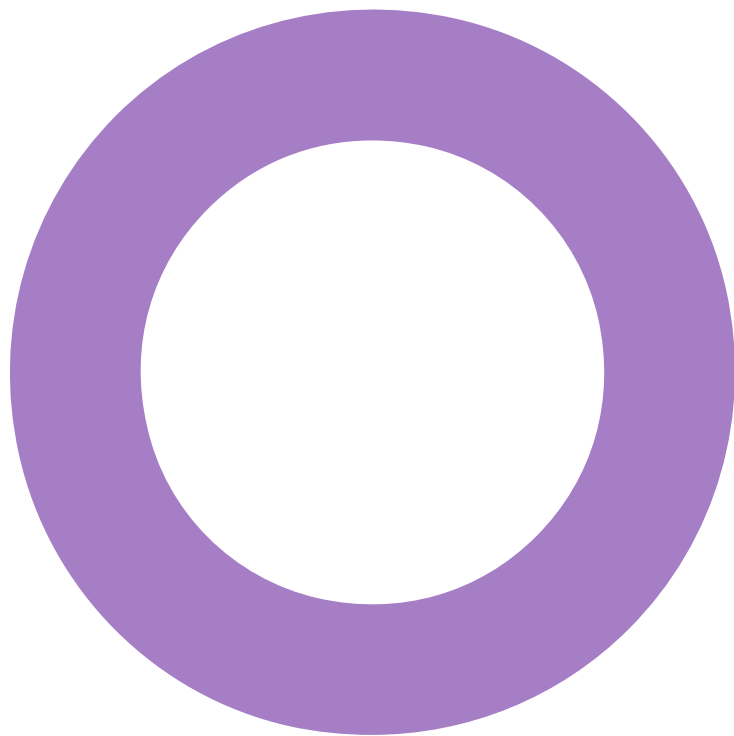


Navigator Quarter. Southampton. blocwork (Eastleigh) LLP.

SUSTAINABILITY
BREEAM COMMUNITIES
PRE-ASSESSMENT REPORT
REVISION 02 – 30 MAY 2025



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	14/03/2024	For information and comment	C. Grady	T. Brown	E. Jolly
02	30/05/2025	Updated following comments received	C. Grady	T. Brown	E. Jolly

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BREEAM audit box.

BRE registration number	TBC
Licensed assessor	TBC
Assessor support	Colette Grady
BREEAM scheme	BREEAM Communities
BREEAM scheme version	SD202-1.1.2012
Assessment stage	Pre-assessment
Technical manual version	1.2

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Executive summary.

This report is a BREEAM Communities preassessment for Navigator Quarter development.

Updated pre-assessment

The purpose of the pre-assessment is to identify how the development could achieve an 'Excellent' rating as required by Eastleigh Borough Council planning policy. The approach requires thorough review from the design team to confirm the feasibility of achieving the targets.

The current anticipated baseline score is 76.90% equivalent to a BREEAM 'Excellent' rating, with a difference between the minimum required score for a BREEAM 'Excellent' rating of 70% of 6.90%.

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.

Appendix A provides a summary of the credit requirements in BREEAM Communities. Appendix B provides an overview of the BREEAM Communities scheme.

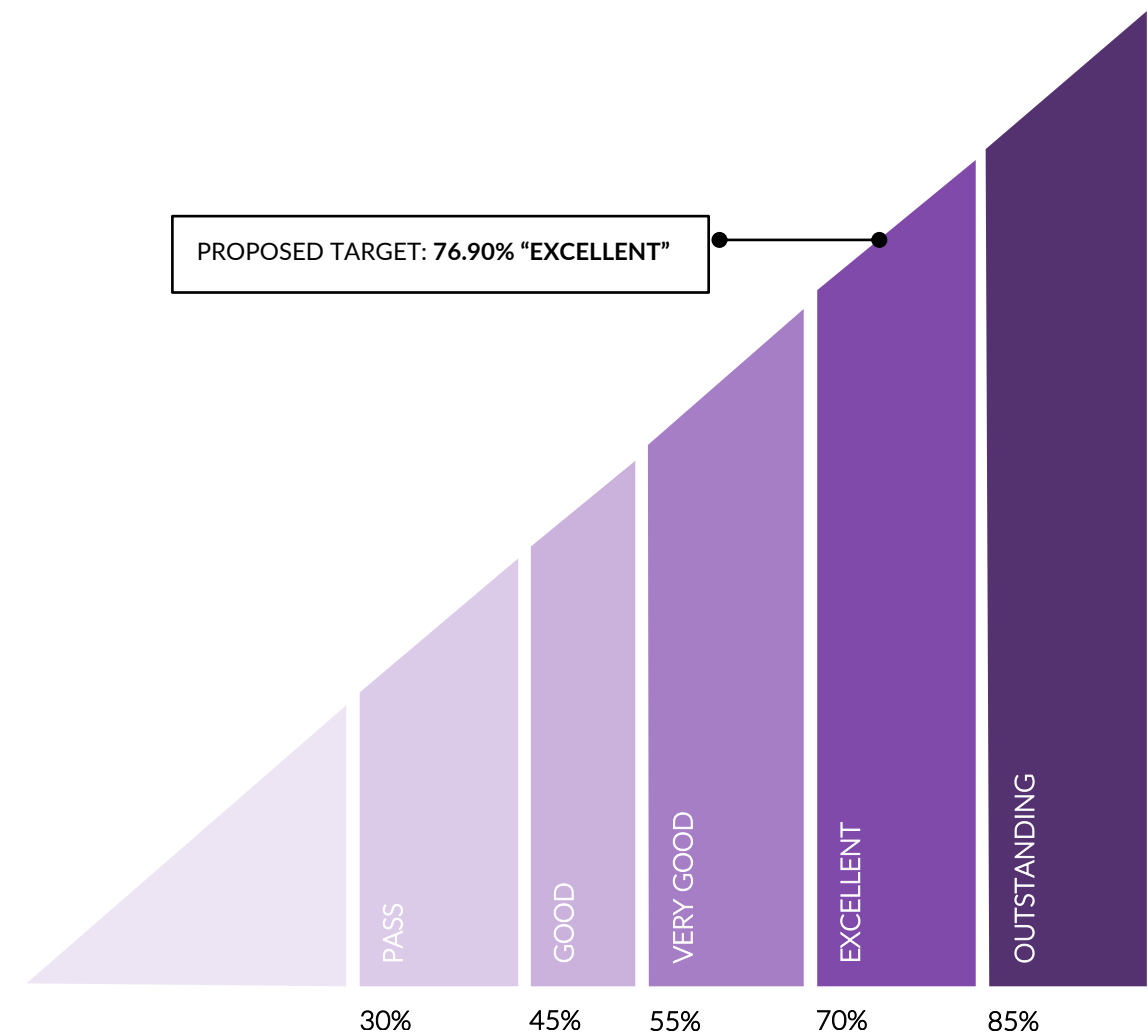


Figure 1: BREEAM Communities Scale and Anticipated Performance Scores.

1. Introduction.

1.1 The development.

This report relates to Navigator Quarter Industrial Development, which is located next to Southampton Airport, and the proposal for its flexible employment use development).

The application is a hybrid application and the proposed description of the development is as follows:

Outline application for development of the land adjacent to Southampton Airport to provide employment floorspace of up to 92,000 sqm (GIA) within Use Classes E(g) (ii & iii), B2 and B8 with ancillary offices and areas for service yards, car parking, landscaping, ancillary buildings and associated activities, and access from Wide Lane (all matters reserved except for access). Full planning application for initial infrastructure works and construction of new access road including site levelling and other engineering works.



Figure 2: Illustrative Site Layout Plan 2 (Michael Sparks Associates- October 2024)

1.2 What is BREEAM communities?

BREEAM Communities is a framework for considering the issues and opportunities that affect sustainability at the earliest stage of the design process. The scheme addresses issues concerning environmental, social and economic sustainability objectives that have an impact on large scale development projects. The BREEAM Communities scheme is intended for the assessment and certification of design and plans for a development at the neighbourhood scale or larger.

1.3 Applicability of BREEAM Communities scheme.

Eastleigh Borough Council Planning Policy

Although BREEAM Communities is not a mandatory requirement set by Eastleigh Borough Council, a sense of community, recreation and facilities are an important component of the Local Plan.

BREEAM applicability

This section provides responses to the set of questions included within the BREEAM manual which can be used as a guide to determine the applicability of BREEAM Communities. A detailed overview of the BREEAM Communities scheme is provided in Appendix B.

BREEAM advises that if the answer is ‘yes’ to the majority of the following questions, then following the BREEAM Communities scheme may be appropriate. The questions are listed in the table below.

Table 1: BREEAM Communities Questions

Question	Design team comment
Will the development place significant extra burdens on public transport systems or highways requiring extra capacity or new transport infrastructure?	Yes. Due its ‘employment’ nature, additional lorries and HGVs will be expected to be entering and leaving the site, placing an extra burden on highway infrastructure.
Does the development include or make use of adjacent areas of public realm that occupants and visitors will use?	Yes (Private land). There are areas of public realm adjacent to the Proposed Development which are likely to be accessible to occupants and visitors.
Will the development lead to the enhancement, diversification or addition of local employment, social mix or ecological value?	Yes. The Proposed Development will lead to the addition of local employment.
Will the development include dwellings that trigger additional capacity or require new provision of medical centres, schools, retail centres, places of religious worship or other similar facilities and services?	No. This will be an ‘employment’ development, so will not trigger a need for further provision of community facilities.
Is the development of a scale that could create opportunities for community level utility provision including energy, water and waste services or where there would be potential for linking to other new or existing developments in the area to make option viable?	No - Due to the energy profile of the scheme (as per the submitted Energy Strategy) there is no feasibility for connection to an existing or proposed district heat network.
Is the development likely to have significant impact on existing communities?	No – No local impacts associated with Air Quality or Noise. Following mitigation, the proposal s will not have a significant impact on the highways. The additional jobs supported by the development will have a beneficial impact upon the local and regional economy

1.4 Assessment stages.

BREEAM Communities is a three-step assessment process at the master planning level, which is outlined as follows

- **Step 1 – Establishing the Principle of the development**
 - This step takes place following site selection where the developer must show the suitability and need for specific types of development on the site as part of the planning application. The new development would need to respond to local planning requirements.
 - Assess the degree to which the design team understand the opportunities to improve sustainability and necessitate a site wide response. All issues must be covered to ensure a holistic strategy for the site.
 - The issues in Step 1 cover assessments and strategies that are generally required for outline planning permission for larger developments in the UK.
- **Step 2 – Determining the layout of the development**
 - The next step in master planning is determining the layout of the development, including detailed plans for how people will move around and through the site and where buildings and amenities will be located.
- **Step 3 – Design the details**
 - This includes more detailed design of the development including the design and specification of landscaping, sustainable drainage solutions, transport facilities and detailed design of the built environment.

