

Statement

Information for:
Sustainability Statement



Presented to:
Hinckley Investment LLP
Hammonds Way, Hinckley

5-Nov-25



0121 214 8998



Engineering Services Consultancy Ltd
Griffin House, 19 Ludgate Hill, Birmingham, B3 1DW



www.escuk.com

Contents

Record of Issue.....	3
Executive Summary.....	4
Introduction	5
Context.....	5
Site Location	6
Proposed Development.....	7
Policy and Legislation.....	8
National	8
Local	11
Development Aims	12
Sustainability Objectives.....	13
Energy	14
Water	15
Flooding & Drainage	16
Pollution	18
Waste.....	20
Transport.....	21
Ecology.....	22
Sustainable Design	24
Management	25
Implementation.....	26
Local Planning Requirements	26
Building Regulations.....	27
BREEAM	28
Summary.....	30
Conclusion.....	31
Appendix A	32
BREEAM NC Version 6 Pre-Assessment	32

Record of Issue

Our project reference: ESS0580

Document reference number: 0580-ESC-00-ZZ-SP-Z-0001

Document type: Statement

Document Name: Sustainability Statement

Project name: Hammonds Way, Hinckley

Client name: Hinckley Investment LLP

Presented by: Mia Lindsay

Rev	Date	Issued By	Checked By
R2	05 November 2025	Mia Lindsay	Peter Flinton
R1	30 October 2025	Mia Lindsay	Peter Flinton

Executive Summary

Sustainable development aims to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable development should acknowledge the global megatrends, such as climate change, and manage the consequential risks and maximise potential opportunities.

Hammonds Way, Hinckley (the Proposed Development) aims to mitigate any negative impacts and target opportunities relating to the environment, economy and society so that an intrinsically sustainable building is delivered.

The Proposed Development has established the following aims:

- Meet the challenges of climate change.
- Conserve and enhance the natural environment.
- Promote sustainable transport.
- Prevent and minimise pollution.
- Reduce waste and encourage reuse and recycling.
- Reduce energy use and greenhouse emissions.
- Reduce water consumption.
- Manage flood risk and promote sustainable drainage measures.
- Achieve a minimum of BREEAM rating 'Excellent'.

The aims and objectives will be delivered through the implementation of:

- The policies established in Local Development Framework Core Strategy, Adopted December 2009;
- The policies established in the Site Allocations and Development Management Policies DPD, Adopted Local Plan 2006 – 2026.
- Approved Document Part L2a of the Building Regulations (2021);
- A BREEAM NC Version 6 assessment.

The Proposed Development will mitigate negative impacts and target opportunities relating to the environment, economy and society so that an intrinsically sustainable building is delivered.

Introduction

Context

Sustainable development has been defined as development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. Sustainability requires the balance and integration of economic, environmental and social issues.

Through sustainable development, we should be able to make our lives today better without resulting in negative consequences for the future population. The world is currently experiencing a number of global megatrends which pose both risks and opportunities. Sustainable development aims to manage these risks and maximise the opportunities.

In the UK there are a number of sustainability issues which have driven current policy and legislation including:

- Climate change;
- Ecosystem decline;
- Energy and fuel consumption;
- Material and resource scarcity;
- Pollution;
- Population growth;
- Urbanisation;
- Water scarcity.

The Proposed Development aims to mitigate any negative impacts it might have on the environment, economy and society and minimise and consequential risks whilst maximising efficiencies and opportunities to deliver an intrinsically sustainable building.

Site Location

The proposed development is located on a site at Hammonds Way, Hinckley, LE10 3EJ positioned within an area that features a mix of residential neighbourhoods and established industrial uses. The site enjoys a strategic location, offering easy access to the A5 and M69, which provide direct connections to nearby towns and the wider motorway networks.

