel patterns. The travel plan must be demonstrated in action post construction.			2	2	Transport Consultant has provided BREEAM complaint Transport assessment.	Transport Consultant + Architect
Tra 02 Sustainable transport measures	Ten credits Features included to achieve a Tra02 points score. Credits are achieved based on the site's Accessibility Index (AI) and the features provided.			10	4	Confirmation has been provided by Transport Consultant only 4 credits are achievable based on the current design.	Transport Consultant + Architect

Issue	Credit Requirements				Credits		Comments / Actions	Responsible Team Member				
					Available	Targeted (Potential)						
	Points	Points	Points	Credits								
	AI < 25	25 ≤ AI < 40 (urban centres)	AI of ≥ 40 (metropolitan centre locations)									
	1	1		1								
	2		1	2								
	3	2		3								
	4		2	4								
	5	3		5								
	6	4	3	6								
	7	5		7								
	8	6	5	8								
	9	7	6	9								
	10	8	7	10								
	Sustainability Transport Measures:											
	Public transport measures			Points								
	Public transport measures											
	4. The existing AI calculated in Tra 01 achieves the following: a. ≥ 4 for prison or MOD sites, rural location sensitive buildings, and other building group 3 b. ≥ 8 for all other building type			1								
	5. Demonstrate an increase over the existing Accessibility Index through negotiation with local bus, train or tram companies to increase the frequency of the local service provision for the development;			2								
	6. Demonstrate an increase over the existing Accessibility Index. This could be through provision of a diverted bus route, a new or enhanced bus stop, or other similar solutions.			3								
	7. Provide a dedicated service, such as a bus route or service			3								

Issue	Credit Requirements		Credits		Comments / Actions	Responsible Team Member
			Available	Targeted (Potential)		
	8. Provide a public transport information system in a publicly accessible area, to allow building users access to up-to-date information on the available public transport and transport infrastructure. This may include signposting to public transport, cycling, walking infrastructure or local amenities.	1				
	Private transport measures					
	9. Provide electric recharging stations of a minimum of 3kW for at least 10% of the total car parking capacity for the development.	1				
	10. Set up a car sharing group or facility to facilitate and encourage building users to car share.	1				
	11. Raise awareness of the sharing scheme with marketing and communication materials.					
	12. Provide priority spaces for car sharers for at least 5% of the total car parking capacity for the development.					
	13. Locate priority parking spaces nearest the development entrance used by the sharing scheme participants.					
	Active travel measures					
	14. During preparation of the brief, the design team consults with the local authority (LA) on the state of the local cycling network and public accessible pedestrian routes, to focus on whichever the LA deems most relevant to the project and how to improve it.	2				
	15. Agree and implement one proposition chosen with the local authority. The proposition supported by the development is additional to existing local plans and has a significant impact on the local cycling network or on pedestrian routes open to the public					
	16. Install compliant cycle storage spaces to meet the minimum levels set out the BREEAM criteria	1				
	17. Option 7 has been achieved.	1				
18. Provide at least two compliant cyclists' facilities for the building users, (including pupils where appropriate to the building type): a. Showers b. Changing facilities c. Lockers d. Drying spaces.						
Existing amenities: 19. At least three existing accessible amenities are present, see Table 7.6 on page 179, where relevant for a Building Group.						
Enhanced amenities:	2					

Issue	Credit Requirements		Credits		Comments / Actions	Responsible Team Member														
			Available	Targeted (Potential)																
	20. Ensure a minimum of one new accessible amenity is provided.																			
	Ensure more than one new accessible amenity, in accordance with Table 7.6 within the BREEAM criteria for the relevant Building Group, is provided.						3													
	Alternative transport measures																			
	Implement one site-specific improvement measure, not covered by the options already listed in this issue, in line with the recommendations of the travel plan. Submit these for review by BRE.						1 - 3													
Water																				
Wat 01 (M), (M _e), (M _o) Water Consumption  Mandatory: - One credit for Good and above. - Two credits for Outstanding.	Up to five credits: Where evidence provided demonstrates that water consumption has been reduced to the following levels compared against the baseline building model: <table><tr><th>% Improvement</th><th>No. of BREEAM Credits</th></tr><tr><td>12.5%</td><td>1</td></tr><tr><td>25%</td><td>2</td></tr><tr><td>40%</td><td>3</td></tr><tr><td>50%</td><td>4</td></tr><tr><td>55%</td><td>5</td></tr><tr><td>65%</td><td>Exemplary performance</td></tr></table>		% Improvement	No. of BREEAM Credits	12.5%	1	25%	2	40%	3	50%	4	55%	5	65%	Exemplary performance	5	5	Lidl to ensure water efficient measures and processes are adopted in order to ensure 55% improvement is made above baseline requirements.	MEP + Architect + Interior Designer
% Improvement	No. of BREEAM Credits																			
12.5%	1																			
25%	2																			
40%	3																			
50%	4																			
55%	5																			
65%	Exemplary performance																			
Wat 02 (M), (M _e), (M _o) Water Monitoring  Mandatory: Criterion 1 only for Good and above.	One credit: Where evidence provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building/unit. Water-consuming plant or building areas, consuming 10% or more of the building’s total water demand, need to be fitted with either sub meters or have water monitoring equipment integral to the plant or area. (Not applicable to Shell Only Assessments). Each meter (main and sub) must have a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption. If the site on which the building is located has an existing BMS, managed by the same occupier/owner (as the new building), the pulsed water meter(s) for the new building must be connected to the existing BMS. Additionally, for those pursuing a post occupancy stage certification:		1	1	Based on other Lidl stores, it is likely credit can be achieved.	MEP														