2. Pre-assessment overview.

2.1 Mandatory standards

The mandatory standards and their requirements can be found listed in the table below:

Table 2: Mandatory standards

Issue	Credit Requirements	Owner
Step 1 – Establishing the Principle of Development		
GO 01 – Consultation Plan Governance	Mandatory (no credits) – Stakeholders Where evidence provided includes the identification of members of the local community and appropriate stakeholders for consultation. A consultation plan has been developed and the local authority has been consulted about the plan. This should occur during pre-application stage to allow for the community and stakeholders to influence key decisions. The plan includes timescales and methods of consultation, clearly identifying: - at which points the community and other stakeholders could usefully contribute - how they will be kept informed about progress on the project - how and when feedback will be provided about how consultation input will be taken into account - a named person who is responsible for delivering the consultation activities and championing the outcomes in the project team together with their contact details - the approach that will be taken to target and provide for minority and 'hard to reach' groups (e.g. elderly, youth, disabled and those with limited time to participate). The minimum consultation content is as follows: - impacts of the development upon the surrounding community in construction and following completion - design quality - management, maintenance or operational issues - opportunities for shared use of facilities and infrastructure with the existing or adjacent community	Client Project manager Planning consultant Consultation consultant
SE 01 – Economic Impact Social and economic wellbeing	Mandatory (no credits) – Economic study The completion of an economic study, which outlines the needs and opportunities of the local area and the surrounding economy and focuses on understanding how the economic wellbeing of any future occupants could be enhanced. - This study should also ensure that the existing economic activity of the local area is complemented and enhanced by the proposed development. For developments that are solely residential, the study should focus on the potential employment and training opportunities of any future inhabitants.	Planning consultant
SE 02 – Demographic	Mandatory (no credits) – Demographic profiling	Planning consultant

Issue	Credit Requirements	Owner
needs and priorities Social and economic wellbeing	A review of the current demographic profiles and future trends of the local area to inform the scope of the proposed development. This review should be based on: – An economic impact study (See SE 01 – Economic Impact) – Policies and evidence in the local development plans – Relevant local authority strategies – Detailed consultations with the local residents, businesses, schools and community groups and members of the community and parish councils. The views of the local community are used to prioritise the local needs and requirements, established via a consultation process.	Consultation consultant
SE 03 – Flood Risk Assessment Social and economic wellbeing	Mandatory (no credits) – Flood Risk A site-specific flood risk in accordance with best practice is carried out which includes: – Risk and consequences of flooding from all sources, on site and from the site to the surrounding area (streams/rivers, coastal, groundwater, sewers, surface water, infrastructure failure) – Changes in flood risk as a result of climate change – Consultation with appropriate statutory bodies – Knowledge of possible flood risk held within the local community (including the local authority’s strategy flood risk assessment). The flood zone/zones for the development must be determined in accordance with current best practice and planning policy and there is a commitment to include the recommendations of all appropriate statutory bodies into the masterplan.	Drainage consultant
SE 04 – Noise pollution Social and economic wellbeing	Mandatory (no credits) – Noise impact assessment A noise impact assessment has been carried out by a suitably qualified acoustician to determine the sources and nature of existing noise on and around the site, proceeded by a report setting out recommendations for addressing all identified issues and any attenuation of on-site noise to prevent disturbance to neighbouring areas.	Acoustician
RE 01 – Energy strategy Resources and energy	Mandatory (no credits) – Energy Strategy An energy strategy has been written for the proposed development by an energy specialist. The content of the energy strategy should include: – A prediction of the baseline energy demand and associated emissions of a Part L compliant development (heating/ cooling / electricity demand, regulated and unregulated CO₂ emissions and emissions from street lighting powered furniture) – Recommendations for reducing energy use and emissions beyond the baseline – Opportunities to reduce emissions through use of decentralised energy – Opportunities to reduce emissions through Low or Zero Carbon (LZC) technologies – Summary of anticipated emissions savings	Sustainability consultant

Issue	Credit Requirements	Owner
RE 02 – Existing buildings and infrastructure Resources and energy	Mandatory (no credits) – Existing Buildings An assessment of existing buildings and infrastructure is carried out to determine what can be refurbished, re-used, recycled or maintained and those of significant value. The assessment must consider: – Heritage and local identity – Location and condition of buildings and infrastructure – Embodied carbon in existing materials – Potential use of buildings and infrastructure – Possible use of materials (on or off site) – Community and local authority knowledge and opinion (GO 01 – Consultation Plan) A decision is made and justified with evidence regarding the use and/or demolition of all existing buildings and infrastructure on site.	Architect
RE 03 – Water strategy Resources and energy	Mandatory (no credits) – Water Consumption Targets Where the developer has engaged with water suppliers, local authority and appropriate regulatory body to develop overall water consumption targets taking account of: – Current availability of water and demands in the area. – Future predicated availability taking climate change into account. – Predicted water demand for the area resulting from growth and climate change. A strategy is prepared to manage water demand on the development site to meet the above consumption targets. The strategy should include: – Actions to minimise predicted use on the development; and maintain this in future – Ownership and maintenance of any shared facilities – Design options to reduce water demand in landscaping, any other predicted water use and on-site collection/storage opportunities Targets for water use in residential and non-domestic buildings in the development site.	Utilities consultant
LE 01 – Ecology strategy Land use and ecology	Mandatory (no credits) – Ecological Impact Assessment Where a suitably qualified ecologist has been appointed to undertake an Ecological Impact Assessment (EclA) to identify valued ecological resources and potential impacts from the development. The EclA takes account of any local knowledge of ecological issues through consultation (GO 02 – Consultation and Engagement). Using findings from the EclA, the suitably qualified ecologist has developed an ecology strategy covering construction and operation phases to avoid damage to any ecological features on or near site. Where unavoidable damage to an ecological feature is likely to occur, a mitigation plan and/or compensation plan has been agreed by the appropriate statutory body to ensure there is no net loss of any of the ecologically valuable features. The suitably qualified ecologist confirms that the masterplan conforms to the ecology strategy and there will be no net loss of ecological value on the site, or where this is unavoidable, appropriate mitigation and/or	Landscape architect Ecologist Consultation consultant

Issue	Credit Requirements	Owner
	compensation has been allowed for in accordance with the agreed ecology strategy. The developer confirms that all significant ecological features will be preserved and protected during development works.	
LE 02 – Land Use Land use and ecology	Mandatory (no credits) – Land Contamination Where evidence demonstrates that a preliminary investigation (desk study and site visit) has been undertaken to identify any potential land contamination issues with the site. Where issues have been identified, a contamination specialist has performed a site investigation and risk assessment to determine the presence and levels of any contamination affecting the site and make recommendations on any remediation required. BS10175 provides guidance on the scope of the preliminary investigation. Where the investigation identifies that the site is not contaminated, the mandatory requirements are met, however credits cannot be awarded for remediation.	Contamination specialist
TM 01 – Transport Assessment Transport and Movement	Mandatory (no credits) – Transport Assessment A transport assessment or statement must be developed following scoping discussions with the local authority and highway authority and a travel plan coordinator is appointed to develop travel plans to encourage the most sustainable modes of transport and movement. A travel plan is also developed by a travel plan coordinator for the site outlining design methods used to encourage and implement sustainable transport and movement.	Transport consultant
Step 2 – Determining the Layout of the Development		
GO 02 – Consultation and Engagement Governance	Mandatory – Consultation Plan Where evidence has been provided to demonstrate when consultation takes place and who is consulted on the development proposal. Good practice consultation methods are used to engage members of the community and appropriate stakeholders in the process of designing the development proposals. Following the consultation sessions, feedback is given to the consultation group regarding suggestions made.	Project manager Planning consultant Client

2.2 Summary score sheet.

The summary table below highlights the list of targeted credits for this BREEAM Communities assessment. Credits targeted for Pathway 1 are noted first, with Pathway 2 noted second. Mandatory standards are highlighted by (M).

Table 3: BREEAM Target Summary.

Category	Issue	Available	Targeted
Governance	GO01: Consultation Plan (M)	1	1
	GO02: Consultation and Engagement (M)	2	2
	GO03: Design Review	2	2
	GO04: Community Management of Facilities	3	2
Social and Economic Wellbeing – Local Economy	SE01: Economic Impact (M)	2	2
	SE17: Training and Skills	3	2
Social and Economic Wellbeing – Environmental Conditions	SE03: Flood Risk Assessment (M)	2	1
	SE04: Noise Pollution (M)	3	2
	SE08: Microclimate	3	2
	SE10: Adapting to Climate Change	3	3
	SE13: Flood Risk Management	3	3
Social and Economic Wellbeing – Social Wellbeing	SE16: Light Pollution	3	3
	SE02: Demographic Needs and Priorities (M)	1	1
	SE05: Housing Provision	2	0
	SE06: Delivery of Services, Facilities and Amenities	7	0
	SE07: Public Realm	2	0
	SE09: Utilities	3	3
	SE11: Green Infrastructure	4	1
	SE12: Local Parking	1	1
Resources and Energy	SE14: Local Vernacular	2	2
	SE15: Inclusive Design	3	3
	RE01: Energy Strategy (M)	11	5
	RE02: Existing Buildings and Infrastructure (M)	2	2
	RE03: Water Strategy (M)	1	1
	RE04: Sustainable Design	6	4
	RE05: Low Impact Materials	6	4
	RE06: Resource Efficiency	4	3
	RE07: Transport Carbon Emissions	1	1
	LE01: Ecology Strategy (M)	1	1

Category	Issue	Available	Targeted
Land Use and Ecology	LE02: Land Use (M)	3	0
	LE03: Water Pollution	3	3
	LE04: Enhancement of Ecological Value	3	3
	LE05: Landscape	5	4
	LE06: Rainwater Harvesting	3	2
Transport and Movement	TM01: Transport assessment (M)	2	2
	TM02: Safe and Appealing Streets	4	4
	TM03: Cycling Network	1	1
	TM04: Access to Public Transport	4	2
	TM05: Cycling Facilities	2	2
	TM06: Public Transport Facilities	2	2
Innovation	Innovation: Approved Innovation Credits	7	-
Targeted score		76.90%	
Targeted rating		'Excellent'	

2.3 Project team members.

The following are members of the design team responsible for the delivery of Navigator Quarter:

Table 3: Project team members.

