

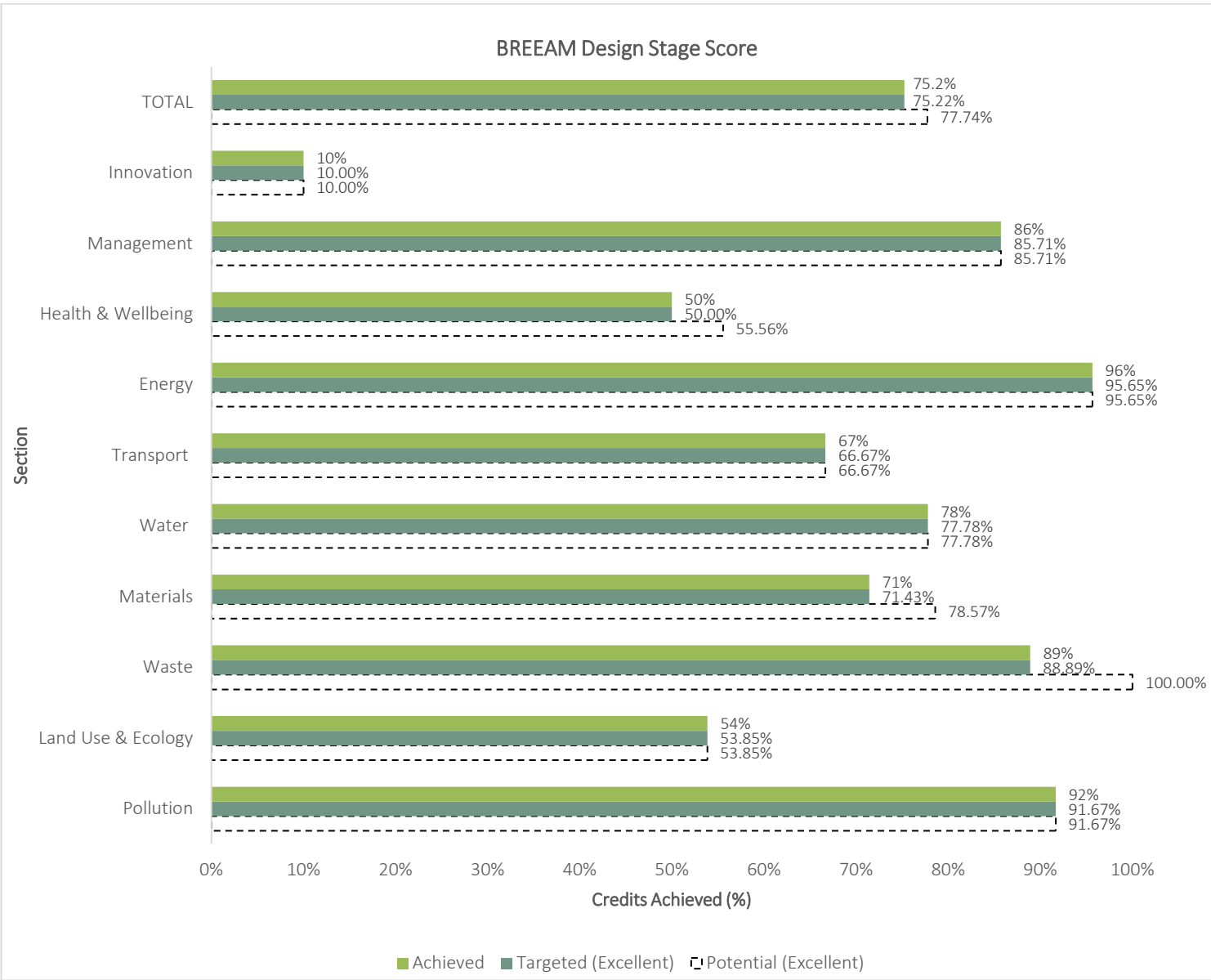
To: Project Design Team
Client: ALDI Stores Ltd.
Date: 29.05.2026 Revision: Rev 5
Project: Gazelle Close, Winnersh
Scheme: BREEAM v6 New Construction – Retail

Targeted to achieve BREEAM *EXCELLENT* Rating (70-85%)

With the potential to achieve a BREEAM *EXCELLENT* Rating (70-85%)

Key: 1. Information Required 2. Information Received/ Amendments Since Previous Revision 3. Potential Credits in parenthesis (under ‘Credits Achieved’).

NOTE: DEVELOPMENT IS CURRENTLY ON TRACK TO ACHIEVE A TARGETED **BREEAM EXCELLENT (70-85%) RATING WITH A SCORE OF 75.22%**
AT THIS STAGE IT IS RECOMMENDED THAT A SCORE OF AT LEAST 75% BE TARGETED TO MAKE ALLOWANCE FOR A 5% BUFFER.



MINIMUM STANDARD CREDITS				
Credit	Sub credit	BREEAM Rating Level	Action	Targeted / Achieved / Risk / Comment
Man 03	Responsible construction practices	Excellent	1 credit required for Excellent	≥1 credit achieved
Man 04	Commissioning testing schedule	Excellent	Commissioning testing schedule and responsibilities	Credit achieved
Man 04	Building User Guide	Excellent	Criterion 10 Compliant Building User Guide required	Criterion achieved
Man 05	Commissioning Implementation	Excellent	1 Seasonal Commissioning Credit required	1 credit achieved
Ene 01	Energy use and carbon emissions	Excellent	4 credits required for Excellent 6 credits required for Outstanding	≥4 credit achieved
Ene 02	Energy monitoring	Very Good	1 Credit required First Submetering Credit required (Criteria 1-4) NOTE: as the development is >1000m2 a BMS or appropriate energy monitoring and management system is required	1 credit achieved
Wat 01	Water consumption	Good	1 Credit required Water consumption for the building is required to show a >12.5% performance improvement compared against a baseline performance	≥1 credit achieved
Wat 02	Water monitoring	Good	Criterion 1 A water meter on the mains water supply to each building is required	Criterion achieved
Mat 03	Responsible sourcing of materials	Pass	Criterion 1 All timber and timber-based products used on the project is required to be Legally harvested and traded timber	Criterion achieved
Wst 01	Construction waste management	Outstanding	1 Credit required Either 1 Construction Resource Efficiency or 1 Diversion of resources from landfill credit is required	Not Required
Wst 03	Operational waste	Excellent	1 Credit required Compliant segregation and storage of operational recyclable waste is required	Credit achieved

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
Management										
Man 01	Project Brief & Design	4	0.52%	3	3	One Credit – Project delivery planning Criterion 1 Prior to the completion of the Concept design, the project delivery stakeholders (client, building occupier, design team & contractor) meet to identify and define the following for each key phase of project delivery; Roles, Responsibilities, Contributions. Criterion 2 Consider each of the items 2.a. – 2.h. in the BREEAM manual when defining the roles, responsibilities and contributions for each key phase of the project. Criterion 3 The project team demonstrate how the project delivery stakeholders’ contributions and the consultation process outcomes influence the following; Initial Project Brief, Project Execution Plan, Communication Strategy, Concept Design. NOTE: If the main contractor is not yet engaged a suitably experienced person could be a contractor appointed as a consultant for this stage or a construction project manager.	1/1 CREDITS TARGETED INITIAL COMMENT To achieve this credit all the project delivery stakeholders (client, building occupier, design team & contractor) need to be involved and have met prior to the completion of the Concept design. Team members need to have a defined set of roles, responsibilities and are expected contributions through each key phase of the project, including: Initial Project Brief, Project Execution Plan, Communication Strategy, Concept Design.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 The responsibilities matrix [DS_MAN1_001] confirms that prior to the completion of concept design, the project delivery stakeholders have defined roles and responsibilities for each party. Criterion 2 The responsibilities matrix [DS_MAN1_001] confirms that each of the items 2.a – 2.h in the technical manual have been considered when defining roles, responsibilities and contributions throughout the key stages: concept design, developed design, construction, commissioning and handover, and in-use occupation. Criterion 3 The responsibilities matrix [DS_MAN1_001] confirms the initial project brief and how the store layout was amended to suit HGV tracking and optimise building position. The standard design was also amended following design team communication to solve a flooding issue. EVIDENCE DS_MAN1_001 – Roles and Responsibilities Matrix – A matrix defining the roles and responsibilities of the project team and also includes details of project delivery stakeholder’s contributions and how this resulted in design development. 1 credit closed out.	COMPLETE	PROJECT MANAGER
						One Credit – Stakeholder consultation (interested parties) Criterion 4 Prior to the completion of the Concept Design, the design team consult with all interested parties on matters that cover the minimum consultation content. Criterion 5 Demonstrate how the stakeholder consultation contributions and consultation excursive outcomes influence the initial project brief and concept design. Criterion 6 Prior to completion of the detailed design (RIBA Stage 4) all interested parties* give and receive consultation feedback.	0/1 CREDITS TARGETED 06.01.2026 Assessor Comment Consultation took place after planning submission 19.12.2022. Credit not achievable. CREDIT DROPPED	NOT TARGETED		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Pre-Requisite Criterion 8 The project team including the client, formally agree strategic performance targets early in the design process with the support of the AP.	PRE-REQUISITE TARGETED INITIAL COMMENT Sol Environment will act as sustainability champions for the development.	PRE-REQUISITE ACHIEVED COMMENT Criterion 8 A letter from the Architect [DS_MAN1_005] confirms that Sol environment were appointed on the project as BREEAM assessors/AP on 13.05.2021, during RIBA stage 1. The letter also confirms that the project team, including the client, have formally agreed the strategic performance target of BREEAM 'Excellent' early in the design process with the support of the BREEAM AP. The client and the contractor have also formally agreed performance targets. EVIDENCE DS_MAN1_005 - BREEAM AP Letter – letter from the Architect confirming BREEAM AP appointment and strategic performance target.	COMPLETE	N/A
						One Credit – BREEAM AP (Concept Design) Criterion 9 Involve a BREEAM AP in the project at an appropriate time and level to: Work with the project team including the client to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM; from their appointment and throughout Concept Design, Monitor progress against the performance targets; Proactively identify risks and opportunities related to the achievement of the targets agreed; Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets; Monitor and where relevant coordinate the generation of appropriate evidence by the project team.	1/1 CREDITS ACHIEVED INITIAL COMMENT Sol Environment will act as sustainability champions for the development.	1/1 CREDITS ACHIEVED COMMENT Criterion 9 A letter from the Architect [DS_MAN1_005] confirms that Sol Environment were appointed as BREEAM assessors on 13.05.2021. During Concept Design stage, their scope of work is: - Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design. - Monitor progress against the performance targets agreed under criterion above throughout all stages after their appointment were decisions critically impact BREEAM performance. - Proactively identify risks and opportunities related to the achievement of agreed targets. - Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. - Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team. Refer to Architect's letter establishing RIBA dates [DS_GEN_012], which confirms 13.05.2021 occurred during RIBA Stage 2. Extracts from Greenbook Live [DS_MAN1_006] confirms that Charlie Macknight is a qualified BREEAM	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								AP, who was the acting BREEAM AP from Sol Environment during the initial project stages. Refer to emails contained within [DS_MAN1_007] to see correspondence from Charlie Macknight to the design team regarding AP responsibilities prior to planning submission. EVIDENCE • DS_MAN1_005 - BREEAM AP Letter – letter from the Architect confirming BREEAM AP appointment and strategic performance target. • DS_MAN1_006 – Greenbook Live – Extract from the Greenbook Live website showing confirmation BREEAM AP is suitably qualified. • DS_GEN_012_Aldi Winnersh Man 01 – Letter from the Architect establishing RIBA Stage dates, dated 25.04.26. • DS_MAN1_007_Concept Design AP Emails – Zip file containing emails sent from Charlie Macknight undertaking AP responsibilities.		
						One Credit – BREEAM AP (Developed design) Criterion 10 Achieve criterion 8 & 9 as set out in BREEAM AP (Concept Design) Criterion 11 Involve a BREEAM AP in the project at an appropriate time and level to: Work with the project team including the client to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM; from their appointment and throughout Developed Design, Monitor progress against the performance targets; Proactively identify risks and opportunities related to the achievement of the targets agreed; Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets; Monitor and where relevant coordinate the generation of appropriate evidence by the project team.	1/1 CREDITS TARGETED INITIAL COMMENT Sol Environment will act as sustainability champions for the development.	1/1 CREDITS TARGETED COMMENT Criterion 10 Criterion 8 & 9 achieved – see above. Criterion 11 A letter from the Architect [DS_MAN1_005] confirms that Sol Environment were appointed as BREEAM assessors on 13.05.2021. During Developed Design stages, their scope of work is: Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM throughout Developed Design. • Monitor progress against the performance targets throughout all stages where decisions critically impact the specification and tendering process and the BREEAM performance. • Proactively identify risks and opportunities related to the achievement of agreed targets. • Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. • Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								Refer to Architect's letter establishing RIBA dates [DS_GEN_012], which confirms 13.05.2021 occurred during RIBA Stage 2. Refer to emails contained within [DS_MAN1_008] to see correspondence from Charlie Macknight to the design team regarding AP responsibilities during technical and developed design. Extracts from Greenbook Live [DS_MAN1_006] confirms that Charlie Macknight is a qualified BREEAM AP [BREEAMAP1001069]. Charlie continued to act as BREEAM AP from Sol Environment during the developed design stages. EVIDENCE • DS_MAN1_005 - BREEAM AP Letter – Letter from the Architect confirming BREEAM AP appointment and strategic performance target. • DS_MAN1_006 – Greenbook Live – Extract from the Greenbook Live website showing confirmation BREEAM AP is suitably qualified. • DS_MAN1_008_Developed Design AP Emails – Zip file containing emails sent from Charlie Macknight undertaking AP responsibilities. • DS_GEN_012_Aldi Winnersh Man 01 – Letter from the Architect establishing RIBA Stage dates, dated 25.04.26.		
Man 02	Life Cycle Cost & Service Life Planning	4	0.52%	4	4	Two Credits – Elemental LCC Criterion 1 - 3 A competent person carries out an outline entire asset LCC plan by the end of the RIBA Stage 2 equivalent together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:2008. The LCC plan must provide an indication of future replacement costs over a period of analysis as required by the client and includes service life, maintenance and operation cost estimates. The competent person should demonstrate using examples how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.	2/2 CREDITS TARGETED INITIAL COMMENT LCA Consultant to complete an Elemental LCC Plan for the entire asset in line with PD 156865:2008 standards before the completion of the Concept Design Phase. 20.12.2022 Email from LCC consultant: Elemental LCC received SOL REVIEW AND JUSTIFICATION COMPLETE	2/2 CREDITS ACHIEVED COMMENT Criterion 1-3 The Elemental LCC exercise [DS_MAN2_001] has been completed by a competent person (see page 33 for statement of competence) and issued prior to the end of RIBA Stage 2 on the 19.10.2022. The Executive Summary within the report confirms the appraisal was carried out in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:2008. The analysis includes an external wall material options appraisal in relation to life cycle cost. The LCC plan provides an indication of future replacement costs over a 60 year period of analysis, as aligned to the default design life, and includes service life, maintenance and operation cost estimates.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								Refer to page 12 of the PDF to see the report recommends a 'Metal Cladding with Enhanced Coating' as a result of its lower life cycle maintenance cost. The Design Option Status has been 'Accepted'. Refer to the email from the LCC consultant issuing the report out to the design team, including the Architects [DS_MAN2_002]. <u>EVIDENCE</u> - DS_MAN2_001 – Elemental LCC – Elemental LCC Report - DS_MAN2_002_Re_ALDI Winnersh (Gazelle Close) Cost Plan – Email from ADW issuing LCC report to design team.		
						One Credit – Component level LCC options appraisal Criterion 4 A competent person carries out an outline entire asset LCC plan by the end of the RIBA Stage 4 equivalent in line with PD 156865:2008. The Component LCC plans includes (where present); Envelope, services, finishes & external spaces. Criterion 5 The competent person should demonstrate using examples how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value. Please note that multiple options are required for LCC analysis.	1/1 CREDITS TARGETED INITIAL COMMENT LCA Consultant to complete a Component Level LCC Plan in line with PD 156865:2008 standards before the completion of the Technical Design Phase.	1/1 CREDITS ACHIEVED COMMENT Criterion 4 Section 2.3 within a report from Sol Environment [DS_MAN2_004] confirms that Maisy Holland meets the BRE definition of a 'competent person' with relevant qualifications and experience in life cycle costing assessments. A report from Sol Environment [DS_MAN2_004] confirms that a component level Life Cycle Cost (LCC) options appraisal has been undertaken in accordance with PD 156865:2008 and BREEAM Man 02 requirements, as outlined within Sections 2.1 and 2.2. The report has been undertaken during RIBA Stage 4. Refer to [DS_GEN_012] to confirm. Refer to Sections 5.1 to confirm the component level LCC appraisal covers life cycle costs over a 30 & 60 year period of analysis and includes service life (asset replacement), maintenance and operation cost estimate, for the following categories: Envelope (4.a): Superstructure elements Services (4.b): Building services systems Finishes (4.c): Internal finishes External Spaces (4.d): External works In addition, Section 5.2 of the report includes an LCC options appraisal for key components (superstructure and envelope), including: - Baseline option - Structural steel with recycled content - Alternative external wall construction (brick vs rendered blockwork)	COMPLETE	N/A



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								These options are assessed over 30-year and 60-year periods, demonstrating a compliant component-level LCC options appraisal aligned with PD 156865:2008. Criterion 5 Section 5.2, page 12 of the report [DS_MAN2_004] identifies the baseline option as the most cost-effective solution from a life cycle cost perspective. The Life Cycle Maintenance Cost of the Baseline is the same than the proposed options. As the report recommends no changes to the specified materials are required from an LCC perspective, it can be deemed that the scheme takes on board the recommendations from the LCC analysis and the preferred items are reflected in the final specifications. Refer to [DS_GEN_018] to confirm the baseline materials specification of Blockleys brickwork (up to 150mm) and structural steel (no recycled content) has been implemented. EVIDENCE - DS_MAN2_004_Component LCC – A Component Level LCC appraisal report. - DS_GEN_012_Aldi Winnersh Man 01 – Letter from the Architect establishing RIBA Stage dates, dated 25.04.26. - DS_GEN_018_Architecture Construction Drawings – zip file containing architecture construction drawings.		
						One credit – Capital cost reporting Criterion 6 Report the capital cost for the building in £/m² of GIFA.	1/1 CREDITS TARGETED INITIAL COMMENT It is assumed that the QS will provide a fee plan confirming the capital costs of the project.	1/1 CREDIT TARGETED COMMENT Criterion 6 Refer to commitment letter from DSP [DS_GEN_003] to confirm contractor has committed to confirming the predicted capital cost during the design stage of each project. A letter from the contractor [DS_MAN2_003] confirms the predicted capital cost of the development is £3,436.13/m² of gross internal floor area. The figure includes the expenses related to the initial construction of the building as follows: - Construction, including preparatory works, materials, equipment, and labour. - Site management - Construction financing - Insurance and taxes during construction - Inspection and testing	COMPLETE	N/A

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								Costs relating to land procurement, clearance, design, statutory approvals, and post occupancy aftercare are not included. The capital cost of £3436.13/m² has been reported via BREEAM projects. <u>EVIDENCE</u> DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. DS_MAN2_003_ Ltr Man 02_Capital Cost Reporting confirmation – Letter from DSP, the contractor on the project, confirming the predicted capital cost of the project, dated 21/11/25.		
Man 03	Responsible Construction Practices	6 + 1	0.52%	5 + 1	5 + 1	Pre-Requisite Criterion 1 All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'	PRE-REQUISITE TARGETED INITIAL COMMENT Contractor to ensure that all timber and timber-based products used on the project are 'Legally harvested and traded timber'.	PREREQUISITE ACHIEVED COMMENT Criterion 1 Refer to commitment letter from DSP [DS_GEN_003] to confirm contractor has committed to ensuring that all timber and timber-based products used on the project are 'Legally harvested and traded timber'. The contractor has committed to providing delivery notes, FSC certificates for all new materials, and photographic evidence of material reuse. <u>EVIDENCE</u> DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project.	COMPLETE	N/A
						One Credit - Environmental Management Criterion 3 Any party who at any stage manages the construction site (e.g. the principal contractor, the demolition contractor) operates an Environmental Management System (EMS). Criterion 4 All parties who at any point manage the construction site (e.g. the principal contractor, the demolition contractor) implement best practice pollution prevention policies and procedures on site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines.	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						One Credit – BREEAM AP (site) Criterion 5 (Pre-Requisite for BREEAM AP credit) The client and the contractor formally agree performance targets. Criterion 6 Involve a BREEAM AP in the project at an appropriate time and level to: a. Work with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving and if possible going beyond the design intent, to maximise the project's performance against the agreed performance targets throughout the Construction, Handover and Close Out stages; b. Monitor construction progress against the performance targets agreed under criterion 5 above throughout all stages where decisions critically impact BREEAM performance; c. Proactively identify risks and opportunities related to the procurement and construction process and the achievement of the targets agreed under criterion on the previous page; d. Provide feedback to the constructors and the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets; e. Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team and the provision to the assessor.	1/1 CREDITS TARGETED INITIAL COMMENT Achieving a BREEAM Excellent rating must be formally agreed between client and contractor Contractor to engage a Sustainability Champion to monitor site progress. Requirements to be included in the contract prelims.	1/1 CREDITS ACHIEVED COMMENT Criterion 5 & 6 A letter from the Architect [DS_MAN1_005] confirms that Sol Environment were appointed as BREEAM assessors on 13.05.2021. During Construction stage, their scope of work is: • Work with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving and if possible going beyond the design intent, to maximise the project's performance against the agreed performance targets throughout the Construction, Handover and Close Out stages; • Monitor construction progress against the performance targets agreed throughout all stages where decisions critically impact BREEAM performance; • Proactively identify risks and opportunities related to the procurement and construction process and the achievement of the targets agreed; • Provide feedback to the constructors and the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets; • Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team and the provision to the assessor. Extracts from Greenbook Live [DS_MAN1_006] confirms that Charlie Macknight is a qualified BREEAM AP, who will be the acting BREEAM AP from Sol Environment during the site project stages. Refer to Architect's letter establishing RIBA dates [DS_GEN_012] as of 25.04.26. Further RIBA stages have been estimated. EVIDENCE • DS_MAN1_005 - BREEAM AP Letter – letter from the Architect confirming date of BREEAM AP appointment and strategic performance target. • DS_MAN1_006 – Greenbook Live – Extract from the Greenbook Live website showing confirmation BREEAM AP is suitably qualified. • DS_GEN_012_Aldi Winnersh Man 01 – Letter from the Architect establishing RIBA Stage dates, dated 25.04.26.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						MINIMUM STANDARD [1 CREDIT] EXCELLENT & OUTSTANDING Up to two credits – Responsible construction management One Credit – Criterion 7 The contractor evaluates the risks, plans and implements actions to minimise the identified risks covering and is responsible for all the MANDATORY criteria in the below list. Two Credits – Criteria 8 & 9 The contractor evaluates the risks, plans and implements actions to minimise the identified risks covering and is responsible for all the MANDATORY criteria in the below list PLUS six of the other criteria. Table 4.1: Responsible construction management items a. Manage the construction site entrance to minimise the impacts arising from vehicles approaching and leaving the development footprint. MANDATORY b. Ensure the development footprint is accessible for delivery vehicles fitted with safety features (e.g. side under run protection) to remove or limit the need for on-street loading or unloading. Where on-street loading is unavoidable, this should be appropriately managed. c. Identify access routes to the development footprint, including for heavy vehicles to minimise traffic disruption and safety risks to others. d. Minimise the risks of air, land and water pollution MANDATORY e. Minimise the risks of nuisance from vibration, light and noise pollution. f. Practices ensure the development footprint is safe, clean and organised at all times. This includes but is not limited to, facilities, materials and waste storage. MANDATORY g. Ensure clear and safe access in and around the buildings at the point of handover. MANDATORY h. Provide processes and equipment to respond to medical emergencies. MANDATORY i. The principal contractor identifies and implements initiatives to promote and maintain the health and wellbeing of all site operatives within the development footprint. This can be via site facilities, site management arrangements, staff policies etc. j. Establish management practices and facilities encouraging equality, fair treatment and respect of all site operatives. MANDATORY k. Provide secure, clean and organised facilities (e.g. changing and storage facilities) for site operatives within the development footprint. l. Minimise risks of the site becoming a focus for antisocial behaviour in the local community (e.g. robust perimeter fencing, CCTV, avoid creating dark corners etc.).	MINIMUM REQUIREMENT One Credit must be achieved to achieve a BREEAM Excellent rating 2/2 CREDITS TARGETED, 1 EXEMPLARY CREDIT 28.01.2026 BREEAM Meeting Do not target CCS. Exemplary credit should be achieved as standard. 30.01.2026 DSP Email RCP pack received. Fleet section incomplete as this falls under subcontractor. 30.01.2026 SOL Email Fleet items do not need to extend to sub-contractors. Requirements only apply to those who are under the control of the principal contractor SOL provided Fleet incident report to be implemented and incorporated into RCP.	2/2 CREDITS ACHIEVED, plus 1/1 EXEMPLARY CREDITS COMMENT Criterion 7 Refer to commitment letter from DSP [DS_GEN_003] to confirm contractor has evaluated the risks, that arise during the construction process, both on and off site, and have prepared a standard set of actions to minimise these risks that will be implemented at each construction site. The contractor has committed to sharing a 'Responsible Construction Management' pack for the project, with risks and measures taken to minimise risks with supporting documents. As per the Responsible Construction Management report [DS_MAN3_001], the principal contractor has committed to evaluating the risks on and off site, planning, and implementing actions to minimise the identified risks. The table shows that all the mandatory items as per Table 4.1 in the BREEAM manual have been targeted, plus an additional eight items as follows: b, c, e, l, k, l, m, & s. As per the Responsible Construction Management report [DS_MAN3_001], the Site Manager has been nominated the Site Manager as the person responsible for ensuring the above items are carried out. As per the Responsible Construction Management report [DS_MAN3_001], the contractor will supply all referenced documents upon construction completion. The two items related to fleet operation (p and q) have been deemed not applicable, given the contractor has no fleet on site under their control, as all vehicles used or present on site are sub-contracted. This is including, but not limited to: • company vehicles (cars and vans), • movable plant or powered equipment (such as dumpers, diggers, cranes), • trucks, lorries or waste removal wagons. Refer to letter from the contractor to confirm [DS_MAN3_002]. Criterion 23 As all mandatory items, plus an additional eight items have been met, and items p and q are deemed not applicable, the exemplary credit has been achieved at design stage.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
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						m. The principal contractor is responsible for ensuring Aspects of the construction process that might impact the community are communicated regularly, ensuring that nuisance and intrusion are minimised. n. Ensure ongoing training is provided, and up to date, for personnel and visitors MANDATORY o. The principal contractor ensures that site operatives are trained for the tasks they are undertaking. MANDATORY p. The fleet operators (see Definitions on page 56), undertakes driver training and awareness to promote safety within the development footprint and off site. q. The fleet operators, captures and investigates any road accidents, incidents and near misses and reports them back to the principal contractor. The principal contractor analyses these items. r. All visitor, workforce and community accidents, incidents and near misses are recorded, and actions is taken to reduce the likelihood of them reoccurring MANDATORY s. Processes are in place to facilitate collecting and recording feedback from the community and to address any concerns related to the development footprint.		Refer to confirmation from the BRE over chat [DS_MAN3_004]. EVIDENCE • DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. • DS_MAN3_001_Responsible Construction Practices [DSPCM Retail] - Report from the contractor confirming responsible construction practices. • DS_MAN3_002_Aldi Winnersh Ltr Man 03 RCM - No Fleet – letter of commitment from DSP, the Contractor on the project. • DS_MAN3_004_BRE confirmation - fleet		