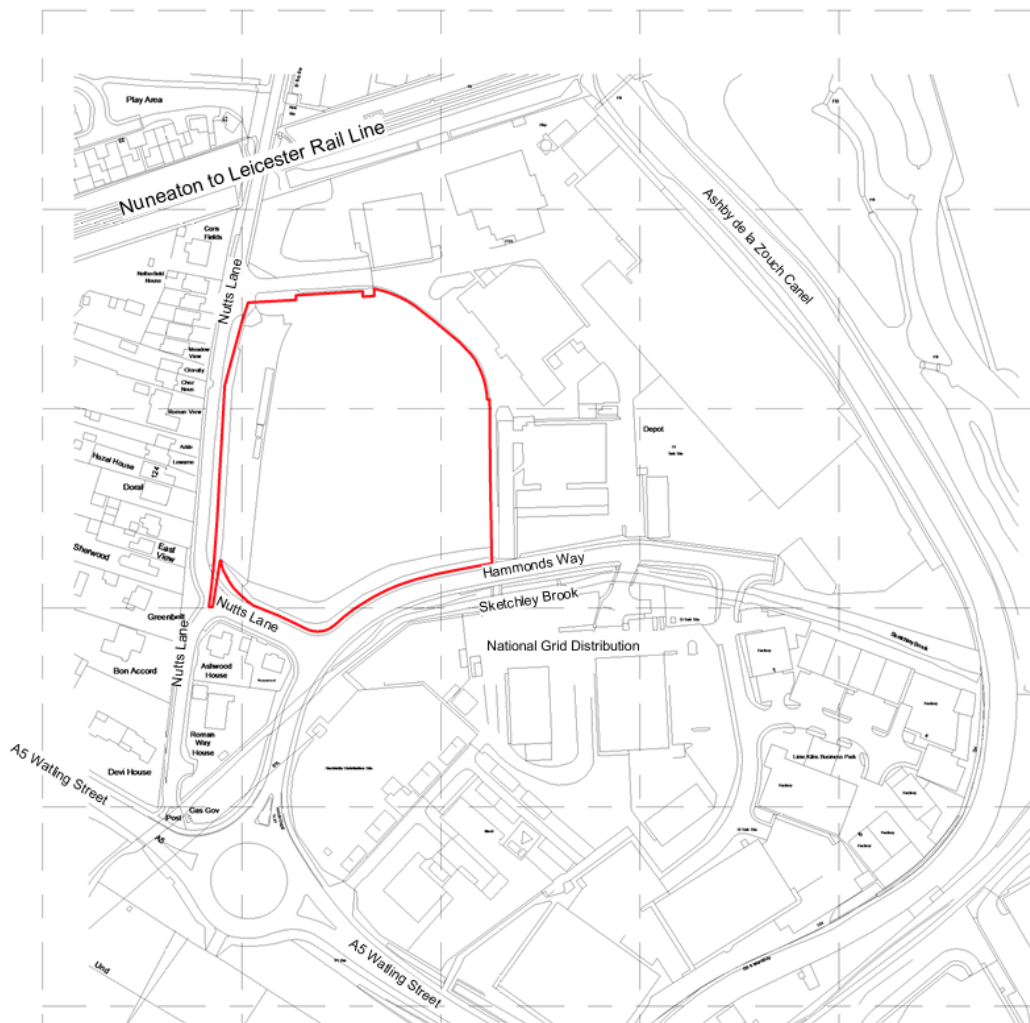


Figure 01. Site Location Plan (bhp design)

Proposed Development

The proposed development comprises a three-storey building with office space on the first and second floors, and warehouse space with an undercroft at ground level. The site also includes a service yard, areas of soft and hard landscaping, car parking with accessible and electric vehicle charging bays, as well as cycle storage.



Figure 02. Proposed site plan (bhp design)

Policy and Legislation

National

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was introduced in March 2012 and was revised in December 2024. The NPPF sets out the Government's planning policies for England and how these are to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. The framework must be considered when granting planning permission for any new development.

The purpose of the planning system and the NPPS is to help achieve sustainable development by meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF divides sustainable development into three objectives which are both independent and mutually supportive:

- Economic
- Social
- Environmental

These objectives should be delivered through the application and implementation of the NPPF policies. The NPPF aims to drive sustainable development and has been established on the basis of a presumption in favour of a sustainable development.

Climate Change Act 2008

The Climate Change Act 2008 was published on 26th November 2008 to:

- Set a target for the reduction of greenhouse gas emissions by 2050;
- Provide a system of carbon budgeting;
- Establish a Committee on Climate Change;
- Establish trading schemes to limit greenhouse gas emissions and encourage activities to reduce or remove greenhouse gases from the atmosphere;
- To make provision about adaptation to climate change;
- Reduce domestic waste and recycle more;
- To amend the provisions of the Energy Act 2004 about renewable transport fuel obligations;
- To make provision about carbon emissions reduction targets;

The Act outlines a target to reduce net UK carbon account by at least 100% by 2050, over the 1990 baseline.

Town and Country Planning Act 1990

The Town and Country Planning Act was published on 24th May 1990 and consolidates several elements relating to town and country planning.

Energy Act 2013

The Energy Act received Royal Assent on 18th December 2013 and makes provision to:

- Set a decarbonisation target;
- Review the electricity market and encourage low carbon electricity generation or ensure secure supply;
- Establish the Office of Nuclear Regulation;
- Protect the government pipe-line and storage system’
- Ensure domestic supplies of gas and electricity and regulation for consumers;
- Establish energy licencing categories;
- Establish principles for offshore transmission of electricity during a commissioning period;
- Review the integration of smoke and carbon monoxide alarms.

Planning and Energy Act 2008

The Act was adopted on 13th November 2008 and enables local planning authorities to set requirements for energy use and energy efficiency in local plans.

Environmental Protection Act 1990

The Environmental Protection Act was published on 1st November 1990 and makes provision for a number of environmental issues including:

- Pollution;
- Waste;
- Hazardous substances.

Natural Environment and Rural Communities Act 2006

The Act was published on 30th March 2006 and makes provision for bodies concerned with the natural environment and rural communities, in connection with wildlife, SSSIs, National Parks and the Broads. The Act establishes laws for rights of way and waterways and provides administrative details for the environment and rural affairs.

Building Regulations

The Building Regulations set out statutory standards developments are to meet. These standards cover measures including energy efficiency, water efficiency, sanitation, fire safety, sound resistance and ventilation.

Part L of the Building Regulations relates to the conservation of fuel and power and energy efficiency. Part L covers energy efficiency and sets out the maximum carbon dioxide occupied buildings are to emit. The current 2021 edition came into effect on 15th June 2022, there have since been some updates published in February 2023.

Part G of the Building Regulations seeks to limit the domestic use of water. The current 2016 edition came into effect on 1st March 2016.

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)

As of 12 February 2024, biodiversity net gain (BNG) is mandatory in England, requiring developers to deliver a BNG of 10%. This means that a development will result in more or better-quality natural habitat than there was before the development.

However small developments, those that do not fall into the category of a major development as defined in article 2(1) of the Town and Country Planning (Development Management Procedure) were exempt until 2 April 2024. These include commercial developments where floor space created is less than 1,000 square metres or total site area is less than 1 hectare.

Local

Relevant sustainability policies have been identified from the Site Allocations and Development Management Policies DPD, Adopted Local Plan 2006 – 2026.

Policy DM2 – Delivering Renewable Energy and Low Carbon Development

This policy requires the design to promote a low-carbon future by maximising energy efficiency and supporting renewable and low-emission technologies, reducing the carbon footprint of the site and contributing to Hinckley's transition towards sustainable development.

Policy DM6 – Enhancement of Biodiversity and Geological Interest

This sets out a requirement to enhance local biodiversity through habitat creation, native planting, ecological connectivity, and contributing to long-term ecosystem resilience and environmental improvement.

Policy DM7 – Preventing Pollution and Flooding

This policy requires the development to be designed to protect environmental quality by incorporating pollution prevention measures, sustainable drainage systems, and controls to manage noise, lighting, air quality, and flood risk, ensuring the site operates responsibly and sustainably.