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	The water monitoring strategy used enables the identification of all water consumption for sanitary uses as assessed under Wat 01 (litres/person/day), if a post occupancy stage certification is sought.				
Wat 03 Water Leak Detection	First credit - Leak detection system: Where evidence provided demonstrates that a leak detection system which is capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter is provided.	1	1	Based on other Lidl stores, it is likely credit can be achieved.	MEP
	Second credit - Flow control devices: Where evidence provided demonstrates that flow control devices that regulate the supply of water to each WC area/facility, according to demand, are installed (and therefore minimise water leaks and wastage from sanitary fittings)	1	1	Based on other Lidl stores, it is likely credit can be achieved.	MEP
Wat 04 Water Efficient Equipment	First credit The design team has identified all unregulated water demands that could be realistically mitigated or reduced. System(s) or processes have been identified to reduce the unregulated water demand, and demonstrate, through either good practice design or specification, a meaningful reduction in the total water demand of the building.	N/A	N/A	It is expected all incoming water used on site will be metered and regulated, therefore credit is not applicable to development.	MEP + Architect + Irrigation Specialist
Materials					
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)	One - six credits: LCA superstructure Up to six credits are available for development of a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool. Carry out building LCA options appraisal of 2 to 4 significantly different superstructure design options throughout the design development, using a building LCA tool that is recognised by BREEA One credit LCA substructure Carry out building LCA options appraisal of a combined total of at least six significantly different substructure or hard landscaping design options (at least two shall be substructure and at least two shall be hard landscaping).	5	2	Early stage workshop has been held with design team, and template documents have been issued requiring completion. (Simplified approach has been adopted – hence 2 credits targeted). Stage 4 will require a Life Cycle Assessment to be completed. This will require an additional appointment to be made for Stage 4.	Architect/ Structural Engineer/ Civil Engineer/ QS/ LCA Consultant
	Exemplary level criteria One credit – Core building services options appraisal during Concept Design Carry out building LCA options appraisal of at least 3 significantly different core building services design options, using a building LCA tool that is recognised by BREEAM One credit – LCA and LCC alignment Achieve Elemental LCC plan and Component Level LCC options appraisal credits Include design options appraised as part of the LCA within the Elemental and Component LCC models. Integrate the aligned LCA and LCC options appraisal activity within the wider design decision-making process. Record this in an options appraisal summary document including the relevant cost information from the ‘elemental LCC plan’ and ‘Component level LCC option appraisal’.	2	0	Credit not targeted.	Architect/ Structural Engineer/ Civil Engineer/ QS/ LCA Consultant
Mat 02	One credit:	1	0	Credit not targeted.	Architect/

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member															
		Available	Targeted (Potential)																	
Environmental impacts from construction products - Environmental Product Declarations (EPD)	Where evidence provided demonstrates the design features construction products with EPD’s that achieve a total EPD points score of at least 20, according to the BRE calculation methodology.				Structural Engineer/ Civil Engineer/ QS/ LCA Consultant															
Mat 03 (M), (M _e), (M _o) Responsible Sourcing  Mandatory: – Criterion 1 sustainable timber sourcing for all ratings	Pre-requisite All timber and timber-based products used on the project are ‘legally harvested and traded timber’ First credit: Enabling sustainable procurement Where evidence provided demonstrates that a sustainability procurement plan is in place by concept design and will be used by the design team to guide specification towards construction products,	1	1	Mandatory compliance required to be made by Principal Contractor once appointed.	Architect/ Structural Engineer/ Civil Engineer/ QS/ LCA Consultant															
	Up to three credits: Where evidence provided demonstrates the available responsible sourcing of materials (RSM) can be awarded where the applicable building materials are responsibility sourced in accordance with the BREEAM methodology. <table border="1"><thead><tr><th>RSM credits</th><th>Mat 03 Scope Level</th><th>% of available points achieved</th></tr></thead><tbody><tr><td>1</td><td>Superstructure</td><td>≥10%</td></tr><tr><td>2</td><td>As above, plus Internal Finishes</td><td>≥20%</td></tr><tr><td>3</td><td>Substructure and hard landscaping</td><td>≥30%</td></tr><tr><td>1 exemplary performance credit</td><td>As above, plus core building services</td><td>≥50%</td></tr></tbody></table> Exemplary credit: Where evidence provided demonstrates that at least 50% of the available RSM points are achieved.	RSM credits	Mat 03 Scope Level	% of available points achieved	1	Superstructure	≥10%	2	As above, plus Internal Finishes	≥20%	3	Substructure and hard landscaping	≥30%	1 exemplary performance credit	As above, plus core building services	≥50%	3	2	Principal Contractor to ensure ≥10% of materials procured on the site are responsibly sourced in line with the BRE criteria.	Architect/ Structural Engineer/ Civil Engineer/ QS/ LCA Consultant
RSM credits	Mat 03 Scope Level	% of available points achieved																		
1	Superstructure	≥10%																		
2	As above, plus Internal Finishes	≥20%																		
3	Substructure and hard landscaping	≥30%																		
1 exemplary performance credit	As above, plus core building services	≥50%																		
Mat 05 Designing for Durability and Resilience	One credit: PART A: 1. Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against: a. Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.).	1	1		Architect/ Landscape architect															