Discipline	Organisation
Client	blocwork (Eastleigh LLP)
Developer	SIAL
Project Manager	Michael Sparks Associates
Architect	Michael Sparks Associates
Landscape Architect	Stephenson-Halliday
Building Services Consultant	Hoare Lea
Structural / Drainage Engineer	Burrows Graham
Transport Consultant	Steer Group
Planning Consultant	Michael Sparks Associates
BREEAM Assessor	Hoare Lea
Economic Consultant	SQW
Ecologist	EPR
PR Consultant	Camargue

3. Conclusion.

This BREEAM Communities pre-assessment workshop has an targeted score of 76.9% equating to a rating of 'Excellent'. While Eastleigh Borough Council's Local Plan doesn't have a set target for BREEAM Communities, a general target of excellent is required by planning policy.

Appendix A: Detailed credit assessment.

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
Step 1 – Establishing the Principle of Development					
GO 01 – Consultation Plan Governance	Mandatory (no credits) – Stakeholders Where evidence provided includes the identification of members of the local community and appropriate stakeholders for consultation. A consultation plan has been developed and the local authority has been consulted about the plan. This should occur during pre-application stage to allow for the community and stakeholders to influence key decisions. The plan includes timescales and methods of consultation, clearly identifying: – at which points the community and other stakeholders could usefully contribute – how they will be kept informed about progress on the project – how and when feedback will be provided about how consultation input will be taken into account – a named person who is responsible for delivering the consultation activities and championing the outcomes in the project team together with their contact details – the approach that will be taken to target and provide for minority and 'hard to reach' groups (e.g. elderly, youth, disabled and those with limited time to participate). The minimum consultation content is as follows: – impacts of the development upon the surrounding community in construction and following completion – design quality – management, maintenance or operational issues – opportunities for shared use of facilities and infrastructure with the existing or adjacent community	-	-	MANDATORY REQUIREMENT	PR Consultant
	One Credit – Community consultation method: Where the mandatory requirements are achieved, further evidence is required that demonstrates that a facilitated community consultation method will be used to engage the community on specific aspects of the design. The facilitated community consultation requirements are as follows: – Consultation exercise has a clearly communicated purpose – Participants understand how their views will be used in plans for the development – Expectations are set as to which options are option for discussion and revision – Reasonable advance notice is given to potential participants of the consultation exercise – Efforts are made to included hard-to-reach groups – Jargon is avoided during consultation – The consultation is facilitated by a person or organisation that is independent from the developer. A local authority can be a facilitator.	1	1		PR Consultant
SE 01 – Economic Impact Social and economic wellbeing	Mandatory (no credits) – Economic study The completion of an economic study, which outlines the needs and opportunities of the local area and the surrounding economy, and focuses on understanding how the economic wellbeing of any future occupants could be enhanced. This study should also ensure that the existing economic activity of the local area is complemented and enhanced by the proposed development. For developments that are solely residential, the study should focus on the potential employment and training opportunities of any future inhabitants.	-	-	MANDATORY REQUIREMENT	PM / Planning Consultant
	Up to Two Credits One Credit: Where the mandatory requirements are achieved and that there will be no net reduction in employment as a result of the proposed development.	2	2		PM / Planning Consultant

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	The proposed development's infrastructure and/or facilities provided contribute to and/or complement the area's existing business. This could include transport infrastructure, communications or power, community facilities and technical or industrial facilities. A skills gap analysis of the local area is also included within the economic study. Two Credits – Employment opportunities Where all requirements outlined above are achieved, and: – The development will result in a positive impact on economic activity in the local area, through a net increase in one or more of the following; employment, earnings and/or productivity Opportunities to attract inward investment to the area are included in the proposals as identified in the economic study or local/sub-regional economic strategies. This refers to infrastructure or development uses that have been identified as lacking in the area, such as transport infrastructure				
SE 02 – Demographic needs and priorities Social and economic wellbeing	Mandatory (no credits) – Demographic profiling A review of the current demographic profiles and future trends of the local area to inform the scope of the proposed development. This review should be based on: – An economic impact study (See SE 01 – Economic Impact) – Policies and evidence in the local development plans – Relevant local authority strategies – Detailed consultations with the local residents, businesses, schools and community groups and members of the community and parish councils. The views of the local community are used to prioritise the local needs and requirements, established via a consultation process.	-	-	MANDATORY REQUIREMENT	PM / Planning Consultant / Sustainability
	One Credit – Local Authority Consultation Where the mandatory requirements are achieved in addition to discussions being held with the local authority and other bodies about the implications of not providing infrastructure which is outside of the proposals scope, and the establishment of a suitable delivery mechanism which delivers on an appropriate timescale and that ensures the demands are fulfilled whilst avoiding creating facilities which are unsustainable in the short-term.	1	1		Sustainability/ PM / Planning Consultant
SE 03 – Flood Risk Assessment Social and economic wellbeing	Mandatory (no credits) – Flood Risk A site-specific flood risk in accordance with best practice is carried out which includes: – Risk and consequences of flooding from all sources, on site and from the site to the surrounding area (streams/rivers, coastal, groundwater, sewers, surface water, infrastructure failure) – Changes in flood risk as a result of climate change – Consultation with appropriate statutory bodies – Knowledge of possible flood risk held within the local community (including the local authority's strategy flood risk assessment). The flood zone/zones for the development must be determined in accordance with current best practice and planning policy and there is a commitment to include the recommendations of all appropriate statutory bodies into the masterplan.	-	-	MANDATORY REQUIREMENT	Structural / Drainage Engineer
	Up to Two Credits One Credit – Medium or high flood risk zone In addition to the mandatory requirements where a medium or high flood risk has been identified, the design should ensure the risk of flooding is minimised on and off-site by: – Avoiding development in areas susceptible to flooding – Essential infrastructure is situated in areas of site at lowest risk of flooding (where the above is not practical) – Where risk cannot be avoided, measures are taken to defend or protect the development from flooding without increasing flood risk upstream and downstream areas	2	1		Structural / Drainage Engineer / Sustainability

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	- Any residual risk is safely and appropriately managed and measures are incorporated into building designs which satisfy the relevant statutory body - The planned design ground and access levels of the buildings and the site are designed to be 600mm above the design flood level of the flood zone in which the development is located. - An emergency plan is established in the event of flooding. Two Credits – Low Flood Risk Zone Two credits can be achieved where the flood risk assessment demonstrates that there is a low risk of flooding for the whole development.				
SE 04 – Noise pollution	Mandatory (no credits) – Noise impact assessment A noise impact assessment has been carried out by a suitably qualified acoustician to determine the sources and nature of existing noise on and around the site, proceeded by a report setting out recommendations for addressing all identified issues and any attenuation of on-site noise to prevent disturbance to neighbouring areas.	-	-	MANDATORY REQUIREMENT	Acoustician
Social and economic wellbeing	Up to Three Credits One Credit – Incorporated Design Where the attenuation measures outlined within the noise impact assessment report are incorporated into the site layout and masterplan and, building location and orientation has been informed by the assessment so that negative effects of noise pollution are minimised. Two Credits – Incorporated Design In addition to the above, there is a commitment to achieve indoor ambient noise levels in buildings/spaces within the development, and where appropriate external levels that satisfy the “reasonable” targets set out in BS8233 There is a commitment to achieve a rating noise level difference no greater than: +5dB during the day (0700hrs to 2300hrs) and +3dB at night (2300hrs to 0700hrs) Compared to the background noise level from all factories, industrial premises, fixed installations or sources of an industrial nature in commercial premises within the proposed development. Three Credits – Incorporated Design There is a commitment to achieve noise levels from environmental noise sources 5dB below the “reasonable” targets set out in BS8233 and achieve a rating noise level no greater than the background noise level during both the day (0700hrs to 2300hrs) and night (2300hrs to 0700hrs) from all factories, industrial premises, fixed installations or sources of an industrial nature in commercial premises within the proposed development.	3	2		Acoustician
RE 01 – Energy strategy	Mandatory (no credits) – Energy Strategy An energy strategy has been written for the proposed development by an energy specialist. The content of the energy strategy should include: - A prediction of the baseline energy demand and associated emissions of a Part L compliant development (heating/cooling / electricity demand, regulated and unregulated CO₂ emissions and emissions from street lighting powered furniture) - Recommendations for reducing energy use and emissions beyond the baseline - Opportunities to reduce emissions through use of decentralised energy - Opportunities to reduce emissions through Low or Zero Carbon (LZC) technologies - Summary of anticipated emissions savings	-	-	MANDATORY REQUIREMENT	Sustainability
Resources and energy	Up to 10 Credits – Reduction in CO₂ Emissions The development commits to implementing measures recommended in the energy strategy that will result in at least a reduction in CO₂ emissions (beyond the baseline energy demand).	10	5		Sustainability

Issue	Credit Requirements		Credits		Workshop Comments / Actions	Owner
			Available	Targeted		
	Credits	Reduction in CO ₂ Emissions				
	1	3.6%				
	2	9.9%				
	3	17.7%				
	4	26.7%				
	5	36.9%				
	6	47.9%				
	7	59.8%				
	8	72.5%				
	9	85.9%				
	10	100%				
	Eleven Credits – Reduction in CO ₂ Emissions Where evidence demonstrates the development is ‘carbon neutral’ and the developer commits to implementing recommendations in the energy strategy that will result in a ‘carbon negative’ development.		1	-		-
RE 02 – Existing buildings and infrastructure Resources and energy	Mandatory (no credits) – Existing Buildings An assessment of existing buildings and infrastructure is carried out to determine what can be refurbished, re-used, recycled or maintained and those of significant value. The assessment must consider: – Heritage and local identity – Location and condition of buildings and infrastructure – Embodied carbon in existing materials – Potential use of buildings and infrastructure – Possible use of materials (on or off site) – Community and local authority knowledge and opinion (GO 01 – Consultation Plan) A decision is made and justified with evidence regarding the use and/or demolition of all existing buildings and infrastructure on site.		-	-	MANDATORY REQUIREMENT	PM / Heritage Consultant / Architect Structural / Drainage Engineer / PR Consultant/ Planning Consultant
	Up to Two Credits One Credit – Recycling Where the requirements above are met and there is a commitment to recycle building and/or infrastructure materials and (where possible) using the materials on the development site. Two Credits – Recycling Where all requirements above are achieved and there is a commitment to refurbish any existing building or buildings that have been identified of significant value to the local community or for sustainability reasons.		2	2		PM
RE 03 – Water strategy Resources and energy	Mandatory (no credits) – Water Consumption Targets Where the developer has engaged with water suppliers, local authority and appropriate regulatory body to develop overall water consumption targets taking account of: – Current availability of water and demands in the area. – Future predicated availability taking climate change into account. – Predicted water demand for the area resulting from growth and climate change.		-	-	MANDATORY REQUIREMENT TB noted RIBA 2030 target may require greywater, RT confirmed there will be a likely cost/design impact of this. Discussions to continue on this issue.	Building Services Consultant