BREEAM INFORMATION TRACKER										
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						Monitoring on construction site impacts Criterion 10 Assign responsibility to an individual for monitoring, recording and reporting energy use, water consumption and transportation data resulting from all on-site construction processes throughout the build programme. One Credit – Utility consumption Criterion 11-14 (Energy) 11. Criterion 10 must be achieved 12. Set targets for site energy consumption (in kWh) as a result of the use of construction plant, equipment and site accommodation. 13. Monitor and record the energy consumption data. 14. Report the total carbon emissions (kgCO2/project value) from the construction process via BREEAM Projects. Criterion 15-18 (Water) 15. Achieve criterion 10 16. Set targets for the potable water consumption (m3) arising from the use of construction plant, equipment and site accommodation. 17. Monitor and record data for the potable water consumption. 18. Use the collated data to report the total net water consumption (minus any recycled water from the construction process) via BREEAM Projects.	1/1 CREDITS TARGETED INITIAL COMMENT Principal contractor to ensure all energy and water consumption data is monitored and recorded. A named individual must be responsible for monitoring, recording and reporting the data.	1/1 CREDITS ACHIEVED COMMENT Criterion 10-18 Refer to commitment letter from DSP [DS_GEN_003] to confirm contractor has committed to assign responsibility to an individual, typically the site manager, for monitoring, recording, and reporting energy use, water consumption, and transportation data resulting from all on-site construction processes. The contractor has committed to sharing a spreadsheet including details of the assigned responsible individual as well as targets for energy, water and transportation. Criterion 10 The summary page of the construction site impacts spreadsheet [DS_MAN3_003] confirms that responsibility has been assigned to the site manager, for monitoring, recording, and reporting energy use, water consumption, and transportation data resulting from all on-site construction processes throughout the build programme. To ensure the robust collection of information, this individual has the appropriate authority and responsibility to request and access the data required. Criterion 11 Criterion 10 achieved – see above. Criterion 12 As per the 'Targets – Enabling Works' and 'Targets – Construction Works' pages of the construction site impacts spreadsheet [DS_MAN3_003], targets have been set for site energy consumption as a result of both mains electricity (April 2026 – Jan 2027) and from diesel generator use (April 2026 – Jan 2027). Energy consumption targets of 7700kWh and 0.0013kWh/project value have been reported in BREEAM Projects. Criterion 13 As per the summary page of the construction site impacts spreadsheet [DS_MAN3_003], actual energy consumption will be monitored and recorded. Criterion 14 Total carbon emissions will be reported via BREEAM projects at post construction stage.	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
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								Target carbon emissions of 35746KgCO₂eq, and 0.00586KgCO₂eq/project value have been calculated using UK Gov Conversion Factors for 2025, and have been reported in BREEAM Projects. Criterion 15 Criterion 10 achieved – see above. Criterion 16 As per the ‘Targets – Enabling Works’ and ‘Targets – Construction Works’ pages of the construction site impacts spreadsheet [DS_MAN3_003], targets have been set for potable water consumption during construction (April 2026 – Jan 2027). Criterion 17 As per the summary page of the construction site impacts spreadsheet [DS_MAN3_003], actual water consumption will be monitored and recorded. Criterion 18 Total net water consumption will be reported via BREEAM projects at post construction stage. EVIDENCE - DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. - DS_MAN3_003_Construction Site Impacts Spreadsheet - Spreadsheet provided by the contractor detailing the targets set for energy use, water use, and transport activities resulting from construction.		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						One Credit – Transportation of construction materials and waste Criterion 19 Achieve criterion 10 Criterion 20 Set targets for transportation movements, this must cover; Transportation of materials from the point of supply to the building site; Materials used in major building elements; Ground works and landscaping materials; Transportation of construction waste from the construction gate to waste disposal processing or recovery centre gate. Criterion 21 Monitor and record data for the transportation movements in criterion 20. Criterion 22 Using the collated data, report separately for materials and waste, the total transport related carbon dioxide emissions, plus total distance travelled (km) via BREEAM Projects.	1/1 CREDITS TARGETED INITIAL COMMENT Principal contractor to ensure all transport mileage data (for waste from and materials to site) is monitored and recorded. A named individual must be responsible for monitoring, recording and reporting the data	1/1 CREDITS ACHIEVED COMMENT Criterion 19-22 Refer to commitment letter from DSP [DS_GEN_003] to confirm contractor has committed to assign responsibility to an individual, typically the site manager, for monitoring, recording, and reporting energy use, water consumption, and transportation data resulting from all on-site construction processes. The contractor has committed to sharing a spreadsheet including details of the assigned responsible individual as well as targets for energy, water and transportation. Criterion 19 Criterion 10 achieved – see above. Criterion 20 As per the transport – materials and transport – waste pages of the construction site impacts spreadsheet [DS_MAN3_005], targets have been set for the transport of materials to site (Aug 2023 – Apr 2024) and for the transport of waste from site (Aug 2023 – Apr 2024). As per the 'Targets – Enabling Works' and 'Targets – Construction Works' pages of the construction site impacts spreadsheet [DS_MAN3_003], targets have been set for the transport of materials to site (April 2026 – Jan 2027) and for the transport of waste from site (April 2026 – Jan 2027). Criterion 21 As per the summary page of the construction site impacts spreadsheet [DS_MAN3_003], actual data for transportation movements will be monitored and recorded. Criterion 22 Total transport miles and transport related carbon emissions for materials and waste will be reported separately via BREEAM projects at post construction stage. EVIDENCE - DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. - DS_MAN3_003_Construction Site Impacts Spreadsheet - Spreadsheet provided by the contractor detailing the targets set for energy use,	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								water use, and transport activities resulting from construction.		
Man 04	Commissioning & Handover	4	0.52%	3	3	MINIMUM STANDARD [1 CREDIT] VERY GOOD, EXCELLENT & OUTSTANDING One Credit – Commissioning – testing schedule and responsibilities Criterion 1 Prepare a schedule of commissioning and testing. The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric. Criterion 2 The schedule identifies the appropriate standards for all commissioning activities to conducted (where applicable) in accordance with; Current building regulation, BSIRA guidelines, CIBSE guidelines, Other appropriate standards. Criterion 3 Where a BMS is specified, additional commissioning activities must be carried out (see 3.a. to 3.e. in the BREEAM v6 Manual) Criterion 4 Appoint an appropriate project team member to monitor and programme pre-commissioning, commissioning and testing. Where necessary, include re-commissioning on behalf of the client. Criterion 5 The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget	MINIMUM REQUIREMENT One Credit must be achieved to achieve a BREEAM Very Good rating 1/1 CREDITS TARGETED INITIAL COMMENT One credit could be achieved where the Main Contractor prepares a schedule of commissioning and testing prepared in line with the BSRIA and CIBSE guidelines of all complex & non-complex building services & control systems, and for testing & inspecting the building fabric, and an appropriate project team member is appointed to monitor and maintain the programme of pre-commissioning, commissioning, and testing. NOTE: Guidelines include the following: Building fabric - BS EN 13187: 1999 Thermal performance of buildings. Qualitative detection of thermal irregularities in building envelopes. Infrared method³. - BS EN ISO 9972: 2015 Thermal performance of buildings – Determination of air permeability of buildings – Fan pressurisation method⁴. Commercial refrigeration	1/1 CREDITS ACHIEVED COMMENT Criterion 1 A letter from the M&E consultant [DS_GEN_004] confirms they shall prepare a schedule of commissioning and testing. The schedule shall identify and include a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric. The Commissioning Schedule provided by the M&E Consultant [DS_MAN4_003] confirms that appropriate timescales have been allocated for commissioning and recommissioning of all complex and non-complex building services. Criterion 2 A letter from the M&E Consultant [DS_GEN_004] identifies that the schedule shall identify the appropriate standards for all commissioning activities to be conducted. Refer to the Commissioning Schedule provided by the M&E Consultant [DS_MAN4_003] to see a list of the standards relevant for all commissioning activities to be conducted.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						and the main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover.	1. Guide to Good Commercial Refrigeration Practice, Part 5 Commissioning⁵. 2. GPG 347 Installation and Commissioning of refrigeration systems⁶. Assessor comment 03.11.25: M&E Letter does not cover all BMS related points within criterion 3. 17.11.25 Email sent to M&E to confirm 18.11.25 Email received. 13.01.26 Email from BMT Commissioning programme received, states costs n/a. Cost plan and construction programme required from contractor.	Criterion 3 BMS is specified for the development. A letter from the M&E consultant [DS_GEN_004], and a follow up email from the same consultant [DS_MAN4_002] confirms that where a BMS is specified, they shall: • Carry out commissioning of air and water systems when all control devices are installed, wired and functional; • Include physical measurements of room temperatures, off-coil temperatures and other key parameters, as appropriate, in commissioning results; • Ensure the BMS or controls installation shall be running in auto with satisfactory internal conditions prior to handover; • Ensure all BMS schematics and graphics (if BMS is present) are fully installed and functional to user interface prior to handover & • Fully train the occupier or facilities team in the operation of the system. Refer to page 2 of the Commissioning Schedule provided by the M&E Consultant [DS_MAN4_003] to see the BMS commissioning activities have been planned, and the responsibility for ensuring these are programmed and completed has been assigned to the Specialist Commissioning Manager. Criterion 4 A letter from the M&E Consultant [DS_GEN_004] confirms that an appropriate project team member will be appointed to act as Commissioning Monitor to monitor and programme pre-commissioning, commissioning and testing. Where necessary, include re-commissioning on behalf of the client. Refer to the Commissioning Schedule provided by the M&E Consultant [DS_MAN4_003] to see Craig Tait has been nominated as Specialist Commissioning Manager, responsible for monitoring and programming pre-commissioning, commissioning and testing, and where necessary, re-commissioning activities on behalf of the client. Criterion 5 Refer to page 1 of the Commissioning Schedule provided by the M&E Consultant [DS_MAN4_003] to confirm that the principal contractor has accounted for the commissioning costs and timescales in their budget and main programme of works, and that sufficient time		



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								has been allowed to complete all commissioning and testing activities prior to handover. Refer to the commissioning costs received by the contractor DSP [DS_MAN4_005] to confirm the contractor has accounted for the commissioning costs for cover all HVAC, lighting, PV, cold storage/refrigeration, controls & BMS in their budget. Refer to line 97 of the construction programme [DS_GEN_016] to confirm 10 days has been allowed for testing and commissioning. EVIDENCE - DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104 – letter of commitment from BMT, the Mechanical & Electrical consultant on the project. - DS_MAN4_002_RE_ALDI Winnersh MAN 04_POL04 – Email from BMT, the project’s M&E consultant, confirming MAN4 BMS requirements. - DS_MAN4_003_Man 04 - Commissioning Schedule Template_2025 - Aldi Winnersh – Commissioning schedule provided by BMT, the project MEP consultants. - DS_MAN4_005_Commissioning costs – Commissioning costs as provided by the contractor, DSP. - DS_GEN_016_Aldi Winnersh Construction Programme - Rev A. – Construction programme, issued by DSP, the contractor.		
						One Credit – Commissioning – design and preparation Criterion 6 Achieve criterion 1 -5 Criterion 7 During the design stage the client or principal contractor appoints an appropriate project team member, provided they are not involved in the general installation works for the building services systems, with responsibility for: a. Undertaking design reviews and giving advice on suitability for ease of commissioning; b Providing commissioning management input to construction programming and during installation stages; c Management of commissioning, performance testing and handover or post-handover stages.	1/1 CREDITS TARGETED INITIAL COMMENT Client or Principal Contractor to appoint a commissioning manager to oversee the design of all building services and system specification included in Commissioning schedule. NOTE: For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager	1/1 CREDITS ACHIEVED COMMENT Criterion 6 Criterion 1-5 achieved – see above. Criterion 7 A letter from the M&E Consultant [DS_GEN_004] confirms that a specialist commissioning manager will be appointed during the design stage with responsibility for: - Undertaking design reviews and giving advice on suitability for ease of commissioning. - Providing commissioning management input to construction programming and during installation stages. - Management of commissioning, performance testing and handover/post-handover stages.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						NOTE: For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager		Refer to the Commissioning Schedule provided by the M&E Consultant [DS_MAN4_003] to see Craig Tait has been nominated as Specialist Commissioning Manager. <u>EVIDENCE</u> DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project.		
						One Credit – Testing and inspecting building fabric Criterion 8 Achieve criterion 1 – 5 Criterion 9 Complete post construction testing and inspection to quality assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths. A suitably qualified professional undertakes the survey and testing in accordance with the appropriate standard. Criterion 10 Rectify any defects identified during post construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at the design stage.	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted. 28.01.2026 BREEAM Meeting Credit is unlikely to be achieved as thermal bridging must be designed out early on. Proposal has many thermal bridges due to undercroft and unheated warehouse.	0/1 CREDITS TARGETED	N/A	N/A
						MINIMUM STANDARD [CRITERION 11 ONLY] VERY GOOD, EXCELLENT & OUTSTANDING One Credit – Handover Criterion 11 (BUG) Prior to handover, develop two building user guides for the following users; - A non-technical user for distribution to the building occupiers - A technical user guide for the premises facilities manager Criterion 12 (Training Schedule) Prepare two training schedules timed appropriately around handover and proposed occupation plans for the following users: - A non-technical training schedule for the building occupiers - A technical training schedule for the premises facilities managers	MINIMUM REQUIREMENT Criteria 11 (BUG) must be achieved to achieve a BREEAM Excellent rating. 1/1 CREDITS TARGETED INITIAL COMMENT Contractor to complete BUG for distribution to the building occupier AND prepare a training schedule for implementation at handover Assessor comment 03.11.25: BUG and training schedule to be provided at PCR. Credit is closed out for Design Stage.	1/1 CREDITS ACHIEVED COMMENT Criterion 11 Letter from the client [DS_MAN4_001] and a letter from the contractor [DS_GEN_003] confirms that prior to handover, the client and principal contractor have developed two building user guides for the following users: - A non-technical user guide for distribution to the building occupiers - A technical user guide for the premises facilities managers Prior to the issue of the BUGs, the Aldi Property Director will consult with the principal contractor to ensure the guides reflect the actual needs and usage patterns of the development. Criterion 12 The contractor's letter [DS_GEN_003] also confirms the contractor will produce two training schedules for the following users: - A non-technical training schedule for the building occupiers.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								A technical training schedule for the premises facilities managers. The letter details the contents of the training schedules, which covers the minimum content as detailed in the BREEAM manual, and confirms they will be bespoke and store specific. <u>EVIDENCE</u> DS_MAN4_001_Draft BUG_BREEAM NC 2018_v6 – ALDI - Standard letter of commitment from ALDI, the client. DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project.		
Man 05	Aftercare Support	3	0.52%	3	3	One Credit – Aftercare support Criterion 1 Provide after-care support to the building occupiers through having in place operational infrastructure and resources. See the 1.a. – 1.b in the BREEAM v6 for more detailed requirements. Criterion 2 Establish operational infrastructure and resources to co-ordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building becomes occupied.	1/1 CREDITS TAREGETED <u>INITIAL COMMENT</u> Design team to provide evidence confirming aftercare support will be in place and available for a minimum of 12 months, once the building is occupied.	1/1 CREDITS ACHIEVED <u>COMMENT</u> Criterion 1 & 2 Mechanical and Electrical consultants, BMT, [DS_GEN_004] confirms that they shall provide aftercare support to the building occupiers through having in place operational infrastructure and resources. This shall include as a minimum: - A meeting between the aftercare support team or individual, and the building occupier or management team (prior to initial occupation, or as soon as possible thereafter) to: -Introduce the aftercare support available, including the content of the building user guide (where it exists) and training schedule. -Present key information on the building including the design intent and how to use the building to ensure it operates as efficiently and effectively as possible. - On-site facilities management training including: -A walkabout of the building. -Introduction to and familiarisation with the building systems, their controls, and how to operate them in accordance with the design intent and operational demands. -Provide initial aftercare support for at least the first month of building occupation, and will include weekly attendance on site to support building users and management. -Provide longer term aftercare support for occupiers for at least the first 12 months from occupation, available via a direct contact number which will be provided within the building user guide.	COMPLET E	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								Criterion 2 Mechanical and Electrical consultants, BMT, [DS_GEN_004] confirms that the energy and water consumption data, as collected and provided by the client, shall be shared with BMT for a minimum of 12 months, and will be used to adjust systems and operating behaviours accordingly. EVIDENCE DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project.		
						MINIMUM STANDARD [1 CREDIT] EXCELLENT & OUTSTANDING One Credit – Commissioning implementation Criterion 3 Complete the relevant commissioning activities over a minimum 12-month period, once the building becomes substantially occupied. See 3.a for complex systems and 3.b for simple systems.	MINIMUM REQUIREMENT Credit must be achieved to achieve a BREEAM Excellent rating 1/1 CREDITS TARGETED INITIAL COMMENT Contractor / Project manager to ensure seasonal commissioning activities will be completed over minimum 12-month period once building is occupied. Assessor comment 03.11.25: Commissioning schedule to be provided at PCR. Credit is closed out for Design Stage.	1/1 CREDITS ACHIEVED COMMENT Criterion 3 Letter from the Mechanical and Electrical consultants, BMT, [DS_GEN_004], confirms a specialist commissioning manager will complete the following commissioning activities over a minimum 12-month period, once the building becomes substantially occupied: – Identify changes made by the owner or operator that might have caused impaired or improved performance. – Test all building services under full load conditions, i.e. heating equipment in mid-winter, cooling and ventilation equipment in mid-summer and under part load conditions (spring and autumn). – Where applicable, carry out testing during periods of extreme (high or low) occupancy. – Interview building occupants (where they are affected by the complex services) to identify problems or concerns regarding the effectiveness of the systems. – Produce monthly reports comparing sub-metered energy performance to the predicted one. – Identify inefficiencies and areas in need of improvement. – Re-commission systems (following any work needed to serve revised loads), and incorporate any revisions in operating procedures into the operations and maintenance (O&M) manuals. – Review thermal comfort, ventilation, and lighting, at three, six and nine month intervals after initial occupation, either by measurement or occupant feedback. – Identify deficiencies and areas in need of improvement. – Re-commission systems and incorporate any relevant revisions in operating procedures into the O&M manuals.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								The letter from BMT [DS_GEN_004] also confirms a commitment to providing a schedule of commissioning and testing that includes identification of the specialist commissioning manager and confirmation of the above scope. EVIDENCE DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project.		
						One Credit – Post occupancy evaluation Criterion 4 The client or building occupier commits to carry out a POE exercise one year after the building is substantially occupied. Criterion 5 The POE shall be carried out by an independent party. This must cover a minimum content, see 5.b. in the BREEAM v6 manual for more information. Criterion 6 The independent party provides a report with lessons learned to the client and building occupiers. Criterion 7 The client or building occupier commits funds to pay for the POE in advance. This requires an independent party to be appointed to carry out the POE as described in criterion 5.	1/1 CREDITS TARGETED INITIAL COMMENT Client to provide a commitment to carry out Post Occupancy Evaluation after initial building occupation.	1/1 CREDITS ACHIEVED COMMENT Criterion 4-5 A letter from the M&E Consultant [DS_GEN_004] confirms they shall carry out a POE exercise one year after the building is substantially occupied to highlight any improvements or interventions that need to be made and to inform operational processes. The POE shall cover the following as a minimum: – A review of the design intent and construction process (review of design, procurement, construction and handover processes); – Feedback from a wide range of building users including facilities management on the design and environmental conditions of the building covering: – Internal environmental conditions (light, noise, temperature, air quality) – Control, operation and maintenance; – Facilities and amenities; – Access and layout; and – Energy and water consumption. – Other relevant issues, where appropriate. Criterion 6 A letter from the M&E Consultant [DS_GEN_004] confirms they shall provide a report with lessons learned to the client and building occupiers with suggestions on potential improvements where appropriate. Criterion 7 A letter from the M&E Consultant [DS_GEN_004] confirms appointment of BMT as the independent party to carry out the POE exercise. EVIDENCE DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project.	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
Health and Wellbeing										
Hea 01	Visual Comfort	5 + 2	0.78%	1	1	One credit – Control of glare from sunlight Criterion 1 Identify areas at risk AND not at risk of glare using a glare control assessment. Criterion 2 A glare control strategy designs out potential glare in all relevant building areas where risk has been identified. Criterion 3 The glare control strategy does not increase energy consumption used for lighting. This is achieved by: Maximising daylight levels in all weather, cloudy or sunny AND ensuring the use or location of shading does not conflict with the operation of lighting control systems.	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A
						Up to two credits – Daylight Criterion 4 Daylighting criteria have been met using either of the following options: - The relevant building areas meet good practice daylight factors and other criteria as outlined in Table 5.1 of the BREEAM v6 Manual OR - The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.3 of the BREEAM v6 Manual. Exemplary performance Criterion 14 Daylighting criteria have been met using either of the following options: - Relevant building areas meet exemplary daylight factors and the relevant criteria in Table 5.8 on the facing page. OR - Relevant building areas meet exemplary average and minimum point daylight illuminance criteria in Table 5.9 on the facing page.	0/2 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/2 CREDITS TARGETED	N/A	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						One credit – View out Criterion 5 95% of the floor area in 95% of spaces for each relevant building area is within 8m of an external wall that has a window or permeant opening that provides an adequate view out. Criterion 6 The window or opening must be >20 of the surrounding wall area OR where the room depth is greater than 8m, compliance is only possible where the percentage of window or opening is the same as or greater than the values in Table 1.0 of BS8206: part 2. <u>BS 8206 Table 1.0</u> <8m (Max room depth); 20% (window area required) 8-11m; 25% 11-14m; 30% >14m; 35%	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A
						One credit – Internal and external lighting levels, zoning and control Criterion 7 Internal lighting in all relevant areas of the building is designed to provide illuminance levels and colouring rendering index in accordance with the SLL Code for Lighting 2012 and any other relevant industry standard. Criterion 8 For areas where computer screens are regularly used, the lighting design complies with CIBSE Lighting Guide 7 sections 2.4,2.13 to 2.15, 2.20 and 6.10 to 6.20. Criteria 9 & 10 All external lighting located within the construction zone is specified in accordance with BS5489-1:2013 Code for the practice for the design of road lighting. Light and lighting – Lighting of work places – Part 2: Outdoor work places. OR Where no external light fittings are specified the criteria relating to external lighting do not apply. Criterion 11 Internal lighting is zoned to allow for occupant control. Zoning is in accordance with the criteria 12a-12l for the relevant areas present within the building. Exemplary performance Criterion 15 Lighting in each zone can be manually dimmed by occupants down to 20% of the maximum light output using dimmer switches	1/1 CREDITS TARGETED INITIAL COMMENT <u>Internal lighting</u> M&E to confirm building will be fitted with fluorescent and compact lamps and will be fitted with high frequency ballasts. All internal lighting installed within the development will adhere to guidelines set by SLL Code for Lighting, 2012 as well as sections highlighted by the BRE in CIBSE Lighting Guide 7. <u>External lighting</u> All external lighting to adhere to the guidelines set by BS 5489-1:2013 Lighting of roads and public amenity areas3 and BS EN 12464-2:2014 Light and lighting - Lighting of workplaces - Part 2: Outdoor workplaces. <u>Zoning and Occupant</u> M&E to ensure all internal relevant areas outlined by the BRE to allow for occupant control; 11.a: In office areas, zones of no more than four workplaces 11.b: Workstations adjacent to windows or atria and other building areas separately zoned and controlled 11.f: Whiteboard or display screen 11.h: Dining, restaurant, café areas: separate zoning of servery and seating or dining areas 11.i: Retail: separate zoning of display and counter areas <u>Exemplary Credit</u> Credit not targeted.	1/1 CREDITS ACHIEVED COMMENT Criterion 7 A letter from the M&E Consultant [DS_GEN_004] confirms that all internal lighting in all relevant areas of the building is designed to provide illuminance levels and colouring rendering index in accordance with the SLL Code for Lighting 2012 and any other relevant industry standard. More details on the internal lighting specification can be found in M&E drawing: 75-E1624-BMT-ZZ-ZZ-DR-E-Ss_70_80_33_00-2101 - LIGHTING GF and 75-E1624-BMT-ZZ-ZZ-E-Ss_70_80_33_00-2102-A5-C01-LIGHTING + FA UNDERCROFT within the zip file [DS_GEN_008]. Criterion 8 A letter from the M&E Consultant [DS_GEN_004] confirms that for areas where computer screens are regularly used, the lighting design complies with CIBSE Lighting Guide 7 sections 2.4,2.13 to 2.15, 2.20 and 6.10 to 6.20. Criterion 9&10 A letter from the M&E Consultant [DS_GEN_004] confirms that All external lighting located within the construction zone is specified in accordance with BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas & BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						positioned in accessible locations. Dimming and control gear should avoid flicker and noise.		More details on the external lighting specification can be found in M&E drawing: [DS_GEN_005]. Criterion 11 Refer to 75-E1624-BMT-ZZ-ZZ-DR-E-Ss_70_80_33_00-2101 - LIGHTING GF and 75-E1624-BMT-ZZ-ZZ-E-Ss_70_80_33_00-2102-A5-C01-LIGHTING + FA UNDERCROFT within the zip file [DS_GEN_008] for internal lighting design. Internal lighting is zoned to allow for occupant control in accordance with the below: 11.a: In office areas, zones of no more than four workplaces -Manager’s office does not have more than four workplaces. The lighting in this room is controlled independently of other rooms. 11.b: Workstations adjacent to windows or atria and other building areas separately zoned and controlled -The only permanent workspace in the building is in the Manager’s Office. This room is not glazed. The lighting in this room is controlled independently of other rooms. 11.i: Retail: separate zoning of display and counter areas Tills and aisles zoned separately. EVIDENCE DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project. DS_GEN_005_P186-932-A Aldi Winnersh Gazelle Close – External lighting drawing, issued by BMT. DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E Tender drawings		