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	b. Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. c. External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails. d. Potential malicious damage to building materials and finishes in public and common areas where appropriate. PART B: 2. Key exposed building elements have been designed and specified to limit long and short-term degradation due to environmental factors. This can be demonstrated through one of the following: a. The element or product achieving an appropriate quality or durability standard or design guide OR b. A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. 3. Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design. 4. Design the roof and façade to prevent water damage, ingress and detrimental ponding.				
Mat 06 Material Efficiency	One credit: At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages 1. Preparation and Brief 2. Concept Design 3. Developed Design 4. Technical Design 5. Construction Develop and record the implementation of material efficiency 1. Developed Design 2. Technical Design 3. Construction	1	1	Early stage workshop (RIBA Stage 1-2) has been held with the team discussing the Material Efficiency measures which are to be considered and incorporated throughout the scheme. Template document has been issued for demonstrating compliance.	Architect
Waste					
Wst 01 (M _o) Construction waste management  Mandatory:	One credit - Pre-demolition audit Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of Pre-demolition audit scope: 1. Be carried out at Concept Design stage (RIBA Stage 2) by a competent person prior to strip-out or demolition works 2. Guide the design, consider materials for reuse and set targets for waste management	4	3	Principal Contractor to ensure Resource Management Plan and Pre-Demolition Audit are provided in order to illustrate the construction resource efficiency as well as appropriate amount of waste to have been diverted from landfill.	Contractor

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member																					
		Available	Targeted (Potential)																							
– One credit for Outstanding	3. Engage all contractors in the process of maximising high-grade reuse and recycling opportunities 4. Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets. Up to Three Credits - Construction resource efficiency: Where a Resource Management Plan (RMP) has been developed covering the non-hazardous waste related to on-site construction and dedicated off-site manufacture or fabrication. In addition, evidence provided demonstrates that non-hazardous construction waste (excluding demolition and excavation waste) generated by the building’s design and construction meets or exceeds the following resource efficiency benchmarks: <table><tr><th>BREEAM Credits</th><th colspan="2">Amount of waste generated per 100m² (gross internal floor area)</th></tr><tr><td></td><th>m³</th><td></td></tr><tr><td>One credit</td><td>≤ 13.3</td><td>≤ 11.1</td></tr><tr><td>Two credits</td><td>≤ 7.5</td><td>≤ 6.5</td></tr><tr><td>Three credits</td><td>≤ 3.4</td><td>≤ 3.2</td></tr><tr><td>Exemplary level</td><td>≤ 1.6</td><td>≤ 1.9</td></tr></table>	BREEAM Credits	Amount of waste generated per 100m ² (gross internal floor area)			m ³		One credit	≤ 13.3	≤ 11.1	Two credits	≤ 7.5	≤ 6.5	Three credits	≤ 3.4	≤ 3.2	Exemplary level	≤ 1.6	≤ 1.9							
BREEAM Credits	Amount of waste generated per 100m ² (gross internal floor area)																									
	m ³																									
One credit	≤ 13.3	≤ 11.1																								
Two credits	≤ 7.5	≤ 6.5																								
Three credits	≤ 3.4	≤ 3.2																								
Exemplary level	≤ 1.6	≤ 1.9																								
	Fifth credit - Diversion of resources from landfill: Where evidence provided demonstrates that the following percentages of non-hazardous construction and demolition waste (where applicable) generated by the project have been diverted from landfill: <table><tr><th>BREEAM credits</th><th>Type of Waste</th><th>Volume</th><th>Tonnage</th></tr><tr><td rowspan="3">One credit</td><td>Non- demolition</td><td>70%</td><td>80%</td></tr><tr><td>Demolition</td><td>80%</td><td>90%</td></tr><tr><td>Excavation</td><td>N/A</td><td>N/A</td></tr><tr><td rowspan="2">Exemplary level</td><td>Non- demolition</td><td>85%</td><td>90%</td></tr><tr><td>Demolition</td><td>85%</td><td>95%</td></tr></table>	BREEAM credits	Type of Waste	Volume	Tonnage	One credit	Non- demolition	70%	80%	Demolition	80%	90%	Excavation	N/A	N/A	Exemplary level	Non- demolition	85%	90%	Demolition	85%	95%	1	1		Contractor
BREEAM credits	Type of Waste	Volume	Tonnage																							
One credit	Non- demolition	70%	80%																							
	Demolition	80%	90%																							
	Excavation	N/A	N/A																							
Exemplary level	Non- demolition	85%	90%																							
	Demolition	85%	95%																							

