



Station Hill Phase 3A

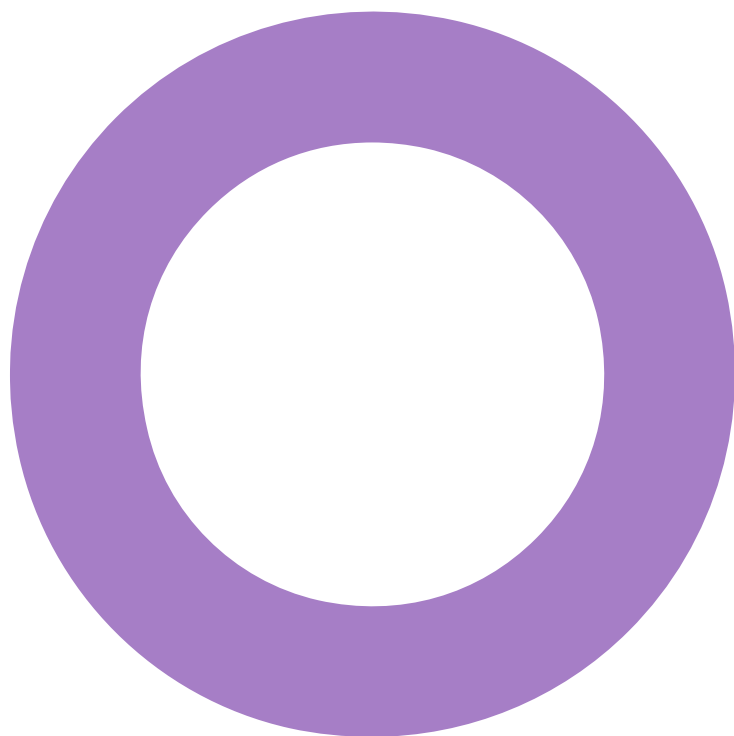
Plot A/B & D Sustainability Statement

Revision 02
February 2026

Station Hill Phase 3. Reading. SH Reading Master LLP.

SUSTAINABILITY
SUSTAINABILITY STATEMENT

REVISION 02 – 20 FEBRUARY 2026



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	11/12/2025	Draft issue for comment.	W. Firmstone	J. Pollard	J. Drane
01	30/01/2026	Draft for planning.	W. Firmstone	J. Pollard	J. Drane
02	20/02/2026	Final issue for planning.	W. Firmstone	J. Pollard	J. Drane

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Executive summary.

The proposed Station Hill Phase 3 development in Reading has achieved outline planning under an existing application [Ref. 192032]. This document is submitted on behalf of SH Reading Master LLP (hereafter referred to as the Applicant) in support of a Reserved Matters application pursuant to Outline Planning Permission ref. 192032, relating to Station Hill, Phase 3A (Plots A/B and D), Reading. The application seeks approval of the reserved matters for the development of Plots A/B and D, comprising the erection of two buildings to deliver residential units (Use Class C3), including affordable housing, ground floor flexible commercial accommodation (Use Class E), residential amenity spaces, associated landscaping and public realm works, including Station Hill Gardens and enhancements to Station Hill Square, together with new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, and all other associated works, in accordance with the approved Station Hill Masterplan. Figure 1 shows the Phase 3A within the wider Station Hill development context.

This report describes how the proposed Station Hill Phase 3A development, will implement sustainable measures in respects to taking a holistic approach to sustainability. Matters ranging from management, energy and water savings, sourcing of materials, waste management, transport and more will be addressed throughout this report.

The Statement responds specifically to the Reading Borough Core Strategy and the Supplementary Planning Guidance on Sustainable Design and Construction; and the Reading Borough Local Plan. In line with the agreed requirements of the local planning authority, the ground- and lower-ground floor retail spaces will be designed to achieve a BREEAM New Construction V6.1 'Very Good' rating.

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

- **Management** – Design development will be informed by project delivery, and third-party stakeholder consultation. The site will be managed in line with best practice, including monitoring of site utilities consumption. Detailed technical information will be provided upon handover, allowing the building to be used in line with the design intent.
- **Health & wellbeing** – Visual comfort for occupants will be prioritised during the design, through glare control measures, enabling view out in dwellings, and designing internal and external lighting in accordance with best practice guidelines. Air quality and acoustic comfort are also prioritised internally, with external spaces provided to give building users access to a safe and secure amenity.
- **Energy & carbon** – Residential spaces will be designed to prioritise occupant wellbeing. The Local Plan requires developments of ten dwellings or more to be 'Zero Carbon', details of the energy strategy for the Proposed Development are contained within the Energy Statement [5500022-HL-XX-XX-RP-ST-402026]. A detailed assessment of the energy performance for the development is provided. A comprehensive metering and sub-metering strategy is proposed at the site boundary and internally within dwellings and landlord spaces.
- **Transport** – Vehicle servicing is designed to maintain safe pedestrian access, with cycle storage provided to promote active travel. Secure cycle storage is located at street and podium levels with clear, visible access for cyclists, supported by conveniently located visitor cycle parking within the public realm.
- **Water** – Efficient sanitaryware is to be specified in compliance with Building Regulations Part G. Mains- and sub-meters are specified at the site boundary and within water-consuming building areas. Leak detection systems will alert occupants and landlord BMS systems to prevent water wastage.
- **Materials** – The Proposed Development has been designed for a cohesive appearance with the previous phases of the wider-site. Materials will be specified to minimise environmental impact, and to prevent damage and degradation in areas of high traffic or at particular risk from environmental factors.
- **Waste** – A pre-demolition audit has been undertaken to identify opportunities for re-use within the Proposed Development. Targets will be set for waste generation and diversion from landfill for all site works. Operational waste will be managed through communal waste stores to promote ease of collection.

- **Land use & ecology** – The proposals have been informed by a Preliminary Ecological Appraisal and are designed to retain and protect existing ecological features of value, including on-site trees, while enhancing biodiversity within a predominantly urban context. Through wildlife-friendly landscaping, native planting, integrated ecological features and the management of invasive species, the development will deliver measurable ecological enhancement.
- **Pollution & flooding** – Non-combustion building services systems are specified to minimise NO_x emissions. The site is situated in Flood Zone 1, drainage design accounts for an allowance for climate change and will reduce pollution from surface water run off through rainwater harvesting, permeable paving, and attenuation storage tanks.
- **Innovation** – A maximum score for Considerate Constructors (or equivalent) will be targeted, minimising the site impact on local communities and environments. A biodiversity net gain will be achieved beyond the statutory requirement of 10% required by the Environment Act 2021.



Figure 1: Station Hill Development (Source: Gensler)

1. Introduction.

1.1 Purpose of the report.

This document is submitted on behalf of SH Reading Master LLP (hereafter referred to as the Applicant) in support of a Reserved Matters application pursuant to Outline Planning Permission ref. 192032, relating to Station Hill, Phase 3A (Plots A/B and D), Reading. The application seeks approval of the reserved matters for the development of Plots A/B and D, comprising the erection of two buildings to deliver residential units (Use Class C3), including affordable housing, ground floor flexible commercial accommodation (Use Class E), residential amenity spaces, associated landscaping and public realm works, including Station Hill Gardens and enhancements to Station Hill Square, together with new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, and all other associated works, in accordance with the approved Station Hill Masterplan.

This Sustainability Statement has been prepared to demonstrate how the sustainability-related aspects of the Proposed Development meet the requirements of pertinent national and local planning policy. Consideration has been given to the following in line with Reading planning policy requirements:

- Site management and engagement with local communities;
- Provision of natural lighting, high acoustic performance, and good air quality;
- Fabric performance, overheating and energy-efficiency equipment;
- Transport impacts, active travel, and public transport connectivity;
- Water component efficiency;
- Carbon impacts of material selection, and designing for efficiencies in construction and operation;
- Waste management procedures on site and in operation;
- Protection and enhancement of ecological value on-site;
- Minimisation of surface water run-off, control of environmental pollution, and global warming impacts of the development; and
- Any innovative approaches to design.

1.2 Proposed Development.

The Proposed Development comprises two residential buildings across Plots A/B and D, delivering 600 build-to-rent homes, including 75 affordable homes, alongside new flexible ground-floor retail and café uses, resident amenities and extensive landscaped public realm. The scheme will provide new north-south pedestrian routes linking Garrard Street, Greyfriars Road, Friars Walk and Reading Station, together with a new central garden, play space and enhancements to Station Hill Square, completing this phase of the Station Hill Masterplan.

The site occupies a highly accessible location immediately south of Reading Station, within Central Reading, and forms part of the wider Station Hill regeneration area. Over the past four years, Phases 1 and 2 have been successfully delivered, providing new homes, a landmark office building, public spaces and improved pedestrian connections that have transformed the area around the station. Phase 3A represents the next stage of this comprehensive development, building on this success to complete key movement routes, public realm spaces and development plots within the approved masterplan framework.

Phase 3A is brought forward pursuant to the 2021 Outline Planning Permission, which establishes the parameters for detailed development across the site. That consent allows for up to 750 homes within Phase 3 (Plots A/B and D). The current proposals deliver 600 homes, representing a deliberate reduction from the maximum permitted in order to prioritise apartment quality, generous resident amenity, landscaped terraces and high-quality public realm. Together, the development will bring around 1,000 new residents into the heart of Reading, supporting the vitality of the town centre and reinforcing Station Hill as a thriving, mixed-use neighbourhood.

The new homes will be professionally managed as part of a build-to-rent model, consistent with earlier phases at Station Hill, and will be supported by a comprehensive range of shared amenities, active frontages and car-free living (with the exception of servicing and accessible parking). In combination with the delivery of Station Hill Gardens, improvements to surrounding streets and the completion of Station Hill Square, Phase 3A will play

a critical role in realising the final vision for Station Hill as a well-connected, inclusive and high-quality place to live, work and spend time.

1.3 The site location.

The application site forms part of the wider Station Hill Masterplan and is located immediately south of Reading Station. Part of the site is currently occupied by Xafinity House and a temporary car park and hard standing. The surrounding area comprises the completed Phase 1 and Phase 2 developments at Station Hill, including residential buildings (Ebb & Flow), One Station Hill, public realm and key pedestrian connections.

Figure 2 details the Phase 3 site location, including Plot C (office-led) which is to be captured under a future phase of the scheme.

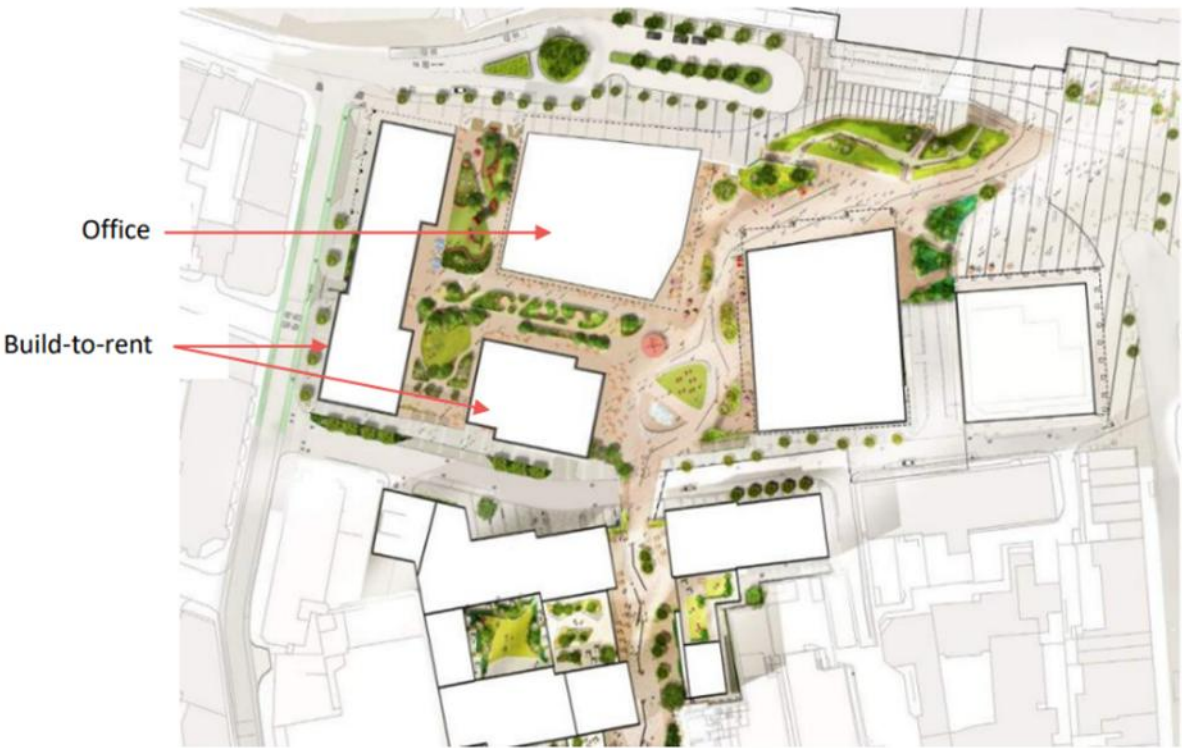


Figure 2: Site location (Source: Gensler).

Table 1 below sets out the floor areas for the different site uses and the total GIA, in line with the Planning Consultant's Planning Statement.

Table 1: Area schedule (Source: DP9).

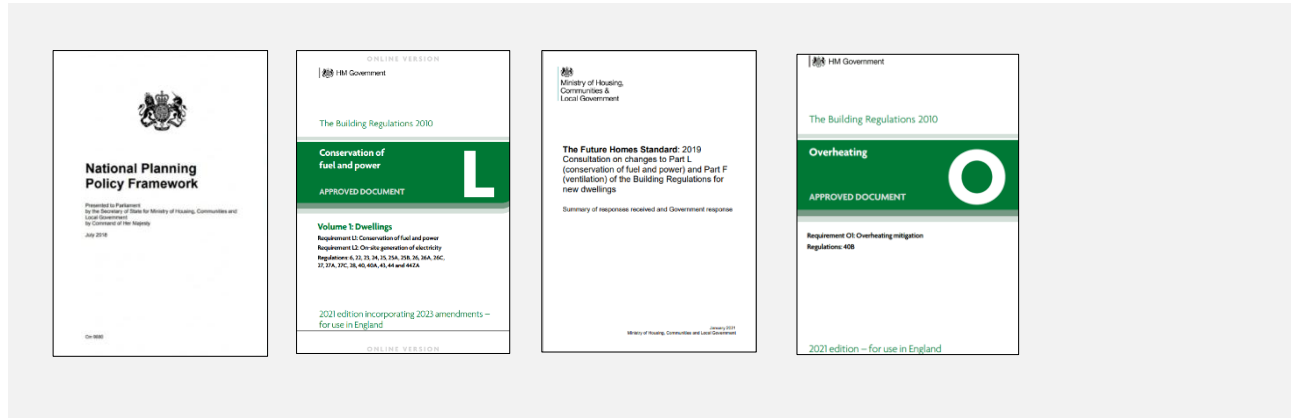
Plot	Gross External Area (GEA) (m ²)	Gross Internal Area (GIA) (m ²)
Plot A/B	40,220	37,126
Plot D	20,395	18,408
Total (m ²)	61,536	55,534

2. Policy context and drivers.

The Proposed Development’s sustainability strategy will respond first and foremost to the universal challenges of the climate emergency, biodiversity crisis facing humanity, and health and wellbeing. National and local policy will shape the baseline of performance, with the UN Sustainable Development Goals alongside best practice principles of masterplan design, delivery, and operation shaping the eventual strategy.

The approach will ensure the Proposed Development is sufficiency and proportionate to the proposed level of development sought in the local area, and compliant with national and local policy and UK Building Regulations. The local planning policy framework is driven by the Reading Borough Local Plan (2019) which sets out planning policies for all development in Reading until 2036. The relevant Supplementary Planning Documents (SPDs) include (but not limited to the Reading Borough Council (RBC) Sustainable Design and Construction SPD (adopted December 2019). In addition, further relevant strategy documents for Reading include the Reading Climate Change Strategy 2020-2025.

