



Cabbagefield
Row, Leigh
Park, Havant

BREEAM Communities Score Tracker

July 2021

Ref 20-7165



Quality Standards Control

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1. Executive Summary

1.1. The following presents an overview of progress to date:

BREEAM Target

1.2. It has been proposed to assess the development under BREEAM Communities for the purposes of planning compliance. The target rating to be followed for the development is BREEAM “Good”. This equates to a score of $\geq 45\%$.

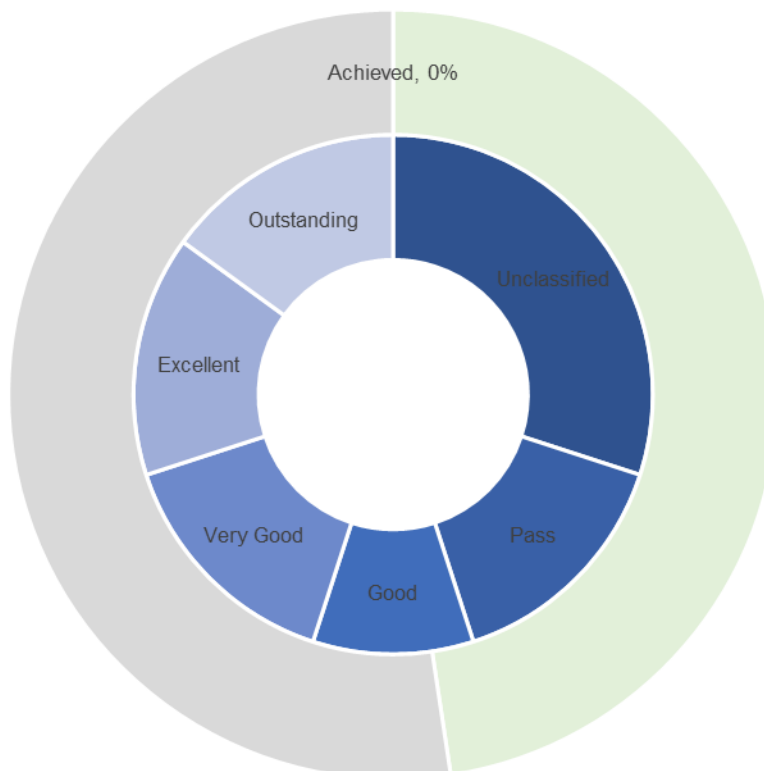
BREEAM Standard

1.3. The appropriate assessment type for this development is:

- BREEAM Communities 2012

Progress Summary

Figure 1.1 BREEAM Score Overview (Design Stage)



1.4. Achievement of all currently targeted credits would result in a score of **47.61%**.

2. Introduction

- 2.1. Syntegra was commissioned by Portsmouth City Council to provide initial BREEAM advice for a proposed residential development at Leigh Park, Havant.

Site Description

- 2.2. The Cabbagefield Row site is approximately 7.4 ha in size and is located immediately north of Swanmore Road in the Warren Park area of Leigh Park. The site is roughly rectangular in shape and is comprised of grassland and dense scrub, surrounded on three sides by woodland. To the north and east of the site lies open countryside, dominated mostly by woodland and grassland of Havant Thicket and Staunton Country Park, with land to the east allocated for the proposed Havant Thicket Reservoir. Approximately 700 metres to the west of the site is the A3(M) road corridor, and beyond this, lies the town of Waterlooville.
- 2.3. There is currently public access to the site, although there have been issues surrounding anti-social behaviour with evidence of motorbikes/quad bike and heath fires on site.
- 2.4. Topographically, the site is characterised by a gentle gradient which rises from the south towards a defined midpoint, and then falls more steeply towards the north-western corner.

Surrounding Area

- 2.5. The site is surrounded by existing residential areas to the south and further west beyond the A3 motorway. The land immediately north and west is woodland with a bridal way running along the northern boundary of the site, as well as more open land to the east.
- 2.6. The site is accessible from the south via Swanmore Road which forms part of the loop around Warren Park estate. This residential area was built by Portsmouth City Council in the 1970s and comprises largely of two storey terraced housing with flat roofs.

Proposed Development

- 2.7. Development proposals are for approximately 150 residential units, together with associated car parking, amenity space provision, landscaping and access from Swanmore Road.

Planning Policy Requirements

- 2.8. The site is included in the emerging Havant Borough Local Plan 2036.
- 2.9. It is anticipated that a requirement of the planning authority will be a BREEAM Communities assessment; an independent, third party assessment and certification standard based on the established BREEAM methodology. It is proposed that the scheme will follow the BREEAM Communities standard for a "Good" rating.

Report Objective

- 2.10. The document represents the first iteration of the Progress Report and it therefore highlights where credits are anticipated and where they might be best sought.
- 2.11. However, the report (aka BREEAM “Design Stage” Tracker) is a “live” document, and its purpose is to highlight progress against targeted credits and outstanding actions. The Progress Report will require update throughout the course of the project.
- 2.12. Upon completion of these items, a separate Tracker will subsequently be issued to cover the “Post Construction” evidence items.

3. Minimum Standards

- 3.1. BREEAM Communities includes a series of mandatory criteria; the following comprises a list for cross-checking purposes:

Table 3.1 Mandatory BREEAM Communities Standards

Step	Identifier	Assessment Issue	Criteria
Step 1	GO01	Consultation Plan	1-3
	SE01	Economic Impact	1
	SE02	Demographic Needs and Priorities	1-2
	SE03	Flood Risk Assessment	1-3
	SE04	Noise Pollution	1
	RE01	Energy Strategy	1
	RE02	Existing Buildings and Infrastructure	1-2
	RE03	Water Strategy	1-2
	LE01	Ecology Strategy	1-6
	LE02	Land Use	1-2
	TM01	Transport Assessment	1-3
Step 2	GO02	Consultation and Engagement	1-3
Step 3	None		N/A

4. Performance Overview

- 4.1. A more detailed description of targeted credits and scores is provided in the appended pre-assessment estimator and performance is summarised in the graphic below:

Figure 4.1 BREEAM Communities Section Scores



- 4.2. Achievement of all currently targeted credits would result in a score of 47.61%, exceeding the threshold score for “Good”.