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
Hea 02	Indoor Air Quality	4 + 1	0.78%	1	1	Pre-requisite Criterion 1 A site-specific indoor air quality plan has been produced and implemented in accordance with the guidance in Guidance Note GN06. The objective of the plan is to facilitate a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following: The indoor air quality plan must consider the following: 1.a Removal of contaminant sources 1.b Dilution and control of contaminant sources: 1.b.i Where present, consideration is given to the air quality requirements of specialist areas such as laboratories 1.c Procedures for pre-occupancy flush out 1.d Third party testing and analysis 1.e Maintaining good indoor air quality in-use. 1.f: Any relevant local authority plans or policies (for example, Air Quality Management Areas or Local Air Quality Action Plans)	PRE-REQUISITE TARGETED INITIAL COMMENT M&E to prepare a compliant Indoor Air Quality Plan. Sol can provide a template if required.	PREREQUISITE ACHIEVED COMMENT Criterion 1 A site-specific Indoor Air Quality Plan [DS_HEA2_001] has been prepared by Sol Environment in November 2022, in accordance with the requirements of the BREEAM Technical Manual and Guidance Note GN06. The plan considers the following: • Removal of contaminant sources – Section 3.0 • Dilution and control of contaminant sources – Section 4.0 • Procedures for pre-occupancy flush out – Section 5.0 • Third party testing and analysis – Section 6.0 • Maintaining good indoor air quality in-use – Section 7.0 EVIDENCE DS_HEA2_001_ALDI Winnersh Hea 02 - Indoor Air Quality Plan v1 – Indoor air quality plan as produced by SOL Environment.	COMPLETE	N/A
						One credit – Ventilation Criterion 2 The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows: 2.a: Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation 2.b: Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building (see Methodology) 2.c: Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 16798-3:20171. The specified filters should achieve supply air classification of at least SUP 2. 2.d: Occupied spaces have carbon dioxide (CO ₂) or air quality sensors specified in accordance with Building Regulations ADF22 and: 2.d.i In mechanically ventilated buildings or spaces, sensors are linked to the mechanical ventilation system and provide demand-controlled ventilation to the space. 2.d.ii In naturally ventilated buildings or spaces, sensors either have the ability to alert the building owner or manager when CO ₂ levels exceed the recommended set point, or are linked to controls with	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						the ability to adjust the quantity of fresh air, e.g. automatic opening windows or roof vents. 2.d.iii The total number of sensors, and the net internal area of relevant areas covered by the sensors, is reported via the BREEAM Scoring and Reporting Tool. 2.e: The ventilation strategy provides adequate ventilation rates throughout the year, including sufficient airflow rates in summer to prevent overheating and maintain required thermal comfort conditions, in accordance with: 2.e.i CIBSE AM103 (for naturally ventilated buildings) 2.e.ii CIBSE AM134 (for mixed-mode buildings).				
						Up to two credits – Emissions from construction products One credit Criterion 3 Three out of the five product types meet the emission limits, testing requirements and any additional requirements listed in Table 5.11 (summarised below). Where wood-based products are not one of three selected product types, all wood-based products used for internal fixtures and fittings must be tested and classified as formaldehyde E1 class as a minimum OR Two credits Criterion 4 All of the product types listed meet the emission limits, testing requirements and any additional requirements listed in Table 5.11 (summarised below). <u>Table 5.11</u> - Indoor paints & coatings - Wood-based products (including wood flooring) - Flooring materials (including floor levelling compounds and resin flooring) - Ceiling, wall, and acoustic and thermal insulation materials - Interior adhesives and sealants (including flooring adhesives) Exemplary Criterion 11 Three of the product types listed meet the emission limits, testing requirements and any additional requirements listed in Table 5.12 of the BREEAM v6 Manual.	1/2 CREDITS TARGETED INITIAL COMMENT Architect to provide finishes and fixtures schedule to ensure all internal finishes and fixtures (from the relevant categories) will meet the low VOC and formaldehyde levels nominated in the credit criteria. Exemplary Credit not targeted. 28.01.2026 BREEAM Meeting Materials will be in design spec from KK. 06.03.2026 Assessor Comment Materials schedule received. Please provide letter confirming low VOC. 13.04.2026 KK Email DSP to check construction timber and sealants/adhesives can meet the requirements.	1/2 CREDITS ACHIEVED COMMENT Criterion 3 & 4 A letter from the Architect [DS_HEA2_002] confirms that they will ensure all five product types will meet the emission limits, testing requirements, and any additional requirements as listed in the BREEAM technical manual. The products specified are: <u>Interior paints and coatings - compliant</u> - Emulsion paint – Dulux Diamond Matt Emulsion - Gloss paint – Dulux Quick Dry Satinwoods - Eggshell paint to pipework – Dulux Eggshell – <i>This paint does not hold a compliant VOC certificate, however refer to KBCN1740 to confirm all M&E materials are excluded from VOC assessment requirements.</i> - Floor paint to plant room – Dulux Trade Floorshield - <i>This paint does not hold a compliant VOC certificate, however refer to KBCN1342 to confirm operational areas can be ignored in the assessment of Hea 02, as the internal environment is dictated by health and safety requirements.</i> <i>Refer also to KBCN0212 to confirm only products that are installed or applied in parts of the building where their emissions are likely to affect indoor air quality need to be assessed.</i> Refer to [DS_HEA02_003] to see certifications for Diamond Matt Emulsion and Quick Dry Satinwoods,	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								alongside a BREEAM technical note issued by Dulux demonstrating compliance. <u>Wood-based products</u> - Timber door sets Refer to [DS_HEA02_003] to see FSC certification for Dorsuite doors. <u>Flooring materials - compliant</u> - Terrazzo floor tiles to retail area – Quilligoti ceramic tiles (inert) - Vinyl flooring to welfare area – Karndean Opus Ignea WP313 Refer to [DS_HEA02_003] to see certifications. <u>Ceiling, wall and acoustic and thermal insulation materials - compliant</u> - Welfare area ceiling tiles – Knauf AMF Ecomin Orbit - Acoustic tiles in meeting room – Knauf AMF Alpha - Internal wall boards (non fire rated) – Siniat – Universal board - Internal wall boards (fire rated) – Siniat Fire board - Internal acoustic partition – Siniat – dB board - External wall lining – Siniat – Standard board - Structural encasement – Promat Promatect-XS - Composite panel wall cladding – Kingspan KS1000MR - Composite panel wall cladding – back of house – Kingspan KS1000RW - Insulated roof panels – Kingspan Quadcore Top Deck roof panel Refer to [DS_HEA02_003] to see certifications. <u>Interior adhesives and sealants</u> - Products selected on site to comply with appendix A tables 3/5 product types will meet the emission limits, testing requirements, and any additional requirements as listed in the BREEAM technical manual. Compliance of wood based products and adhesives and sealants will be determined at PC stage. 1 credit achieved. <u>EVIDENCE</u>		



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								- DS_HEA2_001_ALDI Winnersh Hea 02 - Indoor Air Quality Plan v1 – Indoor air quality plan as produced by SOL Environment. - DS_HEA2_002_Ltr_Hea_02.3_Emissions - A letter from the Architect confirming emissions from construction products. - DS_HEA2_003_VOC certs – zip file containing VOC certifications.		
						One credit - Post-construction indoor air quality measurement Criterion 5 The formaldehyde concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 100 µg/ m³ averaged over 30 minutes (World Health Organization guidelines for indoor air quality: Selected pollutants, 2010(58). Criterion 6 The formaldehyde sampling and analysis is performed in accordance with ISO 16000-2(59) and ISO 16000-3 (60). Criterion 7 The total volatile organic compound (TVOC) concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 500 µg/ m³ over 8 hours. Criterion 8 The TVOC sampling and analysis is performed in accordance with ISO 16000-5(61) and ISO 16000-6(62) or ISO 16017-1(63). Criterion 9 Where levels are found to exceed these limits, the project team confirms the measures that have, or will be, undertaken in accordance with the IAQ plan, to reduce the TVOC and formaldehyde levels to within the above limits. Criterion 10 The measured concentration levels of formaldehyde (µg/ m³) and TVOC (µg/ m³) are reported, via the BREEAM Scoring and Reporting Tool.	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A

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Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
Hea 03	Safe containment in laboratories	-	-	-	-	This is no longer assessed as a separate issue within BREEAM UK New Construction v6.				
Hea 04	Thermal Modelling	3	0.78%	3	3	One Credit – Thermal modelling Criterion 1 Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Performance Modelling. Criterion 2 The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. Criterion 3 The modelling demonstrates that: 3.a For air-conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type) 3.b For naturally ventilated buildings: 3.b.i Winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5. Or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type) 3.b.ii The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in either of the following standards as appropriate; CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings or CIBSE TM59: Design methodology for the assessment of overheating risk in homes. Criterion 4 For air-conditioned buildings, the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.	1/1 CREDITS TARGETED INITIAL COMMENT Design team to ensure fully dynamic modelling simulation is undertaken for the development, complying with guidelines set by CIBSE AM11 building Energy and Environmental Modelling Software.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 The BREEAM Credit summary within the Thermal Comfort Report [DS_HEA4_001] confirms that thermal modelling has been carried out in accordance with CIBSE AM11 using Designbuilder (energy plus) software for all modelling. Criterion 2 The BREEAM Credit summary within the Thermal Comfort Report [DS_HEA4_001] confirms that the software used is capable of providing a full dynamic thermal analysis. Criterion 3 <i>Page references refer to page no. of the PDF.</i> Page 7, Section 3.1 of the Thermal Comfort Report [DS_HEA4_001] confirms that building areas that are required to be assessed as ‘occupied areas’ include the Managers office, sales area, staff/rest area, and meeting room. The Sales area is supplied with a HVAC system, and tempered by a series of Fan Coil Units which provides both cooling and heating, supplied by an ASHP supplemented with a waste heat recovery “Reheat refrigeration” or “RHR” system. All other occupied spaces are ventilated by the same HVAC system, benefitting from heat recovery, alongside local extract ventilation, and heated by electric panel heaters. The Manager’s office is cooled by a split-system. The staff room and meeting room benefit from operable windows. All other rooms are not required to be assessed as they are not classed as ‘occupied spaces’. Criterion 3a Page 8, Section 3.2.1 and 3.2.2 of the Thermal Comfort Report [DS_HEA4_001] confirms that occupied summer and winter operative temperatures for the manager’s office and sales area have been simulated and assessed against the requirements of Building Category B standards in Table A.1 of Annex A of ISO 7730:2005. Pages 9-10, Tables 3.5 and 3.6 of the Thermal Comfort Report [DS_HEA4_001] confirms that the PMV results	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								are within range for the majority of the year for all air-conditioned, occupied spaces. Pages 9-10, Tables 3.5 and 3.6 of the Thermal Comfort Report [DS_HEA4_001] confirms that PPD results are within range for the majority of the year for all air-conditioned, occupied spaces. Pages 9-10, Tables 3.5 and 3.6 of the Thermal Comfort Report [DS_HEA4_001] confirms that summer and winter comfort hours have been examined and are within range for all air-conditioned, occupied spaces. Criterion 3bi Page 11, Section 3.2.3 of the Thermal Comfort Report [DS_HEA4_001] confirms that occupied winter temperature ranges for the staff/rest room and meeting room have been simulated and assessed against the requirements of CIBSE Guide A Environmental design, Table 1.5. The results of the analysis confirm that the design will comply for a current design year scenario. Page 11, Table 3.9 of the Thermal Comfort Report [DS_HEA4_001] presents the Heating 'setpoint temperatures' and 'setback temperatures' which are recommended for room occupancy during the winter months for free-running occupied spaces. Criterion 3bii Page 11, Section 3.2.3 of the Thermal Comfort Report [DS_HEA4_001] confirms that occupied summer temperature ranges for the staff/rest room and meeting room have been simulated and assessed against the requirements of CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings, using limits for Category II stated in BS EN 15251 (BSI, 2007). Page 10, Table 3.7 of the Thermal Comfort Report [DS_HEA4_001] presents the heating 'setpoint temperatures' and 'setback temperatures' which are recommended for room occupancy during the summer months for free-running occupied spaces. Page 11, Table 3.10 of the Thermal Comfort Report [DS_HEA4_001] confirms that the design complies with TM52 criteria for all free-running, occupied spaces. Criterion 4		

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								The BREEAM Credit summary within the Thermal Comfort Report [DS_HEA4_001] confirms that the PPD and PMV results will be reported via BREEAM projects. Figures for PMV (-0.438 to 0.468) and PPD (5.00% to 9.63%) indices based on the above modelling have been reported via the BREEAM assessment scoring and reporting tool. EVIDENCE DS_HEA4_001_SOL_25_S125_AL-SW - ALDI Winnersh - Thermal Comfort Report_Rev 0 – The Hea04 thermal comfort report for the development, including analysis for a current and projected climate change environment.		
						One Credit – Design for future thermal comfort Criterion 5 Criteria 1 to 4 are achieved Criterion 6 The thermal modelling demonstrates that the relevant requirements set out in criterion 3 above are achieved for a projected climate change environment Criterion 7 Where criterion 6 above is not met, the project team demonstrates how the building has been adapted, or designed to be easily adapted in future using passive design solutions in order to subsequently meet the requirements under criterion 6 above Criterion 8 For air-conditioned buildings, the PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool	1/1 CREDITS TARGETED INITIAL COMMENT Ensure thermal modelling results outline the relevant requirements set for Projected climate change environment. NOTE: M&E to confirm as to whether the development will be free running, and or air conditioned. Mech vent or mixed mode weather tape, as minimum: DSY 2020s High A1F1 Emissions scenario, 50th percentile DSY 2 and DSY 3	1/1 CREDITS ACHIEVED COMMENT Criterion 5 Criteria 1 to 4 are achieved, see above. Criterion 6 The BREEAM Credit summary within the Thermal Comfort Report [DS_HEA4_001] confirms that the current design has been assessed for a future climate change scenario, and the air-conditioned spaces achieve the comfort requirements. The summary also confirms the current design does not achieve comfort requirements for a climate change scenario, for free running spaces. Page 12, Section 3.3.1 of the Thermal Comfort Report [DS_HEA4_001] confirms that modelling has been completed for a climate change scenario and results confirm that the design will comply with the requirements of Building Category B Standards in Table A.1 of Annex A of ISO 7730:2005, for occupied air-conditioned rooms. Refer to page 13, Tables 3.13 and 3.14 of the report [DS_HEA4_001] to confirm air conditioned occupied building areas have been assessed against the future climate change requirements for summer and winter operative temperatures and PMV and PPD values are within range for the majority of the year. Page 15, Section 3.2.3 of the Thermal Comfort Report [DS_HEA4_001] confirms that modelling has been completed for a climate change scenario and results confirm that the design will not comply with the requirements of CIBSE TM52: The limits of thermal	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								comfort: avoiding overheating in European buildings, using limits for Category II stated in BS EN 15251 (BSI, 2007), for occupied free-running rooms. Results are shown on page 15, Table 3.18. Page 14-15 of the Thermal Comfort Report [DS_HEA4_001] confirms that recommended winter operative temperature ranges (Table 3.17) for the staff/rest room and meeting room have been stated to comply with the requirements of CIBSE Guide A Environmental design, Table 1.5. Criterion 7 The BREEAM Credit summary within the Thermal Comfort Report [DS_HEA4_001] confirms that a Passive design study has been completed. Refer to 'SOL_24_S010_AL-SW - Renewable & Low Carbon Energy Statement_Rev 0_16.01.2024'. Refer to Credit Ene 04, Passive Design Analysis, within this BREEAM Design Stage Report to see the Passive Design Study [DS_ENE4_001], meets BREEAM criteria, and the project has achieved the Ene 04 Passive Design Analysis credit. Criterion 8 The BREEAM Credit summary within the Thermal Comfort Report [DS_HEA4_001] confirms that the PPD and PMV results will be reported via BREEAM projects. Figures for PMV (-0.350 to 0.407) and PPD (5.00% to 8.59%) indices based on the above modelling have been reported via the BREEAM assessment scoring and reporting tool. EVIDENCE - DS_HEA4_001_SOL_25_S125_AL-SW - ALDI Winnersh - Thermal Comfort Report_Rev 0 – The Hea04 thermal comfort report for the development, including analysis for a current and projected climate change environment. - DS_ENE4_001 - Energy Statement - The Renewable and LZC Feasibility Energy Statement		
						One Credit – Thermal zoning and controls Criterion 9 Criteria 1 above to 4 above are achieved Criterion 10	1/1 CREDITS TARGETED INITIAL COMMENT Ensure Thermal Comfort Study undertaken outlines the zones within the building and how the building services could	1/1 CREDITS ACHIEVED COMMENT Criterion 9 Criteria 1 to 4 are achieved – see above. Criterion 10	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						The thermal modelling analysis (criteria 1 on the previous page to 4 on the previous page) has informed the temperature control strategy for the building and its users. Criterion 11 The strategy for proposed heating or cooling systems demonstrates that it has addressed 11.a – 11.d.	appropriately heat/cool as well as ensure occupant control is assigned to these locations. 23.03.2026 BMT Email No further M&E drawings will be produced until construction issue – expected just before M&E on site in November/December.	A letter from the M&E Consultant [DS_HEA4_002] confirms that the Thermal Comfort Report [DS_HEA4_001] has informed the temperature control strategy for the building and its users. Criterion 11 A letter from the M&E Consultant [DS_HEA4_002] confirms that the strategy for proposed systems has addressed the following: <i>Zones within the building, and how the building services could efficiently and appropriately heat or cool these areas</i> – The heating system uses waste heat from the refrigeration system via Space/ Carel optimised solution plus Air Source Heat Pumps as supplementary for the retail area, this distributes heat throughout the building via Fan Coils at high level, the temperature shall be controlled by the BMS. The staff room, locker room and meeting room have electric panel heaters and share the ventilation via ductwork with the sales area, these rooms are not likely to be used for long periods of time within a typical day (over 30mins -1hr), therefore this type of heating system was deemed more efficient based on predicted usage/occupancy patterns. The Managers office has a small 2.5Kw split system installed so if any staff are in there for long periods, they can control this to their comfort levels. <i>User knowledge of building services</i> - The retail area/ welfare areas has virtually no occupant control, the BMS will be programmed to help deliver a desired temperature throughout the operational day. The BMS settings can be changed if required by contacting the energy management company for which the store’s management team will have the contact details. <i>Occupancy type, patterns, and room functions</i> – As above. <i>How the user is likely to operate or interact with the systems</i> – The typical user will not interact with the heating controls. The manager’s office has no windows and therefore will look to control the room temperature with the Air Conditioning system installed inside this room. Staff in the staff room and meeting room are not permitted to change the temperature as it is fully controlled via the BMS, any requests can be made to the BMS company at any stage. In similar ALDI stores, staff have a range of temperature preference and so		