Policy DM10 – Development and Design

This requires the development to deliver a high-quality, energy-efficient industrial building that complements the local character, minimises environmental impact, and incorporates sustainable materials, landscaping, and sustainable drainage to enhance long-term resilience and visual quality.

Development Aims

Following a review of the policies and legislation, the new development aims to:

- Meet the challenges of climate change;
- Conserve and enhance the natural environment;
- Promote sustainable transport;
- Prevent and minimise pollution;
- Reduce waste and encourage reuse and recycling;
- Reduce energy use and greenhouse emissions;
- Reduce water consumption;
- Manage flood risk and promote sustainable drainage measures;
- Achieve BREEAM 'excellent'.

Sustainability Objectives

Climate change is perhaps the most significant global sustainability issue as it directly impacts all others. Variability in the climate system occurs naturally, however human activity since pre-industrial times has accelerated change.

There has been an unequivocal warming on the global climate system with unprecedented temperature rises since the mid-1950s. Both the atmosphere and oceans have warmed resulting in:

- Rise in the global mean sea level;
- Ocean acidification;
- Altered precipitation levels - wet areas becoming wetter and dry areas becoming drier;
- Increased extremity and frequency of weather and multi-hazard events;
- Changes to ocean salinity;
- Significant ice loss from glaciers, ice sheets and sea ice;
- Reduced snowfall and snow cover;
- Increased permafrost temperatures;

More than half of the observed increase in global average surface temperature from 1951 to 2010 has been caused by the anthropogenic increase in greenhouse gas concentrations and other anthropogenic influence, largely caused by fossil fuel combustion.

In the UK, communities are becoming increasingly vulnerable to climate change which has resulted in a drive for sustainable development. Having reviewed the policies and consequently established the targets to achieve a sustainable development, the following objectives have been established:

Energy

Demand for energy and fuel continues to increase and is driven by increases in urbanisation, globalisation and population growth. However, global awareness of the impact of fossil fuel combustion on climate change and the rise in energy costs is driving the need for alternative fuel sources which do not release greenhouse gases into the earth's atmosphere.

Fossil Fuels are not only one of the major global sources of greenhouse gases but are also finite sources of energy. There has been an increase in demand for renewable energy sources and more efficient technologies following recognition of the need to drive down energy use, as highlighted in Policy DM2.

Reduce Energy Demand

The Proposed Development is designed with an enhanced building fabric so that the building's thermal performance is improved. Improved u-values and a low air permeability result in fewer heat and air losses and a reduced need for heating and cooling thereby reducing energy use.

Reduce Energy Use

Energy usage will be reduced through the specification of energy efficient equipment, including LED lighting, efficient heating and cooling systems and automatic controls. The end user will be encouraged to use efficient equipment including energy labelled white goods and office equipment.

Use Renewable or Low Carbon Technologies

Where feasible, low or zero carbon technologies will be utilised. The Proposed Development is designed to provide heating and cooling in the office areas via a VRF system which is classified as an air source heat pump and is therefore intrinsically low carbon.

EPC Rating

The Proposed Development will demonstrate energy efficiency by achieving an EPC rating of A+, that shall comply with and better the standards established in current Building Regulations.

Water

Demand for fresh water is increasing and is largely driven by population growth and urbanisation. Water is required for drinking, sanitation and industry. Extreme weather events, which are rising as a result of climate change, affect water both supply and quality, further enhancing water scarcity. Declines in water availability drive up the cost of fresh water.

The Proposed Development aims to reduce freshwater consumption through the following measures:

- Use of efficient sanitaryware fittings, including flow restrictors and low flush cisterns;
- Water metering to monitor usage;
- Leak detection system on the water supply to the building;
- Leak prevention valves on the water supply to toilet areas which are activated through presence detectors;
- Use of efficient equipment for any unregulated water demands.

As part of the BREEAM Assessment, the project is targeting a minimum of three credits in the Wat 01 section. To achieve this target, sanitaryware fittings will be specified in accordance with the performance levels specified in Table 8.3 of the Version 6 Technical Manual. Please refer to Appendix A which shows the Wat 01 target.

Flooding & Drainage

An undeniable risk to many parts of the UK is that of sea level rise and the risk of flooding. It is important that all buildings are protected from flooding from all sources. Policy DM7 requires developments to incorporate sustainable drainage systems and flood risk management.

The Proposed Development's design incorporates sustainable drainage systems (SuDS) to reduce the impact of the new structure on existing drainage. A Flood Risk Assessment & Drainage Impact Strategy has been produced by MJM Consulting Engineers to review the flood risk to the site and provide drainage design solutions. The report found the site to be predominantly at low risk of flooding from all sources, highlighting a small area of high surface water flooding encroaching the western site boundary.

The flood risk maps produced by the Environment Agency show the area to be at very low risk of flooding.