5. Conclusion

BREEAM Communities is a certification standard used to assess community masterplanning and regeneration for large developments. The proposed development is of approximately 150 residential units is deemed as a small development. Achieving BREEAM community certification for this size of development would be challenging and therefor will not be targeting certification.

However, the development commits to follow the standards of achieving a BREEAM communities “Good” rating and taking on the opportunities to increase sustainability across the entire site and for the individual buildings through economies of scale, site-wide solutions, and greater flexibility in design decisions.

6. BREEAM Score Tracker

Identifier	Issue name and description	Step	Credits available	Credits Targeted	Issue weighting	Target Issue Score	Information Required
GOVERNANCE							
GO 01	Consultation Plan Mandatory credit 1. Members of the local community and appropriate stakeholders have been identified for consultation at an early enough stage in the process to influence key decisions. 2. Consultation plan is in place and the local authority has been consulted about the plan. One credit 1. An independently facilitated community consultation method will be used to engage the community on specific aspects of the design.	Step 1	1	0	2.3	0	Statement of community involvement. Copy of the consultation plan. Meeting Minutes.
GO 02	Consultation and engagement Mandatory requirements 1. The consultation plan (GO 01 – Consultation plan) is used to determine when consultation takes place and who is consulted with regarding the development proposal. 2. Good practice consultation methods are used to engage members of the community and appropriate stakeholders in the process of designing development proposals. 3. Following consultation, feedback is given to the consultation group regarding suggestions made. One credit 1. Influence and/or alteration to the masterplan can be demonstrated as a result of the consultation process. Where outcomes of the consultation have not influenced the design, the decision to not include them has been fully justified. Two Credits 1. A workshop to inform the development of the masterplan has been carried out as part of the consultation process.	Step 2	2	2	3.5	3.5	Documentary evidence of consultation. Evidence of influence/alterations to masterplan following the consultation plan.
GO 03	Design Review One Credit 1. Consultation led by an independent facilitator, is used to demonstrate how the development addresses key issues in urban design. 2. The opinions gathered through consultation have been considered in the production of the design information or documentation supported by the masterplan. 3. Feedback is given to those who participated in consultation and justification is given as to why responses were accepted or not. 4. A design review is undertaken by an independent and inter-disciplinary panel of built environment experts, to review the development proposals and assess the overall design quality. Two Credits 1. Improvements have been made to the design of the development as a result of the design review.	Step 2	2	2	2.3	2.3	Evidence of the consultation and a copy of the design information supported by the masterplan. Evidence of the design review. Design drawings to confirm that the improvements have been made due to design review.
GO 04	Community management One Credit - The consultation plan (GO 01 – Consultation plan) is used to determine how the community will be involved in the management of facilities. - All community facilities being developed during the construction phases will be managed and procedures will be in place to allow handover to a responsible party at project completion. - Training and user manuals will be provided to a responsible party on the operation and maintenance of the community facilities, particularly in relation to sustainable design measures and technologies which the users may be unfamiliar with. Two Credits - The developer agrees to provide significant support to a community group or trust to manage the implementation of one or more community facilities. Three Credits - The developer agrees to support the development of a Community Development Trust (CDT) or management company for the new community and an implementation plan is developed to support this. - The local authority agrees to work in partnership with the Community Development Trust (CDT) or management company for the new community and the roles, responsibilities and the management structures are clearly defined.	Step 3	3	0	1.2	0	A written commitment from the developer. A copy of the implementation plan. Written confirmation from the local authority and community development trust.
CATEGORY SCORE						5.8	

SOCIAL AND ECONOMIC WELLBEING - LOCAL ECONOMY							
SE 01	Economic Impact Mandatory Credit 1. An economic study is completed and clearly identifies the needs and opportunities within the local area and surrounding economy. It should focus on how the proposed development can enhance the economic wellbeing of future occupants as well as existing economic activity in the local area. One Credit 1. There will be no net reduction in employment in the local area as a result of the development. 2. The infrastructure and/or facilities within the proposed development will contribute to and/or complement existing business in the area. 3. The economic study includes a skills gap analysis for the local area. Two Credits 1. The development will result in a positive impact on economic activity in the local area, through a net increase in one or more of the following; employment, earnings and/or productivity. 2. Opportunities to attract inward investment to the area are included in the development proposal as identified in the economic study, local or sub-regional economic strategies.	Step 1	2	0	8.9	0.0	A copy of the economic study.
SE 17	Training and skills One Credit 1. The developer consults with the community, local businesses, training providers and relevant authorities to identify training and skills initiatives that would be beneficial to the local area. This builds on the work done through SE 02 – Demographic needs and priorities. Two credits 1. The development will support and promote the provision of training and skills initiatives in the local area during the planning and/or construction phase. 2. The promoted training and skills initiatives align with those identified through consultation. Three Credits 1. The developer will partner with a training provider to promote and contribute to a legacy of local training and skills initiatives for residents and businesses in the development and wider area. 2. The local training and skills initiatives will align with those identified through consultation.	Step 3	3	1	5.9	1.97	Documentary evidence of consultation. Written commitment from the developer and training provider.
CATEGORY SCORE						2.0	
SOCIAL AND ECONOMIC WELLBEING - ENVIRONMENTAL CONDITIONS							
SE 03	Flood Risk Assessment Mandatory Requirements 1. A site-specific flood risk assessment is carried out in accordance with current best practice and planning policy 2. The flood zone or zones for the development are determined in accordance with current best practice and planning policy. 3. A commitment is made to incorporate the recommendations of all appropriate statutory bodies into the masterplan. One Credit (medium or high flood risk zone) 1. Where there is a medium or high risk of flooding from any part of the development, the development has been designed to minimise flood risk on site and off site (in accordance with current best practice and planning policy) Two Credits (low flood risk zone) 1. Where the flood risk assessment demonstrates that there is a low risk of flooding for the whole development (in accordance with current best practice and planning policy).	Step 1	2	2	1.8	1.8	A copy of the site specific flood risk assessment. Written commitment to confirm that recommendations have been incorporated into the masterplan.