NATIONAL POLICY



LOCAL POLICY

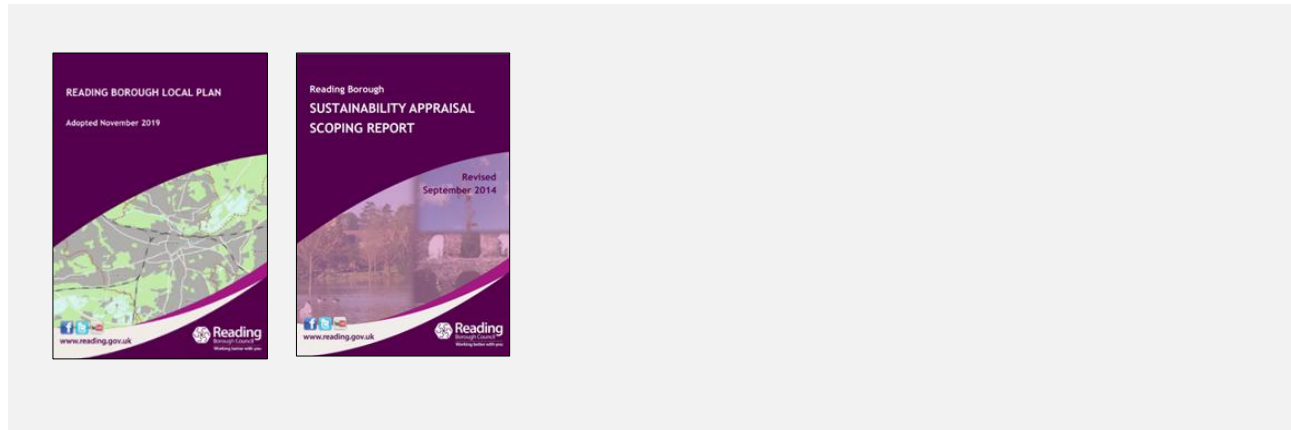


Figure 3: Key national and local policies.

2.1 National planning guidance.

National Planning Policy Framework

The National Planning Policy Framework (December 2024) sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other developments can be produced.

Building Regulations: Approved Document Part L (2021)

Approved Document Part L (2021, England edition), here forward referred to as ADL 2021, is the Building Regulation relating to the conservation of fuel and power in buildings. ADL 2021 has two parts, Part L1 relates to dwellings and Part L2 relates to buildings other than dwellings.

Part L of the Building Regulations is the mechanism by which government is driving reductions in the regulated CO₂ emissions from refurbished, change of use and new buildings. For new buildings ADL 2021 has four performance metrics as follows: Primary energy target; CO₂ emissions target; Fabric Energy Efficiency (FEE) target; Minimum standards for fabric and fixed building services.

Building Regulations: Approved Document Part O (2021)

Approved Document O (introduced in December 2021) represents the first-time overheating mitigation has been dealt with separately in the Building Regulations suite. The new Approved Document aims to incorporate a formalised and more detailed approach to the assessment of and mitigation against overheating in new homes, which was previously only tackled through provisions in Approved Documents L and F. The new requirements include a requirement for overheating to be considered in all new residential buildings in England in line with CIBS TM59. The key requirements of the newly introduced Approved Document (AD) O 2021 are as follows:

- Reasonable provision must be made to limit unwanted solar gains in summer and provide an adequate means to remove heat from the indoor environment.
- Mechanical cooling may only be used where insufficient heat is capable of being removed from the indoor environment without it.
- Internal blinds cannot be used to help achieve compliance as part of the dynamic assessment.
- Information must be provided to the building owner/user at handover to allow them to use the overheating mitigation strategy effectively.

2.2 Local planning guidance.

Reading Borough Council Local Plan

The Reading Borough Local Plan was adopted in November 2019 and provides planning policies for development in Reading up to 2036. The Local Plan replaces previous development plans, the Core Strategy, Reading Central Area Action Plan and Sites and Detailed Policies Document, which no longer apply. The relevant policy requirements to the Proposed Development’s sustainability statement have been summarised in the list below:

- CC1: *Presumption in favour of sustainable development*

A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and that accord with the policies in the development plan.

- CC2: *Sustainable design and construction*

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials, and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.

- CC3: *Adaptation to climate change*

All developments will demonstrate how they have been designed to incorporate measures to adapt to climate change. The following measures shall be incorporated into development:

- Wherever possible, new buildings shall be orientated to maximise the opportunities for both natural heating and ventilation and reducing exposure to wind and other elements.
- Proposals involving both new and existing buildings shall demonstrate how they have been designed to maximise resistance and resilience to climate change for example by including measures such as solar shading, thermal mass, heating and ventilation of the building and appropriately coloured materials in areas exposed to direct sunlight, green and brown roofs, green walls, etc.
- Use of trees and other planting, where appropriate as part of a landscape scheme, to provide shading of amenity areas, buildings and streets and to help to connect habitat, designed with native plants that are carefully selected, managed and adaptable to meet the predicted changed climatic conditions.
- All development shall minimise the impact of surface water runoff from the development in the design of the drainage system, and where possible incorporate mitigation and resilience measures for any increases in river flooding levels as a result of climate change.

- *CC4: Decentralised energy*

Developments of the sizes set out below shall demonstrate how consideration has been given to securing energy for the development from a decentralised energy source.

Any development of more than 20 dwellings shall consider the inclusion of decentralised energy provision, within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable for this form of energy provision.

- *EN18: Flooding and sustainable drainage systems*

Developments will be directed to areas of the lowest risk of flooding (accounting for all sources of flooding), following Sequential and Exceptions Tests set out in the NPPF, and taking into account the effects of climate change. The following should be considered:

- Measures to avoid negative impacts on Reading’s flood plain.
- Completion of a flood risk assessment for sites greater than 1 hectare, or located in flood zones 2 or 3.
- Include climate change allowances in assessing flood vulnerability during site-selection.
- Minimise flood risk and volume/rate of run-off using sustainable urban drainage systems (SuDS), these are especially effective for brownfield sites. SuDS design should avoid contamination of watercourses, and be designed in accordance with Part D of the CIRIA SuDS manual.

- *H5: Standards for new homes*

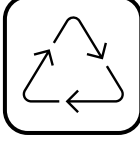
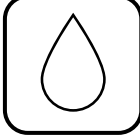
New build housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:

- All major new-build residential development should be designed to achieve zero carbon homes.
- If homes are not designed to be carbon neutral, they must at least achieve a 35% improvement in dwelling emission rates compared to the 2013 Building Regulations. Additionally, developers will be required to contribute £1,800 per tonne for carbon offsetting in Reading, based on a rate of £60 per tonne over 30 years.
- All other housing should meet a standard equivalent to a 19% improvement in dwelling emission rates over the target emission rate, aligning with the former Code for Sustainable Homes Level 4. In cases where this 19% reduction is not achievable onsite, carbon offsetting through planning contributions might be permitted, with further details to be specified in the Local Plan.

Reading Climate Change Strategy 2020-2025

In response to the need to take urgent action on climate change, Reading Borough Council declared a “climate emergency” in February 2019. As a result, the Climate Change Strategy 2020-2025 was published in March 2020 by the Reading Climate Change Partnership. The strategy presents a roadmap to achieving ‘a net zero carbon, resilient Reading’ by 2030. The strategy outlines six action plans relating to the priority areas to achieve the targets for a net zero, climate resilience Reading.

Table 2: Reading Climate Change Strategy Action Areas

	Energy and Low Carbon Development The plan aims to decarbonise energy networks, increase energy efficiency and create renewable energy capacity, to enable annual energy needs to be 100% renewable, For new developments, the plan references the zero carbon standards of the Reading Local Plan. Plan advocates for installation of roof PVs and onsite battery storage,
	Transport The plan aims to reduce the need for transportation through mixed-used developments, encourage sustainable modes of transport and to electrify all vehicles. The plan references the Reading Transport Strategy 2036.
	Resources The main priorities of the plan are to reduce waste generation by encouraging rental and sharing models or reuse, increasing recycling and redesigning products and systems to facilitate the circular economy. It sets out a plan for Reading to be “zero waste” by 2030.
	Water Reading to response to national 2050 targets for water usage and aims to be a best practice case study. The concept of “water neutrality” will be explored as a potential planning requirement for new developments. Additionally, highlights importance of flood resilience and nature-based solutions (SuDs).
	Nature The plan aims to manage existing natural areas to sequester carbon, managing organic matter from dying plant material, deliver a “net gain” from new developments, and create and enhance wildlife corridors through Reading. Aims for increased vegetation to improve carbon sequestration, climate adaptation and wellbeing including air quality.
	Health and Wellbeing The plan addresses the impacts of climate change on health and wellbeing of residents in the public realm.

Reading Sustainable Design and Construction SPD (2019)

The Reading Council Sustainable Design and Construction Supplementary Planning Document is intended to guide developers and decision-makers on the implementation of key sustainability policies set out in the Reading Local Plan, namely CC2-CC5, EN18 and H5. It brings together relevant national guidance and provides practical advice on forms of sustainable design and construction, as well as waste minimisation that will meet these policy requirements.

The SPD requires a Sustainability Statement to be submitted with all major developments. Sustainability Statements should:

- Demonstrate how the developer has considered all aspects of the development form and how they can contribute to securing high standards of sustainable development.
- Be developed to take into account the relevant standards of BREEAM and/or Zero Carbon Homes, and comply with policies CC5, EN18 and H5.
- Consider the cost-effectiveness of the proposed sustainability initiatives, with appraisal of available options to develop proposals that can be implemented, rather than incorporating decisions retrospectively.

Developments must follow one or both of the sustainability checklists (see Appendix A: Reading Borough Council sustainable design and construction SPD – sustainability checklists.), which contain guidance on what considerations must be made during a project's design development. Response to the checklist has been provided in Section 4.

2.3 Reserved Matters Application conditions.

There are 47 outline conditions, and 19 compliance conditions for the RMA relating to the Proposed Development. Conditions relevant to this Sustainability Statement are listed in Appendix B: RMA planning conditions.

Condition 97 has been amended through a Non-Material Amendment application [PL/25/1609], with the condition wording amended as follows:

(i) All office floorspace within Phase 3 shall achieve a BREEAM Excellent (shell and core) rating. A copy of a Final BREEAM Certificate(s) for that floorspace (in accordance with the BREEAM Sustainability Standard following a post-construction review carried out by a licensed assessor) shall be submitted to the Local Planning Authority for approval within six months of first occupation of the floorspace to which it relates. The certificate shall demonstrate that the development has attained the required rating.

(ii) All other non-residential floorspace shall achieve the BREEAM (fit-out) minimum credits listed in Table 1 of document ref. "Sustainability Phase 3 Station Hill October 2025", received 10 November 2025. A copy of a Final Office BREEAM Certificate (in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor) shall be submitted to the Local Planning Authority for approval within six months of first development has attained the required BREEAM rating.

The proposed Station Hill, Phase 3A (Plots A/B and D) development comprises the erection of two buildings to deliver residential units (Use Class C3), including affordable housing, ground floor flexible commercial accommodation (Use Class E) which is provided as 'shell-only' floorspace, to be fit-out by incoming tenants once the Station Hill, Phase 3A (Plots A/B and D) development is completed.

On the basis that there are no office floorspaces provided within the Proposed Development, it will be a requirement of the incoming tenants to address point ii. of Condition 97 as part of their fit-out works, as detailed above and in accordance with document ref. "Sustainability Phase 3 Station Hill October 2025",

A BREEAM Pre-Assessment and credit strategy (as detailed in Section 3) has been developed for the 'shell-only', ground floor flexible commercial floorspace to support any incoming tenant in achieving the BREEAM (fit-out) minimum credits listed in Table 1 of document ref. "Sustainability Phase 3 Station Hill October 2025".

3. BREEAM Assessment.

Showing a demonstration of the commitment to sustainable design and construction, the ground- and lower-ground floor retail spaces will be designed to achieve a BREEAM New Construction V6.1 'Very Good' rating, in line with the agreed local planning authority requirements. The BREEAM New Construction V6.1 pre-assessment is contained within Appendix C: BREEAM V6.1 Pre-Assessment – Retail. Residential spaces will be designed to prioritise occupant wellbeing in the design of dwellings.

The current anticipated baseline score is 63.68%, equivalent to a BREEAM 'Very Good' rating, with a difference between the minimum required score for a BREEAM 'Very Good' rating of 55% of 8.68%.

3.1 Initial pre-assessment.

An initial pre-assessment was carried out independently by a qualified BREEAM assessor prior to a review by the project design team. The pre-assessment report set out a route to achieving the target rating and highlights the design team members responsible for each credit issue. Credits included in the credit score were reviewed by the design team, and each team member provided feedback regarding credits under their responsibility, identifying any relevant issues. Once comments were raised by the project team, the report and the predicted scores were updated.

3.2 Revised pre-assessment.

Following the BREEAM Pre-Assessment Workshop held on 24/09/2025 and correspondence received from the design team members, the anticipated performance score/rating for the development was revised as follows:

- Baseline score / rating: **63.68%** equivalent to a BREEAM 'Very Good' rating.
- Potential score / rating: **68.42%** equivalent to a BREEAM 'Very Good' rating.

Certain sections of the BREEAM Assessment are weighted differently, resulting in credits under these categories, such as Materials, being more valuable to the scheme. This in turn will also have a greater impact should any credits be lost throughout the assessment process. All mandatory and minimum standards for the BREEAM 'Very Good' rating have been included within the assessment strategy for the target baseline score. A margin of at least 3% – 5% is recommended above the minimum required score at this stage to secure the target rating considering contingency for design changes and potential constraints identified during the construction stage

3.3 Potential credits.

Potential credits have been identified which if targeted could increase the score to 68.42%. These potential credits provide a margin of comfort to enable the BREEAM 'Very Good' rating to still be achieved if targeted credits become unavailable throughout the design process. These potential credits are listed below:

- Mat 02 Environmental Impacts from Construction Products – one credit
- Mat 03 Responsible Sourcing of Materials – one additional credit
- Wst 01 Construction Resource Efficiency – one additional credit
- Wst 06 Design for Disassembly and Adaptability – one credit

The full BREEAM Pre-Assessment is contained within Appendix C: BREEAM V6.1 Pre-Assessment – Retail.

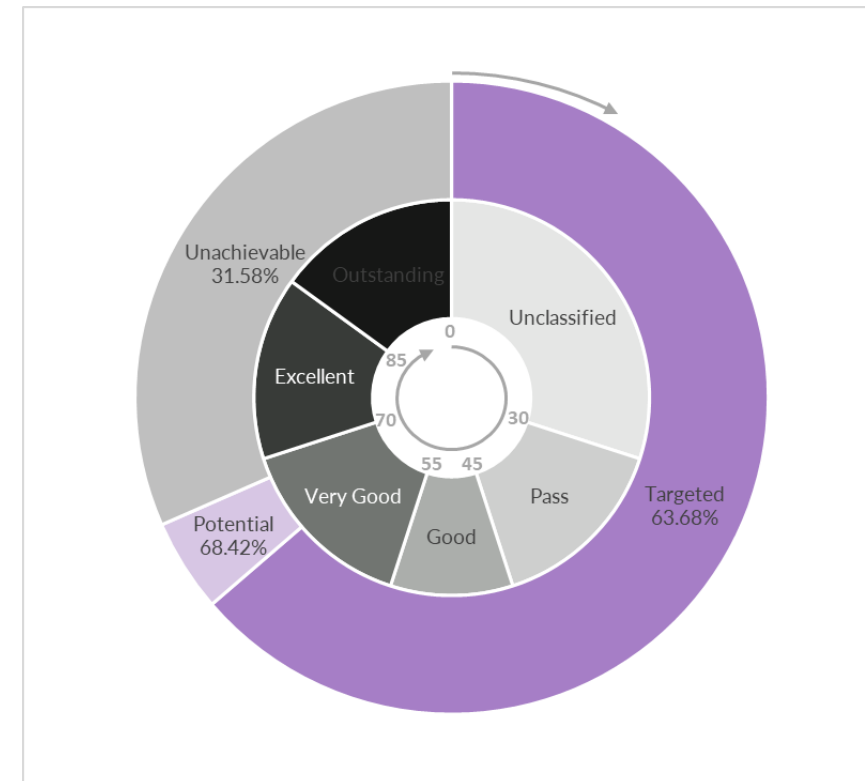


Figure 4: BREEAM V6.1 Pre-Assessment Summary Tables

4. Strategy.

Sustainability has been a key consideration for the Proposed Development from a very early stage and consideration of the impact of design proposals and measures on the sustainable credentials of the development has been made throughout the design development to date and will continue throughout the design and construction process.

The following is a summary of the key sustainability issues derived from Reading Borough's Local Plan policies and Development Management policies on Energy and Sustainable Design and Construction form the overall strategy for the project.

4.1 Energy & carbon.

Aim: To conserve energy, in particular carbon dioxide emissions and maximise the use of energy efficient techniques.

4.1.1 How has the development been designed to optimise the use of energy from the sun and limit heat losses?

Optimising the Proposed Development's building fabric is seen to be the most robust and effective way to improve energy efficiency and in turn reduce carbon emissions whilst also optimising thermal comfort. The performance of the envelope, i.e. material performance, is unlikely to deteriorate significantly with time and therefore will benefit occupants throughout the building life span.

During design, consideration has been given to the potential for useful solar heat gain to reduce heating demand in winter, but with careful consideration to the glazing specification. This will help limit solar gain in the summer which would therefore reduce the potential risk of glare and overheating.

Please refer to the Energy Statement [5500022-HL-XX-XX-RP-ST-402026] submitted with this application, which addresses the passive design features incorporated for the Proposed Development and overheating risk assessments undertaken.