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	A strategy is prepared to manage water demand on the development site to meet the above consumption targets. The strategy should include: – Actions to minimise predicted use on the development; and maintain this in future – Ownership and maintenance of any shared facilities – Design options to reduce water demand in landscaping, any other predicted water use and on-site collection/storage opportunities – Targets for water use in residential and non-domestic buildings in the development site.				
	One Credit – Adoption Water Saving Measures Where there is a commitment in place to enforce adoption of the water consumption targets set within the Water Strategy and to design and specify landscape, planting and hard surface areas in accordance with the Water Strategy. Responsibilities for management and maintenance of water supply/collection facilities are established and commitments are in place.	1	1		Building Services Consultant / PM
LE 01 – Ecology strategy	Mandatory (no credits) – Ecological Impact Assessment Where a suitably qualified ecologist has been appointed to undertake an Ecological Impact Assessment (EclA) to identify valued ecological resources and potential impacts from the development. The EclA takes account of any local knowledge of ecological issues through consultation (GO 02 – Consultation and Engagement). Using findings from the EclA, the suitably qualified ecologist has developed an ecology strategy covering construction and operation phases to avoid damage to any ecological features on or near site. Where unavoidable damage to an ecological feature is likely to occur, a mitigation plan and/or compensation plan has been agreed by the appropriate statutory body to ensure there is no net loss of any of the ecologically valuable features. The suitably qualified ecologist confirms that the masterplan conforms to the ecology strategy and there will be no net loss of ecological value on the site, or where this is unavoidable, appropriate mitigation and/or compensation has been allowed for in accordance with the agreed ecology strategy. The developer confirms that all significant ecological features will be preserved and protected during development works.	-	-	MANDATORY REQUIREMENT	PM / Ecologist
Land use and ecology	One Credit – Net Biodiversity Gain Where the above requirements are met, the ecology strategy includes a plan to ensure there is a net gain in biodiversity and that the suitably qualified ecologist confirms that the masterplan conforms to the ecology strategy and there will be a net gain in biodiversity on the site.	1	1		PM / Ecologist
LE 02 – Land Use	Mandatory (no credits) – Land Contamination Where evidence demonstrates that a preliminary investigation (desk study and site visit) has been undertaken to identify any potential land contamination issues with the site. Where issues have been identified, a contamination specialist has performed a site investigation and risk assessment to determine the presence and levels of any contamination affecting the site and make recommendations on any remediation required. BS10175 provides guidance on the scope of the preliminary investigation. Where the investigation identifies that the site is not contaminated, the mandatory requirements are met, however credits cannot be awarded for remediation.	-	-	MANDATORY REQUIREMENT	PM / Contamination Specialist
Land use and ecology	Up to Two Credits One Credit – Remediation Where remediation is required, the findings of the site investigation and risk assessment have informed the masterplan site layout and design. Two Credits – Remediation Strategy	2	0	As per CN9 in the guidance, this credit is not achieved where there is no significant contamination. Where the assessed site does not contain any contamination then the credits for this issue are not available by default as this would not be in line with the aim of this issue; to encourage the use of previously developed	PM / Contamination Specialist

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	Where a remediation strategy has been developed for the site by the contaminated land specialist taking into consideration the sustainability principles in the UK Sustainable Remediation Forum's (SuRF-UK) 'Framework for Assessing the Sustainability of Soil and Groundwater Remediation'.			and/or contaminated land and avoid land which has not been previously disturbed.	
	One Credit – Previously Developed Land Where evidence is provided to demonstrate that 75% of the area of the proposed development site is on previously developed land.	1	0		Architect
TM 01 – Transport Assessment	Mandatory (no credits) – Transport Assessment A transport assessment or statement must be developed following scoping discussions with the local authority and highway authority and a travel plan coordinator is appointed to develop travel plans to encourage the most sustainable modes of transport and movement. A travel plan is also developed by a travel plan coordinator for the site outlining design methods used to encourage and implement sustainable transport and movement.	-	-	MANDATORY REQUIREMENT	Transport Consultant
Transport and Movement	Up to Two Credits One Credit – Environmental Sustainability The transport assessment/statement and travel plans positively influence the environmental sustainability of the development and wellbeing of future residents. This is achieved via recommendations or plans to: – Reduce the need for travel – Reduce the length of trips – Promote multi-purpose of linked trips – Promote more sustainable pattern of development – Reduce the physical separation of key land uses – Reduce distances from buildings to public transport nodes – Improve sustainable transport choices through actions such as increased or improved walking/cycling and public transport infrastructure and facilities – Ensure safe and easy access to jobs, shopping, leisure facilities and services by walking, cycling and public transport – Consider transport capacity to ensure there is sufficient provision Two Credits – Spare Capacity The transport assessment identifies that there is spare capacity to meet the demands of the proposed development. Alternatively, where the development is phased, public transport services will be subsidised to ensure residents occupying the early phases can use these services from the outset. The developer also commits to providing subsidised services where appropriate.	2	2		Transport Consultant
Step 2 – Determining the Layout of the Development					
GO 02 – Consultation and Engagement	Mandatory – Consultation Plan Where evidence has been provided to demonstrate when consultation takes place and who is consulted on the development proposal. Good practice consultation methods are used to engage members of the community and appropriate stakeholders in the process of designing the development proposals. Following the consultation sessions, feedback is given to the consultation group regarding suggestions made.	-	-	MANDATORY REQUIREMENT	PR Consultant
Governance	Up to Two Credits One Credit – Design Influence In addition to the mandatory requirements, consultation has led to influence and/or alteration to the design plan. A full justification should be provided in the situation where outcomes of the consultation have not influenced the design. Two Credits – Design Workshop Where evidence demonstrates that a public design workshop (charette) was used as part of the community and stakeholder involvement / consultation process.	2	2		PR Consultant/ PM / Architect

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
GO 03 – Design Review Governance	One Credit – Inter-disciplinary Panel Where evidence has been provided that demonstrates that an independent facilitator (i.e. not associated with the developer but have experience in design and development) has been used to inform the development of the design and access statement. The engagement exercises show how the development addresses key issues in urban design including: – The character and identity of the place – How security is considered and addressed through design – The design of the public realm – How the design addresses movement and legibility – The layout of the development – The diversity and compatibility of uses in the development – How the place is designed to be flexible and adaptable over time – The design of the landscape – The density, scale and appearance of the development These opinions have been used to inform the design and access statement and feedback is also given to those who participated in design consultation exercises. An explanation is given as to why responses were accepted or not. In addition to the above requirements, an independent and inter-disciplinary panel has been used to undertake a design review of the development proposal. The inter-disciplinary panel should be independent of the developer and local authority. They represent an inter-disciplinary background covering varying aspects of design and development. Two Credits – Improvements Where in addition to the above requirements, evidence is provided that demonstrates that improvements have been made to the design of the development as a result of the design review.	2	2		PM / Planning Consultant / Architect
SE 05 – Housing Provision Social and Economic Wellbeing	Up to Two Credits One Credit – Affordable Housing Where evidence provided demonstrates that housing type and tenure is based on the needs in the local area and the local authority’s strategic housing market assessment. The developer and local authority agree on specific targets for the number of affordable rented, social rented and intermediate affordable housing. The developer commits to achieving (or requiring subsequent developer to achieve) minimum space standards in all housing in the development. In addition to the above requirements, the proposed affordable housing units are distributed across the development and integrated with the other dwellings on the site in terms of design. Two Credits – Financial Models In addition to the above requirements, suitable financial models and conditions or a letter of commitment have been established to: – Ensure local residents and any residents that were displaced by the development are given priority consideration for affordable housing on the new site – Ensure the affordable units will be available to meet the future demographic trends in the area.	2	0		PM
SE 06 – Delivery of Services, facilities and Amenities Social and Economic Wellbeing	Up to Seven Credits One Credit – Services Provision Where evidence provided demonstrates that the list of local needs and requirements from ‘SE 02 – Demographic Needs and Priorities’ is used to confirm which services, facilities and amenities will be provided on the site and to what timescales. The decisions and commitments are recorded and built in to the masterplan and confirmed through a planning condition, planning obligation or similar binding mechanism. Two Credits – Local Needs	6	0		PM / PR Consultant

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	Where evidence provided demonstrates that local needs, identified as medium priorities have been incorporated in the proposed development and a timescale for provision is agreed with the local authority. The amenities should be located within walking distance of all dwellings via a safe and convenient pedestrian route ($\leq$ 650m in urban development, $\leq$1300m in rural development). Three Credits – Local Needs Where evidence provided demonstrates that local needs, identified as high priorities have been incorporated in the proposed development and a timescale for provision is agreed with the local authority. The amenities should be located within walking distance of all dwellings via a safe and convenient pedestrian route ($\leq$ 650m in urban development, $\leq$1300m in rural development). Five Credits – Local Needs Where evidence provided demonstrates that local needs, identified as high and medium priorities have been incorporated in the proposed development and a timescale for provision is agreed with the local authority. The amenities should be located within walking distance of all dwellings via a safe and convenient pedestrian route ($\leq$ 650m in urban development, $\leq$1300m in rural development). Six Credits – Local Needs Where evidence provided demonstrates that local needs, identified as low priorities have been incorporated in the proposed development and a timescale for provision is agreed with the local authority. The amenities should be located within walking distance of all dwellings via a safe and convenient pedestrian route ($\leq$ 650m in urban development, $\leq$1300m in rural development).				
	One Additional Credit – Funding At least one credit must be achieved from criteria outlined above and, funding will be secured and suitable mechanisms and structured organisations will take over the operation of the provided services / facilities once construction is completed. The management organisation agrees to undertake a monitoring and reporting process to regularly review the performance of services in meeting the requirements of the local community ($\leq$ 650m in urban development, $\leq$1300m in rural development).	1	-		-
SE 07 – Public Realm Social and Economic Wellbeing	Up to Two Credits One Credit – Streetscape Where evidence provided demonstrates that consultation has taken place with the local authority and potential users of the development to understand the activities, uses and local identities that the public realm can promote. The consultation considers how existing residents currently use this space. The public realm must be designed to allow multiple uses for different development users, including children, the elderly and disabled people with regard taken to safety, comfort, disturbance and security. The design of the public realm takes into account of the role it plays in terms of connectivity into and throughout the development. An assessment is undertaken to determine the appropriateness of using some streets in the development as shared street spaces or home zones. Where streets have been identified as appropriate for shared spaces: – Design plans indicate where these spaces will be developed in the site. – Appropriate levels of signage and surface treatments/landscaping will be used to clearly define these areas Where street spaces are not appropriate for shared spaces: – Design plans show how space for social interaction has been considered in the design of the streets and open areas through the development and its surroundings.	2	0		Architect / Structural / Drainage Engineer / Sustainability / Landscape Architect