SE 04	Noise Pollution Mandatory Requirements 1. A noise impact assessment has been carried out by a suitably qualified acoustician to determine the sources and nature of existing noise on and around the site. 2. The suitably qualified acoustician has prepared a report setting out recommendations for addressing all identified site issues and, if necessary, attenuation of on-site noise to prevent disturbance to neighbouring noise sensitive areas. One Credit 1. All noise attenuation measures recommended in the noise impact assessment report are incorporated into the site layout of the masterplan. 2. Building locations and orientations within the masterplan have been informed by the noise impact assessment to ensure that the effects of external noise on building occupants are minimised and that potential conflicts between site occupants are reduced. Two Credits 1. The developer commits to achieve indoor ambient noise levels in buildings and where appropriate external noise levels, that satisfy the "reasonable" targets set out in BS8233 or other appropriate good practice standards or regulations. 2. The developer commits to achieve a rating noise level difference no greater than +5dB during the day) and +3dB at night compared to the background noise level (as measured in the locality of the nearest or most exposed noise-sensitive area) from: all factories, industrial premises, fixed installations or sources of an industrial nature in commercial premises within the proposed development. Three Credits 1. The developer commits to achieve noise levels from environmental noise sources 5dB (or a meaningful and reasonable dB) below the "reasonable" targets set out in BS8233 or other appropriate good practice standards or regulations. 2. The developer commits to achieve a rating noise level (as measured in the locality of the nearest or most exposed noise-sensitive area) that is no greater than the background noise level during both the day and at night from: all factories, industrial premises, fixed installations or sources of an industrial nature in commercial premises within the proposed development.	Step 1	3	1	1.8	0.6	A copy of the Noise Impact Assessment report. Confirmation that that it was undertaken by a suitable qualified acoustician
SE 08	Microclimate One Credit 1. A microclimatic simulation or study shows the effect of urban morphology on the external microclimate of the development and surrounding area. Two Credits 1. The development is designed to minimise adverse conditions, including negative microclimatic factors. Three Credits 1. An appropriate and diverse range of favourable microclimatic conditions have been created throughout the development to cater for a wide range of personal preferences. 2. The design of public space optimises microclimatic conditions throughout the year. 3. The location and design of pedestrian and cycling routes takes full account of microclimatic conditions.	Step 2	3	0	1.8	0	A copy of the microclimate simulation or study. A design specification/masterplan.
SE 10	Adapting to Climate Change One to Three Credits 1. Evidence has been used from the local authority and statutory bodies to understand the known and predicted impacts of climate change on the site. 2. Credits can be awarded based upon the degree to which the masterplan takes account of evidence of the impacts of climate change as set out below: One credit: Demonstrate how risk will be managed Two credits: Demonstrate how risk will be managed and reduced Three Credits: Demonstrate how the risks will be managed and reduced through the use of 'win-win' measure.	Step 2	3	2	2.7	1.8	Design specifications/masterplans and site plans. Evidence from the local authority and statutory bodies.

SE 13	Flood risk management One Credit 1. The recommendations of the appropriate statutory bodies within the site-specific flood risk assessment are incorporated into the masterplan, as per SE 03 – Flood risk assessment. 2. An appropriately qualified professional is appointed to carry out the calculations and provide design details for all elements regarding the surface water run-off drainage strategy in a report. 3. The report confirms that the peak rate of surface water run-off over the development's lifetime, allowing for climate change, is no greater for the developed site than it was for the pre-development site. This should comply for a 1 in 100 year event. Two Credits 1. The report confirms that any additional volume of rainwater discharge predicted to be caused by the new development for a 1 in 100 year event of 6 hour duration (including an allowance for climate change) should be reduced as far as possible using infiltration or other SuDS techniques. Where this is not possible technical justification will need to be provided and alternative flow rates will need to be satisfied. Three Credits 1. The report confirms that flooding of property would not occur in the event of local drainage system failure (caused either by extreme rainfall, a lack of maintenance or accidental damage or blockage).	Step 2	3	2	1.8	1.2	Design specifications/masterplans and site plans. A copy of the report and confirmation that this has been undertaken by an appropriately qualified professional.
SE 16	Light Pollution One Credit 1. The lighting design guide for the development has been completed in line with local authority guidance (where available). As a minimum the lighting design guide must refer to street lighting and any security lighting that will be provided by the developer on the site. Two credits 1. 100% high efficiency street lighting with limited upward light transmission will be installed. Three Credits 1. 100% high efficiency lighting with limited upward light transmission will be installed for additional lighting. 2. The lighting design guide for the development outlines how light pollution will be minimised, and the specification of the lighting confirms (where possible) that lighting is low powered and designed/installed to reduce light pollution.	Step 3	3	2	0.9	0.6	A copy of the lighting design schedule. Product specifications and written commitment from the developer.
CATEGORY SCORE						6	
SOCIAL AND ECONOMIC WELLBEING - SOCIAL WELLBEING							
SE 02	Demographic Needs and Priorities Mandatory Credit 1. The scope of the proposed development, including housing mix, community facilities and employment opportunities, has been informed by a review of the current demographic profiles and future trends of the local area. The review has been conducted based on the following: economic study (See SE 01 – Economic impact) planning policies and evidence, which should include one or more of the following: - local and neighbourhood development plans, - local strategic master-plans and zoning plans relevant local authority, - regional and national strategies - detailed consultations with members of the local community and appropriate stakeholders. 2. The community and appropriate stakeholders are consulted on the local needs and requirements that are desired as part of the proposed development. Their views are then prioritised in order of desirability (low, medium and high) taking into account the local authority's strategy for the local area. One Credit 1. Where the provision of some of these functions is outside the scope of the current development: - The long-term financial and social implications of not providing the infrastructure as part of the current development have been discussed with the local authority and other bodies as appropriate - A suitable delivery mechanism has been established to ensure delivery of required functions on an appropriate timescale and to ensure that demands are fulfilled whilst avoiding the creation of facilities that will be unsustainable in the short-term.	Step 1	1	0	2.7	0	A copy of the review. Documentary evidence of consultation outcomes.