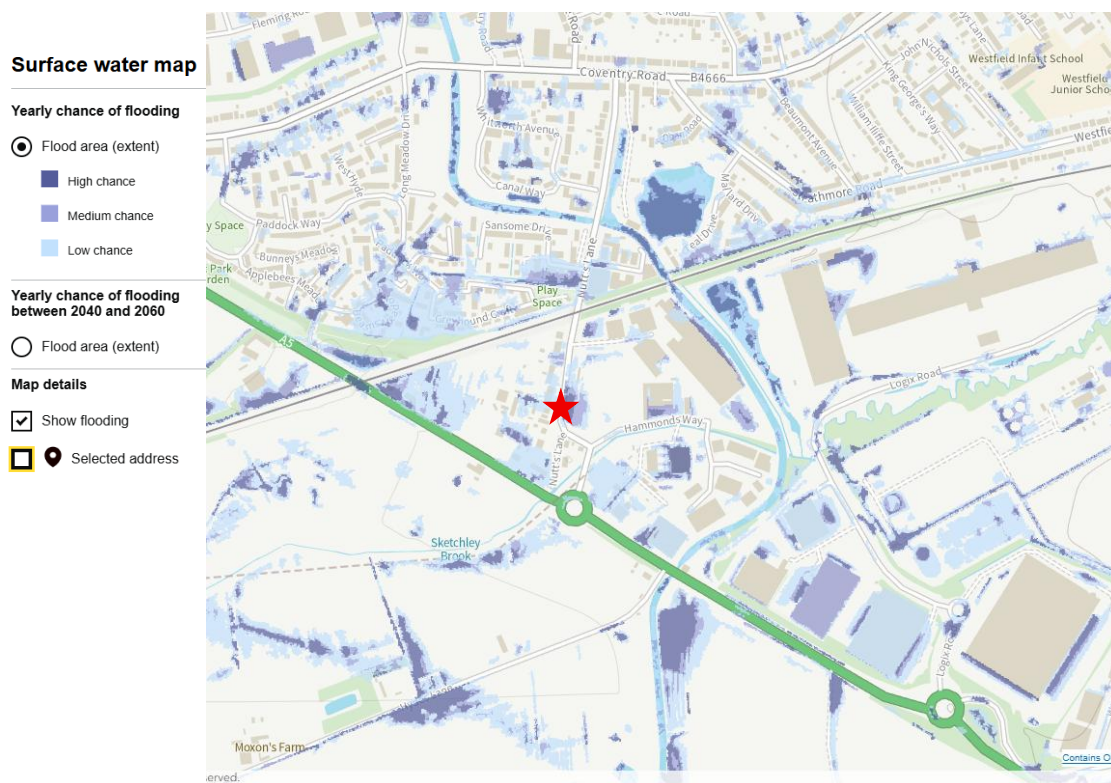


Figure 03. Flood Risk Maps Produced by The Environment Agency (Risk Of Flooding From Surface Water)



Figure 04. Flood Risk Maps Produced by The Environment Agency (Risk Of Flooding From Rivers & Seas)

Pollution

Increases in productivity and population growth have caused rapid rises in pollution, particularly since the industrial revolution in the 19th century. Pollution has been linked to both environmental degradation and health risks and is mainly derived from three human activities: fossil fuel combustion, use of fertilisers & pesticides, and increased use of chemicals. Policy DM7 highlights the importance of incorporating pollution prevention measures for noise, lighting, and air quality.

Air pollution, largely caused by emissions of nitrogen, sulphur, ozone and particulates, can severely affect human health and can be intoxicating in developed areas. The release of ozone also reduces photosynthesis, thereby reducing the amount of carbon dioxide absorbed by botanical matter.

Water pollution is mainly caused by the run-off of nitrogen and phosphorous from fertilisers in soils and is exacerbated by urbanisation and increase in permeable surfaces. This has resulted in the acidification of freshwater systems and eutrophication.

Urbanisation also increases the levels of vibration and noise pollution as well as visual pollution from light and developments.

The Main Contractor will be required to implement best practice pollution prevention measures throughout construction to reduce the potential negative impacts on water, air and land. These measures will be relayed to workers through toolbox talks and will include, but is not limited to:

- Dust suppression;
- Emergency response plan & spill kits;
- Materials management plan;
- Traffic management plan;
- Use of drip trays.

Air Pollution

The following air pollution measures have been specified:

- Low NOx emission heating and hot water systems;
- Low VOC content products, including paints, varnishes & adhesives;
- Efficient refrigerant-using systems.

Water Pollution

In order to minimise water pollution, sustainable drainage systems (SUDs) and source control solutions have been specified, including petrol interceptors and oil separators.

Noise Pollution

External background noise levels will be measured, and the Proposed Development will ensure that the post-development levels do not exceed those recorded pre-development by more than +5dB during the day and at night.

Internal ambient noise levels, sound insulation levels and reverberation times will also be assessed to ensure the building provides appropriate internal acoustics.

Visual & Light Pollution

External lighting levels will be limited to reduce the overspill of light and lighting will be automatically controlled to prevent operation during daylight hours to minimise the impact on surrounding neighbourhoods and habitats.

Ground Contamination

If any substances are found on site which are hazardous to human health or the environment, the ground shall be remediated in line with the recommendations made by the suitable professional.

Waste

Construction waste from building sites is accountable for approximately one third of all waste produced in the UK. Waste can be a severe pollutant to the environment if not managed safely. Wherever possible waste should be diverted from landfill, through either reuse of materials or recycling.

Construction Waste

The waste hierarchy will be implemented to ensure construction waste is managed effectively. Waste will be prevented through efficient design and the use of pre-fabricated materials where available. Where feasible, waste will be re-used on site, including re-using any aggregates. Where re-use is not possible, waste will be collected by a waste management contractor who will be responsible for sorting and segregating waste for recycling or waste recovery. If this is not possible, for example with hazardous waste, the waste shall be sent for disposal. All options will be explored to prevent waste from being sent to landfill.

The main contractor will implement a site waste management plan to ensure this process is carried out throughout the construction phase.

Operational Waste

Appropriate waste storage areas will be provided to encourage the end user to manage, store and sort their operational waste. A minimum provision of 10m² will be made for a recyclable waste storage area. This will ensure the end user has the space and flexibility to accommodate future waste streams, and also follows the guidance of the BREEAM Wst 03 criteria. If required, a waste compact or baler shall be provided.

Transport

It is well known that transport is a major producer of greenhouse gases, which is only amplified by congestion. Measures therefore need to be taken to reduce trip times and encourage the use of sustainable transport modes. A Transport Assessment has been undertaken by DTA Transport Planning Consultants to review the existing site conditions and the likely impact of the proposed development on the local area's traffic conditions.

The site is intrinsically designed to promote sustainable transport methods through the incorporation of:

- Electric car charging points;
- Footpaths;
- Cycle paths;
- Cycle storage;
- Cyclist facilities.

A site-specific Framework Travel Plan has been produced by DTA which outlines a package of measures to promote the use of sustainable transport methods over single-use car journeys. The end user will be required to implement the recommendations made within the travel plan which will include:

- Car share scheme;
- Display of public transport information;
- Appointment of a Travel Plan Co-Ordinator.