4.1.2 How has the development been designed to optimise natural daylighting, energy efficient lighting, external lighting and natural ventilation?

As above, passive measures have been explored, and the performance of the glazing has been carefully considered to maximise natural daylight penetration to reduce the reliance of artificial lighting whilst also allowing a controlled amount of passive solar heating. The overheating assessment has been undertaken to comply with Building Regulations Approved Document Part O using a closed window scenario, in accordance with the results of the acoustics survey and planning condition 101.

An additional daylighting assessment has been completed for the Proposed Development, to ensure all pertinent regulatory criteria has been met. Please refer to the Daylight Assessment which addresses the Proposed Development's results in further detail.

Where applicable, energy efficient light fittings will be installed for all external areas of the development. In addition, they will be automatically controlled for the prevention of operation during daylight hours.

Please refer to the Energy Statement which addresses the passive and energy efficiency design features incorporated for the Proposed Development.

4.1.3 How will the design of the building make efficient use of energy? (e.g., use of thermally massive materials, levels of insulation, energy efficient white goods, and use of green/brown roofs etc.)

As above, the Proposed Development will be optimised such that the dwellings and amenity spaces comply with Part L 2021 as a minimum.

Consideration has been given to the compactness of the building through the building form factor (i.e. the ratio of external surface area to internal floor area), improved U-values through insulation level, and positioning of the dwellings to ensure sufficient daylighting without risk of overheating.

White goods will be specified with energy efficiency in mind, reducing the unregulated energy consumption of the development. To encourage and facilitate the monitoring of operational energy consumption, the metering strategy will be designed to measure all systems that contribute to at least 90% of the estimated annual energy consumption.

Please refer to the Energy Statement [5500022-HL-XX-XX-RP-ST-402026] which addresses the passive and energy efficiency design features incorporated for the Proposed Development.

Brown roofs are proposed within the landscape plans produced for the Proposed Development. Brown roofs are a type of biodiverse extensive roof created to mimic brownfield land. It is recommended that brown roofs will have an undulating substrate depth to create differing habitats for a greater range of invertebrate species. The presence of solar panels will provide further diversity of habitats and microclimate for insects and birds. The brown roof should follow the Green Roof Organisation (GRO) Green Roof code. Brown roofs have benefits for biodiversity, water runoff and cooling of buildings.

4.1.4 Has local energy generation from renewables and/or decentralised energy been considered as part of the scheme?

Connection to a District Network has been explored through conversation with the planning authority, however connection has not been found to be viable for the scheme. Further details have been set out in the supporting Energy Statement.

The Proposed Development will look to maximise photovoltaics (PV) on the roof space as far as possible. Details of PV provision is set out within the Energy Statement.

4.1.5 How have cycle storage facilities been considered?

Cycle storage will be provided for the residents in line with policy requirements (i.e., 0.5 spaces per 1-2 bed dwellings, and 1 space per 3+ bed dwelling). The scheme provides cycle parking in excess of RBC minimum standards, with a total of 398 residential cycle spaces proposed across Plots A/B and D, compared with a minimum requirement of 322 spaces. Residential cycle stores are located within secure internal cycle storage areas at street and podium levels, with direct access from Greyfriars Road and Garrard Street. Cycle stores will utilise two-tier racks and will include cycle maintenance equipment and lockers.

Cycle parking provision for the proposed ground-floor commercial and food-and-beverage units has also been assessed in accordance with RBC Cycle Parking Standards. The required staff and visitor cycle parking demand will be accommodated through a combination of internal residential provision and external cycle parking located within the public realm close to the commercial entrances on Plots A/B and D.

4.1.6 Does the development meet the requirements of policies H5? Is this clearly illustrated?

The Local Plan requires developments of ten dwellings or more to be 'Zero Carbon', details of the energy strategy and the energy performance for the Proposed Development are contained within the Energy Statement. Please refer to the Energy Statement for further details on the performance in line with the energy hierarchy (see Figure 5).

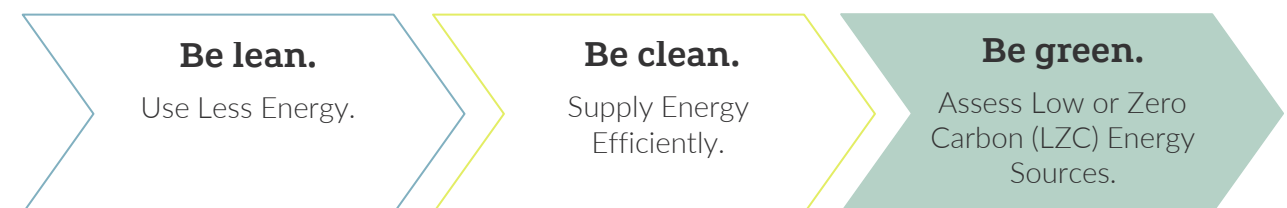


Figure 5: Energy Hierarchy

4.1.7 Is a Section 106 contribution required? If so, what amount?

A S106 contribution will be made for the carbon offset repayment, to enable the residential element of the scheme to achieve 'net-zero carbon', as defined by RBC as 100% better than Building Regulations Approved Document Part L. The carbon offset payment, as detailed in the Energy Statement.

4.2 Water.

Aim: To improve efficiency in the use of water, conserve water resources and minimise vulnerability to flooding.

4.2.1 How will the development incorporate the use of water saving devices to achieve the highest water efficiency standard under Regulation 36(3) of the Building Regulations?

Water consumption will be reduced through the specification of efficient sanitaryware in dwellings. All dwellings will be designed to comply with the requirements of Building Regulations Part G. Any water-consuming fittings in the retail units will be specified at a later stage as part of tenant fit-out works.

A water meter will be supplied on the mains water supply, specified with remote reading facilities. Sub-meters are to be provided throughout the building for further landlord monitoring. Each dwelling will have a sub-meter; the commercial spaces are also to be fitted with sub-meters.

4.2.2 How will the development incorporate recycling rainwater and reduce the use of potable water?

A water leak detection system which can detect a major water leak on the mains water supply within the building will be specified. Any leaks detected will raise an alarm on the BMS, which will be repeated at the concierge desk. The leak detection system will indicate the position of the leak along the cable to aid identification. Leak detection systems will also be specified in each dwelling; the systems will raise an alarm on the apartment BMS.

Rainwater attenuation is being provided below ground. Green/brown roof are provided at roof level to maximise the retention of rainwater on-site.

The Drainage Strategy and SuDS Report confirms sub-surface attenuation storage systems will be used to collect water from rainwater pipes and external landscaping, with run-off calculations inclusive of a 40% allowance for climate change.

4.2.3 Has the collection, treatment and re-use of grey water been considered? If so, how will these facilities be incorporated within the development?

Grey water reuse has been considered, however, at this stage, only rainwater harvesting has been included in the Proposed Development design.

4.3 Materials.

Aim: To retain local character and promote the use of materials with a low environmental impact.

4.3.1 How will the selected materials help retain local character, ensure long life and ensure a low environmental impact, including consideration of embodied energy?

The Proposed Development's design strategy remains consistent with the Station Hill Masterplan, which includes Phases 1 & 2 on adjacent plots. This will enhance the visual appeal and permeability of the wider Masterplan. Materials with low environmental impact will be specified where possible. Recycled, sustainable and locally sourced materials will be used where possible. All timber and timber-based products used will be legally harvested and traded. A full review of the materials specified for the development will be undertaken during the detailed design development stages using the BRE's Green Guide to Specification.

As part of the design, vulnerable parts of the building will be protected from damage, for example kickplates on doors in areas of high pedestrian traffic, and bollards externally to delineate spaces of vehicular and pedestrian movement.

4.4 Surface water run-off.

Aim: To reduce flooding, pollution and other environmental damage.

4.4.1 How has the development considered flooding and pollution?

The site has been identified as being in Flood Zone 1, as defined by the Environment Agency indicating a low risk of flooding from river and tidal sources. The Proposed Development will incorporate living roofs, reducing the impermeable area of the site and the rate of surface water run-off. The Drainage Strategy and SuDS Report confirms all drainage calculations have been made with an allowance for climate change (+40%) at the 1 year, and 1 in 100-year return periods – building the Proposed Development's resilience to climate risks.

4.4.2 Has the design considered the use of sustainable drainage systems (SuDS) and how they will be incorporated within the development?

The Drainage Strategy and SuDS Report identifies the benefits of SuDS, highlighting the positive impacts on quality and quantity of site-run off and biodiversity opportunities. The report confirms sub-surface attenuation storage systems will be used to collect water from rainwater pipes and external landscaping, with run-off calculations inclusive of a 40% allowance for climate change. Permeable paving will allow surface water to flow into attenuation tanks, which will include 'hydrobrakes' to limit the discharge rate into the public sewer network. The proposed system has been designed to reduce the risk of system failure and flooding of the adjacent properties, both for the 1-year and 100-year return period. Light liquid separators are proposed, including oil filters and silt chambers to reduce the risk of watercourse pollution and negative impacts on the local public sewer network.

4.4.3 Does the development meet the requirements of Policy EN18?

The Proposed Development has incorporated the use of permeable pavements, with a SuDS strategy as identified above.

The Drainage Strategy and SuDS Report details an options appraisal for relevant SuDS systems for the Proposed Development, assessing the benefits and limitations of each system. A detailed construction approach is provided for the selected system. The report includes operational requirements of drainage components, including regular maintenance and testing/inspecting actions.

4.5 Waste.

Aim: To minimise the production of waste and maximise the re-use and recycling.

4.5.1 How will the development minimise waste to landfill?

The project will utilise the waste hierarchy, i.e., Prevention > Preparing for re-use > Recycling > Other recovery > Disposal. The Proposed Development will embed the principles of circular design, with a flexibility strategy to be developed at detailed design to include steps to support change of use/ layout with minimal material wastage throughout the lifecycle, as per the Applicant's Responsible Property Framework. This includes the following:

- Structural frame strategy has a design life of 60 years, however, have the option to far exceed this with appropriate maintenances regimes.
- MEP services design to allow maximum flexibility for repair and maintenance.
- All services infrastructure through the building to be designed within designated risers. All risers to be accessible.
- High quality, robust materials palette proposed.

Suitable bin storage is provided to allow for the appropriate segregation of recyclable materials (including food waste) to push waste up the waste hierarchy.

4.5.2 How will the development make the maximum use of construction and demolition waste?

A pre-demolition audit has been completed to identify key materials and potential applications for their re-use from existing structures on the site. The audit sets targets for recycling and reuse, and diversion from landfill.

The Principal Contractor will develop a Resource Management Plan (RMP) covering non-hazardous waste related to on-site works and dedicated off-site manufacture or fabrication generated by building's design and construction. A commitment to achieving a reduction in construction waste per 100m² (GIA) will be made. The Principal Contractor will also set targets for diversion of demolition, excavation and construction waste from landfill.

4.5.3 How will the development make maximum use of re-used and recycled materials?

As previously referenced, a pre-demolition audit identifies key materials and potential applications for their re-use on the site. These opportunities will be considered by the design team at future design stages. Discussions on the Proposed Development's strategy to reduce whole life carbon have emphasised the impact of material re-use and recycled content.

4.5.4 How will provision be made for the storage and recycling of waste for all users on site?

For the residential elements, refuse, recycling and food waste streams are collected within each building core via internal waste chute systems, allowing waste to be separated at source and transferred to centralised waste storage areas at ground or podium level. Primary and secondary residential waste storage rooms are located adjacent to servicing points, with an on-site management team responsible for monitoring bin capacity and presenting bins for collection.

For the commercial and food-and-beverage units, waste is stored internally within individual units or within designated shared waste stores prior to collection. Commercial waste collection arrangements vary by plot, with ground-floor units collected directly and podium-level units transferring waste to a dedicated collection store beneath the public steps on Garrard Street.

Collection of both residential and commercial waste is undertaken from on-street loading bays located on Greyfriars Road and Garrard Street, with bins to be presented safely without conflict with pedestrian routes or active frontages.

4.6 Pollution.

Aim: To minimise damage to the environment through air, ground/surface water, land, noise or light pollution.

4.6.1 What measures have been incorporated to ensure that noise and light pollution will be minimised through the development?

Mechanical plant for the Proposed Development will be designed in accordance with acoustic design limits set out in BS 4142, reducing the risk of environmental noise pollution. In line with Planning Condition 102, a rating noise level of 50dB during the day, and 38dB at night are proposed.

External lighting systems are to be designed in accordance with Table 2 of the ILP Guidance Notes for the reduction of obtrusive light: 2011. External lighting is to be automatically switched off between 23:00 and 07:00 via timeclock and photocell control – limiting the light pollution from the site to the surrounding environment.

4.6.2 What measures have been incorporated to reduce nitrogen oxide emissions and reduce the global warming potential of insulants?

Space heating and domestic hot water supply to dwellings will be via exhaust air heat pump (EAHP). For landlord and amenity areas, heating will be provided primarily via variable refrigerant flow (VRF) systems. Systems in the commercial units are to be specified by prospective tenants during fit-out works. There is no combustible utility supply to the building, reducing the NO_x emissions associated with the building's operation and therefore reducing local air pollution.

4.6.3 What measures have been incorporated to reduce the release of pollution into the atmosphere?

The Proposed Development has a fossil fuel-free Energy Strategy, therefore limiting the local release of pollution into the atmosphere associated with the operation.

The Proposed Development will both provide appropriate cycle parking and limit car parking spaces to disabled and key working parking only in order to encourage use of sustainable transport measures. 4no. disable car parking spaces are proposed, with cycle parking to be provided to encourage the use of local cycle routes in line with RBC policy requirements.

4.7 Health & wellbeing.

Aim: To improve the quality of life in homes through good daylighting, improved sound insulation, provision of outdoor space with good accessibility.

How has the development been designed to maximise natural lighting, reduce the likelihood of noise complaints, incorporate private outdoor space and ensure the layout of the development can be easily adapted to meet the needs of future occupants?

The Proposed Development will be designed to encourage a healthy and safe internal and external environment. Best practice in visual performance and comfort, artificial internal and external lighting levels and occupant controls will be considered at the design stage. Facilitating a high standard in visual performance is achieved as well as overall comfort for the building occupants. External lighting will be designed in accordance with:

- BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas.
- BS EN 12464-2:2014 Light and Lighting – Lighting of workplaces – Part 2: Outdoor workplaces.

To control glare from sunlight within the residential areas, occupant-controlled and adjustable blinds are proposed to block out at least 95% of light. It is currently proposed that dwellings have access to views of nature, promoting resident connection within the outdoor environment.

An indoor air quality policy will be developed, followed by an indoor air quality assessment pre-occupation and annually thereafter to confirm that the building maintains an appropriate level of air quality in operation. Results will be shared with occupants.

The building's acoustic performance will meet the appropriate standards for the type of buildings assessed as defined in Part E of the Building Regulations. The acoustic design strategy sets limits for building services noise ratings in accordance with BS 4142.

An overheating analysis to confirm compliance with Building Regulations ADO 2021 has been undertaken in accordance with the methodology outlined in CIBSE TM59 2017. Design for the avoidance of overheating in dwellings will be achieved whilst maintaining compliance with Building Regulations AD E for acoustic performance and planning condition 101.

Mechanical plant has been designed for accessible maintenance and replacement. Installed systems will be adaptable to suit occupants' requirements. The boosted cold-water supply shall be provided with an electromagnetic water conditioning unit before distribution around the building, water systems are designed to maintain good drinking water quality and avoidance of legionella bacteria.

Communal outdoor space is to be provided that is both safe and accessible to all building users (see Figure 6). The current landscaping design includes outdoor amenity space that supports biodiversity. Private outdoor space is to be provided for a number of dwellings, with a rooftop terrace also included within the design. Leisure facilities are also proposed for resident-access, allowing for year-round access to health & wellbeing facilities.



Figure 6: Site Masterplan and Landscaping (Source: Gensler)

4.8 Management.

Aim: To manage the site in an environmentally and socially considerate manner.

4.8.1 What measures have been taken to ensure the construction of the site is managed in an environmentally and socially considerate manner, mitigating environmental impacts?

To encourage the adoption of sustainable management practices at each stage of the development, the Design Team and Principal Contractor will be required to continue an integrated design process incorporating the comments from project delivery stakeholders and third-party stakeholders into the design. The Principal Contractor will be required to demonstrate the site is being environmentally and socially considerate throughout the demolition, construction and handover period. This will be achieved demonstrably through a third-party scheme or through organisation-wide policies and procedures.

Continual monitoring and recording throughout the previous phases of the wider development will allow for an informed approach for the Phase 3 development, identifying opportunities for optimised electrical, water and power usage on site throughout site works of the project. Ongoing monitoring of site utilities will promote conscious usage decisions by site operators. All site timber used will be legally harvested and traded.

Upon completion, operation and maintenance documentation will be provided in accordance with BSRIA BG 79/2020 'Handover Information and O&M Manuals' to provide technical detail on specified and installed technical systems.