SE 05	Housing provision One Credit 1. The housing types and tenures for the development are determined based on the needs in the local area (See SE 02 – Demographic needs and priorities) and any information held by the local authority regarding the type and tenure of housing required in the area. 2. The developer and local authority agree on specific levels of housing provision for different types and tenures. 3. The developer commits to achieving (or requiring a subsequent developer to achieve) minimum best practice space standards in all housing in the development. 4. The different tenures are distributed across the development and different tenure types are integrated with each other in terms of design to reduce the impact of housing type/tenure on social division. Two Credits 1. Suitable financial models and conditions or commitments have been established to: - ensure that local residents and any residents that were displaced by the development are given priority consideration for affordable residences or subsidised housing provided on the new site (identified as part of SE 02 – Demographic needs and priorities). - ensure the affordable residences or subsidised housing (identified as part of SE 02 – Demographic needs and priorities) will be available to meet the future demographic trends in the area.	Step 2	2	2	2.7	2.7	A copy of the local needs investigation report. Written confirmation from developer regarding agreed levels of housing provision. Written Commitment from developer to achieving best practice space standards. Copies of design specifications/site plans.
SE 06	Delivery of services, facilities and amenities One to Six Credits 1. The list of local needs and requirements from SE 02 – Demographic needs and priorities is used to confirm which services, facilities and amenities will be provided on the site and to what timescales. 2. The commitments are confirmed through a binding mechanism as highlighted in CN2. 3. All services, facilities and amenities have a timescale for provision that has been agreed with the local authority and are located within walking distance of all dwellings via a safe and convenient pedestrian route. 4. Credits can be awarded based upon the level of local needs or priorities that have been incorporated into the masterplan One additional credit 1. Funding will be secured and structured organisations will take over the operation of the provided services or facilities once construction is completed. 2. A management organisation agrees to undertake a monitoring and reporting process to regularly review the suitability and performance of services.	Step 2	7	0	2.7	0.0	Documentary evidence for the services, facilities and amenities to be provided on site. A copy of the legal commitment, contract or legally binding commitment. Written confirmation from the local authority in regards to items 3. and 4. Design specifications
SE 07	Public Realm One Credit 1. Consultation has taken place with the local authority and potential users of the development to understand the activities, uses and local identities that the public realm can promote. Where appropriate, the consultation also considers how existing residents currently use this space. 2. The public realm is designed to allow multiple uses for different users, including children, the elderly and disabled people with consideration given to safety, comfort, disturbance and security. 3. The design of the public realm takes account of connectivity throughout the development and into the surrounding area, encouraging new movement and activity. 4. An assessment is undertaken to determine the suitability of using shared street space or home zones within the development. 5. Where the assessment has identified appropriate streets for shared spaces, design plans indicate where these spaces will be developed within the site. Appropriate levels of signage and surface treatments/landscaping will be used to clearly define these areas. OR 6. Where shared street spaces are not appropriate, the design plans indicate how space for social interaction has been considered in the design of streets and open areas throughout the development and its surroundings. Two Credits 1. Evidence from the microclimate study is used to influence the design of the public realm. 2. The local identity of the area is strengthened through the design of social spaces. This is accomplished by incorporating information from community consultation. 3. For a mixed use development, a mix of uses on the ground floor encourages a sense of vibrancy. Design measures should: - encourage frequent use - promote activity overspill (e.g. café) to the street - allow views both out and in.	Step 2	2	1	2.7	1.35	Evidence of consultation. Masterplans/Site Plans. A copy of assessment for item 4. A copy of the microclimate study.

SE 09	Utilities One Credit 1. The development will aim to minimise the number of access points for services, taking into account: - the scale and density of the development - links to the existing infrastructure - ease of access for maintenance 2. The following service providers have committed to coordinate the installation of related infrastructure, as relevant: - gas - electricity - water/sewerage - telecommunications/internet - heat and cooling (where relevant). Two Credits 1. Access to the service(s) is provided away from any circulation routes on site. 2. Individual service providers have committed to provide access to the network(s) for maintenance which will not severely interrupt customer supply or cause unnecessary disruption or expense Three Credits 1. Ducting is provided by the individual service providers in addition to the necessary capacity to allow for future expansion of services.	Step 2	3	0	0.9	0	Evidence to account for minimisation for the number of access points for services, commitment to installation of infrastructure and that the access to services are provided away from circulation routes on site. Written confirmation from relevant service providers.
SE 11	Green Infrastructure One Credit 1. Consultation has taken place with the local authority, existing residents and potential users of the development to understand the desired uses, design, quantity and location of accessible and natural greenspace. 2. A green infrastructure plan is developed as a part of the masterplan. A summary of the consultation responses and any constraints restricting the provision of natural accessible greenspace are explained in this document. Two credits 1. The masterplan is designed to allow all residents to be within walking distance of greenspace via a safe and convenient pedestrian route. 2. There is a management strategy in place or the developer can confirm it will be in place to provide long-term maintenance of the greenspace before practical completion of the project. This can be through any of the options below: - the developer sets up a residents' association with funding arrangements, - the developer or owners hand over the maintenance responsibility of new or existing - areas of open space to the local authority or another appropriate body, usually with a commuted sum with which it can fund future maintenance, - the local authority or developer makes an arrangement with a suitable third party for long-term maintenance. Three Credits 1. The green infrastructure plan sets out the provision of the desired uses and design of greenspace set out in consultation. Any deviation from consultation responses is reasonably justified. 2. In urban areas, best practice guidance for accessible natural greenspace is followed. Four Credits 1. The green infrastructure plan sets out the provision of the desired quantity and location of greenspace set out in consultation. Any deviation from consultation responses is reasonably justified.	Step 2	4	1	1.8	0.45	Documentary evidence of the consultation. A copy of the green infrastructure plan. Design specifications/Masterplan/site plans. Management strategy/commitment from developer. Documentary evidence to show best practice guidance for accessible natural greenspace is followed.