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Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								the temperature is set to 20 degrees at all times. In hot conditions staff are likely to open windows to allow the staff room and meeting room to cool. These rooms are not likely to be used for long periods of time within a typical day (over 30mins - 1hr). <i>The user expectations and degree of individual control</i> – User expectations is that the retail/welfare area is heated to a ‘comfortable’ and consistent temperature throughout albeit with slightly colder temperatures next to the refrigerated sections. The retail area/ staff room/ meeting room does not allow for individual control or individual preferences. <i>How the proposed systems will interact with each other</i> – The heating system are not likely to affect each other, each area/ heating zone’ is separated by dense block partitions which ensure each system works independently of another. <i>The need or otherwise for an accessible building user actuated manual override for any automatic systems</i> – The BMS does not have any manual override option, however programmes/settings can be changed by contacting the energy management company. The package of M&E drawings and specifications [DS_GEN_008], alongside the Pol01 calculator [DS_POL1_001] shows the heating/cooling and ventilation strategy as described above. Drawings showing the split unit within the manager’s office will be produced at construction stage. Page 7 of the Thermal Comfort Report [DS_HEA4_001], and an email from BMT [DS_HEA4_003], the M&E engineers, confirms the windows are operable in the staff room and meeting room, and that a split unit will be provided in the managers office. EVIDENCE - DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E Tender drawings - DS_HEA4_001_SOL_25_S125_AL-SW - ALDI Winnersh - Thermal Comfort Report_Rev 0 – The Hea04 thermal comfort report for the development, including analysis for a current and projected climate change environment. - DS_HEA4_002_Ltr_Hea 04.3 Thermal zoning and controls ME-Winnnersh – A letter from the M&E consultant confirming the design strategy in accordance with the criteria.		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								- DS_HEA4_003_BMT Email - windows and cooling – Email from BMT confirming the cooling and ventilation strategy in the welfare area. - DS_POL1_001_BREEAM_UK_NC_2018_and_V6_Pol01_Calculator_v2.3 – The completed BREEAM Pol 01 calculator tool.		
Hea 05	Acoustic Performance (Sound Insulation)	3	0.78%	3	3	Up to three Credits – Acoustic performance For all building types, except Residential institutions (short term and long term stay) Criterion 1 The building meets the appropriate acoustic performance standards and testing requirements defined in the relevant table below. These tables define criteria for the acoustic principles of: 1.a Sound insulation FIRST CREDIT Retail – Sound insulation The sound insulation between rooms and other occupied areas complies with the performance criteria given in Section 7 of BS 8233:2014. Alternatively, propose performance standard based on demonstrably best practice. 1.b Indoor ambient noise level SECOND CREDIT Retail – Internal indoor ambient noise levels Achieve indoor ambient noise levels that comply with the design ranges given in Section 7 of BS 8233:2014. 1.c Room acoustics THIRD CREDIT Retail – Room Acoustics Achieve the requirements relating to sound absorption and reverberation times, where applicable, set out in Section 7 of BS 8233:2014 OR Criterion 2 A suitably qualified acoustician [SQA] is appointed to define a bespoke set of performance requirements for all function areas in the building.	3/3 CREDITS TARGETED INITIAL COMMENT Design team to ensure that robust detailing will be specified in compliance with the relevant criteria; and that an acoustician will be engaged, and post completion testing will be conducted to show that the building meets the criteria. 3 of the 3 credits are targeted; therefore, design team to target the following 3 credit criteria: - Sound Insulation; - Internal Indoor ambient noise levels; and - Reverberation NOTE: Design Stage – At the design stage the criteria nominated to the left can be proved through the use of robust detailing and the commitment to complete pre-completion testing to prove acoustic performance. Therefore, the engagement of an acoustician is not necessary. Post Construction Stage – To provide compliance at the Post-Construction stage pre-completion testing needs to be carried out by a compliant test body, ie acoustician. 20.12.2022: Email from Acoustician Pol 05 Acoustic report received. 18.12.2025 Email from ALDI Sharps received instructed to undertake Hea05 assessment in new year. 27.01.2026 Email from Sharps Acoustic Report received. Report states pre-completion testing is required to determine compliance. 28.01.2026 BREEAM Meeting KK has picked up Sharps recommendations. Testing will be instructed by architects, coordinated by DSP.	3/3 CREDITS ACHIEVED COMMENT Criterion 2 Section 1 of the Acoustic Report [DS_HEA5_001] confirms that the report has been prepared by Nick Durup who has over 19 years of experience working as an acoustic consultant, holds a PhD in Architectural Acoustics and an MSc in Environmental and Architectural Acoustics and is a fellow of the Institute of Acoustics (FIOA). The author therefore meets the BREEAM definition of a Suitably Qualified Acoustician. Section 2 of the Acoustic Report [DS_HEA5_001] confirms the bespoke performance requirements proposed for the development in order for the Sound Insulation, Indoor ambient noise level, and room acoustics credits to be achieved. Section 4 of the Acoustic Report [DS_HEA5_001] confirms that the development is capable of achieving 3 credits under Hea 05 using the bespoke performance requirements as set out within the report, and that pre-completion testing will be required to show compliance with the BREEAM criteria. The internal ambient noise level credit will be achievable when the windows in the staff areas are closed. Pre-completion testing is undertaken with windows closed. Refer to line 97 of the construction programme [DS_GEN_016] to confirm 10 days has been allowed for testing and commissioning. Refer to letter issued by the architects [DS_HEA5_002] confirming a SQA has been appointed to has set out the performance requirements for all function areas in the building, and will undertake the testing regime required. Refer to the Architectural drawings [DS_GEN_018] which were updated to reflect the acousticians comments within the Acoustic Report. EVIDENCE	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								- DS_HEA5_001_ BREEAM Hea 05 Report – The acoustic report defining bespoke performance requirements. - DS_GEN_016_Aldi Winnersh Construction Programme - Rev A. – Construction programme, issued by DSP, the contractor. - DS_HEA5_002_Ltr_Hea_05.1_Acoustic_performance – Letter issued by architects, Kendall Kingscott. - DS_GEN_018_Architecture Construction Drawings – zip file containing architecture construction drawings.		
Hea 06	Security	1 + 1	0.78%	0	-	One Credit - Security of site and building Criterion 1 A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent) to identify attributes of the proposal, site and surroundings which may influence the approach to security for the development. Criterion 2 The SQSS develops a set of security controls and recommendations for incorporation into the proposals. Those controls and recommendations shall directly relate to the threats and assets identified in the preceding SNA. Criterion 3 The controls and recommendations shall be incorporated into proposals and implemented in the as-built development. Any deviation from those controls and recommendations shall be justified and agreed with the SQSS. Exemplary A compliant risk-based security rating scheme has been used. The performance against the scheme has been confirmed by independent assessment and verification.	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A
Hea 07	Safe and healthy surroundings	2	0.78%	1	1	One Credit – Safe access One credit can be awarded where external site areas form part of the assessed development the following apply: Criterion 1 Dedicated and safe cycle paths are provided from the site entrance to any cycle storage and connect to offsite cycle paths where applicable (see note below for minimum dimensions). Criterion 2 Dedicated and safe footpaths are provided on and around the site providing suitable links for the following:	0/1 CREDITS TARGETED INITIAL COMMENT Safe Access Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						a. The site entrance to the building entrance, b. Car parks (where present) to the building entrance c. The building to outdoor space d. Connecting to off-site paths where applicable. Criterion 3 Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths. Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: Criterion 4 Delivery areas are not accessed through general parking areas and do not cross or share the following: a. pedestrian and cyclist paths b. outside amenity areas accessible to building users and general public. Criterion 5 There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. Criterion 6 Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting. NOTE: Minimum width for cycle way Where 'shared' pedestrians and cyclists route, a route width of 3 metres should generally be regarded as the minimum acceptable, although in areas with few cyclists or pedestrians a narrower route might suffice. Add 0.5m when bound by an obstruction. (Ref. Section 8.5 LTN 2/08. Cycle Infrastructure Design. 2008) For a 3m wide 'shared' cycle (1.5m) and pedestrian (1.5m) path 'lanes' must be segregated with a raised white line. (Figure 8.4 Sustrans Guidance)				
						One credit - Outside space One credit can be awarded where there is an outside space providing building users with an external amenity area. The space must be of an appropriate size to provide enough amenity for the predicted number of building users during coffee or lunch breaks to gather, socialise, relax and connect with the natural environment. The space must be predominantly intended for building staff, but can be used by other building users where relevant and beneficial to the building users. The outside space must:	1/1 CREDITS TARGETED 05.11.25 Architect issued latest Planning drawings 2 benches proposed within car park. Credit at risk – benches must be away from sources of noise and pollution. 08.01.2026 Architect Email Proposed to move benches to north location. Require AY confirmation to determine if planning update required. 28.01.2026 BREEAM Meeting ALDI/AY happy with proposed bench location.	1/1 CREDITS ACHIEVED COMMENT Criterion 5 Refer to the page 2 of architects letter [DS_HEA7_001] showing an appended drawing demonstrating location of the proposed picnic benches in a landscaped area. The areas are at the northern end of the site close to both the site and store main entrances. A bench seat is provided in each location with an outlook away from the main body of the customer car park.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						- be an outdoor landscaped area, for example a garden, balcony or terrace; the majority of the space should be open to the sky - have appropriate seating areas and be non-smoking, - be located to ensure it is accessible to all building users and avoids areas that will have disturbances from sources of noise (e.g. building services, car parks, busy roads, delivery areas etc.).		Refer to letter of confirmation issued by the architect [DS_HEA7_001], to confirm the space is of an appropriate size to provide enough amenity for the predicted number of building users during coffee or lunch breaks to gather, socialise, relax and connect with the natural environment. The space is predominantly intended for building staff, but can be used by other building users where relevant and beneficial to the building users. The outside space must: - be an outdoor landscaped area, for example a garden, balcony or terrace; the majority of the space should be open to the sky - have appropriate seating areas and be non-smoking, - be located to ensure it is accessible to all building users and avoids areas that will have disturbances from sources of noise (e.g. building services, car parks, busy roads, delivery areas etc.). EVIDENCE RECEIVED: DS_HEA7_001_HEA.07.1 - Outside Space – Letter of confirmation issued by the architect confirming criteria relating to the Outside Space Hea07 credit.		
Energy										
Ene 01	Reduction of CO ₂ Emissions	13 + 5	0.70%	13	13	MINIMUM STANDARD [FOUR CREDITS] EXCELLENT OR [SIX CREDITS] OUTSTANDING Up to Nine Credits – Energy performance Criterion 1 Calculate an Energy Performance Ratio for New Construction. Compare this with the benchmarks in Table 6.1 of the BREEAM v6 Manual.	MINIMUM REQUIREMENT 4 Credits must be achieved to achieve a BREEAM Excellent rating (OR Operational Energy Performance) 9/9 CREDITS TARGETED	9/9 CREDITS ACHIEVED COMMENT Criterion 1 The BRUKL output documents for the modelled scenario during concept design stage is provided in [DS_ENE1_001]. Since design stage, the PV has been upgraded to a 144 kWp array, and a new BRUKL produced. The BRUKL output documents for the modelled scenario during technical design stage is provided in [DS_ENE1_003]., and based on the BRUKL.inp file, 9 credits have been achieved. EVIDENCE	COMPLETE	SOL

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								DS_ENE1_001 – Renewables BRUKL –BRUKL output document reflecting scheme as designed at Concept Design including renewable systems.		
						Exemplary Up to Three Credits – Beyond zero net regulated carbon Criterion 10 The building achieves an EPR NC ≥ 0.9 and zero net regulated CO ₂ emissions. Criterion 11 Energy generation from on-site and near-site LZC sources is sufficient to offset 100% of carbon emissions from regulated energy use plus a percentage of emissions from unregulated energy use. Criterion 12 Award the exemplary credits based on the percentage of emissions from unregulated energy use that are offset by energy generated from on-site and near-site LZC sources (see Table 6.2 and Definitions). Criterion 13 The building is deemed carbon negative where > 100% of carbon emissions from unregulated (and regulated) energy use are offset by energy generated from on-site and near-site LZC sources. ≥ 10% = 1 credit ≥ 50% = 2 credits > 100% = 3 credits	0/2 EXEMPLARY CREDITS TARGETED INITIAL COMMENT Credits not targeted	0/2 CREDITS TARGETED	N/A	N/A
						Exemplary Two Credits – Post-occupancy evaluation of operational energy consumption Criterion 14 Achieve 'Four credits - Prediction of operational energy consumption' (criteria 2 to 9). Criterion 15 Achieve maximum available credits in Ene 02 Energy monitoring . In addition, preschools, primary schools, law courts, prisons and multi-residential buildings must meet the requirements of the second credit for sub-metering of high energy load and tenancy areas. Criterion 16 The client or building occupier commits funds to pay for the post-occupancy evaluation. 16.a: Where performance targets are set in relation to external rating schemes (e.g. a DEC, UK NABERS energy for offices, or BREEAM In-Use rating), confirm that an assessor will be appointed to report on the actual energy consumption compared with the target set in criterion 8 or 9 . OR	0/3 EXEMPLARY CREDITS TARGETED INITIAL COMMENT Credits not targeted	0/3 CREDITS TARGETED	N/A	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						16.b: Where the energy performance target is project specific, the funds committed to pay for the post occupancy evaluation explicitly include provision for third party verification of the operational energy performance. Criterion 17 The energy model (criterion 4) is saved so that it can be rerun post occupancy. This can be achieved by either: 17.a: Submitting the model to BRE, OR 17.b: Reporting the building owner, or named third party, who has access to the model and can grant permission to use or share it.				
						Four Credits – Prediction of operational energy consumption Criterion 2 Pre-requisite Achieve criterion 2 in Ene 04: The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures. Criterion 3 Estimate the occupancy, energy use for unregulated energy loads and management practices. Criterion 4 Undertake detailed energy modelling to predict the building energy consumption. Criterion 5 Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption. Criterion 6 Based on the results of the sensitivity analysis, and in discussion with the project team, the client and the prospective occupier devise scenarios to explore how high impact factors might influence the building energy consumption. Criterion 7 Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies. Criterion 8 Determine an energy target for the building based on the results of the scenario modelling. Criterion 9 At the post-construction stage, the scenario modelling should be repeated to reflect the post construction building specification and, if necessary, adjust the energy target	4/4 CREDITS TARGETED INITIAL COMMENT Design team hold a preliminary design workshop focusing on operational energy performance and conduct additional energy modelling	4/4 CREDITS ACHIEVED COMMENT Criterion 2 Criterion 2 in Ene 04 Low Carbon Design has been achieved. Criterion 3 The BREEAM compliance summary in the Operational Energy Report [DS_ENE1_002] confirms that Charlie Macknight of Sol Environment has carried out all energy modelling as meets the definition of a suitably qualified energy modeller and: - Holds a degree in Building Services Engineering - Has over two years' experience in undertaken assessments and designs of low and zero carbon solutions in the commercial buildings sector and has undertaken formal training in DesignBuilder software. - Is a registered CIBSE Low Carbon Consultant (Cert no 206350). Section 2.4.1 of the Operational Energy Report [DS_ENE1_002] details the Occupancy density summary for the development. Operating hours for the development have been provided by the client. Section 2.4.2 of the Operational Energy Report [DS_ENE1_002] details the unregulated energy use for the development. Section 1.4 of the Operational Energy Report [DS_ENE1_002] confirms that correspondence with the client and M&E consultant has determined the management control over the BMS system relating to Lighting, Ventilation, and Heating. The BREEAM compliance summary in the Operational Energy Report [DS_ENE1_002] confirms that occupancy rates and operational hours have been provided by the	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								client, with energy use for unregulated energy loads based on building services design and calculated using the energy modelling process. Management practices have been provided by the client and M&E consultant with specific parameters operable by the BMS system logged. Criterion 4 The BREEAM compliance summary in the Operational Energy Report [DS_ENE1_002] confirms that DesignBuilder V7.1 with EnergyPlus software has been used for all modelling, allowing detailed modelling of the HVAC system to be undertaken. Section 1.4 and 2 of the report details the process for energy modelling, with section 3 detailing the results of the energy modelling exercises in order to predict building energy consumption. Criterion 5 The BREEAM compliance summary in the Operational Energy Report [DS_ENE1_002] confirms that CIBSE TM54:2022 Sensitivity analysis guidance has been followed to conduct a sensitivity analysis to explore the effect of assumptions relating to the following input variables: - Efficiency of key component alternative system configurations - Weather and climate - Occupancy density - Hours of use - Management - Occupant behaviour. Section 2.6 and 3.2 further detail the sensitivity analysis. Criterion 6 & 7 The BREEAM compliance summary in the Operational Energy Report [DS_ENE1_002] confirms that based on the results of the sensitivity analysis and in collaboration with the project team, 4 scenarios have been modelled (Baseline, low-end, high-end, and worst-case) to gain a wide picture on the energy consumption of the foodstore. The variables used within these tests were determined from the sensitivity analysis, highlighting the most sensitive variables. Section 3.2 details the results of the sensitivity testing analysis.		