Sustainable transport will also be promoted throughout the construction stage and the negative impacts reduced through the use of local suppliers and labour.

Ecology

A number of businesses are dependent upon the services provided by the world's ecosystems, including provisioning, regulating and cultural services. The degradation of ecosystems will have significant impacts upon the services including both benefits and costs.

Ecosystems are being degraded as a result of an increasing global demand for land, water, energy, food and materials. The resulting impacts include:

- Loss of biodiversity;
- Increase in ocean acidification;
- Reduced productivity of arable land;
- Desertification;
- Habitat decline & fragmentation.

Consequently, natural resources are becoming scarcer, less diverse and therefore more expensive. There are also a number of species that are highly susceptible to climate change. Loss of species will impact upon food chains and habitats and could change an entire ecosystem.

The UK's natural environment is deteriorating, and it is important that species and habitats are protected to prevent further loss and extinction. The Proposed Development aims to limit negative impacts on the natural environment and local biodiversity in accordance with the requirements of Policy DM6.

An Ecological Impact Assessment has been produced by BWB to survey the baseline ecological condition of the site and the Zone of Influence. Following this, a number of mitigation and enhancement recommendations have been proposed to ensure the optimal ecological outcome of the development in line with the mitigation hierarchy. The outcomes of the Ecological Impact Assessment have informed the Landscape Concept Plan produced by BCA Design.

Avoid

Where feasible, the site has been designed to avoid negative impacts and works have been programmed to consider breeding seasons.

Protect

Where feasible, features of ecological value will be protected and incorporated into the landscaping design for the Proposed Development.

Limit

Any unavoidable negative impacts, such as the removal of hedgerows and trees, will be limited to where absolutely necessary and guidance will be taken from an ecologist.

Compensate

If ecological features are removed, then they will be compensated for through the on-site landscaping.

Enhance

The landscaping will be designed to enhance the local biodiversity and will follow the recommendations of the ecologist, including:

- Planting of native species;
- Bird boxes;
- Bat boxes.

Sustainable Design

Access

Providing safe access to the site is important for the health and wellbeing of both employees and visitors to the site. The building is designed to allow safe and easy access for all potential users, including pedestrians, cyclists and vehicles. Pedestrian and cycle paths provide safe access to the main entrance of the building and the service yards has separate access to the main car parking.

Security

The site shall be designed securely and seeks to ensure a safe working environment and ensure that the building is safe and accessible. Advice shall be sought from a security professional where considered necessary.

Wellbeing

In order for a building to be truly sustainable it must meet the needs of the current user and also the needs to future/potential users. It is therefore important that the end users feel comfortable within the internal environment. The internal spaces of the building shall be designed with the occupiers in mind so that the building is fit-for-purpose and can be used efficiently. This will be achieved by providing best practice performance and comfort for building occupants, including:

- Zoned lighting with occupant control;
- Zoned heating and cooling systems with occupant control to maximise thermal comfort;
- Natural daylighting;
- Glare control;
- Acoustics.

Management

It is inevitable that any new building, throughout both construction and occupation, will impact upon the existing natural and built environment.

Construction Management

The main contractor will be required to sign up to the Considerate Constructors Scheme and will be required to manage their construction site impacts. This will include:

- Monitoring energy usage;
- Monitoring water consumption;
- Managing sustainable procurement;
- Implementing waste management;
- Toolbox talks and staff training.

All building services will be fully commissioned prior to handover to ensure the installations are performing as they should. The development will be air tested to ensure there are no significant air losses.

Operational Management

At handover, the main contractor shall produce a building user guide and provide training for the facilities management team to ensure the building is operated and managed as it was designed to be.

All systems will be recommissioned 12 months following completion to ensure that any defects are rectified so that the building is performing at maximum efficiency.

Implementation

To maximise the social, economic and environmental opportunities the following actions shall be incorporated into the development of Hammonds Way, Hinckley:

Local Planning Requirements

The policies established in Local Development Framework Core Strategy (Adopted December 2009) and in the Site Allocations and Development Management Policies DPD (adopted Local Plan 2006 – 2026) demonstrates a long-term aim of providing sustainable development. The policy requires all future developments to meet the highest standards of sustainable design and construction. Through compliance with the policies, the Proposed Development shall include measures to:

- Providing opportunities and encouragement to utilise sustainable transportation;
- Incorporating sustainable drainage and pollution controls to protect the local environment;
- Enhancing on site biodiversity through native planting and habitat creation;
- Reducing carbon emissions through efficient design and renewable energy technologies.

Building Regulations

Approved document L2 helps drive down the energy usage within buildings, the new 2021 Regulations has now taken the next step to reduce fossil fuel usage, with three key criteria, the strategy below outline how we achieve the Regulations compliance:

Baseline Building, built to exceed the requirements of Building Regulations, maximising the building envelope performance.

Utilise systems to service the building which are highly energy efficient and which are controlled to suit the use pattern of the building.

Consider the use of renewable energy equipment to generate some or all of the resulting energy demand of the building

1. **Carbon Dioxide Emission.** The amount of carbon dioxide emitted by the proposed development is calculated by an approved Energy Assessor, using approved software tools. Within the approved software, the Energy Assessor creates a virtual building model which is compared against the "Notional Building". The Notional Building is generated automatically within the accredited software and mimics the physical size, shape, orientation, location, and layout of the virtual model. To pass the Criterion One assessment for compliance with ADL2 2021, the carbon emission of the virtual building must be equal to, or less than, the carbon dioxide emission of the notional building.
2. **Fabric Performance.** This part of the criteria assesses the proposed building fabric U-Values and building Air Permeability to ensure that minimum standards prescribed by the Building Regulations are met. M&E building services must also meet minimum energy efficiency standards.
3. **Overheating Criteria.** The building is assessed during the summer period then ensure the building construction, fabric and window ratios don't present issues with overheating, solar heat gain need to be less than or equal to the notional building benchmark.