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	Two Credits – Microclimate Studies Where, in addition to the above requirements, evidence from microclimate studies are used to influence the design of social spaces. This includes the consideration of sun, shade, wind and rain on the location of benches and seating areas. The local identity of the area is strengthened through the design of social spaces. This is accomplished by incorporating information from community consultation. A mix of uses on the ground floor (and range of access points to these) throughout the development, encourage as sense of vibrancy through design measures such as: – Frequent use – Activity overspill (e.g. café) to the street – Transparent glazing to allow views both out and in				
SE 08 – Microclimate Social and Economic Wellbeing	Up to Three Credits One Credit – Microclimate Studies Where evidence provided demonstrates that a microclimatic simulation shows the effect of urban morphology on the external micro-climate of the development and surrounding areas. The development is designed to minimise adverse conditions, including negative microclimatic factors. Microclimatic factors include: – Temperature / thermal comfort – Solar exposure (sky view and shadowing) – Air movement and wind speed – Dust and pollution – Acoustic environment Two Credits – Microclimate Studies Where, in addition to the above requirements, the development is designed to minimise adverse conditions, including negative microclimatic factors. Three Credits – Microclimate Conditions In addition to the requirements of credits one and two, evidence must be provided that demonstrates an appropriate and diverse range of favourable microclimatic conditions have been provided throughout the development to cater for a wide range of personal preferences. The design of the public space optimises microclimatic conditions at all times of the year and the location and design of pedestrian/cycling routes take full account of microclimatic conditions.	3	2	Note, the following factors must also be considered: • temperature and thermal comfort • solar exposure (sky view and shadowing) • dust and pollution • acoustic environment • Snow build-up and ice Note, it is not necessary that a computer-based simulation is carried out for the microclimate study. This study can be based on architectural drawings depending on the use and function of the space.	Structural / Drainage Engineer / Building Services Consultant / Architect / Landscape Architect
SE 09 – Utilities Social and Economic Wellbeing	Up to Three Credits One Credit – Access Where evidence provided demonstrates the development will aim to minimise the number of access points for services, taking into account the scale and density of development, links to the existing infrastructure and ease of access for maintenance. The following service providers have committed to coordinate installation of related infrastructure as relevant: – Gas – Electricity – Water / sewerage – Telecommunications / internet – Heating and cooling (where relevant) Two Credits – Service Provision Where evidence provided demonstrates that in addition to the requirements above, the access to the service(s) is provided away from any circulation routes on site. Additionally, the individual service providers have committed to	3	3		Building Services Consultant / Architect

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	provide access to the network(s) for maintenance who will not severely interrupt customer supply or cause unnecessary disruption, expense or nuisance to either the public domain or to the occupiers or their neighbours. Three Credits – Service Provision Where evidence provided demonstrates that ducting is provided in addition to the necessary capacity to allow for future expansion of services.				
SE 10 – Adapting to Climate Change Social and Economic Wellbeing	Up to Three Credits One Credit – Impacts of Climate Change Where evidence provided demonstrates that evidence has been used from the local authority and statutory bodies to understand the known and predicted impacts of climate change for the site. The masterplan takes account of evidence of the impacts of climate change on the site and demonstrates in the design plans how the risks will be managed. Two Credits – Impacts of Climate Change Where in addition to the above requirements, the masterplan takes account of evidence of the impacts of climate change on the site and demonstrates in the design plans how the risks will be reduced. Three Credits – Impacts of Climate Change Where addition to the requirements for one and two credits, evidence is provided that demonstrates the masterplan takes account of the evidence of impacts of climate change on the site and demonstrates in the design plans how the risks will be reduced through the use of 'win-win' measures. 'Win-win' measures deliver benefits in addition to climate change; – Reducing more than one impact of climate change. For example, helping to reduce the heat island effect whilst also reducing flood risk. – Reducing the contribution of the development to climate change. For example, reducing the need for electric cooking and therefore reducing carbon emissions. – Providing additional sustainability, economic or wellbeing benefits. For example, using drainage techniques that may also increase biodiversity or improve water quality.	3	3		Architect / Structural / Drainage Engineer / Landscape Architect
SE 11 – Green Infrastructure Social and Economic Wellbeing	Up to Four Credits One Credit – Greenspace Consultation Where evidence provided demonstrates that consultation (in line with GE 02 – Consultation and Engagement) has taken place with the local authority, existing residents and potential users of the development to understand the desired uses, design, quantity and location of accessible and natural greenspace. Additionally, a green infrastructure plan is developed as part of the masterplan, which should include summary of consultation responses and any constraints restricting the provision of accessible and natural green space. Two Credits – Accessible Greenspace Where in addition to the above requirements, the masterplan is designed to allow residents to be within walking distance of greenspace via a safe and convenient pedestrian route, i.e. ≤650 in urban developer or ≤1300m in rural development. Additionally, there is a management plan in place / commitment to provide long-term maintenance of the greenspace. This can be through any options as follows: – The developer sets up a resident's association with funding arrangements – Developer or owners hand over the title to new areas of open space to the local authority, usually with a commuted sum with which the local authority can fund future maintenance The local authority or developer makes an arrangement with a suitable third party for long-term maintenance. Three Credits – Plan	4	1	Second credit requires commitment to long-term management plan of green space. Third and fourth credits require green space provision to reflect consultation outcomes. A management plan is usually provided, especially covering the green and brown roofs.	Architect / Landscape Architect / Ecologist / PR Consultant

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	Where the above requirements are met and the green infrastructure plan sets out the provision of the desired uses and design set out in consultation. Any deviation from consultation must be justified. In urban areas, the Accessible Natural Green Space Standard is achieved. Four Credits – Plan The green infrastructure plan sets out the provision of the desired quantity and location of greenspace set out in consultation. Any deviation from consultation responses is reasonably justified.				
SE 12 – Local Parking Social and Economic Wellbeing	One Credit – Parking Where evidence provided demonstrates that consultation has taken place between the local authority, highway authority, developer, community representatives and other stakeholders. The consultation considers parking in relation to: – Size and type of the development – Expected levels of car ownership/visitor numbers to the development – Expected levels of other vehicle use on site (e.g. cycles, delivery vehicles, motor cycles, mobility scooters etc) – Acceptable distances between parking and residences/facilities – Extent to which private car journeys can be replaced by more sustainable modes or other arrangements – The need to use land efficiently – The provision of public transport Additionally, the results of the consultation have been analysed and an appropriate level of parking for the development that promotes sustainable transport choices has been agreed with the local authority. Evidence is provided demonstrates that parking is integrated into the development without allowing it to dominate the space or interfere with cyclist, pedestrian and motor vehicle movement. Where appropriate, residential parking is located behind, under, above or to the side of the building as opposed to within the front curtilage. Additionally, residential parking is overlooked by housing and is located an appropriate distance from the vehicle owner’s dwelling, as established during consultation.	1	1		Architect / PR Consultant/ Transport Consultant
SE 13 – Flood Risk Management Social and Economic Wellbeing	Up to Three Credits One Credit – Flood Risk Assessment Where evidence provided demonstrates that recommendations of the appropriate statutory bodies within the site specific flood risk assessment are incorporated into the masterplan, as per SE 03 – Flood Risk Assessment. An appropriately qualified professional undertakes calculations and provided design criteria for all elements regarding surface water run-off drainage system in a report. The drainage calculations should demonstrate that the peak rate of run-off over the development lifetime, allowing for climate change is no greater for the developed site than it was for the pre-development site, at the 1 in 100 year event. Two Credits – Flood Risk Assessment Where in addition to the above requirements, any additional volume of rainwater discharge predicted to be caused by the new development for a 1 in 100 year event of 6 hour duration (including climate change) should be reduced as far as possible using infiltration and/or other SuDs techniques (e.g. wet ponds, swales, reed beds, rainwater harvesting and so on). Where this is not possible, appropriate justification will need to be provided and alternate flow rates will need to be satisfied. Three Credits – Property Flooding	3	2		Structural / Drainage Engineer

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	Where evidence is provided that demonstrates, in addition to the requirements outlined above, flooding of property would not occur in the event of local drainage system failure (caused either by extreme rainfall, lack of maintenance or accidental damage/blockage).				
LE 03 – Water Pollution Land Use and Ecology	Up To Three Credits One Credit – Drainage Plan Where evidence provided demonstrates that a drainage plan of the site produced by an appropriately qualified professional will be made available to the authority responsible for maintaining the drainage infrastructure and future development users. This aims to prevent the proposed drainage being affected by future works or lack of maintenance. Evidence will also be required to show that measures are in place to avoid any potential water pollution during construction in accordance with the Environment Agency pollution prevention guidelines (PPGs): PPG1, PPG5 and PPG6. Two Credits – Treatment of Run Off Where in addition to the requirement for one credit, evidence is provided that demonstrates that run-off from all hard surfaces shall receive an appropriate level of treatment in accordance with the SuDS Manual to minimise the risk of pollution. This should be confirmed through the designs provided by the appropriately qualified professional. The following is also required where applicable: – Shut off valves should be provided to the site drainage system to prevent escape of chemicals to natural water courses where the building has chemical / liquid gas storage areas. Specification of oil / petrol separators (or equivalent systems (in surface water drainage systems, where there is a high risk of contamination or spillage of substances such as petrol and oil. Three Credits – No Discharge Where in addition to the above requirements, the appropriately qualified professional confirms that there will be no discharge from the development site of rainfall depths up to 5mm.	3	3		Structural / Drainage Engineer / Landscape Architect
LE 04 – Enhancement of Ecological Value Land Use and Ecology	One Credit – Enhancing Ecological Value Where evidence provided demonstrates that the creation of appropriate new habitats or an increase in scale of existing habitats on the site leads to an increase in ecological value. The increase in ecological value should be in accordance with the recommendations of the suitable qualified ecologist and appropriate statutory or wildlife bodies. Two Credits – Enhancing Ecological Value Two credits could be achieved where evidence provided demonstrates that the masterplan enhances ecological value through the protection, engagement and/or creation of wildlife corridors on the site linking established and/or new wildlife habitats on or adjacent to the site. These proposals should be developed in accordance with the recommendations of the suitably qualified ecologist and appropriate statutory or wildlife bodies. Three Credits – Ecological Plans Where in addition to the above requirements, the ecological plans are integrated within a green infrastructure plan (or similar strategy) to maximise the following: – Amenity and social provision – Occupier/user health and wellbeing – Conservation (heritage and archaeology) – Adaptation to climate change – Aesthetic value of green spaces on and near to the site	3	3		Landscape Architect / Ecologist
LE 05 – Landscape	Pre-requisite (no credits) – Landscaping and Planting	4	3		Landscape Architect /