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								Section 3.3 details the results of the scenario testing analysis. The results of the scenario modelling confirm that the high-end scenario consumes 9.02% more energy than the baseline, indicating that design decisions have successfully been implemented to reduce the overall energy consumption of the development. Section 4 advises that a solution to further reduce energy consumption is to assess lighting options and ensure energy efficient LED systems as specified as per the modelling scenario design choices and lighting controls are also as per the modelling specification including occupancy sensors, daylight sensors, and timers. HVAC systems should be regularly maintained to ensure operating efficiency. Energy-efficient electrical equipment should be installed over less efficient models. Criterion 8 Section 1.5 of the Operational Energy Report [DS_ENE1_002] confirms that an energy target of 1,034kWh/m²/year has been set for the development based on the good practice benchmark set out in CIBSE Guide F 2018 Table 20.1, for a retail supermarket using only electricity powered systems. Section 4 confirms that the energy use intensity of the development is compliant with the energy target. Criterion 9 TBC at PC EVIDENCE DS_ENE1_002_Winnersh_Operational Energy_Rev 0 – The operational energy modelling report for the development. 4 credits closed out.		
						Exemplary Up to Three credits – Beyond zero net regulated carbon Criterion 10 10 The building achieves an EPR NC ≥ 0.9 and zero net regulated CO₂-eq emissions (see Definitions). Criterion 11 11 Energy generation from on-site and near-site LZC sources is sufficient to offset 100% of carbon emissions from regulated energy use plus a percentage of emissions from unregulated energy use.	0/3 EXEMPLARY CREDITS TARGETED INITIAL COMMENT Credit not targeted	0/3 CREDITS TARGETED	N/A	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Criterion 12 12 Award the exemplary credits based on the percentage of emissions from unregulated energy use that are offset by energy generated from on-site and near-site LZC sources: 1 Credit ≥ 10% (carbon emissions from unregulated energy use that is offset by LZC sources) 2 Credits ≥ 50% 3 Credits ≥ 100% Criterion 13 13 The building is deemed carbon negative where > 100% of carbon emissions from unregulated (and regulated) energy use are offset by energy generated from on-site and near-site LZC sources (see Exemplary performance credits for 'Beyond zero net regulated carbon' and Definitions).				
						Exemplary Two credits – Post-occupancy evaluation of operational energy consumption Criterion 14 Achieve 'Four credits - Prediction of operational energy consumption' (criteria 2 to 9). Criterion 15 Achieve maximum available credits in Ene O2 Energy monitoring . In addition, preschools, primary schools, law courts, prisons and multi-residential buildings must meet the requirements of the second credit for sub-metering of high energy load and tenancy areas. Criterion 16 16 The client or building occupier commits funds to pay for the post-occupancy evaluation. 16.a: Where performance targets are set in relation to external rating schemes (e.g. a DEC, UK NABERS energy for offices, or BREEAM In-Use rating), confirm that an assessor will be appointed to report on the actual energy consumption compared with the target set in criterion 8 or 9. OR 16.b: Where the energy performance target is project specific, the funds committed to pay for the post occupancy evaluation explicitly include provision for third party verification of the operational energy performance. Criterion 17 17 The energy model (criterion 4) is saved so that it can be rerun post occupancy. This can be achieved by either: 17.a: Submitting the model to BRE, OR	0/2 EXEMPLARY CREDITS TARGETED INITIAL COMMENT Credit not targeted	0/2 CREDITS TARGETED	N/A	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						17.b: Reporting the building owner, or named third party, who has access to the model and can grant permission to use or share it.				
Ene 02	Energy Monitoring	2	0.70%	2	2	MINIMUM STANDARD [1 CREDIT] VERY GOOD, EXCELLENT & OUTSTANDING One Credit – Sub-metering of major energy consuming systems Criterion 1 Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories. Criterion 2 Meter the energy consumption in buildings according to the total useful floor area: 2.a If the area is greater than 1,000 m², by end-use category with an appropriate energy monitoring and management system. 2.b If the area is less than 1,000 m², use either: 2.b.i an energy monitoring and management system or 2.b.ii separate accessible energy sub-meters with pulsed or other open protocol communication outputs, for future connection to an energy monitoring and management system. Criterion 3 Building users can identify the energy consuming end uses, for example through labelling or data outputs.	MINIMUM REQUIREMENT First Criterion must be achieved to achieve a BREEAM Very Good rating 1/1 CREDITS TARGETED INITIAL COMMENT Design team to confirm that energy metering systems will be installed which will enable at least 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories of the following energy consuming systems. NOTE:, An automated energy management system or BMS is required for Buildings over >1000m2 05.11.25 Assessor Comment: Technical Design drawings to be uploaded once issued.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 A letter from the M&E Consultant [DS_GEN_004] confirms that the energy consumption in the building shall be monitored using a BMS. Sub meters with direct integration to BMS shall be supplied for heating and ventilation systems, electrical supplies for refrigeration, zoned lighting and small power via distribution boards will be metered per floor (GF and RF), supplies for the bakery, the EVs and PV. Water heating has been excluded as this accounts for less than 10% of annual electricity use. No humidification is provided, and there are therefore no other regulated energy demands consuming more than 10% of annual electricity use. Therefore at least 90% of the buildings estimated annual energy consumption is assigned to an end use category. The Distribution Schematic drawing '75-E1624-BMT-ZZ-ZZ-DR-E-PM_40_40_75_00-2204 - DISTRIBUTION PANEL SCHEMATIC' within M&E zip file [DS_GEN_008] confirms the metering strategy that has been specified. Criterion 2a A letter from the M&E Consultant/Designer [DS_GEN_004] confirms that the energy consumption will be metered via BMS labelled with energy end use categories for: • DB – HVAC • Refrigeration Pack • DBs (A, B, C) • Bakery • DB – RF • DB – EV Parking • PV (1 & 2) The Distribution Schematic drawing '75-E1624-BMT-ZZ-ZZ-DR-E-PM_40_40_75_00-2204 - DISTRIBUTION PANEL SCHEMATIC' within M&E zip file [DS_GEN_008] confirms the metering strategy that has been specified which includes all of the above end use categories. Criterion 3 A letter from the M&E Consultant/Designer [DS_GEN_004] confirms that sub meters will be	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								labelled with end energy use and directly integrated to the Carel BMS system. The Distribution Schematic drawing '75-E1624-BMT-ZZ-ZZ-DR-E-PM_40_40_75_00-2204 - DISTRIBUTION PANEL SCHEMATIC' within M&E zip file [DS_GEN_008] confirms that a modular multi-function meter with CTs, connected to the Carel Metering will be provided. <u>EVIDENCE</u> DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project. DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E Tender drawings		
						One credit - Sub-metering of high energy load and tenancy areas. Criterion 4 Monitor a significant majority of the energy supply with: 4.a An accessible energy monitoring and management system for: 4.a.i tenanted areas or 4.a.ii relevant function areas or departments in single occupancy buildings. OR 4.b Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for: 4.b.i tenanted areas or 4.b.ii relevant function areas or departments in single occupancy buildings. Criterion 5 Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function, for example hotel bedrooms, offices.	1/1 CREDIT TARGETED INITIAL COMMENT Design team will need to confirm that energy monitoring and management system have been provided, covering the majority of the energy systems supplied to tenanted areas. NOTE: BRE states for a retail development consisting of one or more larger units (i.e. greater than 200m²), sufficient sub-metering to allow for monitoring of the relevant function areas or departments within the unit must be specified, in addition to metering of the unit as a whole. NOTE: Relevant function areas or department for retail buildings refer to; 1. Sales area 2. Storage and warehouse 3. Cold storage 4. Offices 5. Catering 6. Tenant units	1/1 CREDITS ACHIEVED COMMENT Criterion 4 & 5 A letter from the M&E Consultant [DS_GEN_004] confirms that the energy consumption in the building shall be monitored using a BMS for the following relevant function areas/departments within the building: • Sales area; • Storage and warehouse; • Cold storage; • Offices; No catering or tenant units are provided within any Foodstore development. A letter from the M&E Consultant [DS_GEN_004] confirms that the following sub meters will be provided, labelled with end energy use and direct integration into the BMS system: • DB – HVAC • Refrigeration Pack • DBs (A, B, C) • Bakery • DB – RF • DB – EV Parking • PV (1 & 2) Refer to the M&E tender drawings for confirmation of implementation [DS_GEN_014]. <u>EVIDENCE</u> • DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT,	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								the Mechanical & Electrical consultant on the project. DS_GEN_014_M&E Datasheets_Air Systems – zip file containing BMT datasheets for air systems.		
Ene 03	External lighting	1	0.70%	1	1	One Credit – External lighting Criterion 1 One credit is achieved where no external lighting is specified/installed Criterion 2 External light fittings within the construction zone with: - Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt - Automatic control to prevent operation during daylight hours Presence detection in areas of intermittent pedestrian traffic.	1/1 CREDITS TARGETED INITIAL COMMENT Design team to ensure external lighting will be fitted on the premises and the lighting criteria outlined by the BRE will be met.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 N/A – External lighting is specified. Criterion 2 A letter from the M&E Consultant [DS_GEN_004] confirms that the external lighting fittings within the construction zone shall have a luminous efficacy of 70 luminaire lumens per circuit watt or higher. All external light fittings shall be fitted with an automatic control to prevent operation during daylight hours and presence detection in areas of intermittent pedestrian traffic. The external lighting plan [DS_GEN_005] includes a luminaire schedule with details on the light fittings that are specified for the development. Based on the schedule, an external lighting calculation [DS_ENE03_001] has been prepared which confirms the average luminaire lumens per circuit watt for the development is 98.03. EVIDENCE DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project. DS_GEN_005_P186-932-A Aldi Winnersh Gazelle Close – External lighting drawing, issued by BMT. DS_ENE03_001 Lighting Calculation - Calculation of lumens/circuit watt of external lighting 1 credit closed out.	COMPLETE	N/A
Ene 04	Low Carbon Design	3	0.70%	2	2	One Credit - Passive design analysis Criterion 1 Achieve Hea 04 first credit. Criterion 2 The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures. Criterion 3	1/1 CREDITS TARGETED INITIAL COMMENT Design team to prepare a Passive Design analysis during Concept Design stage that identifies opportunities and passive design solutions to reduce the total heating, cooling, mechanical ventilation and lighting loads and energy consumption. 16.01.24 SOL ISSUED WORK	1/1 CREDIT ACHIEVED COMMENT Criterion 1 Hea 04 first credit achieved – see above. Criterion 2 The Energy Statement [DS_ENE4_001] confirms that a report to analyse the proposed building design in relation to the implementation of passive design measures has been completed during Concept Design Stage in January 2024, and covers:	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings. Criterion 4 Quantify the reduced total energy demand and carbon dioxide (CO₂) emissions resulting from the passive design measures.	Sol Energy statement issued, including Passive Design Analysis. PDA demonstrates reduction in regulated emissions of 10.4%. SOL REVIEW AND JUSTIFICATION COMPLETE 05.11.25 Assessor Comment: Technical Design drawings to be uploaded once issued. Hea 04 credit to be achieved as a pre-requisite.	Site Location - Section 2.2.2 confirms the site is located at Gazelle Close, Winnersh. There are no features related to the site location which would inhibit passive design measures (as listed within this section) to be implemented. Site Weather - Section 2.2.3 confirms that to ensure accuracy of modelling, the weather location file for Swindon has been used in accordance with convention 2.04 SBEM Weather Locations of the 'Non-Domestic Conventions for England & Wales Issue 7.1. An 'extreme weather' scenario was used with a 2080 CIBSE DSY file as the weather data source. Microclimate - Section 2.2.4 confirms there are no special considerations with regards to microclimate (such as significant overshadowing or large waterbodies). Building Layout - Section 2.2.5 confirms: - Although the large width and general geometry of the building is pre-determined due to the use, a benefit of the design is the high levels of natural light afforded by the large amount of glazing around the entry. - The longer term occupied building areas, are located on the northern side of the building with some glazing assisting solar gain. All areas of the site subject to refrigeration are inset, so as to avoid unwanted (and detrimental) solar heating. - It is therefore considered that where possible and taking into consideration the site and building use constraints, the internal layout has been optimised to ensure that additional energy consumption due to overshadowing has been minimised, as referenced in Box 2.1 within the Energy Statement. Building Orientation - Section 2.2.5 confirms the predetermined orientation of the building has led to some minor benefits in relation to the solar orientation of internal facilities. The longer term occupied building areas, are located on the northern side of the building with some glazing assisting solar gain. Building Form - Section 2.2.5 confirms the large width and general geometry of the building is pre-determined due to the use. The provision of a large awning over the main entry glazing minimises the impact of solar gain and subsequent building overheating thus reducing the reliance on mechanical cooling systems in the summer months.		



BREEAM INFORMATION TRACKER										
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								Building Fabric - Building fabric u-values are detailed in section B3 of Box 2.2. Thermal Mass or Other Fabric Thermal Storage - Section B2 of Box 2.2 confirms that the development seeks to utilise materials that not only provide high insulation values, but also have a high thermal mass. As per the U-values in B3, and air-permeability characteristics in B4, the building has been designed with low building permeability and high levels of building fabric insulation to ensure high levels of building thermal performance. Building Occupancy Type - Section 2.2.5 confirms that with the exception of the warehouse and plant room, the foodstore is being serviced by an ASHP system supplemented by a refrigeration heat recovery system, which feeds an underfloor heating system. The same building areas are cooled via an underfloor cooling system supplied by the ASHP. Daylighting Strategy - Section 2.2.5 confirms: - Buildings that are aligned in a north-south orientation are observed to maximise daylight and sunlight (i.e. solar gain), subsequently reducing energy consumption associated with excessive heating and lighting requirements. - Although the large width and general geometry of the building is pre-determined due to the use, a benefit of the design is the high levels of natural light afforded by the large amount of glazing around the entry. Ventilation Strategy - Section 2.2.5 confirms the office, WCs and other staff facilities to be supported by mechanical extract ventilation system with Part L 2021 compliant efficiencies, flow rates and fan powers. Adaptation to climate change - Section 2.2.5 confirms the provision of a large awning over the main entry glazing minimises the impact of solar gain and subsequent building overheating thus reducing the reliance on mechanical cooling systems in the summer months. All areas of the site subject to refrigeration are inset, so as to avoid unwanted (and detrimental) solar heating. Criterion 3 The passive design measures identified in Section 2.2.5 of the Energy Statement [DS_ENE4_001] have been		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								implemented in the design. Refer to the Architectural drawings [DS_GEN_018] for confirmation: - High levels of natural light afforded by the large amount of glazing around the entry – see drawing ref ‘75-E1624-XX-ZZ-DR-A-2000-C01-PROPOSED ELEVATIONS-’ and ‘201057-3502-C03_Proposed_Site_Plan’. - Longer term occupied areas on the northern side of the building with some glazing assisting solar gain, and all areas of the site subject to refrigeration are inset, so as to avoid unwanted solar heating – see drawing ref ‘75-E1624-XX-00-DR-A-3000-C01-PROPOSED FLOOR PLAN-’. - Areas that do not require conditioning/mechanical heating shall be located to the north of the building – see drawing ref ‘75-E1624-XX-00-DR-A-3000-C01-PROPOSED FLOOR PLAN-’. - The provision of a large awning of the main entry glazing and the orientation of the building minimises the impact of solar gain and subsequent building overheating – see drawing ref ‘75-E1624-XX-ZZ-DR-A-2000-C01-PROPOSED ELEVATIONS-’ and ‘201057-3502-C03_Proposed_Site_Plan’. Criterion 4 Table 2.2 of the Energy Statement [DS_ENE4_001] confirms that the total savings in energy demand resulting from passive design measures is 9,373kWh/year equivalent to 11.7%, and total savings in regulated emissions resulting from passive design measures is 1,138 KgCO₂/year equivalent to 10.4%. The figures, as applied to an area of 1806m², are: Energy consumption saving: 5.19kWh/m²/year Emissions saving: 0.63 KgCO₂/m²/year These figures have been reported via BREEAM Projects. EVIDENCE: - DS_ENE4_001 - Energy Statement - The Renewable and LZC Feasibility Energy Statement - DS_GEN_018_Architecture Construction Drawings – zip file containing architecture construction drawings.		
						One Credit - Free cooling	0/1 CREDITS TARGETED	0/1 CREDITS TARGETED	N/A	N/A
						Criterion 5 Achieve the passive design analysis credit.	INITIAL COMMENT Credit not targeted.			
						Criterion 6				

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Include a free cooling analysis (see Free cooling analysis on the next page) in the passive design analysis carried out under criterion 2. Criterion 7 Identify opportunities for the implementation of free cooling solutions. Criterion 8 The building is naturally ventilated or uses any combination of the free cooling strategies listed in Free cooling analysis on the next page.				
						One Credit - Low zero carbon feasibility study Criterion 9 An energy specialist completes a feasibility study by the end of Concept Design. Criterion 10 Establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy sources for the building or development (see Scope of LZC systems and how they are assessed on page 146), based on the feasibility study. Criterion 11 Specify local LZC technologies for the building or development in line with the feasibility study recommendations. Criterion 12 Quantify the reduced regulated carbon dioxide (CO₂) emissions resulting from the feasibility study.	1/1 CREDITS TARGETED INITIAL COMMENT Design team to prepare an LZC feasibility study providing a review of the different LZC tech opportunities and recommending one that will achieve a meaningful reduction in CO2 emissions. 16.01.24 SOL ISSUED WORK Sol Energy statement issued, including LZC LZC demonstrates reduction of 40% with PV and Freeheat. SOL REVIEW AND JUSTIFICATION COMPLETE 03.11.25 Sharepoint M&E drawings download Drawings show connection to PV, though do not note size of PV array. 03.11.25 Architect Email Latest planning issue drawings received. PV is shown indicatively on roof plan with no area, 201057-1302-P1 Proposed Roof Plan. 28.01.2026 BREEAM Meeting KK will add kWp note to roof plan. 23.03.2026 BMT Email No further M&E drawings will be produced until construction issue – expected just before M&E on site in November/December.	1/1 CREDITS ACHIEVED COMMENT Criterion 9 The Energy Statement [DS_ENE4_001] completed by Sol during Concept Design stage (January 2023), has been completed by Charlie MacKnight , a registered CIBSE Low Carbon Consultant with > 2 years’ experience in undertaking energy assessment and designs of low and zero carbon solutions in the commercial buildings sector, and is employed by Sol Environment, i.e., not professionally connected to a single low and zero carbon technology or manufacturer. Criterion 10 The Energy statement [DS_ENE4_001] confirms the following: Energy generated from LZC energy source per year - Table 2.2 confirms the energy generated from the LZC energy sources equates to a saving of 29,709 kWh/year equivalent to a 41.8% saving. Carbon dioxide savings from LZC energy source per year - Table 2.2 confirms the carbon dioxide emissions reduction from the LZC energy sources equates to 3,901kgCO₂ equivalent to a 40% annual saving. Life cycle cost of the potential specification, accounting for payback - Section 2.4 confirms that Carbon Trust guidance states that low grade refrigeration heat recovery systems have a ‘medium’ payback period of approximately 5 years based on 8,000 operating hours per annum. Box 2.11 states that increased capital costs and retraction of financial incentives have led to a significant increase in the predicted payback time of PVs. Local planning criteria, including land use and noise - Sections 1.3 and 1.4 outline relevant policy relating to the specified LZC technologies that would impact their	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								implementation. In order to comply with Policy CC05 a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology must be achieved, and proposals for renewable energy works must demonstrate that: a. They are appropriate in scale, location and technology type; b. Are compatible with the surrounding area, including the impact of noise and odour; c. Do not have a damaging impact on the local topography and landscape; d. There is no significant impact upon heritage assets, including views important to their setting. Section 2.3.2 confirms a 40% reduction in carbon emissions through renewable energy, therefore meeting the required 10% target of Policy CC05. Feasibility of exporting heat or electricity from the system - Section 2.4 confirms that heat generated by the Refrigeration Heat Recovery system is low grade and therefore not suitable for export. Box 2.13 confirms that electricity generated by the PV array will be entirely used by the development, and therefore not available for export to the National grid. Any available grants – Section 2.4, ‘Refrigeration Heat Recovery’, confirms there are currently no grants available for waste heat from refrigeration systems. Box 2.11 confirms financial incentives have been retracted for PV arrays. All technologies appropriate to the site and energy demand of the development - Section 2.4.1 confirms the most appropriate LZC technology for the development is the ‘Freeheat’ heat recovery system and a 50kWp roof-mounted solar PV array. Reasons for excluding other technologies - The feasibility study in section 2.4 details the technologies that have been considered for this development and the reasoning for excluding those technologies that were not selected. The building is not being connected to existing CHP or waste heat or power plant, nor is a site-specific CHP system/waste heat or power network specified. Energy storage - Section 2.4 of the Energy Statement confirms that all energy generated by the Freeheat system will be utilised directly by the store to provide heating to sales area. Therefore, there is no opportunity for energy storage, furthermore heat is low grade and not suitable for export. Electricity generated by the PV array will be entirely used by the		



BREEAM INFORMATION TRACKER										
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								development, and therefore not available for export to the National grid. Battery storage has been considered but not deemed suitable as per Box 2.13. Criterion 11 Section 2.4.1 of the Energy Statement [DS_ENE4_001] establishes the most appropriate technologies (which have been specified) are a 'Freeheat' refrigeration heat recovery scheme and a roof-mounted 50kWp Solar PV array. The following tender drawings within the zip file of M&E drawings [DS_GEN_008] to confirm the implementation of the Freeheat system: - Heating schematic '75-E1624-BMT-ZZ-ZZ-DR-M-PM_40_40_75_00-1308 - HEATING SCHEMATIC (FCU)' - HTG Primary Primework '75-E1624-BMT-ZZ-ZZ-DR-M-Ss_60_40_00_00-1303 - HTG PRIMARY PRIMEWORK'. Refer to note on heating schematic stating 'heating flow and return connect onto fridge pack'. Refer to the proposed roof plan drawing '75-E1624-XX-00-DR-A-3009-C01-PROPOSED ROOF PLAN' within the zip file of Architectural drawings [DS_GEN_018] for confirmation a PV array of 144kWp will be implemented. Criterion 12 Table 2.2 of the Energy Statement [DS_ENE4_001] confirms the CO2 saving from the LZC technologies (RHR system & PV) equates to 3,901kgCO2/year equivalent to a 40% annual saving. The figures, as applied to an area of 1806m², are: Emissions saving: 2.16 KgCO₂/m²/year These figures have been reported via BREEAM Projects. Table 2.2 of the Energy Statement [DS_ENE4_001] confirms the energy saving from the LZC technologies (RHR system & PV) equates to 29,709kWh/year. This figure has been reported via BREEAM Projects. EVIDENCE - DS_ENE4_001 - Energy Statement - The Renewable and LZC Feasibility Energy Statement - DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E Tender drawings		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								DS_GEN_018_Architecture Construction Drawings – zip file containing architecture construction drawings.		
Ene 05	Energy Efficient Cold Storage	2	0.70%	2	2	One credit - Refrigeration Energy Consumption Criterion 1 Where the refrigeration system is designed, installed and commissioned in accordance with the Code of Conduct for carbon reduction in the refrigeration retail sector and BS EN 378-2:2016, and when robust and tested refrigeration systems or components included on the Energy Technology Product List (ETPL) are used. Criterion 2 Refrigeration plant has been commissioned to comply with the criteria for commissioning outlined in BREEAM issue Man 01 Sustainable Procurement.	1/1 CREDITS TARGETED INITIAL COMMENT One credit could be achieved where the refrigeration system is designed, installed and commissioned in accordance with the Code of Conduct for carbon reduction in the refrigeration retail sector and BS EN 378-2:2016, and when robust and tested refrigeration systems or components included on the Energy Technology Product List (ETPL) are used. NOTE: The scope of this issue covers freezer or cold storage rooms which are integral to the building, and includes cooling systems that require commissioning and optimisation for the specific requirements of the cold storage space. This applies whether the cold storage space has a dedicated cooling system serving this space, or one which is connected to wider building cooling services. “Kitchen and catering facilities”, are excluded from this issue. They refer to commercial-sized, but self-contained, off-the-shelf units – these include large freezers, fridges, or stand-alone self-contained walk-in cold storage units.	1/1 CREDIT ACHIEVED COMMENT Criterion 1-2 A letter from the refrigeration consultant [DS_GEN_011] confirms that the refrigeration system shall be designed, installed and commissioned in accordance with the Code of Conduct for carbon reduction in the refrigeration retail sector and BS EN 378-2:2016 Refrigeration systems and heat pumps - Safety and environmental requirements, and using robust and tested refrigeration systems or components included on the ECA list, in particular: - Bitzer GMBH refrigeration compressors - 4MTE-7K(INV), 4TKTE-10K & 4JTE-15K(INV) - Toshiba Rotary compressors; DY30N1F-10FU – BT & DY30N1F-10FU Paral. & RY100L1F-10FU - Carel UK refrigeration system Controls; pRack PR300 & MPXPRO Criterion 2 A letter from the refrigeration consultant [DS_GEN_011] confirms that the refrigeration plant shall be commissioned to comply with the Guide to Good Commercial Refrigeration Practice, Part 5 Commissioning & GPG 347 Installation and Commissioning of refrigeration systems. EVIDENCE DS_GEN_011_K2 Commitment Letter – A letter from the refrigeration consultant confirming compliance with the scope.	COMPLETE	N/A
						One credit - Indirect greenhouse gas emissions Criterion 3 Achieve the first credit Criterion 4 Demonstrate a saving in indirect greenhouse gas emissions (CO ₂ -eq) from the installed refrigeration system over the course of its operational life.	1/1 CREDITS TARGETED INITIAL COMMENT One credit could be achieved where the above credit is achieved, and a saving in indirect greenhouse gas emissions is demonstrated from the installed refrigeration system over the course of its operational life.	1/1 CREDIT ACHIEVED COMMENT Criterion 3 Criterion 1 and 2 achieved – see above. Criterion 4 A letter from the refrigeration consultant [DS_GEN_011] confirms that typical indirect tCO ₂ e emissions of refrigeration system over its operational life will demonstrate a saving. Typical indirect tCO ₂ e emissions of refrigeration system (of similar size supermarket operating on R407F with open fronted cases) = 103.1tCO ₂ e annually.		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								Proposed store indirect tCO2e emissions of refrigeration system with doored cases operating on R744) = 97.3tCO2e annually. Indirect emissions have been calculated in accordance with the procedures in BS EN 378:2016 1-4- Refrigerating system and heat pumps safety and environmental requirements, Annex B and the BRA Guideline Methods for Calculating TEWI. <u>EVIDENCE</u> <u>DS_GEN_011_K2 Commitment Letter</u> – A letter from the refrigeration consultant confirming compliance with the scope.		
Ene 06	Energy Efficient Transportation Systems	-	-	-	-	FIRST CREDIT – Energy consumption <i>CREDIT NOT APPLICABLE TO DEVELOPMENT</i>	<i>CREDIT NOT APPLICABLE TO DEVELOPMENT</i> INITIAL COMMENT Credit not assessed as no lifts on scheme.			
						ENERGY EFFICIENT FEATURES (2 CREDITS) <i>CREDIT NOT APPLICABLE TO DEVELOPMENT</i>	<i>CREDIT NOT APPLICABLE TO DEVELOPMENT</i> INITIAL COMMENT Credit not assessed as no lifts on scheme.			
Ene 07	Energy Efficient Laboratory Systems	-	-	-	-	<i>CREDIT NOT APPLICABLE TO DEVELOPMENT</i>				
Ene 08	Energy Efficient Equipment	2	0.70%	2	2	Two Credits - Energy Efficient Equipment Criterion 1 Identify the building's unregulated energy consuming loads. Estimate their contribution to the total annual unregulated energy consumption of the building, assuming a typical or standard specification. Criterion 2 Identify the systems or processes that use a significant proportion of the total annual unregulated energy consumption of the building. Criterion 3 Demonstrate a meaningful reduction in the total annual unregulated energy consumption of the building. NOTE: The BRE deem unregulated energy consuming loads for uses within the following categories as applicable: 1. Swimming Pool 2. Laundry Facilities with commercial sized appliances 3. Data Centres	2/2 CREDITS TARGETED INITIAL COMMENT Design team to identify all buildings unregulated energy consuming loads and estimate their contribution to the total annual unregulated energy consumption. Energy efficiency measures are to be proposed for any use that accounts for a significant proportion of unregulated energy demand. It is likely that the main applicable unregulated energy consuming loads will be either domestic scale appliances or healthcare equipment (see below for compliance criteria) NOTE: Domestic scale appliances Domestic scale appliances have the following ratings (or better) under the EU Energy Efficiency Labelling Scheme, where provided: - Fridges, fridge-freezers: A+ rating - Washing machines: A++ rating - Dishwashers: A+ rating - Washer-dryers and tumble dryers: A rating	2/2 CREDITS ACHIEVED COMMENT Criterion 1 A letter from the M&E Consultant [<u>DS_GEN_004</u>] confirms the only small-powered equipment contributes towards a significant portion of the building's unregulated energy consuming loads are a fridge and a dishwasher. By specifying efficient equipment, the loads are estimated at 141kWh/annum for the Fridge, and 261kWh/annum for the Dishwasher. Typical loads for these items are estimated at 253kWh/annum for the Fridge, and 300kWh/annum for the Dishwasher. Therefore, a reduction in operational energy use is achieved for each store. Following the initial letter, there has been a change in the selection of appliances. New, efficient models have been selected, which have comparable energy consumption rates, leading to an annual energy usage of 143 kWh for the Fridge and 262 kWh/annum for the	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						4. IT-intensive Operating Areas 5. Domestic scale appliances 6. Healthcare: 7. Kitchen & catering facilities	NOTE: Small power, plug-in equipment is no longer an applicable 'significant contributor' NOTE: The criteria do apply to commercial kitchen refrigeration but not to other commercial or industrial sized refrigeration and storage systems. These systems should be removed from the list of unregulated loads with respect to this issue. NOTE: Reuse of equipment Reuse of electrical equipment does not comply by default, as it may not be the most energy efficient option. However, the credit could be awarded if either of the following criteria is demonstrated: 1. The existing electrical appliances meet the criteria for inclusion on the Enhanced Capital Allowance Scheme Energy Technology Product List. 2. Reusing the old equipment would, over the course of its life, be a more energy efficient option than specifying new equipment. 06.01.2026 Assessor Comment ME standard specification letter states: Fridge: CDA FW821, or equivalent Dishwasher: CDA WC142, or equivalent Recent ALDI projects specify: ADI630-0 Dishwasher Amica BC2763 Fridge Architect confirm dishwasher and fridge specification. 28.01.2026 BREEAM Meeting Amica specified – ALDI supply item.	Dishwasher. Product datasheets [DS_ENE8_001] have been provided for the Fridge and Dishwasher to confirm energy ratings. Criterion 2 A letter from the M&E Consultant [DS_GEN_004] confirms that the Fridge and Dishwasher are the small-powered appliances that will use a significant proportion of the total annual unregulated energy consumption of the building. Criterion 3 A letter from the M&E Consultant [DS_GEN_004] confirms that by specifying an A+ rated fridge and an A++ rated dishwasher as opposed to a A-G rated appliances, a meaningful reduction in annual unregulated energy consumption is achieved in accordance with Table 6.7. Since the initial assessment, the energy rating system has undergone changes, leading to an F energy rating for the fridge and an A ++ rating for the dishwasher. Despite these changes, the project successfully meets the stipulated annual energy consumption targets of 143 kWh for the Fridge and 262 kWh for the Dishwasher. Product datasheets [DS_ENE8_001] have been provided for the Fridge and Dishwasher to confirm energy ratings. EVIDENCE DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project. DS_ENE8_001_Product data – Product datasheets for the specified fridge and dishwasher.		
Transport										
Tra 01	Transport assessment and travel plan	2	0.83%	2	2	Two Credits – Transport assessment and travel plan Criterion 1 During the feasibility and design stages, develop a travel plan based on a site-specific travel assessment or statement. Criterion 2 The site-specific travel assessment or statement covers as a minimum: 2.a Existing travel patterns and opinions of existing building or site users towards cycling and walking, identifying constraints and	2/2 CREDITS ACHIEVED INITIAL COMMENT Design team to ensure that a travel plan is prepared before the end of RIBA Stage 1 03.09.23 Email from TC Transport Assessment and Travel Plan received. SOL REVIEW AND JUSTIFICATION COMPLETE TC to update Travel Assessment.	2/2 CREDITS ACHIEVED COMMENT Criterion 1 The site-specific Transport Assessment [DS_TRA1_001] and Travel Plan [DS_TRA1_002] were completed in December 2022, during the feasibility and design stages of the project. Criterion 2 a) Page 7-9, Sections 3.5-3.19, of the Transport Assessment [DS_TRA1_001] covers the existing travel	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						opportunities, if relevant 2.b Travel patterns and transport impact of future building users 2.c Current local environment for walkers and cyclists (accounting for visitors who may be accompanied by young children) 2.d Reporting of the number and type of existing accessible amenities, see Table 7.1 in the BREEAM v6 Manual, within 500m of the site 2.e Disabled access (accounting for varying levels of disability and visual impairment) 2.f Calculation of the existing public transport Accessibility Index (AI) 2.g Current facilities for cyclists Criterion 3 The travel plan includes proposals to increase or improve sustainable modes of transport and movement of people and goods during the building's operation and use. Criterion 4 If the occupier is known, involve them in the development of the travel plan. Criterion 5 Demonstrate that the travel plan will be implemented post construction and be supported by the building's management in operation.		patterns for the site for walking, cycling, and public transport. b) Section 7.2, page 38 [DS_TRA1_001], provides targets for modal split of the proposed store, based upon a typical ALDI. Section 8.7-8.9, page 20 states the likely effects on the surrounding transportation network of the proposal have been reviewed by the local authority, using the information presented within the Travel Assessment. The development proposals are not expected to lead to any localised material off-site highways issues on the adjacent transportation network. Refer to [DS_TRA1_004] to see trip generation modelling included within an Addendum to the Transport Assessment, as well as an accompanying Technical Note [DS_TRA1_005], both reports focusing on highways junction modelling. c) Page 8, Sections 3.10 (walking) and 3.12 (cycling) of the Transport Assessment [DS_TRA1_001] confirms the current local environment for walkers and cyclists including the locations of controlled and uncontrolled crossing arrangements to consider the uses of visitors who may be accompanied by young children. d) Refer to section 3.11 of the Transport Assessment [DS_TRA1_001] to see the accessible amenities within 500m of the site. e) (Page 8) Section 3.10 and 3.13 of the Transport Assessment [DS_TRA1_001] confirms the walking routes (generally a minimum of 1.8m wide), and crossings that feature uncontrolled and controlled crossings with dropped kerbs, pedestrian footways and bus stops with signalised crossing facilities, layby and raised kerbs, which will assist with access for those with disabilities and visual impairment. f) Refer to Section 3.17 of the Transport Assessment [DS_TRA1_001] to see an AI score of 6.79 for Buses and 6.92 for rail has been calculated. g) (Page 8) Section 3.12 of the Transport Assessment [DS_TRA1_001] includes details for the cycling routes to the site, with associated infrastructure including traffic signal crossing points. Criterion 3 Section 5, and summarised in Section 5.2, of the site-specific Travel Plan [DS_TRA1_002] confirms the measures to be implemented to increase or improve sustainable modes of transport including walking, cycling, public transport, and car sharing. The travel assessment has been developed to seek to influence modes of travel to the proposed redevelopment rather		