SE 12	Local Parking One Credit 1. Consultation has taken place between the local authority, other authorities with responsibility for road networks in the area, developer, community representatives and other stakeholders. The consultation considers parking in relation to the following: - size and type of the development - expected levels of car ownership/visitor numbers to the development - expected levels of other vehicle use on site (e.g. cycles, delivery vehicles, motorcycles, mobility scooters, etc.) - acceptable distances between parking and residences/facilities - the extent to which private car journeys can be replaced by more sustainable modes (walking, cycling, public transport) or by other arrangements (such as home delivery of shopping) - the need to use land efficiently - the provision of public transport. 2. The results of the consultation have been analysed and an appropriate level of parking for the development that promotes sustainable transport choices has been agreed with the local authority. 3. Parking is integrated into the development without allowing it to dominate the space or interfere with cyclist, pedestrian and vehicle movement. 4. Residential parking is overlooked by houses and is located an appropriate distance from the vehicle owner's dwelling, as established during consultation	Step 2	1	1	0.9	0.9	Evidence of consultation. Summary of the parking provision analysis and written confirmation from the local authority. Design specifications and a copy of the masterplan or relevant site plans.
SE 14	Local Vernacular One credit 1. A review of the proposed development site and surrounding area is undertaken to establish the local character. 2. Consultation has taken place between the local authority, developer, community representatives and other stakeholders. As a minimum the consultation considers the following: - building materials - building colour - architectural style - building heights and forms - continuity between building style within the development and the surrounding area - the ability of residents to personalise their own dwelling. 3. The results of the consultation have been analysed in conjunction with the outcome of the local character review to determine the key elements to be implemented in the design of the site. Two credits 1. Steps have been taken to reinforce the local identity, this may include but is not limited to: - use of local materials - use of local building forms, heights and architectural features - inclusion or retention of historic features/associations (e.g. retaining archaeological foundations, etc.) - use of local or regional plant species throughout the development - use of public art - involving the community in the design of community focal points and open spaces etc.	Step 3	2	2	0.9	0.9	A summary of the local character review. Documentary evidence of consultation. Summary of the analysis. Commitment from the developer to confirm that the results of the consultation have been analysed in conjunction with the outcome of the local character review. Design specifications/masterplan/site plans.
SE 15	Inclusive Design One Credit 1. An inclusive design and operational management strategy is produced at the outset of the development including issues of accessibility, inclusion and emergency egress for all occupants and visitors, with specific consideration to people's wellbeing, age, gender, ethnicity, beliefs and/or disability related needs. 2. Consultation and recognised national and local guidance are used to inform inclusive design and operational management. Two Credits 1. An individual person is appointed within the design team to champion and provide oversight on inclusive design during the development of the masterplan. 2. The masterplan incorporates relevant aspects of inclusive design. Three Credits 1. An appropriately qualified independent access consultant is appointed to provide expert advice on the both strategic and detailed design proposals. 2. The independent access consultants recommendations have been incorporated into the masterplan and used to inform operational management strategy.	Step 3	3	0	1.8	0	A copy of the inclusive design and operational management strategy. Written confirmation from the developer. Masterplan/site plan.
CATEGORY SCORE						6.3	

RESOURCES AND ENERGY							
RE 01	Energy Strategy Mandatory requirements 1. An energy strategy has been written for the proposed development by an energy specialist. One to Ten Credits 1. The developer commits to implementing recommendations in the energy strategy that will result in a reduction in carbon dioxide emissions associated with baseline energy demand. Eleven Credits 1. The development is 'carbon neutral' (receiving 10 credits above). 2. The developer commits to implementing recommendations in the energy strategy that will result in a 'carbon negative' development.	Step 1	11	2	4.1	0.7	A copy of the Energy Statement and confirmation this was undertaken by an energy specialist
RE 02	Existing Buildings and Infrastructure Mandatory requirements 1. An assessment of any existing buildings and infrastructure is carried out to determine what can be refurbished, re-used, recycled or maintained and those of significant value. The assessment considers the following: - heritage and local identity - the location and condition of buildings and infrastructure - the embodied carbon in existing materials - potential uses of buildings and infrastructure - possible use of materials (on or off site) - community and local authority knowledge and opinion (see GO 01 – Consultation plan). - local or regional authority, best practice guidance, policies or strategies (where they exist) 2. A decision is made and justified with evidence regarding the use and/or demolition of all existing buildings and infrastructure on site. One Credit 1. The developer commits to the reuse or recycling of building and/or infrastructure materials on the development site. Two Credits 1. The developer commits to refurbishing any existing buildings and/or infrastructure that have been identified in the assessment. 2. The developer commits to refurbishing any existing buildings and/or infrastructure that have been identified in the assessment as being of significant value to the local community or for sustainability reasons.	Step 1	2	0	2.7	0.0	A copy of the assessment. Documents to show the use and/or demolition of all existing buildings and infrastructure onsite.
RE 03	Water Strategy Mandatory requirements 1. The developer engages with water suppliers, the local authority and the appropriate regulatory body to develop overall water consumption targets for the development taking account of: - the current availability of water and demands in the area - the future predicted availability taking climate change into account - the predicted water demand for the area resulting from growth and climate change. 2. A water strategy is prepared to manage water demand on the development site to meet the above consumption targets. The strategy includes: - actions to minimise the predicted use on the development; and maintain this in the future - ownership and maintenance of any shared facilities - design options to reduce the water demand in landscaping, any other predicted water - use and on-site collection/storage opportunities - targets for water use in residential and non-domestic buildings in the development site. One Credit 1. The developer commits to the water consumption targets set within the water strategy for all buildings on the site. 2. The developer commits to design and specify landscape, planting and hard surface areas in accordance with the water strategy. 3. Responsibilities for management and maintenance of water supply/collection facilities are established and commitments are in place.	Step 1	1	1	2.7	2.7	Documentary evidence to confirm the developer has set targets after engaging with water suppliers, local authority and the appropriate regulatory body. A copy of the water strategy.