Issue	Credit Requirements				Credits		Comments / Actions	Responsible Team Member						
					Available	Targeted (Potential)								
		Excavation	95%	95%										
Wst 02 Use of recycled and sustainably sourced aggregates	Prerequisite If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst01 requirements. One credit: Project Sustainable Aggregate Points Where evidence provided identifies amounts of aggregate used for the project, the types of aggregate, its source (location) and the transport type. This information is used to calculate the Sustainable Aggregate points score. Credits are scored as follows: <table><tr><th>Project Sustainable Aggregate Credits</th><th>Project Sustainable Aggregate points</th></tr><tr><td>1</td><td>3.5–6.0</td></tr><tr><td>1 exemplary performance credit</td><td>> 6.0</td></tr></table> The calculation is based on the following aggregate uses: - Engineered fill - Concrete coarse aggregate - Concrete fine aggregate - Asphalt aggregate - Granular bedding for pipes - Granular bedding for hard landscape products - Hydraulically bound materials				Project Sustainable Aggregate Credits	Project Sustainable Aggregate points	1	3.5–6.0	1 exemplary performance credit	> 6.0	1	1	Principal Contractor to report on all sources and amounts of recycled aggregate which is to be procured for the site and usage.	Civil/ Structural Engineer
Project Sustainable Aggregate Credits	Project Sustainable Aggregate points													
1	3.5–6.0													
1 exemplary performance credit	> 6.0													
	Exemplary level criteria: To achieve exemplary performance criteria, the project sustainable aggregate points score must meet or exceeds the exemplary level performance benchmark in the table above.				1	0	Credit not targeted.	Civil/ Structural Engineer						
Wst 03 (M _e) (M _o) Operational waste  Mandatory: – One credit for Excellent and above	One credit: Where evidence provided demonstrates that there is dedicated space(s) to cater for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupant(s) and activities. The dedicated space(s) must be: - Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams - Accessible to building occupants / facilities operators for the deposit of materials and collections by waste management contractors - Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily/weekly operational activities and occupancy rates. - The specified/installed operational waste facilities are compliant with the relevant NHS guidelines for that part of the UK.				1	1	Waste Management strategy to be issued outlining how Lidl manage their operational waste generated from the site.	Architect/MEP						

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Where the consistent generation in volume of the appropriate operational waste streams is likely to exist, e.g. large amounts of packaging or compostable waste generated by the building's use and operation, the following facilities must be provided as part of its waste management strategy: 1. Static waste compactor(s) or baler(s); situated in a service area or dedicated waste management space. 2. Vessel(s) for composting suitable organic waste resulting from the building's daily operation and use OR adequate space(s) for storing segregated food waste and compostable organic material prior to collection and delivery to an alternative composting facility. 3. Where organic waste is to be stored/composted on site, a water outlet is provided adjacent to or within the facility for cleaning and hygiene purposes.				
Wst 04 Speculative floor and ceiling finishes	One credit For tenanted areas (where the future occupant is not known), prior to full fit-out works, carpets, other floor finishes and ceiling finishes have been installed in a show area only. In a building developed for a specific occupant, that occupant has selected (or agreed to) the specified floor and ceiling finishes.	N/A	N/A		Client + Architect + Interior Designer
Wst 05 Adaptation to climate change	One Credit - Structural and fabric resilience: Where evidence provided demonstrates that a climate change adaptation strategy appraisal for structural and fabric resilience has been conducted by the end of Concept Design (RIBA Stage 2) covering hazard identification and assessment, risk estimation, evaluation and management. Appraisal to identify and evaluate impact on the building over its life cycle from expected extreme weather conditions arising from climate change and, where feasible, mitigate against these impacts ID hazards taking into account the following: structural stability, robustness, weather proofing and detailing, material durability, health and safety of occupants, impact on building contents and business continuity	1	1	Early stage templates and workshops have been held with team running throughout a climate change adaptation strategy and the key principles required to be considered.	Architect + Structural Engineer
	Exemplary Credit: A holistic approach to the design and construction of the current building's life cycle, to mitigate against the impacts of climate change, is represented by the achievement of these criteria. In addition to achieving the first credit above, the following must also be achieved: Hea 04 – Thermal Comfort: – Project team demonstrate how the building has been adapted, or designed to be easily adapted in future using passive design solutions Ene 01 – Reduction in energy use and carbon emissions – At least 6 credits in this issue have been achieved Ene 04 – Low Carbon Design – Passive design analysis credit has been achieved Wat 01 – Water Consumption	1	0	Credit not targeted.	Architect + Structural Engineer + Façade Consultant + FRA Consultant