This methodology needs a structured and analytical approach to understanding the overall value of each element of design. The first two steps, those of making the building envelope energy efficient and then utilising equipment to service the building which is also very energy efficient, are well proven. However, the results from implementing renewables are variable as many of the technologies are dependent on the variables of weather and of building usage.

BREEAM

BREEAM is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

Credits are awarded in ten categories according to performance:

- Management
- Health and Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use and Ecology
- Pollution

These credits are then added together to produce a single overall score on a scale of Pass, Good, Very Good, Excellent and Outstanding.

The main aims of BREEAM are to:

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

The main objectives of BREEAM are to:

- Provide market recognition to low environmental impact buildings;
- Ensure best environmental practice is incorporated in the planning, design, construction and operation of buildings and the wider built environment;
- Challenge the market to provide innovative, cost effective solutions that minimise the environmental impact of buildings;
- Allow organisations to demonstrate progress towards corporate environmental objectives.

BREEAM has been developed based upon the following underlying principles:

- Ensure environmental quality through an accessible, holistic and balanced measure of environmental impacts.
- Use quantified measures for determining environmental quality.
- Adopt a flexible approach that encourages and rewards positive outcomes, avoiding prescribed solutions.
- Use robust science and best practice as the basis for quantifying and calibrating a cost effective and rigorous performance standard for defining environmental quality.

- Integrate building professionals in the development and operational processes to ensure wide understanding and accessibility.
- Adopt third party certification to ensure independence, credibility and consistency of the label.
- Adopt existing industry tools, practices and other standards wherever possible to support developments in policy and technology, build on existing skills and understanding and minimise costs.
- Align technically and operationally with relevant international standards and international initiatives that promote harmonisation in the assessment of sustainability performance of built environment assets across their life cycle.
- Engage with a representative range of stakeholders to inform ongoing development in accordance with the underlying principles and the pace of change in performance standards (accounting for policy, regulation and market capability).

The Proposed Development shall achieve BREEAM certification and aims to achieve an 'Excellent' rating, which is equivalent to a score of 70%. The development is estimated to achieve an indicative score of 76.68%.

The BREEAM NC V6.1 Pre-Assessment is included in Appendix A.

Summary

The development of Hammonds Way, Hinckley aims to mitigate any negative impacts it might have on the environment, economy and society and minimise and consequential risks whilst maximising efficiencies and opportunities to deliver an intrinsically sustainable building.

The Proposed Development has established the following aims:

- Meet the challenges of climate change;
- Conserve and enhance the natural environment;
- Promote sustainable transport;
- Prevent and minimise pollution;
- Reduce waste and encourage reuse and recycling;
- Reduce energy use and greenhouse emissions;
- Reduce water consumption;
- Manage flood risk and promote sustainable drainage measures;
- Achieve a minimum of BREEAM rating 'excellent'.

Sustainability objectives have been established to meet the long term aims and include actions throughout the planning, design, construction and operation phases of the development. These include actions relating to:

- Energy;
- Water;
- Flooding and drainage;
- Pollution;
- Waste;
- Transport;
- Ecology;
- Sustainable design;
- Management.

The objectives will be delivered through the implementation of:

- The policies established in Local Development Framework Core Strategy, Adopted December 2009;
- The policies established in the Site Allocations and Development Management Policies DPD, Adopted Local Plan 2006 – 2026.
- Approved Document Part L2a of the Building Regulations (2021);
- A BREEAM NC V6.1 assessment.

Conclusion

Sustainable development aims to meet the needs of the present without compromising the ability of future generations to meet their own needs.

The Proposed Development aims to mitigate negative impacts and target opportunities relating to the environment, economy and society. The development has been designed to incorporate several sustainability measures to address the aims and objectives established so that an intrinsically sustainable building is delivered.

With any new building there will be unavoidable negative impacts resulting from energy, water and resource use however the planning, design, construction and operation of the Proposed Development has been and will be managed so that the effect is minimised and mitigated where possible.