RE 04	Sustainable buildings One Credit 1. The developer and design team have committed to designing new or refurbished buildings on site to comply with recognised industry best practice standards in sustainable design for one or more of the following key sustainability areas: energy, water, waste, embodied impacts of materials, and occupant health and wellbeing. 2. The commitment is confirmed through a planning condition (or other binding mechanism, such as a planning obligation) by the local authority. Two Credits 1. The developer and design team have committed to designing new or refurbished buildings on site to comply with recognised industry best practice standards in sustainable design for all of the following key sustainability areas: energy, water, waste, embodied impacts of materials, and occupant health and wellbeing. 2. The commitment is confirmed through a planning condition (or other binding mechanism, such as a planning obligation) by the local authority. Three to Six Credits 1. The developer and design team have committed to using an accredited third party assessment scheme, to measure the level of sustainable design, construction and refurbishment of all buildings on the site.	Step 3	6	2	4.1	1.4	Copy of the planning condition. Copy of the relevant legal commitment and confirmation that the contracts will align with the planning of urban zone requirements.
RE 05	Low impact materials Sustainable materials One to Three Credits 1. Contractors and sub-contractors have environmental management policies and procedures, such as EMAS/ISO14001, in place to ensure the sustainable management and supply of materials used in the public realm. 2. Credits are awarded based upon the percentage of materials (used in the public realm) that achieve an A+ to B rating, as defined in the Green Guide to Specification. Road Construction Materials One to Three Credits 1. Credits are awarded based upon the percentage of road or path construction material that is locally reclaimed or constituted from recycled material.	Step 3	6	3	2.7	1.4	A copy of the environmental management policies and procedures. Design Specifications.
RE 06	Resource efficiency One Credit 1. Where existing buildings and infrastructures on the site have been identified in RE 02 – Existing buildings and infrastructure for refurbishment, reuse or demolition, an audit of any existing buildings, structures or hard surfaces is completed to maximise the recovery of material from demolition or refurbishment for subsequent high-grade applications. The audit must be referenced in the waste management strategy or plan and cover: - identification and quantification of the key refurbishment or demolition materials. - potential applications and any related issues for the reuse and recycling of the key refurbishment and demolition materials. 2. Where the works are likely to produce excavation waste (soils and stones), the following is assessed and referenced within the waste management strategy or plan: - an estimate of the amount of excavation waste generated - how to maximise reuse of excavation waste on site if feasible, and if not, how to maximise the recovery of material. 3. The design team has embedded resource efficiency within the overall scheme design with specific reference to best practice guidance principles for Designing out Waste principles for any civil engineering works being undertaken on-site and at the building level. 4. A waste management strategy or plan has been completed to confirm the estimated amount and types of construction, demolition, and excavation waste from the site development, including infrastructure development and landscaping. Two Credits 1. Landscape designs have been informed by and make reference to the waste management strategy or plan, with specific aims to retain construction, demolition and excavation materials and waste on site. 2. Where design work has already started at the building level, designs make reference to best practice guidance principles for Designing out Waste principles and are informed by the waste management strategy or plan. Where plot or building level developer agreements are not yet in place this must be a requirement of the development project. 3. Where individual plots are developed independent to the whole site, the developer has provided a written commitment to reduce and recover waste during the construction phase and put in place contractual agreements with the main contractor or waste management contractor. Three to Four Credits 1. The developer has provided a written commitment that an agreement will be in place at the start of construction to divert non-hazardous construction and non-hazardous demolition waste from landfill.	Step 3	4	3	2.7	2.0	A copy of the pre-demolition audit. A copy of the waste management strategy or plan. Design specifications. Written commitment from the developer.

RE 07	Transport Carbon Emissions One Credit 1. A feasibility study/desk-based assessment is undertaken using the information from the transport assessment or transport statement (see TM01 – Transport assessment) to establish appropriate alternative transport options for the development. 2. Travel plans (see TM01 – Transport assessment) for the development set out the appropriate alternative transport options, on the basis of: - occupancy of the development - potential reduction in greenhouse gas emissions from different solutions - costs involved in different solutions - existing alternative transport facilities within the community - possibility of external funding - potential for community management of solutions. 3. At least one alternative means of sustainable transport has been established/incorporated into the development. 4. The sustainable transport options are advertised in order to ensure all residents and users of the community are aware of the options available. 5. Management plans are in place to monitor use and ensure facilities are well maintained.	Step 3	1	1	2.7	2.7	A copy of the feasibility study. A copy of the travel plan. A copy of the management plan. Documentary evidence of an alternative means of sustainable transport. Written confirmation from the developer that the sustainable transport options are advertised.
CATEGORY SCORE						10.9	
LAND USE AND ECOLOGY							
LE 01	Ecology Strategy Mandatory requirements 1. A suitably qualified ecologist has been appointed and has undertaken an Ecological Impact Assessment 2. The Ecological Impact Assessment takes account of any local knowledge of ecological issues through a process of consultation 3. An ecology strategy, covering the construction and operation phases, has been drawn up by a suitably qualified ecologist to avoid damage to any valued ecological features on or near site. The strategy is based on the findings of the Ecological Impact Assessment. 4. Where it is unavoidable that damage to a valued ecological feature will occur, a mitigation plan or compensation plan has been agreed by the appropriate statutory body and the suitably qualified ecologist to ensure there is no net loss of any of the valued ecological features. 5. The suitably qualified ecologist confirms that the masterplan conforms with the ecology strategy One Credit 1. The ecology strategy outlines a plan (agreed by the appropriate statutory body) to ensure there is a net gain in biodiversity. 2. The Suitably Qualified Ecologist confirms that the masterplan will result in a net gain in biodiversity.	Step 1	1	1	3.1	3.1	A copy of the Ecological Impact Assessment and confirmation this was undertaken by a suitably qualified ecologist. A copy of the consultation plan. A copy of the ecology strategy. A copy of the mitigation or compensation plan or ecology strategy. Written confirmation from the
LE 02	Land Use Land contamination Mandatory requirements 1. A preliminary investigation (desk study and site reconnaissance) has been carried out, in line with best practice guidance, by a contaminated land specialist to identify any potential land contamination issues with the site. 2. Where the preliminary investigation has identified potential land contamination issues, the contaminated land specialist has performed a site investigation (in line with best practice guidance) and risk assessment to determine the presence and levels of any contamination affecting the site and make recommendations on any remediation required. One Credit 1. Where remediation is required, the findings of the site investigation and risk assessment have informed the masterplan. Two Credits 1. A remediation strategy for the site has been prepared by a contaminated land specialist in line with best practice guidance. Previously developed land One Credit 1. At least 75% of the area of the proposed development site is on previously developed land.	Step 1	3	0	2.1	0.0	A copy of the preliminary investigation and confirmation this was undertaken by a contaminated land specialist. A copy of the contaminated land site investigation and risk assessment, if applicable.