4.8.2 How has the development been designed to ensure people feel safe and secure?

A Suitably Qualified Security Specialist (SQSS) has been appointed to conduct an evidence-based Security Needs Assessment (SNA), to develop a set of recommendations to improve safety and security of the site. These recommendations or solutions aim to ensure that the homes, and external areas within the site's boundary are designed and specified to address the issues identified in the preceding SNA. The Proposed Development will integrate all feasible solutions into the design.

Management and maintenance throughout the operation of the Proposed Development will facilitate the project's design decisions, including access control systems on access points into the building, car park, and reception lobbies. The proposed design includes key fob access, supplemented by detection alarm systems to secure equipment rooms and dwellings on the ground and first floors. The operation of video surveillance systems in communal areas will further contribute to the occupants' feeling of safety and security.

4.9 Ecology.

Aim: To retain, protect and enhance wildlife habitats and natural features.

4.9.1 How have the wildlife habitats and natural features on and adjacent to the site been considered and how will they be retained, protected and enhanced?

The existing ecological value of the site and its surroundings has been informed by a Preliminary Ecological Appraisal (PEA) undertaken in December 2025. The site is located within Reading town centre and is predominantly urban in character, comprising an existing building, areas of hardstanding, sparsely vegetated urban land and a small number of individual trees. No internationally or nationally designated ecological sites are located within the zone of influence of the development, and locally designated sites have been scoped out due to their distance, lack of functional connectivity and absence of shared ecological features.

Habitats present on site are of generally low ecological value; however, the existing trees are recognised as having intrinsic biodiversity value and will be retained and protected where possible during construction, in accordance with best practice guidance. Opportunities for nesting birds and low-potential bat roosting within the existing building have been identified, and appropriate mitigation measures will be implemented, including sensitive timing of works, safeguarding measures, and further bat surveys where required.

The proposals have been designed to retain and enhance biodiversity through the integration of ecological features within the scheme. These include new native and wildlife-friendly planting, species-rich landscaping, and the provision of bird boxes, bat boxes, and insect hotels within the built form and landscape areas. Invasive non-native species recorded on site will be removed and managed to prevent their spread into the wider environment.

The landscape and public realm strategy reinforces these measures through the delivery of a high-quality green network across the site, including Station Hill Gardens, tree planting along surrounding streets, rain gardens and biodiverse planting that supports pollinators and urban wildlife, while also enhancing connectivity and amenity within the wider Station Hill Masterplan.

5. Conclusion.

The proposals summarised in this report promote a design centred on a low energy and sustainable development with an optimised carbon performance and sustainable measures benchmarked against the Local Planning Policy, BREEAM UK New Construction V6.1 requirements, and best practice health & wellbeing within design.

A BREEAM ‘Very Good’ rating is targeted for the ground- and lower-ground floor retail spaces, line with the agreed local planning authority requirements. The BREEAM New Construction V6.1 pre-assessment is contained within Appendix C: BREEAM V6.1 Pre-Assessment – Retail. Residential spaces will be designed to prioritise occupant wellbeing.

The pre-assessments indicate a design strategy which covers a range of sustainable measures, such as those provided below, are incorporated into the development:

- **Management** - Design development will be informed by project delivery, and third-party stakeholder consultation. The site will be managed in line with best practice, including monitoring of site utilities consumption. Detailed technical information will be provided upon handover, allowing the building to be used in line with the design intent.
- **Health & wellbeing** - Visual comfort for occupants will be prioritised during the design, through glare control measures, enabling view out in dwellings, and designing internal and external lighting in accordance with best practice guidelines. Air quality and acoustic comfort are also prioritised internally, with external spaces provided to give building users access to a safe and secure amenity.
- **Energy & carbon** – A detailed assessment of the energy performance for the development is provided in the Energy Statement. A comprehensive metering and sub-metering strategy is proposed at the site boundary and internally within dwellings and landlord spaces.
- **Transport** – Vehicle servicing is designed to maintain safe pedestrian access, with cycle storage provided to promote active travel. Secure cycle storage is located at street and podium levels with clear, visible access for cyclists, supported by conveniently located visitor cycle parking within the public realm.
- **Water** – Efficient sanitaryware is to be specified in compliance with Building Regulations Part G. Mains- and sub-meters are specified at the site boundary and within water-consuming building areas. Leak detection systems will alert occupants and landlord BMS systems to prevent water wastage.
- **Materials** – The Proposed Development has been designed for a cohesive appearance with the previous phases of the wider-site. Materials will be specified to minimise environmental impact, and to prevent damage and degradation in areas of high traffic or at particular risk from environmental factors.
- **Waste** – A pre-demolition audit has been undertaken to identify opportunities for re-use within the Proposed Development. Targets will be set for waste generation and diversion from landfill for all site works. Operational waste will be managed through communal waste stores to promote ease of collection.
- **Land use & ecology** - The proposals have been informed by a PEA and are designed to retain and protect existing ecological features of value, including on-site trees, while enhancing biodiversity within a predominantly urban context. Through wildlife-friendly landscaping, native planting, integrated ecological features and the management of invasive species, the development will deliver measurable ecological enhancement.
- **Pollution & flooding** – Non-combustion building services systems are specified to minimise NO_x emissions. The site is situated in Flood Zone 1, drainage design accounts for an allowance for climate change and will reduce pollution from surface water run off through rainwater harvesting, permeable paving, and attenuation storage tanks.
- **Innovation** – A maximum score for Considerate Constructors (or equivalent) will be targeted, minimising the site impact on local communities and environments. A biodiversity net gain will be achieved beyond the statutory requirement of 10% required by the Environment Act 2021.

Appendix A: Reading Borough Council sustainable design and construction SPD – sustainability checklists.

Table 3: Residential Development - Sustainable Design Checklist

Category	Sustainable Design Checklist
Energy & carbon	1. How has the development been designed to optimise the use of the energy from the sun and limit heat losses? 2. How has the development been designed to optimise natural daylighting, energy efficient lighting, external lighting and natural ventilation? 3. How will the design of the building make efficient use of energy? (e.g. use of thermally massive materials, levels of insulation, energy efficient white goods and use of green/ brown roofs etc.). 4. Has local energy generation from renewables and/or decentralised energy been considered as part of the scheme? 5. How have cycle storage facilities been considered? 6. Does the development meet the requirements of policies H5? Is this clearly illustrated? 7. Is a Section 106 contribution required? If so, what amount?
Water	8. How will the development incorporate the use of water saving devices to achieve the higher water efficiency standard under Regulation 36 of the Building Regulations? 9. How will the development incorporate recycling rainwater and reduce the use of potable water? 10. Has the collection, treatment and re-use of grey water been considered? If so, how will these facilities be incorporated within the development?
Materials	11. How will the selected materials help retain local character, ensure long life and ensure a low environmental impact, including consideration of embodied energy?
Surface Water Run-Off	12. How has the development considered flooding and pollution? 13. Has the design considered the use of sustainable drainage systems (SuDS)? 14. Does the development meet the requirements of policy EN18?
Waste	15. How will the development minimise waste sent to landfill? 16. How will the development make the maximum use of construction and demolition waste? 17. How will the development make maximum use of re-used and recycled materials? 18. How will provision be made for the storage and recycling of waste for all users of the site?
Pollution	19. What measures have been incorporated to ensure that noise and light pollution will be minimised through the development? 20. What measures have been incorporated to reduce nitrogen oxide emissions and reduce the global warming potential of insulants? 21. What measures have been incorporated to reduce the release of pollution into the atmosphere?
Health & Wellbeing	22. How has the development been designed to maximise natural lighting, reduce the likelihood of noise complaints, incorporate private outdoor space and ensure the layout of the development can be easily adapted to meet the needs of future occupants?
Management	23. What measures have been taken to ensure the construction of the site is managed in an environmentally and socially considerate manner, mitigating environmental impacts? 24. How has the development been designed to ensure people feel safe and secure?
Ecology	25. How have the wildlife habitats and natural features on and adjacent to the site been considered and how will they be retained, protected and enhanced?

Appendix B: RMA planning conditions.

Table 4: Key RMA Planning Conditions related to sustainability

Ref	Title	Condition Wording
Prior to commencement within parts of Phase 3 on Station Hill adopted highway:		
81	Arboricultural Method Statement and Tree Protection Plan	No development shall commence within the parts of the Phase 3 site that are on Station Hill adopted highway land until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan
No development (except demolition) shall be commenced:		
68	Construction Management Statement (CMS)	(PCD) No development (except for demolition works) shall take place within the Phase 3 site until a Construction Management Statement (CMS) and Construction Environmental Management Plan (CEMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, “Environmental Statement Volume 1”, dated December 2019 by Waterman Group) have been submitted to and approved in writing by the Local Planning Authority. The CMS and CEMP shall include details in respect of a range of sub-requirements.
67	Demolition Environmental Management Plan (DEMP)	(PC) No demolition shall take place within the Phase 3 site until a Demolition Management Statement (DMS) and Demolition Environmental Management Plan (DEMP) (based on the recommendations in Chapter 6: Development Programme Demolition and Construction of the document, “Environmental Statement Volume 1”, dated December 2019 by Waterman Group) have been submitted to and approved in writing by the Local Planning Authority, unless an alternative permission for that demolition has been granted by the Local Planning Authority. The DMS and DEMP shall include details in respect of a range of sub-requirements.
No development shall take place (except demolition and ground works):		
109	Detailed Air Quality Assessment	(PCD) No development shall commence within any Plot within the Phase 3 site (except demolition and groundworks) until a detailed Air Quality Assessment for the relevant Plot to determine whether mitigation is required to protect occupiers of all residential floorspace from the effects of poor air quality has been submitted to and approved in writing by Local Planning Authority. Where the Air Quality Assessment identifies that future occupiers will be exposed to poor air quality, an air quality

Ref	Title	Condition Wording
		mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupiers. The scheme shall be implemented as approved prior to occupation of any part of the relevant Plot and retained as approved at all times thereafter.
110	Air Quality Assessment	(PCD) No development shall commence within any Plot within the Phase 3 site (except demolition and groundworks) until an Air Quality Assessment to determine whether the proposed development of the relevant Plot will result in a worsening impact on air quality has been submitted to and approved in writing by the Local Planning Authority. The assessment shall use a full dispersion model to predict the pollutant concentrations at relevant building façades for the proposed year of occupation as well as any impacts during the development phase. The input parameters used in the assessment shall be in accordance with current best practice. The assessment shall include canyon effect modelling and up-to-date local weather data calibration of the model to fit with local diffusion tube readings. The assessment shall assume no improvement in air quality at the time of the development being occupied. Where the assessment identifies a worsening of air quality it shall include a mitigation plan together with a timetable for its implementation. The mitigation plan shall quantify the effect on emissions expected from the proposed mitigation, in order to demonstrate that any detrimental impact from the development will be offset. The development shall not be carried out other than in accordance with the approved mitigation scheme and implementation timetable.
113	Security/Anti-Crime Management Plan	(PCD) No development shall commence (except demolition and ground works) within any Plot in the Phase 3 site until a Security/Anti-Crime Management Plan for that Plot has been submitted to and approved in writing by the Local Planning Authority in accordance with the 'Secured By Design' standard to Include a range of sub-requirements.
No development shall commence (except demolition above ground floor/basement slab level):		
92	Sustainable Drainage Strategy	PCD) (i) No development shall commence within any Plot within Phase 3 (except demolition above ground floor/basement slab level) until a Sustainable Drainage Strategy including details of the design, management and maintenance of surface water drainage for the relevant Plot using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall include a timetable for its implementation, details of connections with adjoining Plots and a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. (ii) The approved sustainable drainage Strategy for each Plot shall be completed in accordance with the approved details

Ref	Title	Condition Wording
		and timetable and shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
Concurrently with the submission of the Reserved Matters in respect of scale, layout or appearance for each plot:		
94	Wind tunnel testing	Concurrently with the submission of Reserved Matters in respect of Access, Scale, Layout, Appearance or Landscaping for each Plot and any areas of public realm, wind tunnel testing shall be undertaken for the relevant Plot and public realm and a report detailing the required mitigation shall be submitted to the Local Planning Authority for approval. Thereafter, there shall be no first public use of the public realm, or first Occupation of any building within the relevant Plot until the relevant wind/microclimate mitigation (in the form of landscaping, canopies or other structures, as may be required) has been planted/installed in accordance with the approved mitigation report. The wind/microclimate mitigation measures shall be retained and maintained as approved thereafter.
95	Solar glare assessment	Concurrently with the submission of Reserved Matters in respect of Scale, Layout, or Appearance for each Plot, a Solar Glare assessment details of mitigation measures, and a timetable for provision for the relevant Plot, shall be submitted to the Local Planning Authority for approval. The mitigation measures shall be provided in accordance with the approved mitigation details and timetable before first occupation of any part of the relevant Plot. The mitigation measures shall be retained as approved at all times thereafter.
96	Detailed daylight and sunlight assessment	Concurrently with the submission of Reserved Matters in respect of Scale, Layout, or Appearance for each Plot, a detailed Daylight and Sunlight assessment including details of mitigation measures, and a timetable for provision for the relevant Plot, shall be submitted to the Local Planning Authority for approval. The mitigation measures shall be provided in accordance with the approved mitigation details and timetable before first occupation of any part of the relevant Plot. The mitigation measures shall be retained as approved at all times thereafter.
99	Habitat mitigation works	Details of habitat mitigation works and timetable for their provision shall be submitted to the Local Planning Authority for approval concurrently with the submission of Reserved Matters in respect of Scale, Layout, or Appearance for each Plot in Phase 3.
107	Details of refuse and recycling bin stores	Details of refuse and recycling bin stores to include measures to prevent pests and vermin accessing bin stores shall be submitted for approval concurrently with the submission of the Layout, Access, Landscaping or Appearance Reserved Matters for each Plot in Phase 3. The refuse, recycling, and pest and vermin control measures shall be provided in accordance with the approved details prior to first occupation of the relevant Plot and retained as approved at all times thereafter.

Ref	Title	Condition Wording
Prior to first occupation:		
79	Landscape management plan	No building within any Plot within Phase 3 shall be first occupied until a landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for all landscaped areas within the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved at all times thereafter.
82	Car and bicycle parking spaces	All car and bicycle parking spaces approved pursuant to Condition 54 shall be provided within the Plot to which they relate prior to first occupation of that Plot, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of the relevant Plot. All car and bicycle parking spaces shall be retained as approved for vehicle and bicycle parking respectively at all times thereafter.
83	Vehicle access	All vehicle accesses approved pursuant to Condition 54 shall be provided prior to first occupation of the Plot to which they relate, or in accordance with a timetable that shall have been approved in writing by the Local Planning Authority prior to first occupation of the relevant Plot.
87	Approved car parking spaces allocation	No building within any Plot within Phase 3 shall be first occupied until details of how the approved car parking spaces in that Plot are to be allocated and distributed to residents and other occupiers of the relevant Plot have been submitted to and approved in writing by the Local Planning Authority. The car parking shall not be used except in accordance with the approved details at all times thereafter.
93	A scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems	No part of any Plot within Phase 3 shall be first occupied until a Scheme for the connection and potential improvements to the existing water supply, drainage and sewerage systems in respect of the relevant Plot, to include a timetable for its implementation, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved and maintained as such at all times thereafter.
104	Delivery and servicing plan	No part any Plot within Phase 3 shall be first occupied until a Delivery and Servicing Plan to manage how delivery and servicing vehicles are to access each unit within the relevant Plot without creating noise, safety or congestion concerns, including restricted hours, has been submitted to and approved in writing by the Local Planning Authority. Thereafter, deliveries and servicing within Phase 3 shall not be carried out except in accordance with the approved Delivery and Servicing Plan.
114	Secure by Design	No part of any Plot within Phase 3 shall be first occupied until evidence of Secured By Design accreditation for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. Unless the Local Planning Authority agrees in writing to an alternative timetable for submission prior to first

Ref	Title	Condition Wording
		occupation of any part of the development.
115	Schedule of environmental controls	No part of any Plot within Phase 3 shall be first occupied until a Scheme of environmental controls to minimise the impact of light pollution from interior lighting on the local environment and neighbouring uses in accordance with the recommendations of the approved Environmental Statement to include switching off office lights and closing of blinds, and a timetable for implementation, has been submitted to and approved in writing by the Local Planning Authority. The development of each relevant plot within Phase 3 shall not be carried out except in accordance with the approved Scheme and shall be maintained as such at all times thereafter.
Prior to first occupation of commercial (office) units:		
106	External lighting	(i) No part of any commercial (office) within the Phase 3 site shall be first occupied until full details of all external lighting to be installed for the visual enhancement and safe functioning of the development has been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance, lens shape/beam pattern and orientation, hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall include night-time dimming controls and demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals : Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the building and the external lighting shall be maintained and operated in accordance with the approved details at all times thereafter. (ii) No external lighting shall be installed within the Phase 3 except in accordance with full details that shall have been submitted to and approved in writing by the Local Planning Authority prior to installation.
Prior to first occupation of the residential units:		
98	Verification of higher water efficiency standard	No dwelling hereby permitted shall be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that the dwellings are built to the higher water efficiency standard under Regulation 36(3), produced by an accredited assessor.
101	Detailed scheme, informed by an assessment of the current noise environment	No residential floorspace shall be first occupied within any Plot in Phase 3 until a detailed scheme, informed by an assessment of the current noise environment, for protecting the residential development within the relevant Plot from the external noise environment of the area has been submitted to and approved, in writing, by the Local Planning Authority. The scheme itself shall be designed, specified and constructed so that the sound