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	- Minimum of three credits in this issue have been achieved Mat 05 – Designing for durability and resilience - Building elements incorporate appropriate design and specification measures to limit material degradation due to environmental factors Pol 03 Surface Water Run Off - Flood risk- A minimum of one credit has been achieved. - Surface Water Run Off-Two credits have been achieved.				
Wst 06 Design for disassembly and adaptability	One credit - Design for disassembly and functional adaptability - recommendations Where evidence provided demonstrates that the design team conducts a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios. Recommendations are required to be developed at the concept design stage.	1	1	Early stage templates and workshops have been held with team running throughout the Design for disassembly and functional adaptability – recommendations requirements and key principles needed to be considered.	Architect / Client
	One credit - Disassembly and functional adaptability – implementation Provide an update, during Technical Design, on: 1. How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. 2. Changes to the recommendations and solutions during the development of the Technical Design. 3. Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	1	1		Architect / Client
Land use and ecology					
LE 01 Site Selection	First credit - Previously occupied land: Where evidence is provided to demonstrate that at least 75% of the proposed development’s footprint is on an area of land which has previously been developed for use by industrial, commercial or domestic purposes in the last 50 years.	1	0	SQE has confirmed due to the site being located on a greenfield area, the credit cannot be achieved.	Architect
	Second credit - Contaminated land: Where evidence provided demonstrates that the site is significantly contaminated as confirmed by a contaminated land specialist’s site investigation, risk assessment and appraisal. The client or principal contractor must confirm that remediation of the site will be carried out in accordance with the remediation strategy and its implementation plan.	1	0	SQE has confirmed the land is not contaminated therefore credit cannot be achieved.	Contamination Specialist
LE 02 Identifying and understanding the risks and opportunities for the project	Prerequisite - Assessment route selection An assessment route for the project has been determined using BREEAM Guidance Note GN34 BREEAM Ecological Risk Evaluation Checklist. The client or contractor confirms compliance will be, and is, monitored against all relevant UK and EU or international legislation relating to the ecology of the site. Depending on the route for compliance taken determines the number of credits available: -	2 (+1)	2	SQE has confirmed Route 2 (Comprehensive Route) is the most suitable to follow through with. 2 Credits have been targeted and confirmed by SQE based on current design.	Ecologist

Issue	Credit Requirements			Credits		Comments / Actions	Responsible Team Member
				Available	Targeted (Potential)		
		Project team member route (Route 1)	Ecologist route (Route 2				
	Survey and evaluation	1 credit	1 credit				
	Determining the ecological outcomes for the site		1 credit				
	Exemplary criteria	1 credit	1 credit				
	Survey and evaluation						
	Route 1						
	Completion of the BREEAM Ecological Risk Evaluation Checklist indicates Assessment route 1 can be used as the assessment OR						
	Route 2						
	1. An appropriate individual is appointed at a project stage that ensures early involvement in site configuration and, where necessary, can influence strategic planning decisions.						
	2. Prior to the completion of the preparation and brief, an appropriate level of survey and evaluation:						
3. For sites where, complex ecological systems are likely to be present has been carried out to determine the ecological baseline of the site, taking account of the zone of influence to establish:							
a. Current and potential ecological value and condition of the site, and related areas within the zone of influence.							
b. Direct and indirect risks to current ecological value							
c. Capacity and feasibility for enhancement of the ecological value of the site and, where relevant, areas within the zone of influence.							
4. Data is collated and shared with project team to inform the site preparation, design or construction works.							
Determining the ecological outcomes for the site (Routes 1 and 2)							
1. Survey and evaluation criteria (criteria 3–6 above) relevant to the chosen route have been achieved.							
2. During Concept Design, the project team liaise and collaborate with representative stakeholders to identify and consider ecological outcome for the sites (appropriate to the scale and type of development) for the project.							
a. When determining the ecological outcome for the site, this must involve the identification, appraisal and selection of specific solutions and measures sufficiently early to influence key project planning decisions. This must be done in accordance with the following hierarchy of action:							
i. avoidance							
ii. protection							
iii. reduction or limitation of negative impacts							
iv. on site compensation and,							
v. enhancement, considering the capacity and feasibility within the site, or where viable, off-site.							
3. Following this the optimal ecological outcome for the site is selected after liaising with representative stakeholders and the project team.							