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
Land Use and Ecology	Where evidence provided demonstrates that the suitably qualified ecologist confirms that the detailed landscaping and planting design and site specification protection measures conform with the ecology strategy prepared under LE01 – Ecology Strategy’. One Credit - Planting Where in addition to the above requirements, at least 60% of tree and scrub and herbaceous planting consists of appropriate native species (or other species where recommended by the ecologist). A commitment is also made to appoint an ecology clerk of works to ensure the ecology strategy is implemented throughout the construction phase. Two Credits – Water Efficiency Where in addition to the above requirements, water efficiency is considered in the selection of tree, scrub and herbaceous planting specifications and any associated irrigation systems. Three Credits – Native Species Where in addition to the above requirements, at least 80% of tree and scrub and herbaceous planting consists of appropriately locally native species (or as recommended by the suitably qualified ecologist). Four Credits – Landscape Management Where in addition to the above requirements, there is a commitment to prepare and implement a landscape management and maintenance and protection plan to ensure the long-term achievement of ecology objectives and their maintenance during occupation. The plan should allow for planned maintenance and protection and establish appropriate and enforceable responsibilities for management and maintenance that have been agreed set out in accordance with the ecology strategy under LE 01 – Ecology Strategy.				Ecologist
	One Credit – Sustainable Design Where evidence provided demonstrates the proposed landscape design has been developed with reference to the community needs outlined in consultation for SE 07 – Public Realm’. Additionally, existing landscape features and landmarks considered important will be preserved in the new development. The proposed landscape design has been assessed by an independent design review panel to ensure the design achieves environmental, social and aesthetic outcomes.	1	1		Landscape Architect / Ecologist
TM 02 – Safe and Appealing Streets Transport and Movement	Up to Four Credits One Credit – Street Layouts Where evidence provided includes a transport assessment or statement and travel plans are used to inform objectives for the design of streets. The requirements also include a context appraisal is carried out to determine the appropriate layout of streets in relation to existing or planned buildings and/or open space. A movement framework is developed to determine the layout and design of streets that will promote sustainable modes of movement and transport through travel plans. Where addition to the above requirements, street layouts and pedestrian and cycle routes have been designed to be safe and secure by incorporating: – Residential areas, all streets and open spaces will be overlooked by multiple dwellings – All access points and routes through the site will be well lit, direct and overlooked – Pedestrian crossings are designed to ensure safety for all users – A clear distinction is made between public, semi-public and private external spaces Additionally, design measures are incorporated into the masterplan to ensure safety with regard to large vehicles and pedestrian and cyclist movement. As a minimum, vehicle delivery areas are not accessed through parking areas and do not share pedestrian and cyclist routes.	4	4		Transport Consultant / Landscape Architect / Architect / PM

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
	Two Credits – Landscape Design Where in addition to the above requirements, evidence is provided that demonstrates the landscape design strategy enhances pedestrian routes through design and provision of attractive landscaping. Additionally, pedestrian routes allow easy navigation around the development using key features and existing neighbourhoods to aid navigation. As a minimum: – New routes into the development are a continuation of existing routes from the surrounding area – Routes connect residential areas to, and between, community focal points in the development and surrounding area. Three Credits – Traffic Accident Reduction Where in addition to the above requirements, evidence is provided that demonstrates that targets have been set within the traffic management plan regarding road traffic accident reduction and these targets have been agreed and informed by the local authority, highway authority and/or police authority. Additionally, potential vehicle noise disturbance and potential visual and vibration disturbance from heavy vehicles to site users has been mitigated through road layout, building orientation and buffer zones. Four Credits – Maintenance Contract Where in addition to the above requirements, evidence is provided that demonstrates that a maintenance contract will be in place for external areas that are not covered by the local authority for at least the first five years from occupation.				
TM 03 – Cycling Network Transport and Movement	Minimum (no credits) – Movement Framework The movement framework or similar (developed for TM02 – Safe and Appealing Streets) covers the following: – A – cycle routes connect to or are a continuation of existing routes form surrounding areas – B – cycle routes connect residential areas to and between community focal points in the development and surrounding area – C – cycle routes are direct and safe (well lit, safe road crossings) – D – cycle routes are segregated from vehicles and pedestrians as appropriate: – On low speed streets (below 20mph) cyclist can be integrated with vehicles – On busy streets or where there are higher traffic speeds there should be clearly defined cycle lanes – Separate cycle trackers should be introduced where space allows, in particular where the traffic exceed 30mph. – Pedestrians and cyclist can share the same space but measures must be in place to segregate the two e.g. raised kerb or clear markings. – E - Adequate signage of directions and route information is provided to aid cyclist navigation around the development and into the surrounding area – F – Special provision is provide at junctions for cyclists and junctions are designed to ensure that cyclists can see, and be seen by other road users. Cyclists are given priority at interchanges with other infrastructure networks. – G – Cycle routes are attractive and designed to be enjoyable in order to encourage cycling and discourage vehicle use.	1	1		Transport Consultant / Architect / Landscape Architect

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner															
		Available	Targeted																	
TM 04 – Access to Public Transport Transport and Movement	Up to Four Credits – Pedestrian Routes Where evidence provided demonstrates that the distance from each building entrance to a compliant transport node is via a safe and convenient pedestrian route (not as the crow flies) and between the following distances. A complaint node must have a service at least every 10 / 15 minutes in urban areas during peak / off-peak times. Public transport provision for the compliant transport nodes is agreed with the local authority and as a minimum takes into account of: - Public transport routes and stops - Frequency of services at peak and off-peak times. <table><tr><th>Credits</th><th>Distance (urban)</th><th>Distance (rural)</th></tr><tr><td>1</td><td>≤ 650m</td><td>≤ 1300m</td></tr><tr><td>2</td><td>≤ 550m</td><td>≤ 1100m</td></tr><tr><td>3</td><td>≤ 450m</td><td>≤ 900m</td></tr><tr><td>4</td><td>≤ 350m</td><td>≤700m</td></tr></table>	Credits	Distance (urban)	Distance (rural)	1	≤ 650m	≤ 1300m	2	≤ 550m	≤ 1100m	3	≤ 450m	≤ 900m	4	≤ 350m	≤700m	4	2		Transport Consultant
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1	≤ 650m	≤ 1300m																		
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Step 3 – Designing the Details																				
GO 04 – Community Management of Facilities Community Ownership	One Credit – Pedestrian Routes Where evidence provided demonstrates that the consultation plan (GO 01) is used to determine how the community will be involved in the management of facilities. All community facilities will be developed and managed during the construction phases with procedures in place to allow handover to the responsible party at project completion. Additionally, all responsible parties shall receive training and user manuals on the operation and maintenance of the community facilities, particularly in relation to sustainable design and technologies with which users may be unfamiliar. Two Credits – Community Group Where in addition to the above requirements, the developer agrees to provide significant support to a community group or trust to manage the implementation of one or more community facility. Three Credits – Community Development Trust (CDT) Where in addition to the above requirements, the developer agrees to support the development of a Community Development Trust (CDT) or management company for the new community. The local authority agrees to work in partnership with the CDT. Management structures are agreed.	3	2	Pathway 2 - Potential requires the founding and support of a Community Group and Community Development Trust.	PR Consultant															

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
SE14 – Local Vernacular Social and Economic Wellbeing	Up to Two Credits One Credit – Consultation Where evidence provided demonstrates that a review of the area surrounding the proposed development is undertaken to establish the key aspects of the local character. Additionally, consultation has taken place between local authority, developer, community representatives and other stakeholders. The consultation must consider the following: – Building materials – Building colour – Architectural style – Building heights and forms – Continuity between building detail in the development and the surrounding area – Continuity between the buildings within the development – The ability of residents to personalise their own dwelling The results of the consultation have been analysed and the key elements that should be included in the design which support the local vernacular are agreed. Two Credits – Reinforcing Local Identity Where in addition to the requirements for one credit, evidence provided demonstrates that steps have been taken to reinforce the local identity in a number of aspects, which can include: – Use of local materials – Use of local building forms, heights and architectural features – Inclusion or retention of historic features/associations (e.g. retaining archaeological foundations) – Use of local or regional plant species throughout the development – Use of public art – Involving the community in the design of community focal points and open spaces	2	2		Architect / PR Consultant
SE15 – Inclusive Design Social and Economic Wellbeing	Up to Three Credits One Credit – Inclusive Design Where evidence provided demonstrates that an inclusive design and management strategy is produced at the outset of the development including issues of accessibility, inclusion and emergency egress for all occupants and visitors, with specific consideration for peoples wellbeing and age, gender, ethnicity, beliefs and/or disability related needs. Community engagement is used to develop the inclusive design strategy through the process in issue ‘GO 02 – Consultation and Engagement’. Where available, national and local authority guidance on procurement of inclusive communities and design has been followed. Two Credits – Champion Where evidence is provided to demonstrate that in addition to the above requirements, a person is identified or appointed within the design team to champion and provide oversight on inclusive design and management within the project team, during the outline formulation and ongoing development of the masterplan. Three Credits – Access Consultation Where evidence is provided to demonstrate that in addition to the above requirements, an appropriately qualified independent access consultant is commissioned to provide advice on the strategic and detailed design proposals. The independent access consultant’s recommendations have been incorporated into the masterplan and use to inform operational management strategy.	3	3	Pathway 1 - Baseline requires appointment of independently qualified access consultant.	PM / Architect / Access Consultant

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner
		Available	Targeted		
SE16 – Light Pollution Social and Economic Wellbeing	Up to Three Credits One Credit – Lighting Design Where evidence is provided to demonstrate that the lighting design guide for the development has been compiled in line with local authority guidance. As a minimum, the lighting design guide must refer to street lighting and any security lighting that will be provided by the developer on the site. Two Credits – Efficient Lighting Where in addition to the above requirements, 100% high efficiency street lighting with limited upward light transmission will be installed. Three Credits – Efficient Lighting Where in addition to the above requirements 100% high efficiency lighting with limited upward light transmission will be installed for additional lighting (this should include sports pitches / sport facilities, commercial areas, car parks etc) the final lighting design guide for the development outlines how light pollution will be minimised, and the specification of the lighting confirms (where possible) that lighting is low powered and designed / installed to reduce light pollution.	3	3		Building Services Consultant
SE17 – Training and Skills Social and Economic Wellbeing	Up to Two Credits One Credit – Labour Where evidence provided demonstrates that the developer consults with the community, the local business, training providers and relevant authorities to identify training and skill initiatives that would be beneficial to the local area. Two Credits – Labour Where evidence provided demonstrates that in addition to the above requirements, the development will support and promote the provision of training and/or apprenticeships in the local area during the planning and/or construction phase. The promoted training opportunities align with those identified through consultation. Three Credit – Training Where evidence provided demonstrates that in addition to the above requirements, the developer will partner with a training provider to promote and contribute to a legacy of local training and skills opportunities for residents and businesses in the development and wider area. The local training and skills opportunities will align with those identified through consultation.	3	2	Pathway 1 requires developer to commit to local training support.	Planning Consultant / PM