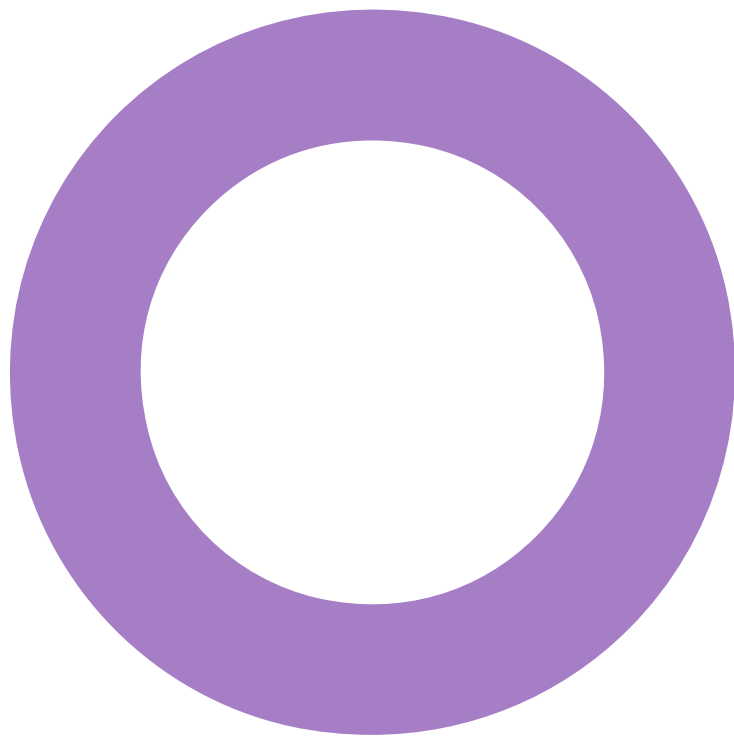
Ref	Title	Condition Wording
		insulation performance of the structure and the layout of the residential development are such that the indoor ambient noise levels do not exceed the values detailed in Table 4 of BS 8233:2014 and that the individual noise events do not exceed 45 dB LA,max,F more than 10 times a night. Where opening windows will lead to an internal noise level increase of 5 dBA or greater above BS 8233:2014 recommended internal levels, the scheme shall include provision of alternative mechanical ventilation with minimum performance equivalent to a mechanical heat recovery (MVHR) system with cool air bypass as an alternative means of cooling and ventilation. Noise from the system should not result in BS8233 internal levels being exceeded. Thereafter, the development shall not be carried out other than in accordance with the approved scheme which shall be completed before any part of the accommodation within the relevant Plot is first occupied
Prior to commencement of gym use:		
108	Detailed scheme to control airborne and structural-borne noise	No gym use (Class D2, or ancillary to other use) shall be commenced in Phase 3 until a detailed Scheme to control airborne and structure-borne noise resulting from the gym use, to include a floating floor and other mitigation as necessary, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented as approved before the gym use is commenced and retained and maintained as such at all times thereafter.
Within 6 months of first occupation:		
97	BREEAM	(i) All office floorspace within Phase 3 shall achieve a BREEAM Excellent (shell and core) rating. A copy of a Final BREEAM Certificate(s) for that floorspace (in accordance with the BREEAM Sustainability Standard following a post-construction review carried out by a licensed assessed) shall be submitted to the Local Planning Authority for approval within six months of first occupation of the floorspace to which it relates. The certificate shall demonstrate that the development has attained the required rating. (ii) All other non-residential floorspace shall achieve the BREEAM (fit-out) minimum credits listed in Table 1 of document ref. “Sustainability Phase 3 Station Hill October 2025”, received 10 November 2025. A copy of a Final Office BREEAM Certificate (in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor) shall be submitted to the Local Planning Authority for approval within six months of first development has attained the required BREEAM rating.
Prior to relevant part:		
88	EV charging scheme	No dwelling within any Plot within Phase 3 shall be first occupied until details of an electric vehicle (EV) charging Scheme

Ref	Title	Condition Wording
		comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces within that Plot to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority. No dwelling within a Plot shall be first occupied until the Scheme for that Plot has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.
102	Noise assessment of the proposed mechanical plant	No mechanical plant shall be installed within the Phase 3 site until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014 methodology. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.
103	Scheme comprising an odour assessment and detailed odour management plan	No flues, extraction or other kitchen ventilation equipment shall be installed within the Phase 3 site until a scheme comprising an odour assessment and a detailed odour management plan for the equipment, to include scaled plans, odour control specifications and a maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. Reference shall be made to best practice guidance when assessing potential odours and selecting appropriate odour control methods. The development of the Phase 3 site shall not be carried out other than in accordance with the approved scheme and shall be maintained in accordance with the approved scheme at all times thereafter.

Appendix C: BREEAM V6.1 Pre-Assessment – Retail.

Station Hill Phase 3. Reading. Lincoln MGT.

SUSTAINABILITY
BREEAM NEW CONSTRUCTION V6.1
PRE-ASSESSMENT REPORT
REVISION 04 – 10 FEBRUARY 2026



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	29/08/2025	Draft issue for review	W. Firmstone	J. Pollard	J. Drane
02	07/10/2025	Revised Issue	W. Firmstone	J. Pollard	J. Drane
03	11/12/2025	Revised Issue	W. Firmstone	J. Pollard	J. Drane
04	10/02/2026	Revised issue with updated appointments.	W. Firmstone	J. Pollard	J. Drane

This document has been prepared for Lincoln MGT 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: 55/00022
Document reference: 5500022-HLE-RP-ST-354010-P04.docx

BREEAM audit box.

BRE registration number	BREEAM-0136-0536
Licensed assessor	W. Firmstone
Assessor support	-
BREEAM scheme	New Construction Retail
BREEAM scheme version	V6.1
Assessment stage	Pre-Assessment
Technical manual version	SD5079

BREEAM credit filtering box.

Building type and sub-group	Retail – Shop or Shopping Centre
Building floor area	~850m ²
Designed to be untreated?	No
Building services (heating)	Air system
Building services (cooling)	Comfort Cooling
Commercial cold storage systems	No
Transportation systems	No
Laboratory (type, area and size)	No laboratories
Fume cupboards / containment devices	No
Unregulated water uses	Yes
External areas?	No
Statutory requirements impacting outdoor space?	No
Unregulated energy load	Yes
Post occupancy ENE01 credits targeted?	No

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Executive summary.

This report provides an indicative BREEAM V6.1 New Construction pre-assessment for the proposed Station Hill Phase 3 development, relating to the retail spaces of the residential development (Plot A, B and D).

The development falls under the BREEAM New Construction Retail category and a 'Shell Only' assessment has been conducted. The proposed development is targeting a BREEAM 'Very Good' rating as a minimum.

The current anticipated baseline score is 63.69%, equivalent to a BREEAM 'Very Good' rating, with a difference between the minimum required score for a BREEAM 'Very Good' rating of 55% of 8.69%.

A number of potential credits have also been identified that if included within the assessment strategy could result in the building achieving a potential score of 68.43%, equivalent to a BREEAM 'Very Good' rating with a difference of 13.43% above the minimum required score.

A margin of at least 3% – 5% is recommended above the minimum required score at this stage to secure the target rating taking into account contingency for design changes and potential constraints identified during the construction stage.

All mandatory and minimum standards for the BREEAM 'Very Good' rating have been included within the assessment strategy for the potential score.

Refer to Appendix D for detailed credit requirements.

Next Steps.

- Design team to review targeted and potential credits and provide feedback to BREEAM assessor.
- Design team to progress early action credits and provide evidence prior to Stage 2 completion.
- Additional appointments to be confirmed by the design team.

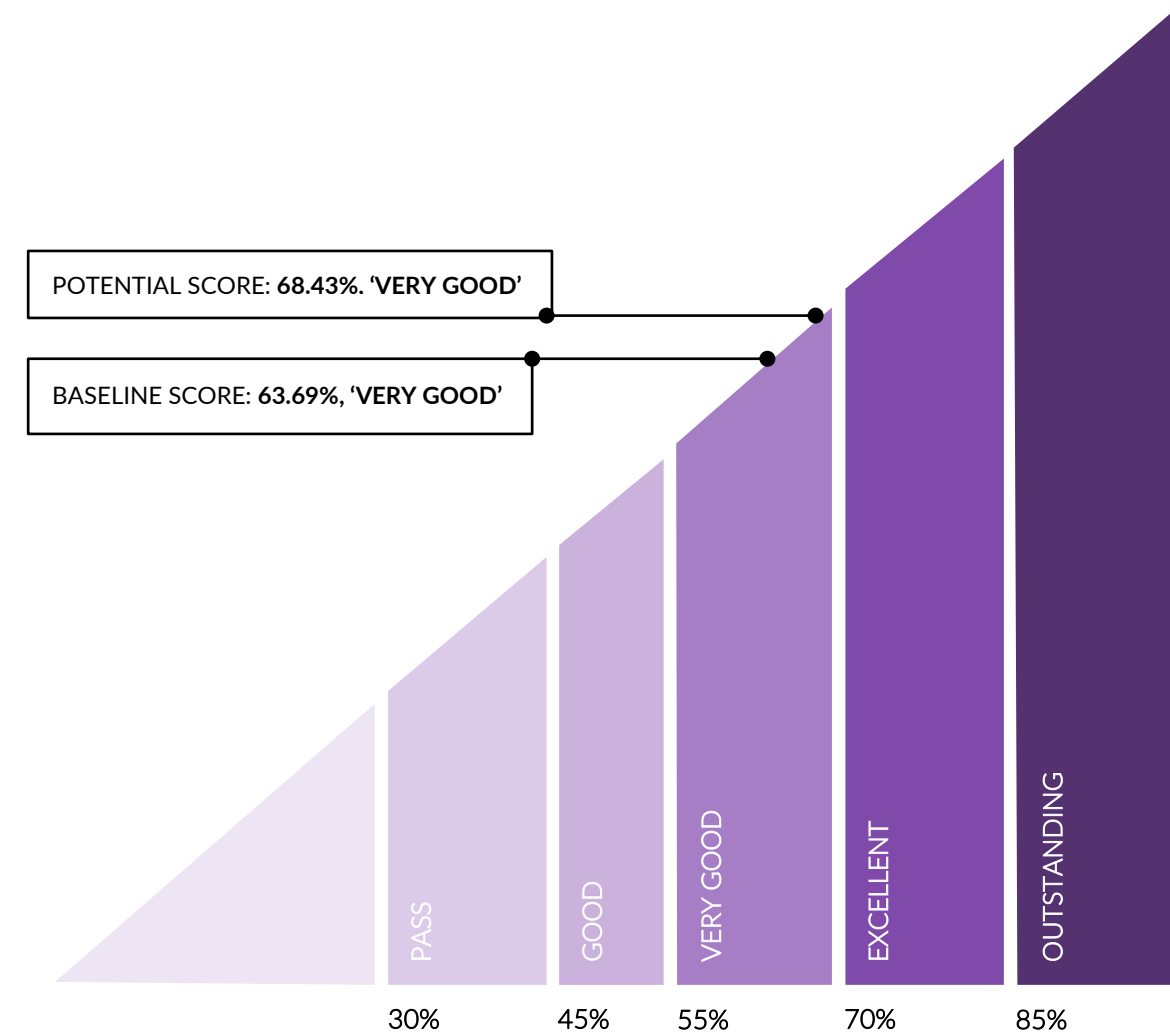


Figure 1: BREEAM V6.1 Scale and Anticipated Performance Scores.

1. BREEAM pre-assessment.

1.1 Introduction.

This report relates to the proposed Station Hill Phase 3 development. It is recommended the retail areas of the development should be registered under the BREEAM V6.1 scheme and assessed using the New Construction Retail criteria. The building is currently assessed using a 'Shell Only assessment type. The assessment will be targeting a BREEAM 'Very Good' rating as a minimum.

1.2 Initial pre-assessment.

An initial pre-assessment was carried out independently by a qualified BREEAM assessor prior to a review by the project design team. This report sets out a route to achieving the target rating and highlights the design team members responsible for each credit issue. Credits currently included in the credit score have been reviewed by the design team, and each team member was expected to provide feedback regarding credits under their responsibility, identifying any relevant issues. Once comments have been raised by the project team, the report and the predicted scores were updated.

The following predicted scores were calculated based upon experience with similar buildings and Hoare Lea's current understanding of the proposed development:

- Baseline score / rating: **61.90%** equivalent to a BREEAM 'Very Good' rating.
- Potential score / rating: **69.79%** equivalent to a BREEAM "Very Good' rating.

1.3 Revised pre-assessment.

Following the BREEAM Pre-Assessment Workshop held on 24/09/2025 and correspondence received from the design team members, the anticipated performance score/rating for the development has been revised as follows:

- Baseline score / rating: **63.69 %** equivalent to a BREEAM 'Very Good' rating.
- Potential score / rating: **68.43%** equivalent to a BREEAM "Very Good' rating.

Certain sections of the BREEAM Assessment are weighted differently, resulting in credits under these categories, such as Materials, being more valuable to the scheme. This in turn will also have a greater impact should any credits be lost throughout the assessment process. All mandatory and minimum standards for the BREEAM "Very Good' rating have been included within the assessment strategy for the target baseline score. A margin of at least 3% – 5% is recommended above the minimum required score at this stage to secure the target rating considering contingency for design changes and potential constraints identified during the construction stage.

All mandatory and minimum standards for the BREEAM 'Very Good' rating have been included within the assessment strategy for the target baseline score.

1.4 Potential credits.

Potential credits have been identified which if targeted could increase the score to 67.55%. These potential credits provide a margin of error to enable the BREEAM 'Very Good' rating to still be achieved if targeted credits become unavailable throughout the design process. These potential credits are listed below:

- Mat 02 Environmental Impacts from Construction Products – one credit
- Mat 03 Responsible Sourcing of Materials – one additional credit
- Wst 01 Construction Resource Efficiency – one additional credit
- Wst 06 Design for Disassembly and Adaptability – one credit

Refer to Appendix D for detailed credit requirements.

1.5 Early-stage actions.

Within the targeted BREEAM credit strategy, there are several credits that are time critical and require early action by the design team, at RIBA Stages 1 & 2, in order for the credits to be achieved. For the project to achieve the targeted rating, these items should be actioned, and evidence made available for review during RIBA Stages 1 & 2.

Please refer to Appendix A for details of the early-stage actions required.

1.6 Additional appointments.

A number of additional appointments will be required for the delivery of certain credits within the targeted strategy. These were discussed with the design team and client during a BREEAM workshop to confirm the approach to the targeted rating.

Please refer to Appendix B for details of all required additional appointments.

1.7 Project team members.

The following are members of the design team responsible for the delivery of the proposed development.

Table 1: Project Team Members.

Discipline	Organisation	Abbreviation
Client / Developer	Lincoln MGT	LPC
Project Manager	Cast Consultancy	Cast
Architect	Gensler	Gensler
Building Services Consultant	Hoare Lea	HL MEP
Civils / Structural Consultant	Ramboll	Ramboll
Landscape Architect	LDA	LDA
Drainage Consultant	Ramboll	Ramboll
Cost Consultant	Cast Consultancy	Cast
Transport Consultant	Stantec	Stantec
Ecologist	Waterman	Waterman
Planning Consultant	DP9	DP9
Acoustician	Hoare Lea	HL Acoustics
Sustainability Consultant	Hoare Lea	HL Sustainability
Daylight Consultant	GIA	GIA
Access Consultant	Stantec	Stantec
Security Consultant	SGW/AESG	SGW/AESG
Contractor	TBC	TBC

1.8 Summary score sheet.

The summary table below highlights the list of targeted credits for the current BREEAM V6.1 pre-assessment. Mandatory credits to achieve a ‘Very Good’ rating and above are highlighted by (M_v). Mandatory credits to achieve an ‘Excellent’ rating and above are highlighted by (M_e). Mandatory credits to achieve an ‘Outstanding’ rating and above are highlighted by (M_o).

Additional performance credits are available for some credit issues, and where these were deemed applicable to the development, they have been indicated by a plus sign; e.g. +1. Exemplary (innovation) credits are written in blue and in brackets; e.g. (+1).

Table 2: BREEAM Target Summary.