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member									
		Available	Targeted (Potential)											
	Exemplary Level criteria Determine the ecological outcomes for the site (sustainability-related activities) When determining the optimal ecological outcome for the site consider, in addition to those outlined above, the wider site sustainability-related activities and the potential for ecosystem service-related benefits.	1	0	Based on PEA and engagement with SQE, credit is currently not achievable.	Ecologist									
LE 03 Managing negative impacts on ecology	Prerequisite – Identification and understanding the risks and opportunities for the site The client or contractor has confirmed that compliance is monitored against all relevant UK, and EU or International legislation relating to the ecology of the site <table><tr><td></td><td>Project team member route (Route 1)</td><td>Ecologist Route (Route 2)</td></tr><tr><td>Planning, liaison and implementation</td><td>1 credit</td><td>1 credit</td></tr><tr><td>Managing negative impacts of the project (limitation or compensation)</td><td>1 credit</td><td>1 or 2 credits</td></tr></table> One credit – Planning, liaison, implementation and data 1. Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to influence the concept design or design brief. 2. Site preparation and construction works have been planned for and are implemented at an early project stage to optimise benefits and outputs. 3. The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented solutions, and measures have been selected Up to two credits – Managing negative impacts of the project Route 1 (one credit) Negative impacts from site preparation and construction works have been managed according to the hierarchy and no net impact has resulted. Route 2 (up to two credits) Negative impacts from site preparation and construction works have been managed according to the hierarchy: For sites where, complex ecological systems are likely to be present) and either: a. No overall loss of ecological value has occurred (2 credits) OR b. The loss of ecological value has been limited as far as possible (1 credit)		Project team member route (Route 1)	Ecologist Route (Route 2)	Planning, liaison and implementation	1 credit	1 credit	Managing negative impacts of the project (limitation or compensation)	1 credit	1 or 2 credits	3	2	SQE has confirmed as the post-development score if 19.16% of the pre-development score the 3 rd credit cannot be awarded.	Ecologist + Contractor
	Project team member route (Route 1)	Ecologist Route (Route 2)												
Planning, liaison and implementation	1 credit	1 credit												
Managing negative impacts of the project (limitation or compensation)	1 credit	1 or 2 credits												
LE 04	Prerequisite - Identifying and understanding the risks and opportunities for the project 1. LE 03 has been achieved. Including the following, specific to the aims of this issue:	4 (+1)	0	SQE has confirmed as the post-development score is only 19.16%, of the pre-developed	Ecologist + Contractor +									

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member									
		Available	Targeted (Potential)											
Change and enhancement of ecological value	a. Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes b. Site preparation and construction works have been planned for and implemented at a stage that is sufficiently early in the project to optimise benefits and outputs. 2. The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site.			score, 0 credits can be awarded as per the 2018 BREEAM NC Guidelines.	Landscape Architect									
	<table><tr><td></td><td>Project team member route (Route 1)</td><td>Ecologist route (Route 2)</td></tr><tr><td>Liaison, implementation and data</td><td>N/A</td><td>1 credit</td></tr><tr><td>Enhancement of ecology</td><td>1 credit</td><td>up to 3 credits</td></tr></table>		Project team member route (Route 1)			Ecologist route (Route 2)	Liaison, implementation and data	N/A	1 credit	Enhancement of ecology	1 credit	up to 3 credits		
		Project team member route (Route 1)	Ecologist route (Route 2)											
	Liaison, implementation and data	N/A	1 credit											
	Enhancement of ecology	1 credit	up to 3 credits											
	Route 1													
	One credit - Enhancement of ecology													
	1. The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented solutions and measures based on recommendations from recognised 'local' ecological expertise, specialist input and guidance to inform the adoption of locally relevant ecological solutions and measures which enhance the site. 2. Data collated is provided to the local environmental records centres nearest to, or relevant for, the site.													
	Route 2													
	One credit - Liaison, implementation and data collation													
1. The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented the solutions and measures selected in a way that enhances ecological value in the following order: a. On site, and where this is not feasible, b. Off site within the zone of influence.														
Up to three credits - Enhancement of ecology														
1. Credits are awarded on a scale of 1 to 3, based on the calculation of the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in either GN 35 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues – Route 1 or GN 36 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues														
LE 05	Prerequisite - Roles and responsibilities, implementation, statutory obligations	2	0	Criteria requires LE 04 credits to be achieved as a pre-requisite requirement. As LE 04 hasn't been achieved based on the current design, LE 05 cannot be targeted.	Ecologist + Contractor									
Long term ecology management and maintenance	1. The client or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site. 2. Where pursued, LE 04 has been achieved, including the following specific aims of this issue: a. Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes.													