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								than merely predicting travel patterns and providing mitigation. As a minimum, the following measures have been considered when developing the travel plan: ▪ Negotiation with local bus, train or tram companies an increase in the local service provision for the development. Refer to [DS_TRA1_002], Page 5, Section 1.2.1, to confirm consultation with the local authority regarding bus, tram and train provision was undertaken and no increase in provision was deemed required. ▪ Provision of a public transport information system Refer to [DS_TRA1_001],Section 5.7, page 13 of the Transport Assessment to confirm public transport information will be displayed on staff notice boards and the packing shelf at the front of the store. Information will be kept accurate and up to date). The need for a digital information board will be established via a questionnaire (see section C of the staff travel survey, page 44 of the pdf). ▪ Provision of electric recharging stations Refer to [DS_TRA1_001], section 4.15-4.18, page 11 of the Transport Assessment to confirm the development is proposing 2 live EVCPs, 20 future EVCPs. ▪ Provision of parking priority spaces for car sharers Refer to [DS_TRA1_002], Page 12 of the PDF which determines the introduction of car share spaces as a potential initiative to be considered as part of ongoing surveys. ▪ Consultation with the local authority on the state of the local cycling network and on improvements Refer to [DS_TRA1_002], Page 5, Section 1.2.1, to confirm consultation with the local authority was undertaken regarding the state of the local cycling and pedestrian routes and the need for improvements. No improvements were deemed required. ▪ Provision of dedicated and convenient cycle storage Refer to [DS_TRA1_001], page 13, Table 5.2, to confirm 8 customer covered spaces and in-store staff cycle spaces. ▪ Provision of cyclists' facilities Refer to [DS_TRA1_001], Pages 13-14, Table 5.2 to confirm good on-site lighting, a government backed cycle purchase scheme, promotion of		

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								cycling in the Travel Pack, and notice board displaying cycle routes have been proposed. Refer to [DS_TRA1_002], Page 12, Section 5.2, confirms lockers have also been proposed. ▪ Lighting, landscaping and shelter to create pleasant pedestrian and public transport waiting areas Refer to [DS_TRA1_001], Page 13, Table 5.2 to confirm the development proposed good on-site lighting, new footway, sheltered cycle parking. The need for further improvements to waiting facilities will be established via a questionnaire (see section C of the staff travel survey, page 44 of the pdf). ▪ Restrictions or charging for car parking Refer to [DS_TRA1_001], Section 4.9-4.18, page 11 of the PDF, to confirm the number of parking spaces have been restricted based off of ALDI standards. Section 8.4, page 20, of the same document states the amount of car parking demonstrates avoidance of overspill onto local roads and attendant negative effects. Refer to [DS_TRA1_002], Page 5, Section 1.2.1, to confirm there is a 90-minute maximum wait time in the car park. ▪ Pedestrian and cyclist friendly Refer to [DS_TRA1_001], Section 4.4, Page 10, to confirm access via tactile crossing points and a new footway to ensure direct pedestrian access is proposed. Page 13, Table 5.2, of the same document states good on-site lighting, signposting to public transport nodes and cycle routes within the notice board and travel pack is proposed. Additional pedestrian signage could be implemented should the need arise. Page 8 of the Transport Assessment [DS_TRA1_001] states there are no major obstacles to customers or staff walking or cycling to and from the site. Refer to [DS_TRA1_002], Page 5, Section 1.2.1, to confirm direct pedestrian and cycle links through the site have been provided, and no further improvements to local cycling infrastructure was required by the council. ▪ Provision of suitable taxi drop-off or waiting areas Refer to [DS_TRA1_002], Page 5, Section 1.2.1, to confirm the provision of taxi drop off/waiting areas was not required by the Council. ▪ Ensure rural buildings have appropriate access to transport to serve the local community adequately n/a, population is over 3,000 [DS_TRA1_003].		

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								Criterion 4 Refer to [DS_TRA1_002], Pages 5 and 10-11, Section 1.1-1.2 and Section 3 and 4 of the site-specific Travel Plan, to confirm that the client, ALDI stores Ltd was involved in the development of the travel plan. Refer to Page 15 of the Transport Assessment [DS_TRA1_001] to confirm the ALDI Staff Travel Plan will be issued to all staff during their induction process. Section 4.1.3, page 35, confirms the transport consultant will liaise with ALDI property directors to implement measures. Criterion 5 Section 7.3 of the site-specific Travel Plan (page 14 of the PDF) [DS_TRA1_002] confirms the measures for monitoring the implementation of the travel plan. This includes: ▪ annual monitoring report over a 5-year period to be submitted to the Council after which the TP will continue to be monitored until such times that the targets are met. ▪ A questionnaire (Appendix B, pages 18-21 of the PDF) will be presented to staff at the intervals stated above. The first questionnaire is to be undertaken after 3 months of trading. ▪ Data to be collected and reported on, measured against the baseline data and agreed targets will be agreed with the LHA in determining the final TP ▪ In the event that travel plan targets are not achieved and the initiatives stated seem to be ineffective, discussions will be held with the Council to consider other options. ▪ Monitoring of car parking/cycle usage, take-up of incentives, and requests for possible alternative incentives will also be considered and undertaken as part of the monitoring and implementation process. Table 6.1.4 of Section 6 (page 13 of the PDF) provides a draft budget for implementation, direct incentives, monitoring and promotion of the Travel plan. EVIDENCE DS_TRA1_001 - Transport Assessment – The site-specific transport assessment DS_TRA1_002 - Travel Plan – The site-specific Travel Plan DS_TRA1_003 – Population – online research showing the population of Winnersh		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								DS_TRA1_004_Aldi Winnersh TA Addendum issue - Transport Assessment Addendum has been prepared by Entran Ltd in support of a planning application for a food retail development. DS_TRA1_005_Aldi Winnersh TN2 10.04 - Technical Note (TN2) produced to provide additional highways related information in respect to the proposed ALDI foodstore.		
Tra 02	Sustainable transport measures	10	0.83%	6	6	Ten Credits – Transport options implementation Criterion 1 Pre-requisite Achieve the Tra 01 Transport assessment and travel plan credits Criterion 2 Identify the sustainable transport measures proposed summarised below (refer also to Table 7.4 in the BREEAM v6 Manual): - Public Transport Accessibility Index >8; - Negotiate to increase public transport connections or dedicated service; - Provide a public transport information system; - Provide electric recharging stations for >10% of total car spaces; - Set up car sharing group; - Public cycleway and footway discussions with LCA; - Install compliant cycle spaces (1 per 10 staff + 1 per 2 consulting rooms) - Provide at least 2 of the following compliant cyclist facilities (showers, lockers, changing room or drying space); - At least 3 existing services/amenities (food shop, ATM, pharmacy, etc) are within 500m; - Provide at least 1 additional services/amenities (food shop, ATM, pharmacy, etc) within 500m; - Additional site-specific improvement measure not covered above. Criterion 3 Award credits according to the Accessible Index (AI) of the project, and the total number of points achieved for the options implemented as per Table 7.3 in the BREEAM v6 Manual.	6/10 CREDITS TARGETED Up to 10 credits could be achieved where sustainable transport measures have been considered; these include: - Existing AI >8 - Increase in AI - Improvements to pedestrian/cycle ways - 2 points - EV Charging (10% of total) - Car Share (5% of total) - Cycle storage (covered and lit) The minimum of 1 per 20 parking spaces; 1 per 10 staff; or 10 cycle spaces. Typically based on ≤ 20 staff at any one time and ≤ 160 parking spaces – 10 spaces provided. - 1 point - Cycle facilities (lockers and changing space) - 1 point - Proximity to sufficient amenities - New amenity – outdoor space, foodstore - 2 points 6 points = 6 credits plus one potential 15.12.22 Email from Architect Tom is not however willing to target the EVCP credit at this stage given those spaces are underutilised and providing as many as 13 will have a detrimental impact on customer parking. 03.09.23 Email from TC Travel Plan received. 05.11.25 Architect issued latest Planning drawings 2 staff spaces required, 2 provided. 01.12.25 Email from Entran No consultation with LA 2 CREDITS DROPPED 05.12.2025 Assessor Comment Target: More than one new amenity – outdoor space - (extra 1 point) Benches are not within landscaped area. 08.02.2026 Email from Architect Cleaners’ cupboard to be changing space	6/10 CREDITS ACHIEVED COMMENT Criterion 2 Cycle Storage – 1 point Refer to the proposed site plan, within zip file [DS_GEN_018] , to confirm the location of sheltered customer cycle storage hoops. Page 5 of the Travel plan [DS_TRA1_002] confirms staff parking is to be provided on site internal to the warehouse. The proposed floor plan, within zip file [DS_GEN_018] confirms that 2 staff cycle spaces have been provided. The proposed site plan, within zip file [DS_GEN_018] , confirms that 120 car parking spaces have been provided. Based on the 120 parking spaces, and the BREEAM requirement for the Aldi Foodstore (large retail) to have 1 space per 20 cars, 6 compliant customer cycle storage spaces are required. An assessment carried out on a number of Aldi foodstores [DS_TRA2_001] establishes the average number of staff in Aldi foodstore, as per Table 3 in the section ‘Staff Numbers’. This determines that Aldi foodstores typically have 8 staff per shift, with an allowance of 11 staff when considering a 30% deviation from this for robustness. Based on the above, and the BREEAM requirement for the Aldi Foodstore (large retail) to provide 1 space per 10 staff, 2 compliant cycle storage spaces are required. Therefore, a minimum of 8 compliant cycle storage spaces are required. Refer to the bicycle shelter details drawing ‘201057-1214-Bicycle Shelter Details.pdf’ within zip [DS_GEN_013] to confirm 6no bicycle hoops are proposed, to store 12no bicycles.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
							Proposed to move benches to north location. Require AY confirmation to determine if planning update required. 28.01.2026 BREEAM Meeting Target car share. 5% of spaces to be marked as staff car share spaces, and documentation required stating a car share scheme will be in place. Site is on flood plain, so increasing EV is unlikely. ALDI/AY happy with proposed bench location. 27.04.2026 Email from Architect: KK is confirming car share with ALDI.	Cycle Storage credit closed out. Cycle facilities – 1 point The staff room plan and internal elevations drawing ‘75-E1624-XX-00-DR-A-1100-P01-STAFF ROOM PLAN & INTERNAL ELEVS-.pdf’ [DS_GEN_013], specifically Elevation D and the Specification Notes section, confirms that 36 lockers have been provided, and is therefore more than equal to the number of compliant cycle storage spaces provided. The Cleaners’ cupboard plan and internal elevations drawing ‘75-E1624-XX-00-DR-A-1106-P01-CLEANERS PLAN & INTERNAL ELEVS’ [DS_GEN_013] confirms that the room is windowless. The door schedules drawing ‘75-E1624-XX-SS-SH-A-1003-P01-DOOR SCHEDULE-.pdf’ [DS_GEN_013] confirms that door DG10 has been specified within the cleaner’s cupboard with no vision panel. See the proposed floor plan drawing ‘75-E1624-XX-00-DR-A-3000-P01-PROPOSED FLOOR PLAN-.pdf’ [DS_GEN_013] to see the cleaners cupboard (used as a changing room) is adjacent to the staff room, hence providing a changing space nearby to the situation of the lockers, which are positioned next to the door in the staff room. Refer to [DS_TRA2_002] to see letter of confirmation issued by the architect confirming criteria relating to the cyclist changing spaces. the cleaner’s cupboard will be used as a changing space for cyclists. This space will: • close to the staff room lockers • include a bench or clothes hooks • account for privacy to allow cyclists of either gender to change in private, by the installation of a lockable door with no vision panel. The intention to use this space as a changing room will be communicated via: • an explanation in the handover pack to make the staff aware A layout drawing has been appended to this letter confirming the location of the cleaners cupboard/changing room. Car Share – 1 point		