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner										
		Available	Targeted												
RE 04 – Sustainable Buildings Resources and Energy	Up to Six Credits One Credit – Construction Where evidence provided demonstrates that the developer and design team have committed to designing the buildings on site to comply with recognised industry best practice standards in sustainable design for one or more of the following key issues: – Energy, water, waste, embodied impacts of materials, and occupant health and wellbeing The commitment is confirmed through a planning conditions by the local authority. Two Credits – Construction Where evidence provided demonstrates that the developer and design team have committed to use a recognised industry best practice standard to measure the level of sustainable design achieved for the buildings on site. The standard covers all of the following key issues: – Energy, water, waste, embodied impacts of materials, and occupant health and wellbeing The commitment is confirmed through a planning conditions by the local authority. Three to Six Credits – BREEAM / Code for Sustainable Homes Where evidence provided demonstrates that the developer and design team have committed to using an accredited third party assessment scheme, such as the Code for Sustainable Homes (CfSH) and/or BREEAM to measure the level of sustainable design and construction of all buildings on the site. The commitment is confirmed through a planning conditions by the local authority. <table><tr><th>Credit(s)</th><th>Overall Building Performance for the full range of key sustainability areas</th></tr><tr><td>3</td><td>Buildings performing in the top 50%</td></tr><tr><td>4</td><td>Buildings performing in the top 25%</td></tr><tr><td>5</td><td>Buildings performing in the top 10%</td></tr><tr><td>6</td><td>Buildings performing in the top 1%</td></tr></table>	Credit(s)	Overall Building Performance for the full range of key sustainability areas	3	Buildings performing in the top 50%	4	Buildings performing in the top 25%	5	Buildings performing in the top 10%	6	Buildings performing in the top 1%	6	4	Pathway 1 - Baseline requires developer to commit to using an accredited third-party assessment scheme (HQM/BREEAM).	PM
Credit(s)	Overall Building Performance for the full range of key sustainability areas														
3	Buildings performing in the top 50%														
4	Buildings performing in the top 25%														
5	Buildings performing in the top 10%														
6	Buildings performing in the top 1%														
RE 05 – Low Impact Materials Resources and Energy	Up to Three Credits One Credit – Contractors Where evidence provided demonstrates that the contractors and sub-contractors have environmental management policies and procedures in place to ensure the sustainable management and supply of materials used in the public realm. Additionally, 40-60% (by volume or weight) of the materials (used in the public realm) on-site achieve an A+ to B rating, as defined in the BRE Green Guide to Specification. Two Credit – Materials Where in addition to the above requirements, over 60% (by volume or weight) of the materials (used in the public realm) on-site achieved an A+ to B rating, as defined in the BRE Green Guide to Specification. Three Credit – Materials Where in addition to the above requirements, over 80% (by volume or weight) of the materials (used in the public realm) on-site achieved an A+ to B rating, as defined in the BRE Green Guide to Specification.	3	2	Pathway 1 - Baseline requires at least 60% of materials used in the public realm to be rated A+ to B in the Green Guide.	Architect / PM										
	One Credit – Road Construction Where evidence provided demonstrates that over 15% (by volume or weight) of the road construction material is locally reclaimed or constituted from recycled material.	3	2		Structural / Drainage Engineer /										

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner																		
		Available	Targeted																				
	Two Credits – Road Construction Where evidence provided demonstrates that over 25-30% (by volume or weight) of the road construction material is locally reclaimed or constituted from recycled material. Three Credits – Road Construction Where evidence provided demonstrates that over 30% (by volume or weight) of the road construction material is locally reclaimed or constituted from recycled material.				Sustainability																		
RE 06 – Resource Efficiency Resources and Energy	Up to Four Credits One Credit – Existing Buildings Where existing buildings on site have been identified in RE02 – Existing Buildings and Infrastructure for refurbishment, reuse or demolition, an audit of any existing buildings, structures or hard surfaces is completed to maximise the recovery of material from demolition / refurbishment for subsequent high-grade applications. The audit must be referenced in the waste management strategy / plan and cover: – Identification and quantification of key refurbishment / demolition materials – Potential applications and related issues for reuse and recycling of key refurbishment and demolition materials In addition, where works are likely to lead to excavation waste (soils and stones), the following is assessed within the waste management strategy: – An estimate of the amount of excavation waste generated – How to maximise reuse of excavation waste on site if feasible and if not, how to maximise recovery of material The design team include specific reference to WRAP’s Designing out Waste Principles for any civil engineering works being undertaken onsite and at the building level. A waste management strategy / plan has been completed to confirm the estimated amount and types of construction, demolition, and excavation waste from the site development, including infrastructure development and landscaping. Two Credits – Landscaping & Designing out Waste Where in addition to the above requirements, the landscape designs have been informed by and make reference to the waste management strategy / plan, with specific aims to retain construction, demolition and excavation materials and waste on-site. Design briefs included reference to the Designing Out Waste principles and are informed by the waste management strategy / plan. Where plot / building level developer agreements are not yet in place this must be a requirement of the development project. Where individual plots are developed independent to the whole site, the developer has provided a written commitment to reduce waste and maximise the recovery of waste during the construction phase and put in place contractual agreements with the main contractor or waste management contractor. Three to Four Credits – Divert from Landfill Where in addition to the above requirements, the developer has provided a written commitment that an agreement will be in place at the start of construction to divert non-hazardous construction and demolition waste from landfill. <table><tr><th>Credits</th><th>Type of Waste</th><th>Volume</th><th>Tonnage</th></tr><tr><td rowspan="2">3</td><td>Non-hazardous construction</td><td>70%</td><td>80%</td></tr><tr><td>Non-hazardous demolition</td><td>80%</td><td>90%</td></tr><tr><td rowspan="2">4</td><td>Non-hazardous construction</td><td>85%</td><td>90%</td></tr><tr><td>Non-hazardous demolition</td><td>85%</td><td>95%</td></tr></table>	Credits	Type of Waste	Volume	Tonnage	3	Non-hazardous construction	70%	80%	Non-hazardous demolition	80%	90%	4	Non-hazardous construction	85%	90%	Non-hazardous demolition	85%	95%	4	3	Sustainability advised the pre-demolition audit is needed before works start on site. Where the demo contractor/contractor is appointed early enough. To achieve the final credit is equivalent to Wst 01 Exemplary for New Construction 2018.	PM / Architect / Structural / Drainage Engineer / Demolition Contractor / Contractor
Credits	Type of Waste	Volume	Tonnage																				
3	Non-hazardous construction	70%	80%																				
	Non-hazardous demolition	80%	90%																				
4	Non-hazardous construction	85%	90%																				
	Non-hazardous demolition	85%	95%																				

Issue	Credit Requirements	Credits		Workshop Comments / Actions	Owner				
		Available	Targeted						
RE 07 – Transport Carbon Emissions Resources and Energy	One Credit – Sustainable Transport Where evidence provided demonstrates that a desk study has been undertaken using the information from the transport assessment or transport statement to establish alternative and appropriate options for the development. Appropriate alternative transport options in the travel plan should be on the basis of: – Occupancy of the development – Potential reduction in greenhouse gas emissions from different solutions – Costs involved in different solutions – Existing alternative transport facilities within the community – Possibility of external funding – Potential for community management of solutions Where evidence is provided that demonstrates that at least one means of sustainable transport has been established / incorporated into the community. The sustainable transport options are advertised in order to ensure all members of the community are aware of the options available. Management plans are in place to monitor use and ensure facilities are well maintained.	1	1		Transport Consultant / Sustainability				
LE06 – Rainwater Harvesting Land Use and Ecology	Up to Three Credits One Credit – Hard Surfaces Where evidence provided demonstrates that 5% to 25% of the total hard surface for the site (roof plus hard-standing) is designed to allow the harvesting of rain-water for re-use. Any rainwater collection system is designed in accordance with BS8515 (to ensure both the demand and yield for the building will be considered when sizing the tank) the collection area measured in accordance with BS EN12056-3. Two Credits – Hard Surfaces Where evidence provided in addition to the above requirements, demonstrates that 26% to 50% of the total hard surface for the site (roof plus hard-standing) is designed to allow the harvesting of rain water for re-use. Three Credits – Hard Surfaces Where evidence provided in addition to the above requirements, demonstrates that 50% of the total hard surface for the site (roof plus hard-standing) is designed to allow the harvesting of rain water for re-use.	3	2		Building Services Consultant / Landscape Architect / Architect / Structural / Drainage Engineer / Sustainability				
TM05 – Cycling Facilities Transport and Movement	Minimum (no credits) – Consultation Where evidence provided demonstrates that consultation has taken place between the local authority, developer, community representatives and other stakeholders to establish the likely facility requirements. The consultation considers all expected users of the development (residents and non-residents), existing cycling facilities, potential location of facilities and expected demand. Additionally, the results of the consultation have been analysed and an appropriate level of cycle facilities to promote cycling for the development has been agreed.	-	-		Transport Consultant / PR Consultant Architect				
	Up to Two Credits One Credit – Cycle Storage Where evidence provided demonstrates that a commitment has been made to provide adequate space for cycle storage to accommodate the minimum standards shown below. There is also a requirement that a legal agreement is in place to ensure non-residential plot developers provide appropriate number of showers, changing facilities and lockers, and space for drying wet clothes.	2	2		Transport Consultant / Architect / PM / Sustainability				
	<table><tr><td>Building Type</td><td>Storage Requirements</td></tr><tr><td>Residential</td><td>Requirements:</td></tr></table>	Building Type	Storage Requirements	Residential	Requirements:				
Building Type	Storage Requirements								
Residential	Requirements:								

Issue	Credit Requirements		Credits		Workshop Comments / Actions	Owner
			Available	Targeted		
		– Studios / 1 bedroom dwellings – storage for 1 cycle for every 2 dwellings – 2/3 bedroom dwellings – storage for 1 cycle – 4+ bedrooms – storage for 2 cycles				
	Non-Residential	Requirements: – First 500 users – 1 space per 10 users – Between 501 – 1000 users – 1 space per 15 users – Above 1001+ users – 1 space per 20 users				
	Two Credits – Consultation Where evidence provided demonstrates that the local authority and developer have agreed a maintenance strategy for the cyclist facilities and dedicated funds are allocated for the maintenance of and adjustment of the cyclist facilities at community focal points.					
TM06 – Public Transport Facilities	One Credit Where evidence provided demonstrates that consultation has taken place between the local authority, developer, community representatives and public transport providers to establish the likely facility requirements. As a minimum the consultation considers the following: – Occupants and potential visitors and their accessibility needs – Expected number of users at each public transport stop – Existing facilities – Provision of facilities and amenities Additionally, appropriate facilities are planned and designed that encourage the use of public transport following analysis of the consultation. Shelters will be provided at public transport stops, especially those close to key community focal points within the development. These shelters must also be of adequate size to accommodate potential users of varying ages and disabilities. The shelters must also be compliant with the following A-H as outlined in the BREEAM Communities manual.		2	2		Transport Consultant / Sustainability
Transport and Movement						
	Two Credit – Shelters Where, in addition to the above requirements, shelters are compliant with the following I-L as outlined in the BREEAM Communities manual.					
Innovation	Approved Innovations One innovation credit can be awarded for each innovation application approved by BRE Global, where the development complies with the criteria defined with an Approved Innovation applicable form.		7	-		

Appendix B: Overview of BREEAM Communities.