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member									
		Available	Targeted (Potential)											
	b. Site preparation and construction works have been planned for and implemented at a stage that is sufficiently early in the project to optimise benefits and outputs. One credit - Planning, liaison, data, monitoring and review management and maintenance <table><tr><td></td><td>Project team member route (Route 1)</td><td>Ecologist route (Route 2)</td></tr><tr><td>Liaison, monitoring implementation and evolving management and maintenance solutions</td><td>1 credit</td><td>1 credit</td></tr><tr><td>Landscape and habitat management plan</td><td></td><td>1 credit</td></tr></table> One credit - Planning, liaison, data, monitoring and review management and maintenance 1. The project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, on solutions and measures implemented to: a. monitor and review implementation and the effectiveness b. develop and review management and maintenance solutions, actions or measures. 2. In support of the above, and to help ensure their continued relevance over the period of the project the following should be considered: a. Monitoring and reporting on the ecological outcomes for site implemented at the design and construction stage b. Monitoring and reporting of outcomes and successes from the project c. Arrangements for the ongoing management of landscape and habitat connected to the project (on and, where relevant, off site) d. Maintaining the ecological value of the site and its relationship or connection to its zone of influence e. Maintaining the site in line with the any sustainability linked activities, e.g. ecosystems benefits (LE 02). f. Remedial or other management actions are carried out which relate to those identified in LE 02, LE 03 and LE 04. 3. As part of the tenant or building owner information supplied, include a section on Ecology and Biodiversity to inform the owner or occupant of local ecological features, value and biodiversity on or near the site. One credit - Landscape and ecology management plan (or similar) development 1. Landscape and ecology management plan, or similar, is developed in accordance with BS 42020:2013(210) covering as a minimum the first five years after project completion and includes: a. Actions and responsibilities, prior to handover, to give to relevant individuals b. The ecological value and condition of the site over the development life. c. Identification of opportunities for ongoing alignment with activities external to the development project and which supports the aims of BREEAM's Strategic Ecology Framework d. Identification and guidance s to trigger appropriate remedial actions to address previously unforeseen impacts e. Clearly defined and allocated roles and responsibilities.		Project team member route (Route 1)	Ecologist route (Route 2)	Liaison, monitoring implementation and evolving management and maintenance solutions	1 credit	1 credit	Landscape and habitat management plan		1 credit				
	Project team member route (Route 1)	Ecologist route (Route 2)												
Liaison, monitoring implementation and evolving management and maintenance solutions	1 credit	1 credit												
Landscape and habitat management plan		1 credit												

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	2. The landscape and management plan or similar is updated as appropriate to support maintenance of the ecological value of the site.				
Pollution					
Pol 01 Impact of Refrigerants	Pre-Requisite: All systems (with electronic compressors) must comply with the requirements of BS EN 378:2008, and where refrigeration systems containing ammonia are installed, they must comply with the Institute of Refrigeration Ammonia Refrigeration Systems Code of Practice. Three credits: Where evidence provided demonstrates that the building does not require the use of refrigerant within its building services or plant. Two credits: Where evidence provided demonstrates that the systems specified using refrigerants have Direct Effect Life Cycle CO₂ equivalent emissions (DELCO_{2e}) of ≤100 kgCO_{2e}/kW cooling/heating capacity. OR Where air-conditioning or refrigeration systems are installed the refrigerants used have a Global Warming Potential (GWP) ≤10. One credit: Where evidence provided demonstrates that the systems using refrigerants have Direct Effect Life Cycle CO₂ equivalent emissions of (DELCO_{2e}) of ≤1000 kgCO_{2e}/kW cooling/heating capacity.	3	0	Credit not targeted. Based on previous experience with other Lidl Schemes credit is not achievable based on current design.	MEP
	One credit: Where evidence provided demonstrates that the systems using refrigerants have a permanent automated refrigerant leak detection system installed, capable of automatically isolating and containing the remaining refrigerant(s) charge in response to a leak detection incident.	1	1		MEP
Pol 02 Local air quality	Up to two credits: All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity OR alternatively; Emissions from all installed combustion plant that provides space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5 in the BRE guidance document. The measurements must be provided by manufacturers, following the labelling requirements of the European directive 2009/125/EC. No credits can be awarded for Pol 02 if any of the combustion appliances are not covered in Table 12.4 below and Table 12.5.	2	2	Based on current proposals, all heating and hot water is supplied by non-combustion systems, therefore 2 credits are targeted.	MEP