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								See the proposed site plan drawing ‘201057-3502-C03_Proposed_Site_Plan’ [DS_GEN_018] to see the total number of parking spaces proposed is 120. Based on the above, and the BREEAM requirement to provide 5% of the total car parking capacity, 6 car sharing spaces are required. Refer again to the proposed site plan drawing to confirm x6no car sharing spaces are proposed. Enhanced amenities – 3 points Foodstore The development is providing a new Foodstore deemed as an appropriate food outlet and new amenity. Refer to the proposed floor plan, within zip file [DS_GEN_018]. Outdoor Space Refer to the page 2 of architects letter [DS_HEA7_001] showing an appended drawing demonstrating location of the proposed picnic benches in a landscaped area. The areas are at the northern end of the site close to both the site and store main entrances. A bench seat is provided in each location with an outlook away from the main body of the customer car park. Refer to letter of confirmation issued by the architect [DS_HEA7_001], to confirm the space is of an appropriate size to provide enough amenity for the predicted number of building users during coffee or lunch breaks to gather, socialise, relax and connect with the natural environment. The space is predominantly intended for building staff, but can be used by other building users where relevant and beneficial to the building users. Criterion 3 6 points have been achieved, equivalent to 6 credits for an AI of below 25. The site has an AI score of 6.79 for Buses and 6.92 for rail has been calculated. EVIDENCE • DS_TRA2_001_Occupancy – An assessment of the staff occupancy rates in a typical Aldi Foodstore. • DS_TRA1_002 - Travel Plan – The site-specific Travel Plan		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								DS_GEN_013_Architecture TD drawings 18.12.25 – zip file containing tender drawings used to inform the construction information. DS_GEN_018_Architecture Construction Drawings – zip file containing architecture construction drawings. DS_HEA7_001_HEA.07.1 - Outside Space – Letter of confirmation issued by the architect confirming criteria relating to the Outside Space Hea07 credit. DS_TRA2_002_Tra_02.3_Transport_measures – Letter of confirmation issued by the architect confirming criteria relating to the cyclist changing spaces.		
Water										
Wat 01	Water Consumption	5 + 1	0.78%	3	3	MINIMUM STANDARD [1 CREDIT] GOOD, VERY GOOD, EXCELLENT [2 CREDITS] OUTSTANDING Five Credits – Water consumption Criterion 1- 4 Credits awarded using sanitary ware fitting specifications for water consuming components, and details of grey water/ rainwater systems to determine potable water consumption (litres/ person/ day). BREEAM Wat 01 calculator used to determine credits achieved. Credits awarded based on predicted water consumption, as a % improvement compared against national baseline performance benchmarks: 12.5% = 1 credit 25% = 2 credits 40% = 3 credits 50% = 4 credits 55% = 5 credits 65% = Exemplary Performance Exemplary Criterion 7 Achieve criteria 1 to 4 Criterion 8 The water consumption (litres/person/day) for the assessed building achieves the 65% improvement described as exemplary performance	MINIMUM REQUIREMENT Credits must be achieved to achieve a BREEAM Good rating 3/5 CREDITS ACHIEVED INITIAL COMMENT Architect to provide specification details of all sanitaryware fitting. It is assumed at this stage that low flow sanitaryware fixtures will be used to achieve a >25% improvement compared to baseline and 3 credits will be achievable. <u>Exemplary Credit</u> Credit not targeted. 28.01.2026 BREEAM Meeting SOL to provide schedule of flow rates. Further credits will be targeted. Low flush volume WCs likely. RWH unlikely given low water consumption of WCs. 28.01.2026 Assessor Comment If the following is specified, 3 credits are achievable: - Standard spec for kitchen tap (5L/min), WHB taps (4.7L/min), and dishwasher (12L/cycle). - Dual flush 4.5/3 Litres, or if single flush, maximum of 3.8 Litres	3/5 CREDITS ACHIEVED COMMENT Criterion 1 Refer to the finishes schedule drawing ‘75-E1624-XX-XX-SH-A-1010-P01-FINISHES SCHEDULES’ [DS_WAT1_001] which includes a sanitary fittings schedule: - Ideal Concept Mixer Tap, REF: B0382AA – Staff Room - Conceala 2 Cistern 4.5/3 Litre Dual Flush, REF: S4513 – MWC/FWC - Conceala 2 Cistern 4.5/3 Litre Dual Flush, REF: S4516(AA) – Disabled WC - Contour 21 level action tap 3.5L/min, REF: A4131AA – Wash hand basin taps Refer to product datasheets provided [DS_WAT1_002] to confirm flow rates and flush volumes. Contour 21 level action tap datasheet states 4.7L/min specification, therefore this value has been entered into the Wat01 calculator tool. Refer to architects letter [DS_WAT1_004] to confirm flow rates of equipment. The BREEAM Wat 01 calculator tool [DS_WAT1_003] confirms that a saving of 40.74% has been made hence 3 credits are achievable. The following data from the Wat 01 calculator tool has been reported via BREEAM projects: - Water consumption from building micro-components: 4.02l/person/day - Water demand via grey/rainwater: 0 l/person/day - Total net water consumption: 4.02 l/person/day	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								- Improvement on baseline performance: 39.74% - Total net water consumption (freshwater): 1.47 m3/person/yr - Default building occupancy: 4563 (taken from default visitors plus staff) EVIDENCE - DS_WAT1_001_75-E1624-XX-XX-SH-A-1010-C01-FINISHES SCHEDULES – Finishes Schedule drawing - Tender Issue - DS_WAT1_001 - Product Datasheets – Data sheets for water consuming components - DS_WAT1_003_BREEAM_UK_NC_2018_and_V6_Wat01_Calculator_v2.4 - The completed BREEAM Wat 01 calculator tool - DS_WAT1_004_Ltr_Wat_01_Water_consumption – Confirmation letter issued by the architects.		
Wat 02	Water Monitoring	1	0.78%	1	1	MINIMUM STANDARD [CRITERION 1 ONLY] GOOD, VERY GOOD, EXCELLENT & OUTSTANDING One Credit – Water monitoring Criterion 1 Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source. Criterion 2 Water consuming plant or building areas consuming 10% or more of the total water demand is fitted with a sub metered or has water monitoring equipment integral to the plant or area. Criterion 3 For each meter; - Install a pulsed communication output OR - Connect it to an appropriate utility monitoring and management system Criterion 4 (Buildings with swimming pools or large tanks) Not Applicable Criterion 5 (buildings with laboratories only) Not Applicable Criterion 6 At PCR, the water monitoring strategy used enables the identification of all water consumption for sanitary uses as assessed under Wat 01	MINIMUM REQUIREMENT Criterion 1 must be achieved, to achieve BREEAM Good Criteria. 1/1 CREDITS TARGETED INITIAL COMMENT Design team to ensure that pulsed output water meters are installed, and any Water-consuming plant or building areas, consuming 10% or more of the building’s total water demand, is separately sub-metered.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 A letter from the M&E Consultant [DS_GEN_004] confirms that a water meter with pulsed output capability shall be installed on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source. The external services drawing ‘75-E1624-BMT-ZZ-ZZ-DR-E-Ss_70_80_25_00-2303 - EXTERNAL SERVICES’ within zip file [DS_GEN_008] confirms the location of a water meter at the boundary of the site. Refer also to Ref B2 on page 112 of the Mechanical Specification [DS_GEN_010] to see BLDA1-2 specified. Criterion 2 A letter from the M&E Consultant [DS_GEN_004] confirms there is no water consuming plant/area which consumes more than 10% of the building’s total water demand. Criterion 3 A letter from the M&E Consultant [DS_GEN_004] confirms that all water meters (main and sub) shall be connected to the BMS. EVIDENCE DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E Tender drawings DS_GEN_010_BMT Mech Specification – BMT Mechanical Specification issued 12.12.2025.		
Wat 03	Water Leak Detection and Prevention	2	0.78%	2	2	One Credit – Leak detection system Criterion 1 Install a leak detection system capable of detecting a major water leak: 1.a On the utilities water supply within the buildings, to detect any major leaks within the buildings AND 2.b Between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment Criterion 2 The leak detection system is in accordance with the requirements 2.a – 2.e of the BREEAM v6 Manual.	1/1 CREDITS ACHIEVED INITIAL COMMENT Design team to ensure that a compliant water leak detection system is installed 03.11.25 Sharepoint M&E drawings download ‘Mechanical Services Welfare Area Water Services’ drawing has been reviewed. Drawing states water meter to be included at entry to building “if not at boundary of site”. To be BREEAM compliant, there must be a water meter at both the building entry and the site boundary. This is reflected in mech spec. Drawing to be updated to align with Mechanical specification. 13.01.25 BMT Tender drawings Meters reflected on external services drawing.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 A letter from the M&E Consultant [DS_GEN_004] confirms that they shall install a leak detection system capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter. The external services drawing ‘75-E1624-BMT-ZZ-ZZ-DR-E-Ss_70_80_25_00-2303 - EXTERNAL SERVICES’ within zip file [DS_GEN_008] confirms the location of a water meter at the boundary of the site, as well on the entry to the building on the indicative detail. Refer also to Ref B2 on page 112 of the Mechanical Specification [DS_GEN_010] to see BLDA1-2 Water Leak Detection System specified both at the site boundary and the entry to the warehouse. Criterion 2 A letter from the M&E Consultant [DS_GEN_004] confirms that the leak detection system shall be: - A permanent automated water leak detection system that alerts the building occupants to the leak - Activated when the flow of water passing through the water meter/data logger is at a flow rate above a pre-set maximum for a pre-set period of time; - Able to identify different flow and therefore leakage rates, e.g. continuous, high and/or low level, over set time periods; - Programmable to suit the developments’ water consumption criteria; and - Where applicable, designed to avoid false alarms caused by normal operation of large water-consuming plant such as chillers. EVIDENCE DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E drawings DS_GEN_010_BMT Mech Specification – BMT Mechanical Specification issued 12.12.2025.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						One Credit – Flow control devices Criterion 3 Install flow control devices that regulate the water supply to each WC area or sanitary facility according to the demand.	1/1 CREDITS TARGETED INITIAL COMMENT Design team to ensure all flow control devices are installed on areas where the supply of water demand is high, therefore minimising the chances of wastage from potential water leaks.	1/1 CREDITS ACHIEVED COMMENT Criterion 3 A letter from the M&E Consultant [DS_GEN_004] confirms that they shall install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand, in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework. The notes marked on the welfare area water services drawing '75-E1624-BMT-ZZ-ZZ-DR-M-Ss_55_70_38_00-1206 - WELFARE AREA WATER' within zip file [DS_GEN_008] confirms the wash basins and WC cistern flushing system in male WC and female WC will be energized through motion control sensors. EVIDENCE DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E Tender drawings	COMPLETE	N/A
Wat 04	Water Efficient Equipment	1	0.78%	1	1	One Credit – Water efficient equipment Criterion 1 Identify all water demands from uses that could be realistically mitigated or reduced. Where there is no water demand from uses other than domestic-scale, sanitary use components in the building, this issue is not applicable Criterion 2 Identify systems or processes to reduce the relevant water demand (criterion 1 on the previous page), and establish, through either good practice design or specification, a demonstrable reduction in the total water demand of the building	1/1 CREDITS TARGETED POTENTIAL FOR ONE ADDITIONAL CREDIT IF Plantings will rely solely on precipitation, or if irrigation via a drip-fed system with moisture sensors and zoning will be implemented, and no external tap is proposed. 28.01.2026 BREEAM Meeting Target credit. Assessor Comment: Whoever is best placed to sign this letter may do so. 06.01.2026 Assessor Email to TG/team Requested confirmation of irrigation system. No response received. 06.03.2026 Assessor Email to team Requested letter signed from team 13.04.2026 Assessor Email to team Chase for letter.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 A letter from the contractor [DS_WAT4_001] confirms that the design team has identified all unregulated water demands throughout the building that could be realistically mitigated or reduced, which relates mainly to external landscaping features and plantings. Criterion 2 A letter from the contractor [DS_WAT4_001] confirms that the design team has identified systems/processes to reduce the unregulated water demand and demonstrate through good practice/design specification that a meaningful reduction in the water demand of the building will be achieved. A letter from the contractor [DS_WAT4_001] confirms that the design team have therefore specified no dedicated, mains-supplied irrigation systems within the development and that all external landscaping and planting has been selected/developed to ensure that, once established, it relies solely on precipitation during all seasons of the year. The external services drawing '75-E1624-BMT-ZZ-ZZ-DR-E-Ss_70_80_25_00-2303-A5-C02 - EXTERNAL	COMPLETE	LANDSCAPE ARCHITECT / CONTRACTOR

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
							29.04.2026 Direct email to Tyler Grange Request for signature. 29.04.2026 TG email Not within TG remit SOL has requested DSP to sign.	SERVICES-A1' [DS_GEN_008] confirms that irrigation has been designed out. <u>Evidence</u> DS_WAT4_001_Commitment Letter – letter from the contractor confirming design specification to reduce unregulated water use. DS_GEN_008_B3718 Winnersh M&E Tender – M&E tender drawing package. 1 credit closed out.		
Materials										
Mat 01	Life Cycle Impact of Materials	7 + 3	1.07%	4	5	Up to six credits – Superstructure Criterion 1 (Retail, Office & Industrial) Superstructure (office, industrial and retail buildings (except for Simple Buildings and where Notes and 1.2 apply)) 1 During the Concept Design, demonstrate the environmental performance of the building as follows: 1.a: Carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool according to the methodology. 1.b: Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications). Criterion 2 (Retail, Office & Industrial) 2 During Technical Design, demonstrate the environmental performance of the building as follows: 2.a: As criterion 1.a 2.b: Submit the Mat 01/02 Results Submission Tool to BRE at the end of Technical Design. Criterion 3 (all building types) For offices, industrial and retail buildings, achieve criterion 1. Criterion 4 (all building types) During Concept Design, identify opportunities for reducing environmental impacts as follows: 4.a Carry out building LCA options appraisal of 2-4 significantly different superstructures 4.b Use a building LCA tool that is recognised by BREEAM 4.c For each design option, fulfil the functional requirements by the client and all statutory requirements 4.d Integrate the LCA options appraisal activity within the wider design decision-making process. Record this in an options appraisal summary document. 4.e Record the following in the Mat01/02 Results Submission Tool: The differences between the design options; the design option selected by the client to be progressed beyond Concept Design; the	4/7 CREDITS TARGETED INITIAL COMMENT At this stage it is conservatively assumed that a total of 4 credits will be targeted under MAT1. Assessor Comment: LCA CS Completed and submitted to BRE. 16.12.25 Architect Email Technical design stage review complete for Architect's scope. Structural review required.	5/7 CREDITS ACHIEVED AT TECHNICAL DESIGN STAGE COMMENT Criterion 1-7 The Concept Design LCA [DS_MAT1_001] completed by Sol Environment and submitted to BRE 21.12.2022 confirms that 4 credits have been achieved for superstructure, substructure, and hard landscaping options. A print screen from BREEAM projects [DS_MAT1_002] confirms that the CD LCA was uploaded to BREEAM projects at the correct time. 4/7 CREDITS ACHIEVED AT CONCEPT DESIGN STAGE The Technical Design LCA [DS_MAT1_003] completed by Sol Environment and submitted to BRE 11.03.2021 confirms that 3 credits have been achieved at technical design stage. A print screen from BREEAM projects [DS_MAT1_004] confirms that the TD LCA was uploaded to BREEAM projects at the correct time. 5/7 CREDITS ACHIEVED AT TECHNICAL DESIGN STAGE EVIDENCE DS_MAT1_001 - Concept Design LCA – The package of concept design stage LCA documents including results submission tool. The file includes both submission and supporting documents including concept design drawings and architect's materials schedule. DS_MAT1_002 – Concept Design LCA Projects Upload – Confirmation of CD LCA upload to BREEAM projects. DS_MAT1_003 – Technical Design LCA – The package of technical design stage LCA documents including results submission tool. The file includes both submission and	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						reasons for selecting it and the reasons for not selecting the other design options 4.f Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, before planning permissions is applied for. Criterion 5 (all building types) During Technical Design identify opportunities for reducing environmental impacts as follows: 5.a Carry out building LCA options appraisal of 2 -3 significantly different superstructure design options 5.b Use a building LCA tool that is recognised by BREEAM 5.c As criterion 4.c – 4.e. above. Update options appraisal summary document. 5.d Submit the Mat 01/02 Results Submission Tool to BRE at the end of Technical Design. One Credit – Substructure and hard landscaping options appraisal Criterion 6 Criteria 3 and 4 are achieved Criterion 7 During Concept Design identify opportunities for reducing environmental impacts as follows: 7.a Carry out building LCA options appraisal for at least six significantly different substructure or hard landscaping design options (min. of 2 substructure and 2. Hard landscaping) 7.b Using a building LCA tool that is recognised by BREEAM 7.c As criteria 4.c to 4.f above.		supporting documents including technical design drawings and architect's materials specification. DS_MAT1_004_260323_Technical Design LCA Projects Upload – Confirmation of TD LCA upload to BREEAM projects.		
						Exemplary One Credit – Core building services option appraisal Criterion 8 Criteria 3 to 4 are achieved. Criterion 9 During Concept Design identify opportunities for reducing environmental impacts as follows; 9.a Carry out building LCA options appraisal for at least 3 significantly different core building services design options 9.b Use a building LCA tool recognised by BREEAM 9.c As criteria 4.c to 4.f above.	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A
						Exemplary One Credit – LCA and LCC alignment Criterion 10 Achieve criteria 3 – 5	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.		N/A	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Criterion 11 Achieve Elemental LCC plan and Component LCC options appraisal credits Criterion 12 Include design options appraised for criteria 3 – 4 Criterion 13 Include the design options appraised for criterion 5 during Concept Design in the ‘Component level LCC option appraisal’ Criterion 14 Integrate the aligned LCA and LCC options activity within the wider design decision-making process, record this in an options appraisal summary document including the relevant cost information from the ‘element LCC plan’ and ‘Component level LCC option appraisal’				
						Exemplary One Credit – Third party verification Criterion 15 Criteria 1 -7 are achieved Criterion 16 A suitably qualified third party carries out the buildings LCAs Criterion 17 For each LCA option, itemise the findings of the verification checks made by the suitably qualified third person in the report. Criterion 18 Include details of the suitably qualified third party’s relevant skills and experience and declaration of their third-party independence from the client and design team.	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A
Mat 02	Environmental Product Declarations (EPD)	1	1.07%	0	-	One Credit - Specification of products with a recognised environmental product declaration (EPD) Criterion 1 Specify construction products with EPD that achieve a total EPD points score of at least 20. Criterion 2 Enter the details of each EPD into the Mat 01/02 Results Submission Tool, including the material category classification. The Mat 01/02 Results Submission Tool, including the material category classification.	0/1 CREDITS TARGETED INITIAL COMMENT 20 points not achieved. Credit dropped.		N/A	N/A
Mat 03	Responsible sourcing of	4 + 1	1.07%	3	3	MINIMUM STANDARD [CRITERION 1 ONLY] BREEAM PASS, GOOD, VERY GOOD, EXCELLENT & OUTSTANDING.	MINIMUM REQUIREMENT Criterion must be achieved to achieve BREEAM Pass rating.	PREREQUISITE ACHIEVED COMMENT Criterion 1	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
	construction products					Pre-requisite Criterion 1 All timber and timber-based products used on the project is 'Legally harvested and traded timber'.	INITIAL COMMENT Design team to ensure all timber and timber based products used on the project is 'Legally harvested and traded timber'.	A Letter of commitment received from the Construction manager DSP [DS_GEN_003] confirms that all timber and timber-based products used on the project shall be 'legal and sustainable timber' i.e. they are in accordance with the UK government's definition of legally sourced timber. The contractor has committed to providing delivery notes, FSC certificates for all new materials, and photographic evidence of material reuse. EVIDENCE DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project.		
						One Credit – Enabling sustainable procurement Criterion 2 A sustainable procurement plan (in place before Concept Design) must be used by the design team to guide specification towards sustainable construction products.	1/1 CREDITS TARGETED INITIAL COMMENT Design team must prepare a Sustainable Procurement Plan to guide specification towards sustainable construction products. NOTE: This must be in place before the end of concept design. 28.01.2026 Assessor Comment DSP to send Sustainable Procurement Plan dated prior to end of Concept Design. 11.03.2026 DSP Email SPP received.	1/1 CREDITS ACHIEVED COMMENT • Section 1 of the Sustainable Procurement Plan completed by DSP Retail Construction Management [DS_MAT3_002] confirms that risks and opportunities have been identified to guide procurement activities. • Section 2 of the Sustainable Procurement Plan [DS_MAT3_002] confirms that sustainability aims, objectives, and strategic targets have been set to guide procurement activities. • Section 1 & 4 of the Sustainable Procurement Plan [DS_MAT3_002] confirms that consideration has been given for procuring goods locally. • Section 4 of the Sustainable Procurement Plan [DS_MAT3_002] confirms that a checklist to review sustainable objectives will be completed at least three times during the project to verify the effective implementation of the SPP. • The Sustainable Procurement Plan completed by DSP Retail Construction Management [DS_MAT3_002] was issued in June 2022, i.e before the end of Concept Design Stage. EVIDENCE DS_MAT3_002_ALDI Winnersh - Mat 03 Sustainable Procurement Plan – The sustainable procurement plan completed by the Contractor, DSP Retail Construction Management.	COMPLETE	N/A
						Up to three credits – Measuring responsible sourcing Criterion 3 Up to 3 credits can be awarded where applicable materials are responsibly sourced as follows: 1 credit –10% 2 credits – 20%	2/3 CREDITS TARGETED INITIAL COMMENT Contractor and Architect to ensure that responsible sourced materials are used/specified and ≥20% of the RSM points are	2/3 CREDITS ACHIEVED COMMENT Criterion 1 A Letter of commitment received from the Construction manager DSP [DS_MAT3_001] confirms 2 credits will be targeted.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						3 credits – 30% Exemplary 50% of points achieved	achievable. Requirement will be included in the contract prelims. 29.04.2026 Assessor Comment Materials schedule received by KK and sent to DSP for confirmation.	The materials schedule [DS_MAT3_002] provided by the architect confirms the materials specified for the project with relevant details, manufacturers, and responsible sourcing certification levels. The Mat 03 calculator tool [DS_MAT3_004] has been completed using the materials provided by the architect, and all responsible sourcing certificates have been located and saved in the folder [DS_MAT3_005] and confirms that a total score of 27.5% has been achieved equivalent to 2 credits. EVIDENCE DS_MAT3_001_Ltr Mat 03_Responsible Sourcing of Materials – letter of commitment from DSP, the Contractor on the project. DS_MAT3_003_Materials Schedule – A schedule of materials specified for the project completed by the architect, and contractor. DS_MAT3_004 – Mat03 Calculator Tool – The BREEAM mat 03 calculator tool completed using the materials specified by the architect and contractor. DS_MAT3_005 – Certificates – Folder containing responsible sourcing certificates.		
Mat 04	Insulation	-	-	-	-	This is no longer assessed as a separate issue within BREEAM UK New Construction v6.				
Mat 05	Designing for Robustness	1	1.07%	1	1	Criterion 1 – Protecting vulnerable parts of the building from damage Where protection measures are incorporated into the building’s design and construction to reduce damage to the building’s fabric or materials in case of accidental or malicious damage occurring. These measures must protect against: - Negative impacts of high user numbers - Damage from vehicle/trolley movement - External building damage from a vehicle - Potential malicious damage to the building materials and finishes. Criterion 2 – Protecting Exposed Parts of the Building Material Degradation Key exposed building elements [External walls, cladding, roof/balconies, glazing and hard landscaping] have been designed and specified to limit long and short-term degradation due to environmental factors. This can be demonstrated through one of the following:	1/1 CREDITS TARGETED INITIAL COMMENT Architect to issue drawings and evidence ensuring all durability measures specified have been a specified and installed in area of high pedestrian traffic, area of vehicular and trolley movement as well as vehicle protection from collision. Architect to issue drawings highlighting vulnerable parts of the development, as well as ensure they will limit material degradation due to environmental factors.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 A letter from the Architect [DS_MAT5_001] confirms that measures have been incorporated into the store’s design and construction to reduce damage to the building’s fabric or materials in case of accidental or malicious damage as below: <u>Negative impacts of high user numbers in relevant areas of the building:</u> - Internal doors have a solid timber core and have push plates and kick plates where required. - Stonewall boarding up to 2.2m in the retail area where there are no fixtures and within the welfare area corridor; - Barrier matting / hard wearing terrazzo floor tiles in the retail area; - Wall protection board in the warehouse;	COMPLETED	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						- The element achieves an appropriate quality or durability standard (see table 9.14 in the manual) OR - A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. Criterion 3 Include convenient access to the roof and façade Criterion 4 Design the roof and facade to prevent water damage, ingress and detrimental ponding.		<u>Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor, and kitchen areas:</u> - Corner guards and protection to merchandising is provided to limit damage from customer trolleys - Steel box skirting in the warehouse areas to protect from pallet trucks <u>External building fabric damage by a vehicle:</u> - Heavy-duty bollards close to vulnerable building corners - Trolley protection rails - Vehicle parking away from the building - The majority of the building is protected by the raised plinth with ramps and steps to the perimeter - Back of house areas and plant compound are fenced off with secure access - Post and rail fence to the site perimeter to stop parked vehicles leaving the site in the event of a flood. <u>Potential malicious damage to building materials and finishes, in public and common areas where appropriate:</u> - CCTV installation covering the store entrance area - Car park and building external lighting - Vehicle barrier gates at the site entrance - Cycle parking in public view close to the shopfront glazing - Robust metal grills to the openings to the building undercroft. Refer to zip file of architectural drawings [DS_GEN_018] to confirm the above protection measures have been implemented. Criterion 2 The material degradation matrix provided by the Architect [DS_MAT5_003] confirms that a risk assessment has been completed to assess the risk of building elements against environment, biological, and pollutant factors. The matrix confirms that the materials specified for the development are resilient and durable to withstand the assessed risks. Criterion 3 Section 4 of the façade access strategy [DS_MAT5_002] provided by the Architect confirms that the façade panels (Kingspan) come with an external coating and product warrantee, maintenance for these panels is minimal. Inspection, maintenance and repair guidance is		