Engineering Services Consultancy Ltd

05 November 2025

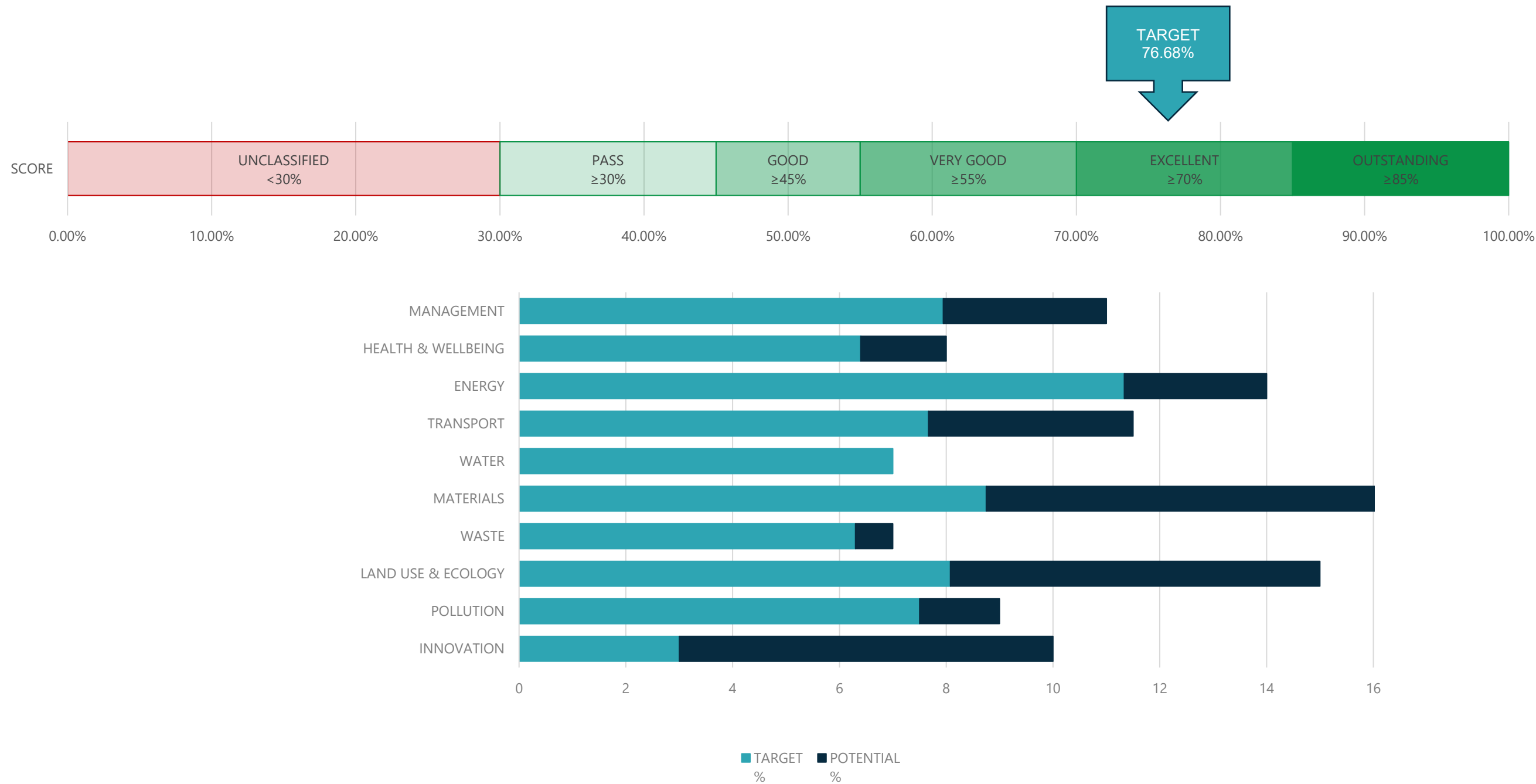
Appendix A

BREEAM NC Version 6 Pre-Assessment

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
06/10/2025

The pre-assessment estimator outlines an indicative strategy to achieve a BREEAM NC Version 6 rating of **Excellent**. This requires an overall score of **70%**.
Mandatory credits required are written in **red**. **P** indicates criteria that is a pre-requisite for other credits.



BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Management				Available	Target
Man 01	Project Brief & Design	Project Delivery Planning	Concept Design	1	1
		Stakeholder Consultation (Interested Parties)	Concept Design	1	1
		Formally Agree Strategic Performance Targets	Concept Design	P	P
		BREEAM AP (Concept Design)	Concept Design	1	1
		BREEAM AP (Developed Design)	Developed Design	1	1
Man 02	Life Cycle Cost & Service Life Planning	Elemental LCC	Concept Design	2	2
		Component Level LCC Options Appraisal	Technical Design	1	1
		Capital Cost Reporting	Technical Design	1	1
Man 03	Responsible Construction Practices	Legally Harvested & Traded Timber	Construction	P	P
		Environmental Management	Construction	1	1
		Formally Agree Strategic Performance Targets	Construction	P	P
		BREEAM AP (Site)	Construction	1	1
		Responsible Construction Management	Construction	2	2
		Utility Consumption	Construction	1	1
		Transportation of Construction Materials & Waste	Construction	1	1
Man 04	Commissioning & Handover	Commissioning - Testing Schedule & Responsibilities	Developed Design	1	1
		Commissioning - Design & Preparation	Design Stage	1	1
		Testing & Inspection Building Fabric	Post-Construction	1	0
		Handover	Handover	1	1
			Section Total	18	17
			Section Score %	11.00	10.39
			Single Credit Value %	0.61	

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Health & Wellbeing				Available	Target	
Hea 01	Visual Comfort	Daylighting	Developed Design	1	0	
		View Out	Developed Design	1	1	
		Internal & External Lighting Levels, Zoning & Controls		Technical Design	1	1
Hea 02	Indoor Air Quality	Indoor Air Quality Plan	Concept Design	P	0	
		Ventilation	Technical Design	1	0	
Hea 04	Thermal Comfort	Thermal Modelling	Developed Design	1	1	
		Design for Future Thermal Comfort	Developed Design	1	1	
Hea 05	Acoustic Performance	Indoor Ambient Noise Level	Developed Design	1	0	
Hea 06	Security	Security of Site & Building	Concept Design	1	0	
Hea 07	Safe & Healthy Surroundings	Safe Access	Developed Design	1	1	
		Outdoor Space	Developed Design	1	1	
				Section Total	10	6
				Section Score %	8.00	4.80
				Single Credit Value %	0.80	

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Energy				Available	Target
Ene 01	Reduction of Energy Use & Carbon Emissions	Energy Performance	Developed Design	9	4
		Energy Modelling & Reporting	Developed Design	4	4
Ene 02	Energy Monitoring	Sub-Metering of End-Use Categories	Technical Design	1	1
		Sub-Metering of High Energy Load & Tenancy Areas	Technical Design	1	1
Ene 03	External Lighting	External Lighting	Developed Design	1	1
Ene 04	Low Carbon Design	Passive Design Analysis	Concept Design	1	1
		Free Cooling	Concept Design	1	0
		Low & Zero Carbon Technologies	Concept Design	1	1
Ene 06	Energy Efficient Transportation Systems	Energy Consumption	Developed Design	1	1
		Energy Efficient Features - Lifts	Technical Design	1	1
Section Total				21	15
Section Score %				14.00	10.00
Single Credit Value %				0.67	

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Transport				Available	Target
Tra 01	Transport Assessment & Travel Plan	Transport Assesment & Travel Plan	Feasibility	2	2
Tra 02	Sustainable Transport Measures	Transport Options Implementation - Cycle storage - Cyclist facilities - 10% EVC points - 5% car share points - New amenity (outdoor space)	Feasibility	10	6
Section Total				12	8
Section Score %				11.50	7.67
Single Credit Value %				0.96	