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Emissions from all installed combustion plant that provide space heating and domestic hot water are required to not exceed the levels set in Table 1.21 and Table 1.22 within the BREEAM criteria.				
Pol 03 Surface Water Run Off	Prerequisite An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria. Part 1: Flood resilience (Up to Two credits) Two credits - Low flood risk: Where evidence provided demonstrates that the site is of low risk of flooding and a site-specific flood risk assessment has been completed in line with PPS25, taking account of current and future sources of flooding.	2	2	BREEAM compliant Flood Risk Assessment (FRA) has been provided confirming the site to be in a low risk flood zone, therefore 2 credits are targeted.	Drainage Consultant
	One credit - Medium/high flood risk: Where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium or high annual probability of flooding AND the ground level of the building, car parking and access is at least 600mm above the design flood level of the flood zone for the site's location OR the final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017	N/A	N/A		Drainage Consultant
	Part 2: Surface Water Run-Off Pre-Requisite: An appropriate consultant has been appointed. First credit: Where evidence provided demonstrates that the consultant has confirmed that the drainage measures specified ensure that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events, considering climate change. Additionally, relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place. Second credit: Where evidence provided demonstrates that the consultant has confirmed that there is no risk of flooding in the event of a local drainage system failure, AND EITHER 1. The post development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development, including an allowance for climate change. 2. Any additional predicted volume of run-off for the 100-year 6-hour event must be prevented from leaving the site by using infiltration or other SUDs techniques OR (only where criterion no. 9 or 10 for this credit cannot be achieved) 1. Justification from the Appropriate Consultant indicating why the above criteria cannot be achieved i.e. where infiltration or other SUDs techniques are not technically viable options. 2. The post development peak rate of run-off is reduced to a limiting discharge.	2	2	FRA report issued has confirmed 2 credits are achievable based on the current design under this issue.	Drainage Consultant

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Part 3: Minimising Watercourse pollution One credit: Where evidence provided demonstrates that the following water course pollution prevention measures are covered: - Appropriate Consultant confirms that there will be no discharge from the developed site for rainfall up to 5mm. - Specification of Sustainable Drainage Systems (SUDs) or source control systems such as permeable surfaces or infiltration trenches - Specification of oil/petrol separators (or equivalent system) in surface water drainage systems, where there is a high risk of contamination or spillage of substances - All water pollution prevention systems have been designed and detailed in accordance with the recommendations of Pollution Prevention Guideline 3 - A comprehensive and up-to-date drainage plan of the site will be made available for the building/site occupiers.	1	0	FRA Consultant has confirmed credit is not achievable based on current design.	Drainage Consultant
Pol 04 Reduction in night-time light pollution	One credit: Where evidence provided demonstrates that the lighting system has been designed in accordance with the following requirements: - The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the ILE Guidance notes for the reduction of obtrusive light, 2011. - All external lighting (except for safety and security lighting) can be automatically switched off between 2300hrs and 0700hrs. This can be achieved by providing a timer for all external lighting set to the appropriate hours. - If safety or security lighting is provided and will be used between 2300hrs and 0700hrs, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILE's Guidance notes, for example by using an automatic switch to reduce the lighting levels at 2300 or earlier. - Illuminated advertisements, where specified, must be designed in compliance with ILE Technical Report 5 – The Brightness of Illuminated Advertisements.	1	1	Based on review of current lighting specifications, it is assumed Pol 04 will be achievable.	MEP
Pol 05 Reduction of Noise Pollution	One credit: Where evidence provided demonstrates that there is either no noise-sensitive areas or buildings within 800m radius of the assessed development OR Where there are or will be noise-sensitive areas or buildings within 800m radius of the assessed development a noise impact assessment in compliance with BS 7445:1991 has been carried out and the following noise levels measured/determined: - Existing background noise levels at the nearest or most exposed noise-sensitive development to the proposed development or at a location where background condition can be argued to be similar. - The noise level from the proposed site/building, as measured in the locality of the nearest or most exposed noise-sensitive development is a difference no greater than +5dB during the day (07:00 to 23:00) and +3dB at night (23:00 to 07:00).	1	1	Noise impact assessment is required.	Acoustician
Innovation					
Exemplary credits summary	Exemplary credits Up to a maximum of ten credits are available in aggregate from a combination of the following:	10	1	– Man 03 Responsible construction practices (1 credit)	Contractor + MEP + Energy Assessor

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Exemplary level of performance in existing BREEAM issues Where the building demonstrates exemplary performance by meeting defined exemplary level performance criteria in one or more of following BREEAM assessment issues: – Man 01 BREEAM AP – Simple Buildings only – Man 03 Responsible construction practices – Hea 01 Visual Comfort – Hea 02 Indoor Air Quality – Hea 06 Security – Ene 01 Reduction of energy use and carbon emissions – Wat 01 Water Consumption – Mat 01 Environmental impacts from construction products – Building LCA – Mat 03 Responsible Sourcing of Materials – Wst 01 Construction Water Management – Wst 01 Construction Waste Management – Simple buildings only – Wst 02 Recycled aggregates – Wst 05 Adaptation to climate change – Le 02 Identifying and understanding the risk and opportunities for the site – Le 04 Change and enhancement of ecological value (route 2 only) – Pol 03 Flood and surface water management – simple buildings only. One innovation credit can be awarded for each individual BREEAM issue exemplary performance level complied with. Approved Innovations One innovation credit can be awarded for each innovation application approved by BRE Global, where the building complies with the criteria defined within an Approved Innovation application form.				



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