Introduction.

BREEAM Communities is a framework for considering the issues and opportunities that affect sustainability at the earliest stage of the design process. The scheme addresses issues concerning environmental, social and economic sustainability objectives that have an impact on large scale development projects.

The BREEAM Communities scheme covers the assessment and certification of design and plans for a development at the **neighbourhood scale or larger**.

Background.

BREEAM Communities is published by the BRE. The methodology is based upon the categories and issues as set out table C1 below.

Table C1: BREEAM Category and Credit Issues

Category	Issue
Governance (GO)	Addresses community involvement in decisions affecting the design, construction, operation and long-term stewardship of the development.
Social and Economic Wellbeing (SE)	Addresses societal and economic factors affecting health and wellbeing such as inclusive design, cohesion, adequate housing and access to employment
Resources and Energy (RE)	Addresses the sustainable use of natural resources and the reduction of carbon emissions.
Land Use and Ecology (LE)	Addresses sustainable land use and ecological enhancement.
Transport and Movement (TM)	Addresses the design and provision of transport and movement infrastructure to encourage the use of sustainable modes of transport.
Innovation (Inn)	Recognises and promotes the adoption of innovative solutions within the overall rating where these are likely to result in environmental, social or economic benefit in a way which is not recognised elsewhere in the scheme.

When to engage with BREEAM Communities.

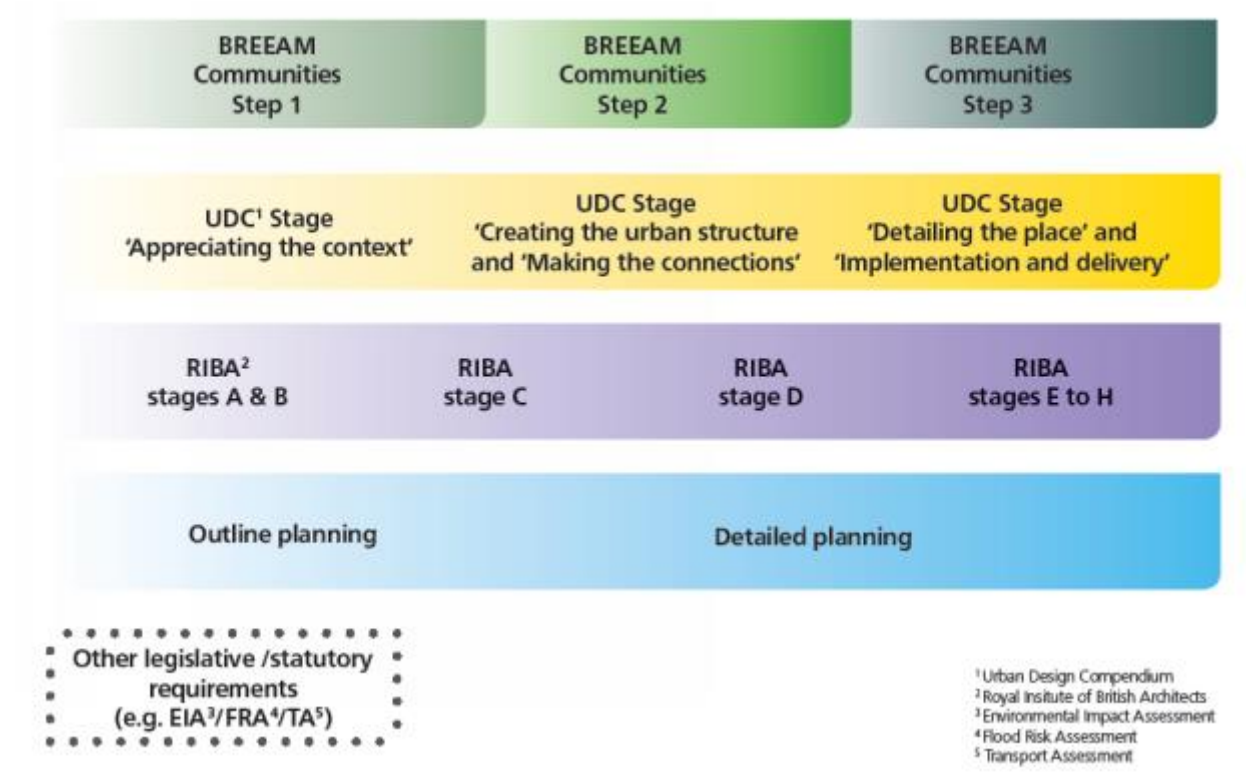


Figure C1: When to engage with BREEAM Communities.

Phases covered by BREEAM Communities.

BREEAM Communities scheme can be used to assess and rate the environmental, social and economic impacts arising from large developments in the design and planning stages.

The BREEAM Communities document leads to the following two certification stages:

1. Interim (Step 1) BREEAM Communities Certificate
2. Final (Steps 2 and 3) BREEAM Communities certificate and rating

On completion of Step 1, evidence is submitted to the BRE and an interim certificate is provided where mandatory criteria have been achieved.

The final certificate measures the detailed commitments that most large-scale developments will be required to make for detailed planning permission concerning Steps 2 and 3.

BREEAM Weightings

The majority of the issues within BREEAM Communities are optional, meaning that credits can be selected in order to build a BREEAM performance score and achieve the desired BREEAM rating. However, some BREEAM issues have mandatory standard to achieve a particular rating.

Table C2: BREEAM Category Weightings

Section	Aim	Weighting
Governance	To ensure community involvement and leadership in running the development	9.3%

Section	Aim	Weighting
Social and economic wellbeing	Local Economy: To create a healthy economy	14.8%
	Social wellbeing: To ensure a socially cohesive community.	17.1%
	Environmental Conditions: To minimise the impacts of environmental conditions on the health and wellbeing of occupants.	10.8%
Resource and energy	To reduce carbon emissions and ensure wise use of natural resources.	21.6%
Land use and ecology	To improve ecological biodiversity.	12.6%
Transport and Movement	To create an efficient and safe system for movement.	13.8%

Each of the forty assessment issues have an individual weighting and variable number of credits. This means that the value of credits varies in each issue depending on the weighting of the assessment issue. The following tables outlines the individual weightings for each assessment issue and the value of each credit in that assessment issue.

Table C3: BREEAM Communities Governance Credit Weightings.

Governance assessment issue	Weighting	Credits Available	Value of Each Credit
GO 01 – Consultation Plan	2.30%	1	2.30%
GO 02 – Consultation and Engagement	3.50%	2	1.70%
GO 03 – Design Review	2.30%	2	1.20%
GO 04 – Community Management of Facilities	1.20%	3	0.40%

Table C4: Social and Economic Wellbeing Assessment Issue Weightings.

Category	Social and Economic Wellbeing Issues	Weighting	Credits Available	Value of Each Credit
Local Economy	SE01 – Economic Impact	8.90%	2	4.40%
Local Economy	SE17 – Labour and Skills	5.90%	3	2.00%
Social wellbeing	SE02 – Demographic needs and priorities	2.70%	1	2.70%
	SE05 – Housing Provision	2.70%	2	1.40%
	SE06 – Delivery of Services, facilities and amenities	2.70%	7	0.40%
	SE07 – Public Realm	2.70%	2	1.40%
	SE09 – Utilities	0.90%	3	0.30%
	SE11 – Green Infrastructure	1.80%	4	0.50%
	SE12 – Local Parking	0.90%	1	0.90%
	SE14 – Local Vernacular	0.90%	2	0.50%
	SE15 – Inclusive Design	1.80%	3	0.60%

Category	Social and Economic Wellbeing Issues	Weighting	Credits Available	Value of Each Credit
Environmental Conditions	SE03 – Flood Risk Assessment	1.80%	2	0.90%
	SE04 – Noise Pollution	1.80%	3	0.60%
	SE08 – Microclimate	1.80%	3	0.60%
	SE10 – Adapting to Climate Change	2.70%	3	0.90%
	SE13 – Flood Risk Management	1.80%	3	0.60%
	SE16 – Light Pollution	0.90%	3	0.30%

Table C5: Resources and Energy Assessment Issue Weightings.

Resources and Energy Assessment Issue	Weighting	Credits Available	Value of Each Credit
RE01 – Energy Strategy	4.10%	11	0.40%
RE02 – Existing Buildings and Infrastructure	2.70%	2	1.40%
RE03 – Water Strategy	2.70%	1	2.70%
RE04 – Sustainable Buildings	4.10%	6	0.70%
RE05 – Low Impact Materials	2.70%	6	0.50%
RE06 – Resource Efficiency	2.70%	4	0.70%
RE07 – Transport Carbon Emissions	2.70%	1	2.70%

Table C6: Land Use and Ecology Assessment Issue Weightings

Land Use and Ecology Assessment Issue	Weighting	Credits Available	Value of Each Credit
LE01 – Ecology Strategy	3.20%	1	3.20%
LE02 – Land Use	2.10%	3	0.70%
LE03 – Water Pollution	1.10%	3	0.40%
LE04 – Enhancement of Ecological Value	3.20%	3	1.10%
LE05 – Landscape	2.10%	5	0.40%
LE06 – Rainwater Harvesting	1.10%	3	0.40%

Table C7: Land Use and Ecology Assessment Issue Weightings.

Transport and Movement Assessment Issue	Weighting	Credits Available	Value of Each Credit
TM01 – Transport Assessment	3.20%	2	1.60%
TM02 – Safe and Appealing Streets	3.20%	4	0.80%
TM03 – Cycling Network	2.10%	1	2.10%
TM04 – Access to Public Transport	2.10%	4	0.50%

Transport and Movement Assessment Issue	Weighting	Credits Available	Value of Each Credit
TM05 – Cycling Facilities	1.10%	2	0.50%
TM06 – Public Transport Facilities	2.10%	2	1.10%

Calculating the assessment score.

The process of calculating the score is as follows:

- For each assessment issue, the number of credits awarded must be determined by the assessor in accordance with the criteria
- The credits achieved in each assessment tissue are then multiplied by the corresponding individual weighting. This gives the assessment issued weighted score.
- In order to determine the category score, the individual assessment issued weighted scores for all issues in any category are added together.
- An additional 1% can be added to the final score of the relevant category for each 'innovation credit' achieved (up to a maximum of 7%).



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