Category	Issue	Credits		
		Available	Targeted	Potential
Management	Man 01: Project brief and design	4	4	-
	Man 02: Lifecycle cost and service life planning	4	1	-
	Man 03: Responsible construction practices (M _e), (M _o)	6+1	6+1	-
	Man 04: Commissioning and handover (M _e), (M _o)	1	0	-
Health & Wellbeing	Hea 01: Visual comfort	4	2	-
	Hea 02: Indoor air quality	N/A	N/A	N/A
	Hea 04: Thermal comfort	N/A	N/A	N/A
	Hea 05: Acoustic performance	1	0	-
	Hea 06: Security	1+1	1	-
	Hea 07 Safe and healthy surroundings	2	2	-
Energy	Ene 01: Reduction of energy use and carbon emissions (M _e) (M _o)	9	2	-
	Ene 02: Energy monitoring (M) (M _e) (M _o)	N/A	N/A	N/A
	Ene 03: External lighting	1	1	-
	Ene 04: Low carbon design	3	0	-
	Ene 06: Energy efficient transportation systems	N/A	N/A	N/A
Transport	Tra 01: Transport assessment and travel plan	2	2	-
	Tra 02: Sustainable transport measures	10	10	-
Water	Wat 01: Water consumption (M _v) (M _e) (M _o)	N/A	N/A	N/A
	Wat 02: Water monitoring (M _v) (M _e) (M _o)	1	1	-
	Wat 03: Water leak detection	1	1	-
	Wat 04: Water efficient equipment	1	0	-
Materials	Mat 01: Environmental impacts from construction products - Building life cycle assessment	7+2	0	-
	Mat 02: Environmental impacts from construction products	1	0	+1

Category	Issue	Credits		
		Available	Targeted	Potential
	Mat 03: Responsible sourcing of construction products (M _v) (M _e) (M _o)	4+1	1	+1
	Mat 05: Designing for durability and resilience	1	1	-
	Mat 06: Material efficiency	1	0	-
Waste	Wst 01: Construction waste management (M _o)	5+1	3	+1
	Wst 02: Use of recycled and sustainably sourced aggregates	1+1	0	-
	Wst 03: Operational waste (M _e), (M _o)	1	1	-
	Wst 05: Adaptation to climate change	1	1	-
	Wst 06: Design for disassembly and adaptability	2	1	+1
Land Use and Ecology	LE 01: Site Selection	2	1	-
	LE 02: Identifying and understanding the risks and opportunities for the project	2+1	2	-
	LE 03: Managing negative impacts on ecology	3	3	-
	LE 04: Change and enhancement of ecological value	4+1	4+1	-
	LE 05: Long term ecology management and maintenance	2	2	-
Pollution	Pol 01: Impact of refrigerants	N/A	N/A	N/A
	Pol 02: Local air quality	N/A	N/A	N/A
	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	N/A	N/A	N/A
Innovation	Inn 01: Approved innovation and exemplary level credits	10	2	-
Targeted weighted score rating:		63.69%, ‘Very Good’		
Potential weighted score rating:		68.43%, ‘Very Good’		

2. Conclusion.

Based upon the pre-assessment conducted for the retail areas of the Station Hill Phase 3 development, it is anticipated that a score of **62.81%**, equivalent to a BREEAM 'Very Good' rating, can be achieved

Additional potential credits have also been identified which, if targeted, could results in a higher BREEAM performance score and rating of **67.55%**, equivalent to a BREEAM 'Very Good'. The potential credits include the following credit issues:

- Mat 02 Environmental Impacts from Construction Products – one credit
- Mat 03 Responsible Sourcing of Materials – one additional credit
- Wst 01 Construction Resource Efficiency – one additional credit
- Wst 06 Design for Disassembly and Adaptability – one credit

Figure 2 outlines the Proposed Development scores in each category. It also outlines where potential credits could be targeted to increase the assessment score and rating.

2.1 Next steps.

- Design team to review targeted and potential credits and provide feedback to BREEAM assessor.
- Design team to progress early action credits and provide evidence prior to Stage 2 completion.
- Additional appointments to be confirmed by the design team.

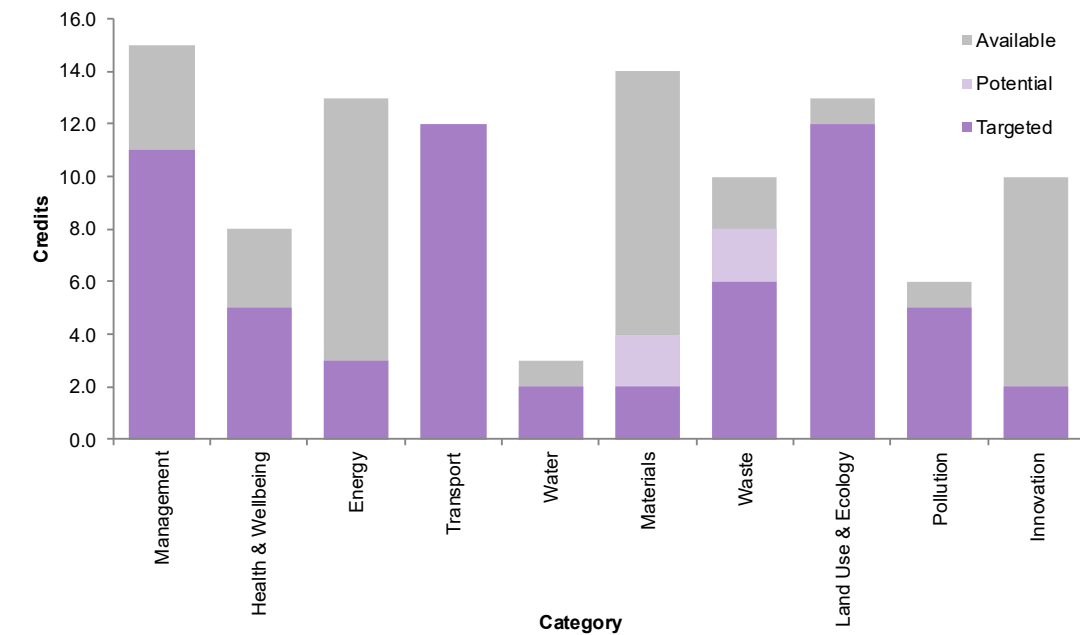


Figure 2: BREEAM Performance Summary and Targeted Credits.

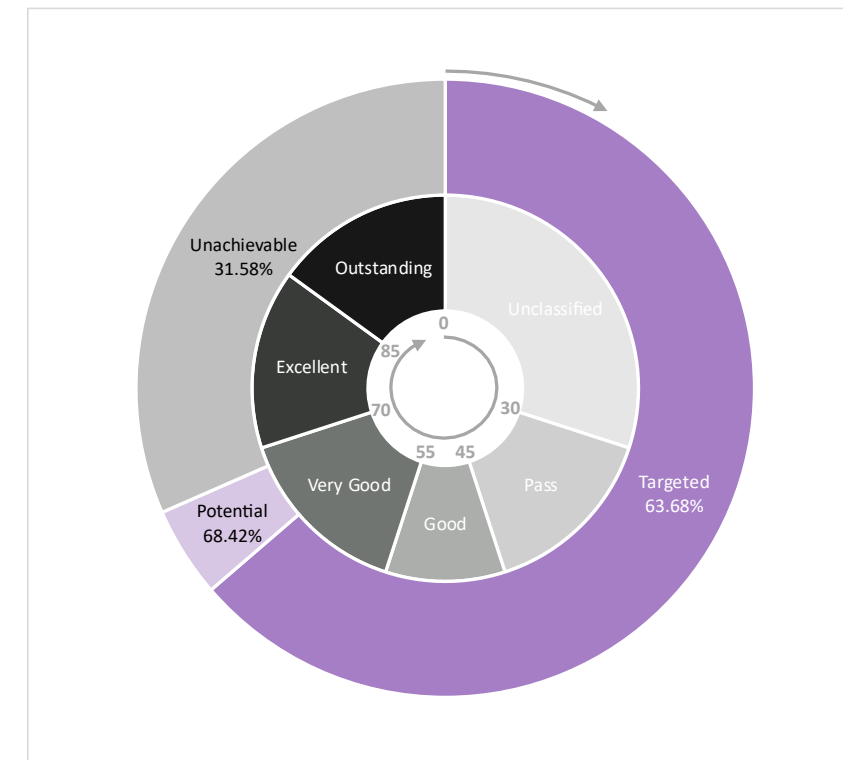


Figure 3: BREEAM Performance Summary and Targeted Credits.

Appendix A: Early action credits.

Under the BREEAM criteria, there are a number of credits which require specialist consultancy input, as well as some which require early action by the design team in order for the credits to be awarded. The targeted early action credits, the actions which need to be carried out and when these should be executed are listed below. Please refer to the BREEAM Early-Action Tracker [5500022-HLE-FN-ST-BREEAM Early Action Tracker-P03] for detailed progress reporting on early-action credits.

RIBA Stage 1: Project brief stage.

Table 3: BREEAM V6.1 Early Action Credits (RIBA Stage 1)

Credit Issues	RIBA Stage 1 Actions	Owner
LE 02 Ecological risks and opportunities.	Survey and Evaluation: - Ecologist to be appointed by 1 to carry out initial surveys, and provide recommendations in a report.	Ecologist (Waterman)

RIBA Stage 2: Concept design stage.

Table 4: BREEAM V6.1 Early Action Credits (RIBA Stage 2)

Credit Issues	RIBA Stages 2 Actions	Owner
Man 01 Project brief and design	Project Delivery Planning: - Develop roles, responsibilities and contributions schedule detailing relevant roles throughout the project. - Demonstrate how the project delivery stakeholders' contributions influence the following: Initial Project Brief, Project Execution Plan, Communication Strategy, Concept Design.	Planning Consultant (DP9)
	Stakeholder consultation: - Stakeholder consultation by completion of Concept Design.	Client (Lincoln MGT)
	BREEAM AP: - BREEAM performance targets to be formally agreed between the client and design/project team. - BREEAM AP to monitor BREEAM progress and feedback to the project team.	BREEAM AP (HL Sustainability)
Hea 06 Security	- Appoint a security specialist to complete a security needs assessment (SNA) on the project.	SQSS (SGW/AESG)
Wst 01 Construction waste management	Pre-Demolition audit: - Carry out (where relevant) a pre-demolition audit.	Demolition Contractor
Wst 05 Adaptation to climate change	- Conduct a climate change adaption strategy appraisal for structural and fabric resistance.	Architect (Gensler) + Structural Engineer (Ramboll)

Credit Issues	RIBA Stages 2 Actions	Owner
Wst 06 Design for disassembly and adaptability <u>Credit 01 Targeted</u> <u>Credit 02 Potential</u> <u>Credit Only</u>	- Undertake a building-specific disassembly assessment and functional adaptation strategy study. - Subsequently incorporate adaption measures into the design where practical and cost effective at RIBA Stage 4.	Architect (Gensler) Structural Engineer (Ramboll)
LE 02 Identifying and understanding the risks and opportunities for the project	Determining ecological outcomes: - The project team is required to liaise and collaborate with representative stakeholders to identify and consider ecological outcome for the sites.	Ecologist (Waterman) Project Manager (Cast)
LE 03 Managing negative impacts on ecology	Planning, liaison, implementation and data - Roles and responsibilities to be clearly defined, allocated and implemented to support successful delivery of project outcomes. - Site preparation and construction works to be planned for to optimise ecological benefits.	Ecologist (Waterman) Project Manager (Cast)

Appendix B: Consultant appointments.

The following is a list of appointments required in order to deliver the BREEAM strategy outlined in this pre-assessment.

These consultants may already be appointed for the project, however the requirements for BREEAM may not be within their scope to cover and may require additional appointment. This should therefore be confirmed early within the design to ensure time critical items are captured at the relevant RIBA stage. Additional appointments which would fall under Contractor appointment should be noted for inclusion within the Cost Plan and their tender documentation.

Key	Early Action items – ACTION REQUIRED
	Potential Credits
	Appointment confirmed
	Not targeted

Design stage appointments.

Table 3: Additional appointments required during the design stage.

Appointment	Credit and summary	Required stage	Appointment confirmed
BREEAM AP	Man 01 Project brief and design - BREEAM AP (Concept Design)	Stage 2	HL Sustainability
	Man 01 Project brief and design - BREEAM AP (Developed Design)	Stage 3 + 4	Future Stage
	Man 03 Responsible construction practices - BREEAM AP (site)	Stage 5	Future Stage
Life Cycle Cost Consultant	Man 02 Life Cycle Cost and service life planning – Elemental LCC	Stage 2	N/A – Credits not targeted
	Man 02 Life Cycle Cost and service life planning – Component level LCC options appraisal	Stage 4	N/A – Credit not targeted
Daylighting Consultant	Hea 01 Visual comfort – Daylighting	Stage 3	N/A – Credit not targeted
Indoor Air Quality Consultant	Hea 02 Indoor Air Quality – Indoor Air Quality Plan	Stage 2/3	N/A – Credit not targeted
Suitable Qualified Acoustician	Hea 05 Acoustic performance	Stage 2/3	N/A – Credit not targeted
Suitably Qualified Security Specialist	Hea 06 Security	Stage 2	SGW/AESG
Sustainability Consultant / Energy Assessor	Ene 04 Low Carbon Design – Passive Design Analysis	Stage 2	N/A – Credits not targeted
	Ene 04 Low Carbon Design – Low and zero carbon feasibility	Stage 2	
Transport Consultant	Tra 01 Travel Plan (Transport Assessment and Travel Plan)	Stage 2	Stantec

Appointment	Credit and summary	Required stage	Appointment confirmed
Sustainability Consultant / LCA Assessor	Mat 01 Environmental impacts from construction products – Building life cycle assessment (LCA)	Stage 4	N/A – Credits not targeted
Demolition Contractor / Pre-demolition auditor	Wst 01 Construction waste management – Pre-demolition audit	Stage 2	BibbEgan
Suitably Qualified Ecologist (SQE)	LE 02 Ecological risks and opportunities	Stage 1	Waterman
	LE 03 Managing impacts on ecology		
	LE 04 Ecological change and enhancement		
	LE 05 Long term ecological management and maintenance		
Drainage / Flood Risk Consultant	Pol 03 Flood and surface water management (FRA and drainage measures)	Stage 2	Ramboll

Construction stage appointments.

Table 4 Additional appointments required during the construction and handover stages.

Appointment	Credit and summary	Required stage
BREEAM AP	Man 03 Responsible construction practices - BREEAM AP (site)	Stage 5

Appendix C: Minimum Standards for BREEAM ‘Very Good’

Alongside the minimum target scores for each rating, there are also a number of mandatory minimum requirements needed to achieve BREEAM ‘Very Good’ for a Shell Only project, these are listed out in Table 5 below.

Table 5 Minimum BREEAM Standards by rating level

	Pass	Good	Very Good	Excellent	Outstanding
Man 03 Responsible construction practices	None	None	None	One credit (responsible construction management)	Two credits (responsible construction management)
Man 04 Commissioning and handover	None	None	None	One credit (commissioning-test schedule and responsibilities)	One credit (commissioning-test schedule and responsibilities)
Man 04 Commissioning and handover	None	None	None	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)
Man 05 Aftercare	None	None	None	One credit (commissioning-implementation)	One credit (commissioning-implementation)
Ene 01 Reduction of energy use and carbon emissions	None	None	None	Four credits (Energy performance or Prediction of operational energy consumption*)	Six credits (Energy performance) and Four credits (Prediction of operational energy consumption*)
Ene 02 Energy Monitoring	None	None	None	One credit (First sub-metering credit)	One credit (First sub-metering credit)
Wat 01 Water Consumption	None	One credit	None	One credit	Two credits
Wat 02 Water Monitoring	None	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat 03 Responsible sourcing of construction products	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Wst 01 Construction waste management	None	None	None	None	One credit
Wst 03 Operational waste	None	None	None	One credit	One credit

Appendix D: Detailed credit assessment.