LE 03	Water Pollution One Credit 1. A comprehensive and up-to-date drainage plan of the site is produced by a appropriately qualified professional. 2. The drainage plan will be made available to the authority responsible for maintaining the drainage infrastructure and future development occupiers. 3. Measures are put in place to avoid any potential water pollution during construction in accordance best-practice guidance for pollution prevention. Two Credits 1. An appropriately qualified professional designs a system to ensure that the run-off from all hard surfaces shall receive an appropriate level of treatment in accordance with best practice SuDS guidance to minimise the risk of pollution. 2. Where the building has chemical/liquid gas storage areas, shut-off valves are fitted to the site drainage system to prevent the escape of chemicals to natural watercourses (in the event of a spillage, leak or bunding failure). 3. Oil/petrol separators (or equivalent systems) are specified in surface water drainage systems, where there is a high risk of contamination or spillage of substances such as petrol and oil. Three Credits 1. The appropriately qualified professional confirms that there will be no discharge from the developed site for rainfall depths up to 5mm.	Step 2	3	2	1	0.7	A copy of the drainage plan. Written commitment from developer that measurements are in place to avoid potential water pollution during construction.
LE 04	Enhancement of ecological value One Credit 1. The masterplan enhances ecological value through the creation of appropriate new habitats or through the increase in scale of existing habitats on the site in accordance with the recommendations of the suitably qualified ecologist and appropriate statutory or wildlife bodies. Two Credits 1. The masterplan enhances ecological value through the protection, enhancement and/or creation of wildlife corridors on the site, linking established and/or new wildlife habitats on or adjacent to the site. These proposals should be developed in accordance with the recommendations of the suitably qualified ecologist and appropriate statutory or wildlife bodies. Three credits 1. The ecological plans are integrated within a green infrastructure plan (or similar strategy) to maximise the following (when appropriate): - amenity and social provision - occupier/user health and wellbeing - conservation (heritage and archaeology) - adaptation to climate change - aesthetic value of green spaces on and near to the site.	Step 2	3	3	3.1	3.1	Written confirmation from the suitably qualified ecologist. A copy of the green infrastructure plan.

LE 05	Landscape Pre-requisite The suitably qualified ecologist confirms that the detailed landscaping and planting design and site-specific protection measures conform with the ecology strategy prepared under LE 01 – Ecology strategy. One credit 1. At least 60% of tree, scrub and herbaceous planting consists of appropriate native species (or other ecologically appropriate species where recommended by the suitably qualified ecologist to complement the local landscape). 2. A commitment is made to appoint an ecology supervisor of the construction team or chief ecologist to ensure the ecological strategy is implemented throughout the construction phase. Two Credits 1. Water efficiency is considered in the selection of tree, scrub and herbaceous planting specifications and any associated irrigation systems. This is informed by the water strategy in RE 03 - Water strategy. Three credits 1. At least 80% of tree, scrub and herbaceous planting consists of appropriate native species (or other ecologically appropriate species where recommended by the suitably qualified ecologist to complement the local landscape). Four credits 1. There is a commitment to prepare and implement a landscape management and maintenance plan to ensure the long-term achievement of the ecology objectives and their maintenance during occupation. 2. The plan should allow for planned maintenance and protection and will be in place for areas that are not covered by the local authority for at least the first five years from the time the development is occupied. 3. The plan should also establish appropriate and enforceable responsibilities for management and maintenance that have been agreed and set out in accordance with the ecology strategy under LE 01 – Ecology strategy. Sustainable Landscape Design - One Credit 1. Criterion 1 is achieved 2. The proposed landscape design has been developed with reference to the community needs outlined in consultation for SE 07 – Public realm. 3. Existing landscape features and landmarks considered to be important will be preserved in the new development. 4. The proposed landscape design has been assessed by an independent design review panel to ensure the design achieves environmental, social and aesthetic outcomes (see GO 03 – Design review).	Step 2	5	3	2.1	1.3	Written confirmation from the suitably qualified ecologist. A written commitment from the developer to appoint an ecology supervisor and to prepare a landscape and maintenance plan.
LE 06	Rainwater Harvesting One to Three Credits 1. Credits are awarded based upon the percentage of the total hard surface for the site (roof plus hard-standing) that is designed to allow the harvesting of rainwater for re-use. Credits are awarded based upon the following: One credit - Between 5% - 25% Two Credits - 26% - 50% Three Credits - Greater than 50% 2. Rainwater collection systems are designed and specified in accordance with the national best practice standard (to ensure both the demand and yield for the building will be considered when sizing the tank) 3. The collection area is measured in accordance with the national best practice standard.	Step 3	3	0	1	0.0	Design Specification/Masterplan/Site plans. Calculations and written confirmation from developer.
CATEGORY SCORE							8.1