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Water				Available	Target
Wat 01	Water Consumption	Reduction in Potable Water Use	Technical Design	5	3
Wat 02	Water Monitoring	Water Monitoring	Technical Design	1	1
Wat 03	Water Leak Detection & Prevention	Leak Detection System	Technical Design	1	1
		Flow Control Devices	Technical Design	1	1
Wat 04	Water Efficient Equipment	Unregulated Water Reduction	Technical Design	0	0
Section Total				8	6
Section Score %				7.00	5.25
Single Credit Value %				0.88	

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Materials				Available	Target
Mat 01	Building Life Cycle Assessment	Superstructure	Concept Design	6	4
		Substructure & Hard Landscaping Options Appraisal	Concept Design	1	1
Mat 02	Environmental Product Declarations	Specification of Products with a Recognised EPD	Technical Design	1	0
Mat 03	Responsible Sourcing of Construction Products	Legally Harvested & Traded Timber	Construction	P	P
		Enabling Sustainable Procurement	Concept Design	1	1
		Measuring Responsible Sourcing	Construction	3	2
Mat 05	Designing for Durability & Resilience	Protect Vulnerable & Exposed Elements from Damage & Degradation	Technical Design	1	1
Mat 06	Material Efficiency	Minimise Environmental Impact of Materials	Preparation & Brief	1	1
Section Total				14	10
Section Score %				17.50	12.50
Single Credit Value %				1.25	

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Waste				Available	Target
Wst 01	Construction Waste Management	Pre-Demolition Audit	Concept Design	1	1
		Construction Resource Efficiency	Construction	3	3
		Diversion of Resources from Landfill	Construction	1	1
Wst 02	Use of Recycled & Sustainably Sourced Aggregates	Project Sustainable Aggregate Points	Construction	1	1
Wst 03	Operational Waste	Operational Waste	Technical Design	1	1
Wst 05	Adaptation to Climate Change	Resilience of Structure, Fabric, Building Services & Renewables Installation	Concept Design	1	1
Wst 06	Functional Adaptability	Design for Disassembly & Functional Adaptability - Recommendations	Concept Design	1	1
		Design for Disassembly & Functional Adaptability - Implementation	Concept Design	1	1
Section Total				10	10
Section Score %				7.00	7.00
Single Credit Value %				0.70	

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Land Use & Ecology				Available	Target
Le 01	Site Selection	Previously Occupied Land	Developed Design	1	0
		Contaminated Land	Developed Design	1	0
Le 02	Identifying & Understanding the Risks & Opportunities for the Project	Assessment Route Selection	Preparation & Brief	P	P
		Survey & Evaluation	Preparation & Brief	1	1
		Determining the Ecological Outcomes for the Site	Concept Design	1	1
Le 03	Managing Negative Impacts on Ecology	Identification & Understanding the Risks & Opportunities of the Site	Concept Design	P	P
		Planning, Liaison, Implementation & Data	Concept Design	1	1
		Managing Negative Impacts of the Project	Concept Design	2	1
Le 04	Change & Enhancement of Ecological Value	Identification & Understanding the Risks & Opportunities of the Site	Concept Design	P	P
		Liaison, Implementation & Data Collection	Concept Design	1	1
		Enhancement of Ecology	Concept Design	3	0
Le 05	Long Term Ecology Management & Maintenance	Roles & Responsibilities, Implementation, Statutory Obligations	Concept Design	P	P
		Planning, Liaison, Data, Monitoring & Review Management & Maintenance	Concept Design	1	1
		Landscape & Ecology Management Plan Development	Concept Design	1	1
Section Total				13	7
				15.00	8.08
				1.15	

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Pollution				Available	Target
Pol 01	Impact of Refrigerants	Pre-Requisite - BS EN 378:2018	Technical Design	P	P
		Impact of Refrigerants	Technical Design	2	1
		Leak Detection	Technical Design	1	0
Pol 02	Local Air Quality	NOx, PPM, VOC Emissions	Technical Design	2	2
Pol 03	Flood & Surface Water Management	Appropriate Consultant	Developed Design	P	P
		Flood Resilience	Developed Design	2	1
		Bespoke Surface Water Run-Off Design Solutions	Technical Design	P	P
		Surface Water Run-Off - Rate	Technical Design	1	1
		Surface Water Run-Off - Volume	Technical Design	1	0
		Minimise Watercourse Pollution	Technical Design	1	1
Pol 04	Reduction of Night Time Light Pollution	Reduction of Night Time Light Pollution	Technical Design	1	1
Pol 05	Reduction of Noise Pollution	Reduction of Noise Pollution	Developed Design	1	1
Section Total				12	8
Section Score %				9.00	6.00
Single Credit Value %				0.75	

BREEAM NC Version 6 Pre-Assessment

Hammonds Way, Hinckley for Graftongate
45936

Innovation				Available	Target
Exemplary Performance	Man 03	Responsible Construction Practices - All Criteria	Construction	1	1
	Hea 01	Visual Comfort - Daylighting	Developed Design	1	0
	Hea 06	Security - SABRE	Concept Design	1	0
	Ene 01	Reduction of Energy Use & Carbon Emissions	Concept Design	5	0
	Wat 01	Water Consumption	Technical Design	1	0
	Mat 01	Building Life Cycle Assessment	Concept Design	3	3
	Mat 03	Responsible Sourcing of Construction Products	Construction	1	0
	Wst 01	Construction Waste Management	Construction	1	1
	Wst 02	Use of Recycled & Sustainably Sourced Aggregate	Construction	1	0
	Wst 05	Adaptation to Climate Change	Concept Design	1	0
	Le 02	Identifying & Understanding the Risks & Opportunities for the Project	Concept Design	1	0
	Le 04	Change & Enhancement of Ecological Value	Concept Design	1	0
	Inn	BRE Approved Innovations	Developed Stage	1	0
Section Total				10	5
Section Score %				10.00	5.00
Single Credit Value %				1.00	

Score				
		Target Score %	76.68	
		Target Rating	Excellent	