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	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: – Initial Project Brief – Project Execution Plan – Communication Strategy – Concept Design	1	1	ACTION REQUIRED NOW – Stage 2. Development of design responsibility matrix to identify project roles and responsibilities. How allocation of these roles and responsibilities has altered the responsibility matrix should be identified. Comments: Cast confirmed (21st Oct) that they will provide this evidence. Some meeting minutes received (19th Nov), all available meeting minutes to be provided upon close of Stage 2.	1 & 2	Project Manager (Cast) Planning Consultant (DP9)
	Second credit - Stakeholder consultation (interested parties): Where evidence provided demonstrates that prior to the completion of the Concept Design stage, all relevant interested party stakeholders have been consulted by the design team and this covers the minimum consultation content (including but not limited to functionality, impacts on local community, inclusive and accessible design). The impact this consultation has had on the Project Brief and Concept Design must be demonstrated and consultation feedback has been given to all relevant parties by the developed design stage. A design workshop is undertaken that focuses on operational energy.	1	1	ACTION REQUIRED NOW – Stage 2. External consultation exercise to be performed that included all relevant stakeholders. Stakeholders should have the ability to comment on proposals, with all feasible consultation incorporated. Consultation feedback to be provided to consultee group. Comments: Cast have provided some evidence required to achieve this credit (19th Nov); credit subsequently moved to targeted.	1 & 2	Project Manager (Cast) Planning Consultant (DP9)
	Pre-requisite The project team, early in the design process formally agrees BREEAM 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	1	ACTION REQUIRED NOW – Stage 2. The BREEAM AP assists in setting the targets for the project. Consultant appointment documentation should include a requirement to design to the agreed target.	2	BREEAM AP (HL Sustainability)
	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	1	ACTION REQUIRED AT STAGE 3. Appointment of BREEAM AP to regularly update the design team on the progress of the BREEAM assessment and to consider how design development will impact the score. Note: This does not form part of the BREEAM	3	BREEAM AP

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
				assessor's standard scope of works and would need to be an additional appointment by the Client or Contractor.		
Man 02 Life cycle impacts	First and second credit - Elemental life cycle cost (LCC): 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. 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.	2	0	Credit not targeted.	-	Client (Lincoln MGT) & Cost Consultant (Cast)
	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: - Envelope: e.g. cladding, windows, and/or roofing - Services: e.g. heat source cooling source, and/or controls - Finishes: e.g. walls, floors and/or ceilings - 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 not targeted.	-	Client (Lincoln MGT) & Cost Consultant (Cast)
	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	ACTION REQUIRED PRIOR TO DS SUBMISSION. Cost consultant to confirm the cost of the project with the relevant inclusions and exclusions.	4	Client (Lincoln MGT) & Cost Consultant (Cast)
Man 03 (Me) (Mo) Responsible construction practices  Mandatory: - One credit (responsible construction management) for Excellent - Two credits (responsible construction management) for Outstanding	Pre-requisite All timber and timber-based products used on the project is 'legally' harvested and traded timber	1	1	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	3	Client (Lincoln MGT) & Contractor
	First credit - Environmental management: Evidence which demonstrates that the principal 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 principal contractor implements best practice pollution policies and procedures on-site in accordance with Pollution Prevention Guidelines, PPG6. It is understood this document has been withdrawn, however BRE identify this still constitutes best practice.					
	Pre-requisite The client and contractor formally agree and demonstrate 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	1	1	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	3	Client (Lincoln MGT) & Contractor

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	achieve this credit in final post construction phase of assessment, the BREEAM-related performance target must be demonstrably achieved by the project.					
	Third and fourth credit – Responsible construction management: Using the BREEAM checklist - up to two credits: 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: – Vehicle movement on and near site – Management of construction site entrance (M) – Ensure development footprint is accessible for delivery vehicles with safety features (e.g. Side under run protection) – Identify access routes to the development footprint, including for heavy vehicles to minimise the safety risks and disruption to others. – Pollution management – Minimise the risks of air, land and water pollution. (M) – Minimise the risks of nuisance from vibration, light and noise pollution. – Tidiness – Practices ensure the development footprint is safe, clean and organised at all times. This includes, but is not limited to, facilities, materials and waste storage. (M) – Ensure clear and safe access in and around the buildings at the point of handover. (M) – Health and wellbeing – Provide processes and equipment required to respond to medical emergencies. (M) – The principal contractor identifies and implements initiatives to promote and maintain the health and wellbeing of all site operatives within the development footprint. This can be via site facilities, site management arrangements, staff policies etc. – Establish management practices and facilities encouraging equality, fair treatment and respect of all site operatives. (M) – Provide secure, clean and organised facilities (e.g. changing and storage facilities) for site operatives within the development footprint. – Security processes – Minimise risks of the site becoming a focus for antisocial behaviour in the local community (e.g. robust perimeter fencing, CCTV, avoid creating dark corners etc.). – Training, awareness and feedback – Aspects of the construction process that might impact the community are communicated regularly, ensuring that nuisance and intrusion are minimised. – Ensure ongoing training is provided, and up to date, for personnel and visitors. (M) – The principal contractor ensures that site operatives are trained for the tasks they are undertaking. (M) – The fleet operators, undertakes driver training and awareness to promote safety within the development footprint and off site. – Monitoring and reporting – The fleet operators, captures and investigates any road accidents, incidents and near misses and reports them back to the principal contractor. The principal contractor analyses these items.	2	2	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	3	Client (Lincoln MGT) & Contractor

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	- All visitor, workforce and community accidents, incidents and near misses are recorded and action is taken to reduce the likelihood of them reoccurring. (M) - Processes are in place to facilitate collecting and recording feedback from the community and to address any concerns related to the development footprint. One credit is achieved for meeting the requirements for all mandatory sections, identified by (M) Two credits are achieved for meeting the requirements for all mandatory and six additional requirements. An additional exemplar level credit is available for achieving all requirements within Table 4.1 (identified above)					
	Exemplary credit - Responsible construction practices: An additional exemplary level credit is available for achieving all requirements within Table 4.1 (identified above)	1	1	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	3	Client (Lincoln MGT) & 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	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	3	Client (Lincoln MGT) & Contractor
Man 04 Commissioning and handover	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	0	Credit not targeted	-	Contractor
Health and Wellbeing						
Hea 01 Visual comfort	Fourth credit - View out: Where evidence provided demonstrates that 95% of floor areas in relevant building areas are within 8m 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	ACTION REQUIRED THROUGHOUT DESIGN. Architect to review compliance of the proposed floor plans to determine extent of view out.	2, 3, & 4	Architect (Gensler)
	Fifth credit - Lighting levels and controls: Where evidence provided demonstrates that external lighting is designed in accordance with the required standard. For external areas, lighting provided is specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas Lighting of roads and public amenity areas, Code of Practice for the design of road lighting, BSI, 2013 and BS EN 12464-2:2014 light and lighting - Lighting of work places - Part 2: Outdoor work places.	1	1	ACTION REQUIRED AT STAGE 4 To be included within the Employer's Requirements MEP documentation.	4	MEP (HL)
	Exemplary credits: Up to two credits are available where evidence is provided which demonstrates that the exemplary level daylight requirements and the exemplary level artificial lighting requirements are achieved, as outlined below: Daylight: One credit Daylight criteria achieved by either the exemplar daylight factors, or exemplary level minimum and average point illuminance factors.	1	0	Credit not targeted.	-	Architect & Daylight Consultant

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	Retail: one credit - Sales areas: 50%-point daylight factors of 2.0% or more - Common areas and offices (multi storey buildings): 3.0%, 80% area - Common areas and offices (single storey buildings): 4.0%, 80% area OR Minimum and Point Illuminance Factor - Retail: - Sales Areas: 50% area. Average daylight illuminance: At least 300 lux for 2,000 hours per year or more, - Other Occupied Areas: As non-retail areas, above.					
Hea 05 Acoustic performance	One credit: One credit can be awarded where the following criteria is met: The building meets the appropriate acoustic performance standards and testing requirements defined in the checklists and tables section which defines criteria for the acoustic principles of: Sound insulation and Indoor ambient noise level (Retail)	1	0	Credit not targeted.	-	Acoustician (HL) & Architect (Gensler)
Hea 06 Security	One credit - Security of site and building: 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	ACTION REQUIRED NOW – Stage 2 Appointment of a security specialist to complete a security needs analysis (SNA) for the site. Comments: Intention to appoint a security specialist confirmed 19 th November. Credit therefore moved to targeted.	2	Architect (Gensler) + SQSS (SQG/AESG)
	Exemplary level criteria A compliant risk-based, BRE-approved, security rating scheme has been used. The performance against the scheme has been confirmed by an independent assessment and verification. The project should achieve certification from the security rating scheme prior to the submission of the BREEAM assessment at either Design Stage or Post-Construction. A SQSS should then confirm the implementation of identified security control measures.	1	0	Credit not targeted.	-	SQSS
Hea 07 Safe and healthy surroundings	First credit - Safe access: Where external site areas form part of the assessed development the following apply: - Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to offsite cycle paths where applicable. - Dedicated and safe footpaths are provided on and around the site providing suitable links for the following: - The site entrance to the building entrance, - Car parks (where present) to the building entrance - The building to outdoor space - Connecting to off-site paths where applicable. - Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths.	2	2	ACTION REQUIRED THROUGHOUT DESIGN. First credit: Architect and access consultant to review site layout and confirm safe access strategy Second credit: An accessible, non-smoking outside space is provided.	2, 3, & 4	Architect (Gensler) & Access Consultant (Stantec)

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member																										
		Available	Targeted (Potential)																													
	Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: – Delivery areas are not accessed through general parking areas and do not cross or share the following: – pedestrian and cyclist paths – outside amenity areas accessible to building users and general public. – There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. – 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. The space must be of an appropriate size to provide enough amenity for the predicted number of building users during coffee or lunch breaks to gather, socialise, relax and connect with the natural environment. The space is predominantly intended for building staff but can be used by other building users where relevant and beneficial to the building users. The outside space must: – Be an outdoor landscaped area, for example a garden, balcony or terrace; the majority of the space should be open to the sky – Have appropriate seating areas and be non-smoking, – Be located to ensure it is accessible to all building users and avoids areas that will have disturbances from sources of noise (e.g. building services, car parks, busy roads, delivery areas etc.).																															
Energy																																
Ene 01 (Me) (Mo) Reduction of carbon emissions  Mandatory: – Four credits for Excellent – Six credits (energy performance) and 4 credits (energy modelling and reporting) for Outstanding	Up to 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. The number of credits achieved is determined by comparing the Energy Performance Ratio for New Construction (EPR_{NC}) with the benchmarks in the table below. <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 EPR_{NC} 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>Outstanding</td><td></td></tr></table>			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 EPR _{NC} of at least 0.4).	5	0.5	6	0.6	Outstanding		9	2	Targeted credits to be confirmed once energy modelling has been undertaken,	2, 3, & 4	MEP + Sustainability
		Minimum Standards																														
BREEAM credits	EPR _{NC}	Rating	Minimum Requirements																													
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6	0.6	Outstanding																														

Issue	Credit Requirements				Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
					Available	Targeted (Potential)			
	7	0.7		Requires 6 credits to be achieved (equivalent to an EPR _{NC} of at least 0.6) and 4 credits for Energy modelling and reporting.					
	8	0.8							
	9	0.9							
	Four credits - Prediction of operational energy consumption Pre-requisite Achieve criterion 2 in Ene 04 Low carbon design. Four credits – Energy modelling and reporting - Estimate the occupancy, energy use for unregulated energy loads and management practices. - Undertake detailed energy modelling to predict the building energy consumption. - Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption. - Based on the results of the sensitivity analysis, and in discussion with the project team, the client and the prospective occupier devise scenarios to explore how high impact factors might influence the building energy consumption. - Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies. - Determine an energy target for the building based on the results of the scenario modelling. - At the post-construction stage, the scenario modelling should be repeated to reflect the post construction building specification and, if necessary, adjust the energy target.				4	0	Credits not targeted.	-	MEP + Sustainability
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	INCLUDE WITHIN ER DOCUMENTATION The only relevant requirement for this project relates to external lighting design. This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	3	MEP (HL)
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	0	Credit not targeted.	-	Sustainability Consultant
	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 (for example); i.e. does not use active cooling.				1	0	Credit not targeted.	-	MEP/ Sustainability

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member																																																
		Available	Targeted (Potential)																																																			
	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 CO2 emissions.	1	0	Credit not targeted.	-	MEP/ Sustainability																																																
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 takes 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	ACTION REQUIRED NOW – Stage 2 A compliant travel plan and transport assessment is required for the development that includes recommendations for reduction of impact resultant from transport. These measures must then be incorporated into the design of the development.	2	Transport Consultant (Stantec)																																																
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 and the features provided. <table><tr><th>Points</th><th>Points</th><th>Points</th><th>Credits</th></tr><tr><td>AI < 25</td><td>25 ≤ AI < 40 (urban centres)</td><td>AI of ≥ 40 (metropolitan centre locations)</td><td></td></tr><tr><td>1</td><td>1</td><td></td><td>1</td></tr><tr><td>2</td><td></td><td>1</td><td>2</td></tr><tr><td>3</td><td>2</td><td></td><td>3</td></tr><tr><td>4</td><td></td><td>2</td><td>4</td></tr><tr><td>5</td><td>3</td><td></td><td>5</td></tr><tr><td>6</td><td>4</td><td>3</td><td>6</td></tr><tr><td>7</td><td>5</td><td></td><td>7</td></tr><tr><td>8</td><td>6</td><td>5</td><td>8</td></tr><tr><td>9</td><td>7</td><td>6</td><td>9</td></tr><tr><td>10</td><td>8</td><td>7</td><td>10</td></tr></table> Sustainability Transport Measures:	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	10	10	ACTION REQUIRED THROUGHOUT DESIGN. Ten credits applicable to assessment type. Ten credits targeted as calculated AI is expected to be in the region of 50. The targeted points are as follows: - Existing AI (1 point) - Public transport information system (1 point) - Electric vehicle charging facilities (1 point) - Local pedestrian and cycling network (2 points) - Cycle storage (1 point) - Cyclist facilities (1 point) - Existing amenities (1 point)	2, 3, & 4	Transport Consultant (Stantec) & Architect (Gensler)
Points	Points	Points	Credits																																																			
AI < 25	25 ≤ AI < 40 (urban centres)	AI of ≥ 40 (metropolitan centre locations)																																																				
1	1		1																																																			
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Issue	Credit Requirements		Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
			Available	Targeted (Potential)			
	Public transport measures	Points					
	Public transport measures						
	– The existing AI calculated in Tra 01 achieves the following: – ≥ 4 for prison or MOD sites, rural location sensitive buildings, and other building group 3 – ≥ 8 for all other building type	1					
	– 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					
	– 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					
	– Provide a dedicated service, such as a bus route or service	3					
	– 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						
	– Provide electric recharging stations of a minimum of 3kW for at least 10% of the total car parking capacity for the development.	1					
	– Set up a car sharing group or facility to facilitate and encourage building users to car share. – Raise awareness of the sharing scheme with marketing and communication materials. – Provide priority spaces for car sharers for at least 5% of the total car parking capacity for the development. – Locate priority parking spaces nearest the development entrance used by the sharing scheme participants.	1					
	Active travel measures						
	– 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. – 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	2					
	– Install compliant cycle storage spaces to meet the minimum levels set out the BREEAM criteria	1					
	– Option 7 has been achieved.	1					

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	- Provide at least two compliant cyclists' facilities for the building users, (including pupils where appropriate to the building type): - Showers - Changing facilities - Lockers - Drying spaces.					
	Existing amenities: At least three existing accessible amenities are present, see Table 7.6 on page 179, where relevant for a Building Group.		1			
	Enhanced amenities: Ensure a minimum of one new accessible amenity is provided.		2			
	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 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.	1	1	ACTION REQUIRED AT STAGE 4 Requirements to be included within the Employer's Requirements MEP documentation and drawings. Metering strategy to be confirmed prior to issue.	4	MEP (HL)
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	ACTION REQUIRED AT STAGE 4 Requirements to be included within the Employer's Requirements MEP documentation and drawings.	4	MEP (HL)
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. Unregulated water uses include (but are not limited to): - Swimming pools - Recreational hot tubs and hydrotherapy pools	1	0	Credit not targeted.		Landscape Architect (LDA)

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	- Equipment used for irrigation. - Vehicle wash equipment - Project-specific industrial processes - Water filtration and treatment processes - Building services (e.g. cooling towers and humidification systems) Credit is not applicable and will be filtered out where there is no water demand from uses other than domestic scale and sanitary use components.					
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 a Compliant LCA tool during concept design stage. - 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 BREEAM. - Submit to BRE at concept design stage <u>prior to planning submission.</u> - Submit updated LCA assessment to BRE at technical design stage. 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).	7	0	Credits not targeted.	-	Architect (Gensler) / Structural Engineer (Ramboll) / Civil Engineer (Ramboll) / Cost Consultant (Cast)
	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'. One credit – Third Party Verification - A suitably qualified third party (see Definitions on page 213) carries out the building LCAs or produces a report verifying the building LCAs accurately represent the designs under consideration during Concept Design and Technical Design with reference to the requirements of criteria 1 to 7 (and 8 to 14 if pursued). - Include details of the suitably qualified third party's relevant skills and experience and a declaration of their third-party independence from the project client and design team in the report.	2	0	Credits not targeted.	-	Architect/ Structural Engineer/ Civil Engineer / Cost Consultant