TRANSPORT AND MOVEMENT							
TM 01	Transport Assessment 1. A transport assessment or transport statement is developed following scoping discussions with the local authority and local, national and regional authorities (where applicable) responsible for roads and other transport networks. 2. A travel plan is developed by a travel plan coordinator for the site outlining the design methods used to encourage and implement sustainable transport and movement. One Credit 1. The transport assessment or statement and travel plans positively influence the environmental sustainability of the development and wellbeing of future residents. Two Credits 1. The transport assessment or statement confirms that there is spare capacity to meet the demands of the proposed development. OR 2. Where development is phased, public transport services will be subsidised either by the developer of the local municipality to ensure residents occupying the early phases of development can use these services from the outset.	Step 1	2	1	3.2	1.6	A copy of the transport assessment. A copy of the travel plan
TM02	Safe and appealing streets One Credit 1. The transport assessment or statement and travel plans are used to inform the objectives for the design of streetscape. 2. A context appraisal is carried out to determine the appropriate layout of streetscape in relation to the existing or planned buildings and/or open space. 3. A movement framework is developed to determine the layout and design of streetscape that will promote sustainable modes of movement and transport through travel plans. 4. Street layouts and the design of pedestrian and cycle routes are safe and secure by incorporating the following: - in residential areas, all streets and open spaces will be overlooked - all access points and routes through the site will be well lit, direct and overlooked - pedestrian crossings are designed to ensure safety for all users - a clear distinction is made between public, semi-public and private external spaces. 5. Design measures are incorporated into the masterplan to ensure safety with regard to large vehicles, pedestrian and cyclist movement. As a minimum, vehicle delivery areas are not accessed through parking areas and do not share pedestrian and cyclist routes. Two Credits 1. The landscape design covers pedestrian routes through design and the provision of attractive landscaping. 2. Pedestrian routes allow easy navigation around the development using key features and existing neighbourhoods to aid navigation. As a minimum, the following is achieved: - new routes into the development are a continuation of existing routes from the surrounding area - routes connect residential areas to, and between, community focal points in the development and surrounding area. Three Credits 1. Within the development's traffic management plan, targets have been set to reduce road traffic accidents and these targets have been agreed and informed by the authorities responsible for monitoring and reporting road traffic accidents. 2. Potential noise, visual and vibration disturbance from heavy vehicles has been mitigated through road layout, building orientation and buffer zones.	Step 2	4	4	3.2	3.2	A copy of the context appraisal or transport assessment. A copy of the design specifications/masterplan/site plans. A copy of the traffic management plan. A commitment letter to confirm a maintenance contract will be in place for at least the first five years.
TM 03	Cycling Network One credit 1. The movement framework or similar covering the items below: - Cycle routes within the development connect to, or are a continuation of existing routes from the surrounding area. - Cycle routes connect residential areas to, and between, community focal points in the development and surrounding area. - Cycle routes are direct and safe (well lit, safe road crossings etc.). - Cycle routes are segregated from vehicles and pedestrians. - Adequate signage detailing directions and route information is provided to aid cyclist navigation around the development and into the surrounding area. - Special provision is provided at junctions (including roundabouts) for cyclists. Junctions are designed to ensure that cyclists can see, and be seen by other road users. Cyclists are given priority at interchanges with other infrastructure networks, for example, through the phasing of lights, priority crossing points and advanced stop lines. - Cycle routes are attractive and designed to be enjoyable in order to encourage cycling and discourage the use of vehicles.	Step 2	1	1	2.1	2.1	A copy of the movement framework.

TM 04	Access to public transport One to four credits 1. The distance from each building entrance to a compliant transport node must be via a safe and convenient pedestrian route 2. Public transport provision for the compliant transport nodes is agreed with the local authority and as a minimum takes into account of: - public transport routes and stops - frequency of services at peak and off peak times.	Step 2	4	1	2.1	0.5	Design specification/masterplan/site plans.
TM 05	Cycling Facilities One Credit 1. Consultation has taken place between the local authority, developer, community representatives and other stakeholders to establish the likely facility requirements. The consultation considers all expected users of the development (residents and non-residents), existing cycling facilities, potential location of facilities and expected demand. 2. The results of the consultation have been analysed and an appropriate level of cycle facilities to promote cycling for the development has been agreed. 3. A commitment is made to provide adequate space for cycle storage to accommodate the minimum standards. 4. A legal agreement, contract or permit is in place to ensure non-residential plot developers provide an appropriate number of showers, changing facilities and lockers, and space for drying wet clothes. Two Credits 1. The local authority and developer have agreed a maintenance strategy for the cyclist facilities and dedicated funds are allocated for the maintenance and adjustment of the cyclist facilities in communal locations.	Step 3	2	2	1.1	1.1	Documentary evidence of consultation. Summary of the analysis and written confirmation from the developer. A copy of the legal agreement. A copy of the maintenance strategy and written confirmation from the developer and local authority.
TM 06	Public Transport Facilities One Credit 1. Consultation has taken place between the local authority, developer, community representatives and public transport providers to establish the likely facility requirements. As a minimum, the consultation considers the following: - occupants and potential visitors and their accessibility needs (the needs of occupants are informed by the - demographic profile completed for 'SE 02 – Demographic needs and priorities') - expected number of users at each public transport stop - existing facilities - provision of facilities and amenities. Two Credits 1. Shelters within the development will be compliant with the items listed in Table 1 (attached separately).	Step 3	2	0	2.1	0.0	Documentary evidence of consultation. Summary of the analysis and design specifications. Design specifications/masterplan/site plans.
CATEGORY SCORE							8.5
INNOVATION							
Inn	Innovation 1. One innovation credit can be awarded for each innovation application approved by BRE Global, where the development complies with the criteria defined within an Approved Innovation application form.	N/A	7	0	7	0	A copy of the Approved Innovation application or confirmation of the Approved Innovation reference number.
CATEGORY SCORE							0
FINAL BREEAM SCORE							47.6
FINAL BREEAM RATING							GOOD