

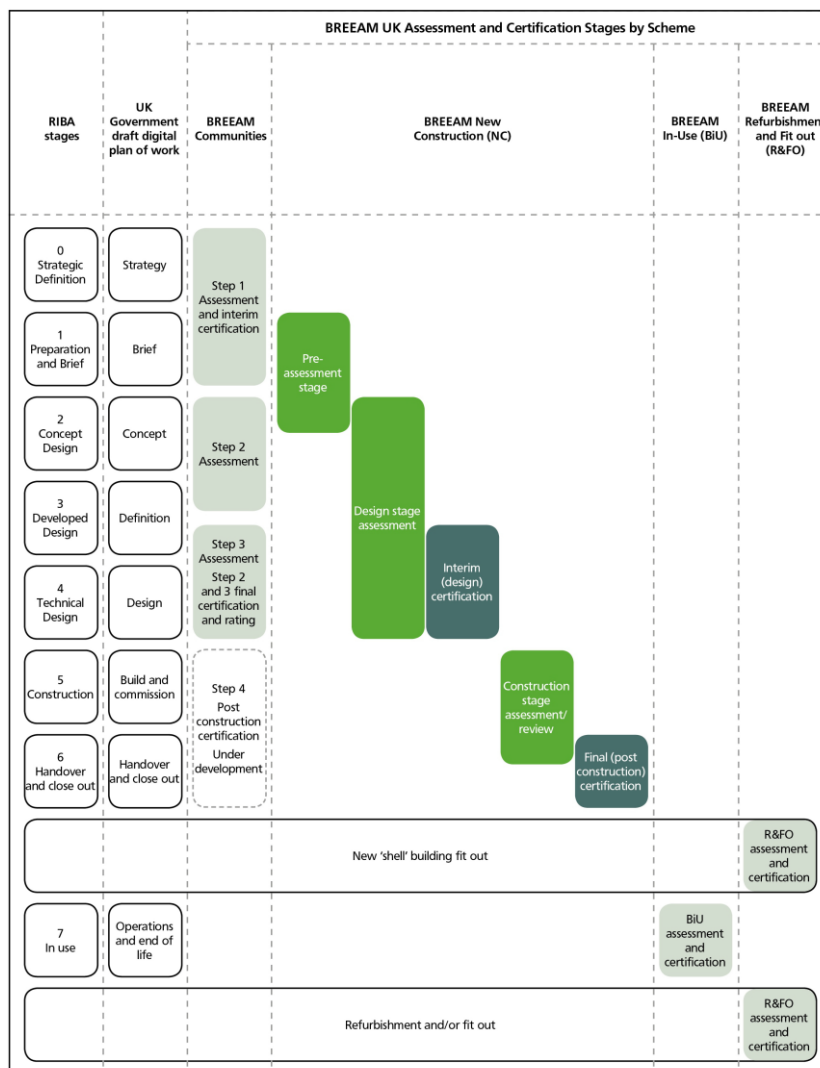
3.8 Construction Standards (BREEAM)

LOCATION:	Cambridge
POLICY:	Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use
SCALE OF DEVELOPMENT:	All scales of development
TYPE OF DEVELOPMENT:	Non-residential development
SUBMISSION REQUIREMENTS:	BREEAM Pre-Assessment demonstrating achievement of BREEAM 'excellent'.
LINK TO THE SUSTAINABILITY CHECKLIST:	Cs.1, Cs.2

Policy context

- 3.8.1 Policy 28 of the Cambridge Local Plan (2018) sets construction standards for all new non-residential development, utilising the Building Research Establishment's (BRE) Environmental Assessment Methodology (BREEAM). The requirement is for all new non-residential development to achieve the BREEAM 'excellent' rating. Achievement of this rating will require early integration of the BREEAM requirement into the design of proposals in order to optimise cost effective means of achieving the 'excellent' rating. The integration of BREEAM into the RIBA Plan of Work 2013 is illustrated in figure 12 below.

Figure 12: The integration of BREEAM assessment and certification stages and the RIBA Plan of Work 2013 (image courtesy of the BRE)



3.8.2 The use of BREEAM helps designers and clients measure and reduce the environmental impacts of their buildings, creating high value, lower risk assets. The BREEAM methodology has the following aims:

- To mitigate the lifecycle impacts of buildings on the environment;
- To enable buildings to be recognised according to their environmental benefit;
- To provide a credible, environmental label for buildings; and
- To stimulate demand and create value for sustainable buildings, building products and supply chains.

3.8.3 The BREEAM requirements set out in policy 28 apply to new build development only. For projects involving the re-use of existing buildings, the policy supports the development of bespoke assessment methodologies to assess the environmental impact of the proposals. Early engagement with the Council’s Sustainability Consultant is recommended in such cases in order that the scope of the bespoke assessment methodology can be agreed prior to the submission of a planning application. The Council will also be open to

approaches to deliver high standards of sustainable construction in new non-residential development other than BREEAM, for example use of the Passivhaus standard. For schemes wishing to use alternative standards, early engagement with the Council as part of pre-application discussions is strongly recommended.

Submission requirements – new build non-residential development

- 3.8.4 Proposals for new build development should be assessed using the latest version of the BREEAM New Construction scheme available at the time of development. For all full and reserved matters applications a **BREEAM pre-assessment**, carried out by a BRE Accredited BREEAM Assessor should be submitted with the planning application to demonstrate that the required BREEAM 'excellent' rating can be achieved. Formal BREEAM certification will then be secured via the use of planning conditions. For outline applications, submission of a BREEAM pre-assessment as part of future reserved matters applications will be secured via a planning conditions.
- 3.8.6 Where full achievement of the policy requirements is not possible due to technical feasibility or viability considerations, early engagement with the Council's Sustainability Consultant is strongly recommended in order that alternative approaches to delivering the aims of the policy can be agreed ahead of submission of a planning application.

Further guidance

- 3.8.7 For further guidance on BREEAM please see <https://www.breeam.com/>