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member											
		Available	Targeted (Potential)														
Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)	One credit: Where evidence provided demonstrates the designs features construction products with EPD that achieve a total EPD points score of at least 20, according to the BRE calculation methodology.	1	0 (+1)	<i>Potential credit only.</i> ACTION REQUIRED AT STAGE 3 Requirements to be included within the Employer's Requirements documentation.	3	Architect (Gensler)											
Mat 03 (M), (M _e), (M _o) Responsible sourcing of construction products  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 at by the concept design stage and is used by the design team to guide specification towards sustainable construction products.	1	0	Pre-requisite required. Credit not targeted. ACTION REQUIRED NOW – Stage 2 Design and specification of timber from legal and sustainable sources. Requirements to be included within the Employer's Requirements documentation. Contractor will be required to procure timber from legal and sustainable sources.	2	Architect (Gensler) & Contractor											
	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"><tr><th>RSM credits</th><th>% of available RSM points achieved</th><th>MAT03 Scope</th></tr><tr><td>1</td><td>≥ 10%</td><td>Superstructure</td></tr><tr><td>2</td><td>≥ 20%</td><td rowspan="2">As above, plus – Internal finishes – Substructure and hard landscaping</td></tr><tr><td>3</td><td>≥ 30%</td></tr></table>	RSM credits	% of available RSM points achieved	MAT03 Scope	1	≥ 10%	Superstructure	2	≥ 20%	As above, plus – Internal finishes – Substructure and hard landscaping	3	≥ 30%	3	1 (+1)	ACTION REQUIRED AT STAGE 3 Requirements to be included within the Employer's Requirements documentation. Contractor will be required to develop suitable reporting.	3	Architect (Gensler)
	RSM credits	% of available RSM points achieved	MAT03 Scope														
1	≥ 10%	Superstructure															
2	≥ 20%	As above, plus – Internal finishes – Substructure and hard landscaping															
3	≥ 30%																
Exemplary credit: Where evidence provided demonstrates that at least 50% of the available RSM points are achieved. Scope also includes core building services.	1	0	Credit not targeted	-	Architect (Gensler)												
Mat 05 Designing for durability and resilience	One credit: PART A: Protecting vulnerable parts of the building from damage. – 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: – Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.). – Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas.	1	1	ACTION REQUIRED NOW – Stage 2 Consideration for wear and damage to be made in addition to consideration for where (and how) protection measures will be included. Environmental degradation assessment to be undertaken to identify how materials will be likely to be impacted by environmental hazards.	2, 3, & 4	Architect (Gensler)											

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	- 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. - Potential malicious damage to building materials and finishes, in public and common areas where appropriate. PART B: Protecting exposed parts of the building from material degradation. - 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: - The element or product achieving an appropriate quality or durability standard or design guide. OR - A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. - Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design. - 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 - Preparation and brief - Concept design - Developed design - Technical design - Construction Develop and record the implementation of material efficiency - Developed design - Technical design - Construction	1	0	Credit not targeted.	-	Architect (Gensler)
Waste						
Wst 01 (Mo) Construction waste management  Mandatory: One credit for Outstanding	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: - Be carried out at Concept Design stage (RIBA Stage 2) by a competent person prior to strip-out or demolition works - Guide the design, consider materials for reuse and set targets for waste management - Engage all contractors in the process of maximising high-grade reuse and recycling opportunities	1	1	ACTION REQUIRED NOW – Stage 2 Any demolition for the site must be accompanied with a pre-demolition survey of the demolished buildings. Comments: BibbEgan pre-demolition audit has been provided and reviewed as compliant.	2	Demolition Contractor / Waste Specialist

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member																								
		Available	Targeted (Potential)																											
	Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.																													
	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><td>m³</td><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	3	1 (+1)	INCLUDE WITHIN ER DOCUMENTATION The low waste benchmark levels will be required within the Employer's Requirements documentation. These requirements can also identify that the diversion from landfill targets must be achieved. Exemplary credit not currently targeted.	3	Contractor						
	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="3">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><tr><td>Excavation</td><td>95%</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%	Excavation	95%	95%	1	1	INCLUDE WITHIN ER DOCUMENTATION As identified above, requirements to achieve these levels of diversion from landfill will be required to be included with Employer's Requirements documentation.	3	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%																											
	Excavation	95%	95%																											
Wst 02	Pre-requisite	1	-	Credit not targeted.	-	Civil / Structural																								

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member						
		Available	Targeted (Potential)									
Use of recycled and sustainably sourced aggregates	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					Engineer (Ramboll)
	Project Sustainable Aggregate Credits	Project Sustainable Aggregate points										
1	3.5–6.0											
1 exemplary performance credit	> 6.0											
	Exemplary level criteria: As above	1	0	Credit not targeted.	-	Civil / Structural Engineer (Ramboll)						
Wst 03 (Me) (Mo) 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. 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	1	ACTION REQUIRED THROUGHOUT DESIGN. A waste storage area of sufficient footprint area is required to be provided. This will have specific areas for recyclable waste and general waste and will comply with the area requirements of the BREEAM criteria.	2, 3, & 4	Architect (Gensler) & Waste Consultant (Stantec)						

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	- Static waste compactor(s) or baler(s); situated in a service area or dedicated waste management space. - 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. - 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 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 & 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	ACTION REQUIRED NOW – Stage 2 A climate change adaptation plan is required to be developed. This plan and report are required to be concluded at RIBA Stage 2. As a result of this, the reporting against the requirements need to be commenced now.	2, 3, & 4	Architect (Gensler), Structural Engineer (Ramboll) & MEP (HL)
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	ACTION REQUIRED NOW – Stage 2 A functional adaptability report is required for the project that identifies how the development can be adapted for future use. The report should be undertaken now. Comments: Cast have confirmed this credit can be targeted based on the completion of proformas (19th Nov).	2	Architect (Gensler), Structural Engineer (Ramboll) & MEP (HL)
	One credit - Disassembly and functional adaptability – implementation Provide an update, during Technical Design, on: - 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. - Changes to the recommendations and solutions during the development of the Technical Design. Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	1	0 (+1)	<i>Potential credit only.</i> ACTION REQUIRED THROUGHOUT THE DESIGN Anticipated that the report recommendations can be incorporated into the design.	3, & 4	Architect (Gensler) & Structural Engineer (Ramboll)
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	1	ACTION REQUIRED NOW – Stage 1/2 Site Investigation reports to be provided that identify that the project has been at least 75% by areas previously developed.	1 & 2	Architect (Gensler)
	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	1	0	Credit not currently targeted.	-	Contamination Specialist

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member									
		Available	Targeted (Potential)												
	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.														
LE 02 Identifying and understanding the risks and opportunities for the project	Pre-requisite - 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. Up to two credits Depending on the route for compliance taken the following number of credits are available. <table><tr><th></th><th>Project team member route (Route 1)</th><th>Ecologist route (Route 2)</th></tr><tr><td>Survey and evaluation</td><td>1 credit</td><td>1 credit</td></tr><tr><td>Determining the ecological outcomes for the site</td><td></td><td>1 credit</td></tr></table> Survey and evaluation Route 1 Completion of the BREEAM Ecological Risk Evaluation Checklist indicates Assessment route 1 can be used as the assessment Route 2 – An appropriate individual is appointed at a project stage that ensures early involvement in site configuration and, where necessary, can influence strategic planning decisions. – Prior to the completion of the preparation and brief, an appropriate level of survey and evaluation: – 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: – Current and potential ecological value and condition of the site, and related areas within the zone of influence. – Direct and indirect risks to current ecological value – Capacity and feasibility for enhancement of the ecological value of the site and, where relevant, areas within the zone of influence. – Data are 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) – Survey and evaluation criteria (criteria 3–6 above) relevant to the chosen route have been achieved. – 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.		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	2	2	It is anticipated that the Ecologist Route (route 2) will be required. ACTION REQUIRED NOW – Stage 1/2 Ecology report to be commissioned/provided in order to consider how this credit can be approached. Comments: Cast have confirmed (19th Nov) the appointment of an ecologist is in progress, and is being made via Waterman.	1 & 2	Ecologist (Waterman) & Landscape Architect (LDA)
	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													

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member									
		Available	Targeted (Potential)												
	- 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: - avoidance - protection - reduction or limitation of negative impacts - on site compensation and, - enhancement, considering the capacity and feasibility within the site, or where viable, off-site. - Following this the optimal ecological outcome for the site is selected after liaising with representative stakeholders and the project team.														
	Exemplary level criteria Wider site sustainability 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	Credit not currently targeted.	-	Ecologist									
LE 03 Managing negative impacts on ecology	Pre-requisite – 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. - LE02 has been achieved <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 - 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. - Site preparation and construction works have been planned for and are implemented at an early project stage to optimise benefits and outputs. - 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.		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	3	Managing negative impacts: ACTION REQUIRED NOW – Stage 1/2 Ecology report to be commissioned/provided in order to consider how this credit can be approached.	1 & 2	Ecologist (Waterman) & Landscape Architect (LDA)
	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													

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member									
		Available	Targeted (Potential)												
	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: - No overall loss of ecological value has occurred (2 credits) OR, - The loss of ecological value has been limited as far as possible (1 credit)														
LE 04 Change and enhancement of ecological value	Pre-requisite - Identifying and understanding the risks and opportunities for the project - LE 03 has been achieved. Including the following, specific to the aims of this issue: - Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes - 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. - The client or contractor confirms compliance is monitored against all relevant UK, 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>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> Route 1 One credit - Enhancement of ecology - 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. - 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 - 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: - On site, and where this is not feasible, - Off site within the zone of influence. Up to three credits - Enhancement of ecology - 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		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	4	4	ACTION REQUIRED NOW – Stage 1/2 Ecology report to be commissioned/provided in order to consider how this credit can be approached.	1 & 2 Updates at 3 & 4	Ecologist (Waterman) & Landscape Architect (LDA) & Contractor (TBC)
	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													

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member								
		Available	Targeted (Potential)											
	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 Long term ecology management and maintenance	Pre-requisite - Roles and responsibilities, implementation, statutory obligations – 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. – Where pursued, LE 04 has been achieved, including the following specific aims of this issue: – Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes. – 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. Up to two credits are available depending on the route selected. One credit - Planning, liaison, data, monitoring and review management and maintenance <table><tr><th></th><th>Project team member route (Route 1)</th><th>Ecologist route (Route 2)</th></tr><tr><td>Liaison, monitoring implementation and evolving management and maintenance solutions</td><td rowspan="2">1 credit</td><td>1 credit</td></tr><tr><td>Landscape and habitat management plan</td><td>1 credit</td></tr></table> One credit - Planning, liaison, data, monitoring and review management and maintenance – The project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, on solutions and measures implemented to: – monitor and review implementation and the effectiveness – develop and review management and maintenance solutions, actions or measures. – In support of the above and to help ensure their continued relevance over the period of the project the following should be considered: – Monitoring and reporting of on the ecological outcomes for site implemented at the design and construction stage – Monitoring and reporting of outcomes and successes from the project – Arrangements for the ongoing management of landscape and habitat connected to the project (on and, where relevant, off site) – Maintaining the ecological value of the site and its relationship or connection to its zone of influence – Maintaining the site in line with the any sustainability linked activities, e.g. ecosystems benefits (LE 02). – Remedial or other management actions are carried out which relate to those identified in LE 02, LE 03 and LE 04.		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	2	2	ACTION REQUIRED NOW – Stage 1/2 Ecology report to be commissioned/provided in order to consider how this credit can be approached.	1 & 2	Ecologist (Waterman) & Landscape Architect (LDA) & Contractor (TBC)
	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	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	- 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 - 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: - Actions and responsibilities, prior to handover, to give to relevant individuals - The ecological value and condition of the site over the development life. - Identification of opportunities for ongoing alignment with activities external to the development project and which supports the aims of BREEAM's Strategic Ecology Framework - Identification and guidance s to trigger appropriate remedial actions to address previously unforeseen impacts - Clearly defined and allocated roles and responsibilities. - The landscape and management plan or similar is updated as appropriate to support maintenance of the ecological value of the site.					
Pollution						
Pol 03 Surface water run off	Pre-requisite 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: A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration. These sources include: - Fluvial (rivers) - Tidal - Surface water: sheet run-off from adjacent land (urban or rural) - Groundwater: most common in low-lying areas underlain by permeable rock (aquifers) - Sewers: combined, foul or surface water sewers - Reservoirs, canals and other artificial sources 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	2	2	ACTION REQUIRED NOW – Stage 1/2 The site is located within Flood Zone 1 according to the Environment Agency Flood Risk map. Flood Risk Assessment to be provided/ commissioned that identifies the site's flood risk. It is currently anticipated that there is a low flood risk at the site.	1 & 2	Drainage Consultant (Ramboll)
	Part 2: Surface water run-off Pre-requisite:	2	2	ACTION REQUIRED THROUGHOUT DESIGN. Drainage consultant to confirm if these requirements can be achieved.	2, 3, & 4	Drainage Consultant (Ramboll)

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site. First credit: Drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events, including allowance for 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 of property in the event of a local drainage system failure, AND EITHER – 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. – 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 Surface Drainage System (SUDs) techniques OR (only where criterion no. 9 or 10 for this credit cannot be achieved) – 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. – The post development peak rate of run-off is reduced to a limiting discharge. The limiting discharge is defined as the highest flow rate from the following options: – The pre-development one-year peak flow rate – The mean annual flow rate (Qbar) – 2L/s/ha.					
	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 – Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system	1	0	Credit not targeted.	-	Drainage Consultant (Ramboll)

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	- All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SUDS manual and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site. - A comprehensive and up-to-date drainage plan of the site will be made available for the building/site occupiers. - Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SUDS must be in place. - All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance					
Pol 04 Reduction in nighttime 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	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements (MEP) documentation to require the contractor to achieve.	3	MEP (HL)
Innovation						
Exemplary credits summary	Exemplary credits Up to a maximum of ten credits are available: Where the building demonstrates exemplary performance by meeting defined exemplary level performance criteria in one or more of following BREEAM assessment issues: - Man 03 Responsible construction practices - Ene 01 Reduction of energy use and carbon emissions - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Mat 03 Responsible sourcing of construction products - Wst 01 Construction waste management - Wst 02 Use of recycled and sustainably sourced aggregates - LE 02 Site-Wide Sustainability - LE 04 Change and Enhancement of Ecological Value One innovation credit can be awarded for each individual BREEAM issue exemplary performance level complied with. Approved Innovations	10	2	The following exemplary level credits have included in the BREEAM target strategy: - Man 03 Considerate Construction - LE 04 Change and Enhancement of Ecological Value	<i>See relevant credits</i>	Contractor & Architect (Gensler) & Ecologist (Waterman)

Issue	Credit Requirements	Credits		Comments / Actions	Action to be commenced in RIBA Stage	Responsible Team Member
		Available	Targeted (Potential)			
	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.					

Appendix E: Credit weightings BREEAM V6.1.

The weightings for the associated credits depending on the assessment route are shown in Table 6 below.

Table 6: BREEAM Credit weightings

Section	Section Weighting			No. of credits available	Value of Each Credit
	Fully-fitted	Shell only	Shell and core	Shell Only	
Management	11.0%	12.0%	11.0%	15	0.80%
Health and Wellbeing	14.0%	7.0%	8.0%	8	0.88%
Energy	16.0%	9.5%	14.0%	13	0.73%
Transport	10.0%	14.5%	11.5%	12	1.21%
Water	7.0%	2.0%	7.0%	3	1.00%
Materials	15.0%	22.0%	17.5%	14	1.57%
Waste	6.0%	8.0%	7.0%	10	0.80%
Land Use and Ecology	13.0%	19.0%	15.0%	13	1.46%
Pollution	8.0%	6.0%	9.0%	6	1.00%
Innovation	10.0%	10.0%	10.0%	10	1.00%

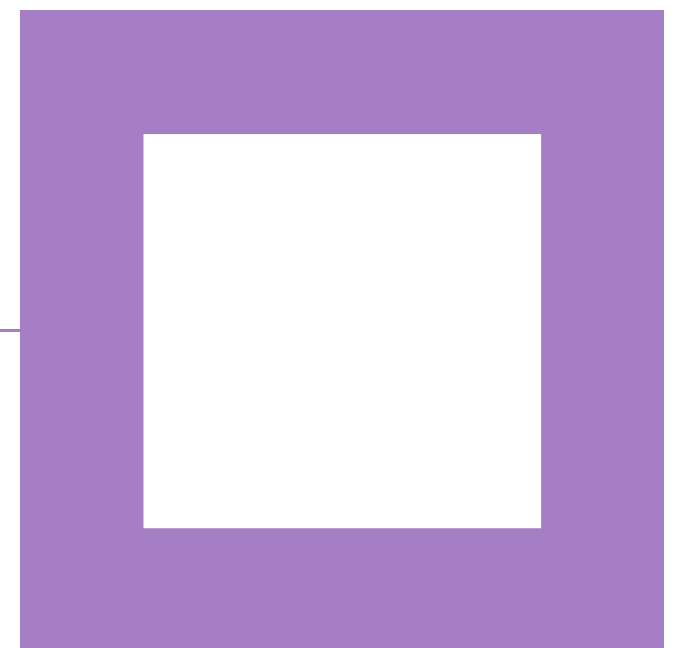


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Sustainability Statement