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								provided by Kingspan (see Appendix 4), this documentation is included in the O&M manual. Where required, scaffolding can be erected for access to the external walls, sufficient space is provided around the facade to allow for this. Kingspan panels are modular and can be removed by loosening fixings and repairing/replacing as required. In the event the internal lining needs to be inspected, the panels can be removed to give access to the supports behind. Curtain walling is at an accessible height. Access to the underside of the roof can be obtained internally in the warehouse, or via the suspended ceiling system in the sales/welfare areas. Access to the roof (externally) can be obtained via platform or MEWP from the loading bay area as set out on the roof plan in Appendix 1. A man safe system is provided on the roof, this allows those working at height to connect to a fall arrest system, this is provided in the form of a line attached to various anchor fixings on the roof to which people can be connected to. Further details are provided within the appendices in the report. Due to the flood risk at the site the building sits on a raised plinth with space below for flood water to permeate. This void is made secure by lockable grates. The grates are removable such that the void below can be inspected and maintained. Criterion 4 The material degradation matrix provided by the Architect [DS_MAT5_003] confirms that they have carefully considered the drainage mechanisms of the façade and roof on a small and large scale to prevent staining, detrimental oxidation, ponding, rot, ingress, penetration, or any other deleterious effect. EVIDENCE - DS_MAT5_001_Mat_05_Vulnerable_parts_- A letter confirming the buildings protection measures. - DS_MAT5_002_Facade maintenance strategy - A maintenance and access strategy. - DS_MAT5_003_Mat 05 Matrix – Mat 05 Matrix - DS_GEN_018_Architecture Construction Drawings – zip file containing architecture construction drawings.		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
Mat 06	Material Efficiency	1	1.07%	1	1	One Credit – Material efficiency Criterion 1 At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done from the ‘Preparation and brief’ stage through to the ‘Construction’ stage. Criterion 2 Develop and record the implementation of material efficiency during developed design, technical design and construction – using the BREEAM material efficiency strategy. Criterion 3 Report the targets and actual material efficiencies achieved.	1/1 CREDITS TARGETED INITIAL COMMENT Design team to hold a material efficiency review at each stage of the project to maximise material efficiency of the project, including setting targets and reporting on opportunities and methods used to optimise material use. 03.11.22: Emails from M&E, Refrig cons Material Efficiency Template sections completed by M&E and Refrig consultant. ARCH & C&S TO COMPLETE CONCEPT DESIGN SECTION OF MAT 06 TEMPLATE 24.03.26: Email from DSP Mat6 contribution received from DSP. SOL to justify. 08.04.26: Email from K2 Mat6 contribution received from K2. SOL to justify. 23.04.26: Assessor Comment Compiled for DSP, K2, Craddys, BMT. Architecture still required. 29.04.2026 Assessor Comment Architecture input received and compiled.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 The material efficiency review report [DS_MAT6_001] was completed by the project team during the preparation and brief stage (20/10/20 - 20/11/20). It was updated during concept design stage (20/11/20 - 10/06/22). Refer to a letter from the Architect [DS_GEN_012] to confirm RIBA Stage dates. The material efficiency review completed by the Architect [DS_MAT6_001] confirms the project team are committed to minimising material waste (and maximising material efficiency) throughout the project life. The following parties have been involved in the review process: - Client - Architect - Structural/Civil Engineer - Construction Manager - Refrigeration consultant - M&E consultant Criterion 2 The report was updated at developed design and technical design stage (10/06/22 - 05/07/24), and will be updated during construction (30/03/26-TBC). The material efficiency strategy was followed. <u>Construction Waste Targets</u> Requirements were set to inform decisions throughout the design and construction phase of the project. See section 3.2 to see waste targets. The contractor is obliged to ensure they achieve the waste target as this is specified in the BREEAM section of the ALDI Standard Specification. The following material efficiency strategies have been presented: - The glazing and cladding system will be modular. Floor finish in the store is a modular prefabricated terrazzo tile. Steelwork will be prefabricated off site and bolted together on site. The canopy is prefabricated. Roofing and cladding panels are all prefabricated. As this design is a one off, it would not be cost effective to pre-fabricate entire sections, as they are all unique to this site.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								-Reduce offcuts through consideration of length to which materials are manufactured. Steelwork, canopy, roofing, and cladding systems are all manufactured off-site to precise dimensions, reducing cutting, wastage, and site works. Bolted connections also facilitate disassembly and potential reuse at the end of the building's life. - Prioritising materials with high recycled content and lower embodied carbon. Structural framing, concrete, bricks and blocks, pavement construction build-ups can all be broken down and reused for future developments. - ALDI has a standardised design with consistent and efficient systems in place. ALDI follows a standardised ALDI design for all disciplines. This scheme does move away from some of Aldi's structural standards due to the flood risk and the provision of a raised ground floor and plinth element with ramps and steps. To minimise material waste the main entrance ramp and steps have been grouped together to make as an efficient plan shape as possible. Refer to drawings within the appendix demonstrating the building layout and elevations where the implementation of modular glazing and cladding, as well as the non-standard undercroft, is demonstrated. Criterion 3 Section 6.0 of the report will be completed at post-construction stage and will report on deviations from previous stages, as well as document evidence of activity to further identify efficiencies at this stage, for example: meeting minutes, training events, waste reduction documentation etc. EVIDENCE • DS_MAT6_001_Material Efficiency Template – A material efficiency review carried out at each stage of the project by the Architect with input from the project team. • DS_GEN_012_Aldi Winnersh Man 01 – Letter from the Architect establishing RIBA Stage dates, dated 25.04.26.		
Waste										
Wst 01	Construction Waste Management	5 + 1	0.67%	4	4	One credit - Pre-demolition audit Criterion 1-2 A 'competent person' must complete a Pre-Demolition Audit [PDA] of any existing buildings, structures or hard surfaces being considered for demolition BEFORE the end of RIBA Stage 2. The	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						PDA must be considered within the Resource Management Plan [RMP] Competent person definition An individual who has appropriate knowledge of buildings, waste and options for reuse and recycling of different waste streams. Ideally this would be a demolition contractor but could also be the main contractor.	NOTE: PDA must be carried out before the end of concept design.			
						MINIMUM STANDARD [1 CREDIT] OUTSTANDING Up to three credits - Construction resource efficiency Criterion 3-4 Prepare compliant RMP Meet or improve upon the following benchmarks; 1 credit - <13.3m³ / <11.1 tonnes per 100m² GIFA 2 credits – 7.5m³ / <6.5 tonnes per 100m² GIFA 3 credits - <3.4m³ / <3.2 tonnes per 100m² GIFA Exemplary - <1.6m³ / <1.9 tonnes per 100m² GIFA One credit - Diversions of resources from landfill Criterion 5 Meet, where applicable, the diversion from landfill benchmarks: One credit Non-demolition, 70% (volume) 80% (tonnage) Demolition, 80% (volume), 90% (tonnage) Exemplary level Non-demolition, 85% (volume) 90% (tonnage) Demolition, 85% (volume) 90% (tonnage) Excavation, 95% (volume) 95% (tonnage) Criterion 6 Sort waste materials into separate key waste groups either on-site or through a licensed contractor for recovery	4/4 CREDITS TARGETED INITIAL COMMENT Contractor to ensure resource / site waste management plan (SWMP) issued and followed for the duration of the contract. The SWMP is to include the following targets: Construction resource efficiency target - non-hazardous construction waste is limited to a maximum of 3.4m³ (or 3.2 tonnes) per 100m² of Gross Internal Floor Area Diversion from landfill target 70% volume (or 80% by weight) of non-hazardous waste non-demolition waste, and 80% volume (or 90% by weight) of non-hazardous waste demolition waste is to be diverted from landfill. NOTE: A pre-demolition plan is required to be completed by the contractor or design team prior to the start of work on site. 28.01.2026 DSP Letter SWMP received. - Resource efficiency benchmark - The waste target for this project is 3.2/1.9 tonnes per 100m² floor area - Diversion from Landfill - At least 95% [by tonnage] OR 95% by volume of demolition waste to be diverted from landfill Non demolition diversion from landfill target missing. 30.01.2026 DSP Email Update received.	4/4 CREDITS ACHIEVED COMMENT Criterion 3-4 A Letter of commitment received from the Construction manager DSP [DS_GEN_003] confirms the contractor shall prepare a Site Waste Management Plan (SWMP) for each new foodstore to promote resource efficiency and to prevent illegal waste activities. The SWMP shall include as a minimum: - A resource efficiency benchmark (m3 of waste per 100m2 of floor area) - Procedures and commitments to minimise non-hazardous waste in line with the target benchmark - Procedures to minimise hazardous waste - A waste-minimisation target and details of waste minimisation actions to be undertaken - Procedures to estimate, monitor, measure and report on hazardous and non-hazardous site waste and demolition waste, where relevant, arising from all site construction works - Monthly reporting of all construction waste data throughout the project checked against what would be expected based on the stage of the project. - Procedures to sort, reuse and recycle construction waste into defined waste groups, either on site or through a licensed external contractor - Procedures to review and update the plan - The name or job title of the individual responsible for implementing the above. The contractor has also committed to issuing waste tickets and other waste management related documentation to the BREEAM assessor. A site waste management Plan [DS_WST1_001] has been prepared by the contractor in compliance with the BREEAM requirements.	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								a) Section 5 and 6 of the site waste management Plan [DS_WST1_001] covers non-hazardous waste materials including demolition and excavation waste. b) Section 6 and 7 of the site waste management Plan [DS_WST1_001] confirms waste will be collected by an external waste contractor. If waste data is obtained from licensed external waste contractors, the data needs to be reliable and verifiable, e.g. by using data from EA/SEPA/EA Wales/NIEA Waste Return Forms. Section 4 covers description of how waste will be managed according to the waste hierarchy, e.g. reused, recycled, recovered and disposed. The Site Waste Management Plan prepared by the construction manager meets the definition of a compliant resource management plan. Section 6 confirms the measures in place to estimate, monitor, measure, and report on site waste. Criterion 5 Section 4 of the Site Waste Management Plan [DS_WST1_001] confirms that the resource efficiency benchmark has been set for the project of at least 3.2 tonnes per 100m² of floor area. A target of 80% by tonnage has been reported in BREEAM Projects. Criterion 6 Section 3 of the Site Waste Management Plan [DS_WST1_001] confirms that no pre-demolition audit was required on this project, as there are no existing buildings, structures or hard surfaces on site to be demolished. Section 4 of the Site Waste Management Plan [DS_WST1_001] confirms a diversion from landfill target of at least 80% (By tonnage) or 70% by volume of non-demolition waste to be diverted from landfill has been set. A target of 80% by tonnage has been reported in BREEAM Projects. Criterion 7 Section 6 of the Site Waste Management Plan for the construction manager [DS_WST1_006] confirms that		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								waste shall be separated into key waste groups, with estimated waste targets set for each. Waste will be collected by an external waste contractor. <u>EVIDENCE</u> DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. DS_WST1_001_Site Waste Management Plan – SWMP as issued by DSP, the contractor on the project.		
						Exemplary Criterion 7 - 9 - Both non-hazardous construction waste and the percentage diverted from landfill must meet or exceed exemplary benchmarks. - All key waste groups for diversion from landfill are covered in the RMP. - Waste data obtained from licensed external waste contractors is reliable and verifiable, by using data from EA/SEPA/EA Wales/NIEA Waste Return Forms or from a PAS 402:2013 compliant company	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A
Wst 02	Use of recycled and sustainably sourced aggregates	1 + 1	0.67%	0 (1)	-	Pre-requisite Where relevant, complete a pre-demolition audit of any existing buildings, structures or hard surfaces	PRE-REQUISITE NOT TARGETED INITIAL COMMENT Credit not targeted. NOTE: PDA must be carried out before the end of concept design.	PRE-REQUISITE NOT TARGETED	N/A	N/A
						One Credit – Project Sustainable Aggregate Points Criterion 2 Identify all aggregate uses and types on the project. Criterion 3 Determine the quantity in tonnes for each identified use and aggregate type. Criterion 4 Identify the region in which the aggregate source is located. Criterion 5 Calculate the distance in kilometres travelled by all aggregates by transport type. Criterion 6 Enter the information into the BREEAM Wst 02 calculator to calculate the Project Sustainable Aggregate points. Exemplary	0/1 CREDITS TARGETED 1 POTENTIAL CREDIT - Revisit at PC. INITIAL COMMENT Credit not targeted. NOTE – If credit is to be targeted, the percentage must meet the following minimum % levels (by weight or volume) to contribute to the total amount of recycled or secondary aggregate outlined in Table 54 of BRE. 28.01.2026 BREEAM Meeting Potential credit. Craddys to send estimates for quantity of recycled aggregate. May be difficult to meet target at PC stage. 02.02.2026 Email from Craddys Volumes and aggregate types received. Score is calculated using material sourcing information. Credit to remain potential until materials are sourced to allow credits to be calculated.	CREDIT NOT TARGETED	N/A	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Achieve exemplary performance as per Criterion 1-6	28.01.2026 BREEAM Meeting Craddys to send estimates for quantity of recycled aggregate. May be difficult to meet target at PC stage. 29.04.2026 Assessor Comment Revisit at PC.			
Wst 03	Operational Waste	1	0.67%	1	1	MINIMUM STANDARD [1 CREDIT] EXCELLENT & OUTSTANDING Criterion 1-2 – Operational Waste Provide a dedicated space for the segregation and storage of operational recyclable waste generated. The space is; - Clearly labelled - Accessible to building occupants - Of a capacity appropriate to the building type/size/no. of units For consistent and large amounts of operational waste, provide: - Static waste compactor/baler - Vessel for compositing organic waste - A water outlet for hygiene purposes Criterion 3 (Healthcare only) Not Applicable Criteria 4-10 (Multi Res only) Not Applicable	MINIMUM REQUIREMENT Credit must be achieved to achieve a BREEAM Excellent rating 1/1 CREDITS ACHIEVED INITIAL COMMENT Design team to ensure a dedicated space has been provided for the segregation and storage of operational recyclable waste volumes generated by the building. Design team to ensure all waste generated is segregated into appropriate operational waste streams. 03.11.2025 Architect Email Latest planning GAs received and reviewed. 28.01.2026 Assessor Comment Water outlet required within warehouse for bin cleaning / hygiene purposes.	1/1 CREDITS ACHIEVED COMMENT Criterion 1-2 The ALDI Operational Waste statement [DS_WST3_001] confirms that a general waste bin store, recyclable waste areas/receptacles, and a compactor-baler will be provided. Waste shall be stored in clearly defined areas/bins/receptacles. The ALDI Operational Waste Statement [DS_WST3_001] confirms that general waste is stored within an externally secured area, consisting of two bins with an individual capacity of 1,100 litres. The proposed floor plan '75-E1624-XX-00-DR-A-3000-C01-PROPOSED FLOOR PLAN' within zip file [DS_GEN_018], confirms the location of the external bin store. Further details can be seen on the loading bay ramp drawing '75-E1624-XX-00-DR-A-1051-P01-LOADING BAY RAMP-.pdf' and Bin Cage drawing '201057-AD5906-P01 Bin Cage.pdf' within zip file [DS_GEN_013]. The ALDI Operational Waste Statement [DS_WST3_001] confirms operational recyclable waste is stored internally, in clearly defined areas/bins/receptacles, where it is typically collected daily (Cardboard, food and organic waste, plastic waste) and returned to the nearest RDC where it is forwarded for recycling. A compactor-baler is provided in the warehouse for cardboard. Timber pallets are returned to RDC for reuse and recycling. The proposed floor plan '75-E1624-XX-00-DR-A-3000-P01-PROPOSED FLOOR PLAN' and '201057-AD4103-P01 Cleaners Sink' within zip file [DS_GEN_013], confirms the proposed location of the compactor-baler in the warehouse, as well as a cleaners sluice/sink in the warehouse. The welfare area water drawing '75-E1624-BMT-ZZ-ZZ-DR-M-Ss_55_70_38_00-1206 - WELFARE AREA WATER' and the warehouse area water drawing '75-E1624-	COMPLET E	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								BMT-ZZ-ZZ-DR-M-Ss_55_70_38_00-1205 - WAREHOUSE AREA WATER' [DS_GEN_008] confirms a water outlet for hygiene purposes has been specified in the warehouse. The ALDI Operational Waste Statement [DS_WST3_001] confirms that waste facilities are designed to a capacity appropriate to the building type, size, and predicted volumes of waste that arise from daily operational activities. EVIDENCE • DS_WST3_001_Operational Waste Statement – ALDI operational waste statement. • DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E Tender drawings • DS_GEN_013_Architecture TD drawings 18.12.25 – zip file containing tender drawings used to inform the construction information. • DS_GEN_018_Architecture Construction Drawings – zip file containing architecture construction drawings.		
Wst 04	Speculative floor and ceiling finishes	-	-	-	-	<i>CREDIT NOT APPLICABLE TO DEVELOPMENT</i>			N/A	N/A
Wst 05	Adaptation to Climate Change	1 + 1	0.67%	1	1	One credit - Resilience of structure, fabric, building services and renewables installation Criterion 1 Conduct a climate change adaptation strategy appraisal using a systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes: 1.a.i Hazard identification 1.a.ii Hazard assessment 1.a.iii Risk estimation 1.a.iv Risk evaluation 1.a.v Risk management. Criterion 2 Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact. Criterion 3	1/1 CREDITS TARGETED INITIAL COMMENT One credit could be achieved where the design team complete a climate change adaption appraisal. 15.12.22: Emails from Architect Adaptation to climate change matrix received. SOL REVIEW AND JUSTIFICATION COMPLETE	1/1 CREDITS TARGETED COMMENT Criterion 1 Adaptation to Climate Change Matrix [DS_WST5_001] is a systematic risk assessment which identifies the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes: 1.a.i Hazard identification (Relevant bodies were reviewed – see pages 2-6 for sources). 1.a.ii Hazard assessment 1.a.iii Risk estimation 1.a.iv Risk evaluation 1.a.v Risk management. Criterion 2 and 3 Column 'O' of the Matrix [DS_WST5_001] identifies mitigation strategies for hazards posed by extreme climate change events. The design has been adapted	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.		where the current design does not already mitigate the hazard. Adaptation measures include mitigation against flood and storm risk; Foundation/hard landscaping design: - Foundations shall be deep enough to mitigate the effect of ground movement caused by frost/moisture changes. Refer to the Detailed Section drawings '75-E1624-XX-ZZ-DR-A-1200-C01-DETAILED SECTIONS 1 AND 2' within [DS_GEN_018] zip file. Refer to the Foundation Detail drawings '75-E1624-CDY-XX-FN-D-S-0205-C02-FOUNDATION DETAILS SHEET 01 'within [DS_GEN_017] zip file. - Hard landscaping shall be laid to ensure water drains into manholes, which drains into the attenuation tanks. Refer to concept design drainage layout, page 68 of the drainage report [DS_POL3_002]. Refer to zip file of civils and structural drawings [DS_GEN_017], particularly the following drawing '75-E1624-CDY-XX-XX-DR-C-0050-A5-C03-PROPOSED DRAINAGE GA'. - The finished floor level of the store has been raised to an appropriate level above the flood plane. Refer to Proposed Setting Out drawing '201057-3503-P01 Proposed Setting Out Plan' within [DS_GEN_013] zip file. Refer to zip file of civils and structural drawings [DS_GEN_017], particularly the following drawing '75-E1624-CDY-XX-00-D-S-0211-C03-GROUND FLOOR SLAB GA'. Drainage strategy: - Ground conditions have been examined and foundations design and materials have been selected to suit. Specifically, foundations have design to withstand impacts from flooding including swelling of clays (bearing capacity of soil has been considered), sulphate attack from groundwater, corrosion of steel piles, chemical waste etc. Refer to the Foundation Detail drawings '75-E1624-CDY-XX-FN-D-S-0205-C02-FOUNDATION DETAILS SHEET 01 'within [DS_GEN_017] zip file. Building design: - Building floor level raised above the flood level and set up on a plinth. Refer to Proposed Setting Out drawing '201057-3503-P01 Proposed Setting Out Plan' within [DS_GEN_013] zip file, and the following drawing '75-E1624-CDY-XX-00-D-S-0211-		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								C03-GROUND FLOOR SLAB GA' within [DS_GEN_017]. ▪ Rainwater pipes shall be sized appropriately to ensure run off is captured. ▪ Damp proof courses shall be provided to prevent capillary action through the floor. Wall and floor junctions have been designed carefully to prevent water ingress. Refer to the Foundation Detail drawings '75-E1624-CDY-XX-FN-D-S-0205-C02-FOUNDATION DETAILS SHEET 01' within [DS_GEN_017] zip file. ▪ The brick types shall be selected to resist saturation and freezing/spalling (durability level and mortar strength). Refer to Proposed Elevation to see brick specification '75-E1624-XX-ZZ-DR-A-2000-C01-PROPOSED ELEVATIONS-' , within [DS_GEN_018] zip file. ▪ A void below the store ground floor will be provided to minimise the impact of the building on the site flooding. Refer to Proposed Undercroft plan '75-E1624-XX-ZZ-DR-A-3010-P01-PROPOSED UNDERCROFT PLAN-' and Section A-A, B-B drawing '75-E1624-XX-ZZ-DR-A-4000-P01-SECTION A-A, B-B-' within [DS_GEN_013] zip file. Refer to letter issued by the architects [DS_WST5_002] to see the adaptation to climate change matrix completed during concept design stage has been reviewed during technical design stage, and as per the original document, all hazards were designed out and no further recommendations/changes were required to be made during the technical design stage. EVIDENCE ▪ DS_WST5_001_Adaptation to Climate Change Matrix – A matrix detailing risk management strategies for extreme climate change events, and associated risk assessment to determine likelihood and impact of hazard. ▪ DS_GEN_013_Architecture TD drawings 18.12.25 – zip file containing tender drawings used to inform the construction information. ▪ DS_GEN_018_Architecture Construction Drawings – zip file containing architecture construction drawings. ▪ DS_WST5_002_Ltr_Wst_05.1_Climate_change – Letter issued by the Architect. ▪ DS_POL3_002_FRA and Drainage Strategy – Flood Risk Assessment and Drainage Strategy, produced by the civils consultants Craddys.		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Exemplary Criterion 4 Meet criteria 1 to 3 above. Criterion 5 Meet the criteria or achieve credits of the assessment issues given in Table 10.11 of the BREEAM Manual	INITIAL COMMENT Exemplary credits not targeted.	0 CREDITS TARGETED	N/A	N/A
Wst 06	Design for disassembly and adaptability	2	0.67%	2	2	One credit - Design for disassembly and functional adaptability – recommendations Criterion 1 Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios by the end of Concept Design. Criterion 2 Develop recommendations or solutions based on the study (criterion 1 above), during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation.	1/1 CREDITS TARGETED INITIAL COMMENT Design team to ensure disassembly and functional adaptation strategy study is conducted prior to the end of RIBA Stage 2 outlining recommendations for measures to be incorporated to facilities for future adaptation. Based on discussions with the project team, it is assumed two credits can be targeted under Functional Adaptability. 10.12.22: Emails from Architect Wst06 proforma received SOL REVIEW AND JUSTIFICATION COMPLETE	1/1 CREDITS ACHIEVED COMMENT Criterion 1 Section 2 of the Wst 06 Proforma [DS_WST6_001] details the Functional adaptation strategy study of building elements and design aspects. A building-specific workshop was undertaken by the client and design team prior to Concept Design (RIBA Stage 2), and a report issued on 10 th December 2022. The study explored different design scenarios and considered the following: Feasibility, Accessibility, Versatility, Adaptability, Convertibility, Expandability, and Refurbishment Potential. Refer to Architect’s letter establishing RIBA dates [DS_GEN_012], which confirms the report was issued prior to the submittal of the planning application (19.12.22). Criterion 2 Section 2 of the Wst 06 Proforma [DS_WST6_001] details the Functional adaptation strategy study of building elements and design aspects. Recommendations and solutions are listed within this section. The Functional adaptation implementation methodology has been followed, and outcomes of this listed within Section 4. Section 3 of the Wst 06 Proforma [DS_WST6_001] details the outcomes of the disassembly study. Recommendations and solutions to enable and facilitate disassembly have been listed. EVIDENCE DS_WST6_001_WST6 Report - Concept Design stage design for disassembly and adaptability study.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								DS_GEN_012_Aldi Winnersh Man 01 – Letter from the Architect establishing RIBA Stage dates, dated 25.04.26.		
						One credit – Disassembly and functional adaptability – implementation Criterion 3 Achieve criteria 1 and 2 Criterion 4 Provide an update, during Technical Design, on: 4.a How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. 4.b Changes to the recommendations and solutions during the development of the Technical Design. Criterion 5 Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	1/1 CREDITS ACHIEVED INITIAL COMMENT Ensure recommendations outlined in the disassembly and functional adaptation strategy study are implemented into the design 10.12.22: Emails from Architect Wst06 proforma received	1/1 CREDITS ACHIEVED COMMENT Criterion 3 Criteria and 2 have been achieved. Criterion 4 Refer to pages 7-10 to see concept design stage architecture drawings. Refer to pages 8-9 of the report [DS_WST6_001] to see floor plans including space related adaptation measures, namely: - Wide structural grid - Open plan - Flexible layout Concrete foundations and reinforced lower slab mean the floor plan can be easily extended. Refer to the Proposed setting out plan drawing '201057-3503-P01 Proposed Setting Out Plan' and the Detailed Section drawings '75-E1624-XX-ZZ-DR-A-1200-P01-DETAILED SECTIONS 1 AND 2' and '75-E1624-XX-ZZ-DR-A-1201-P01-DETAILED SECTIONS 3 AND 4 (EASI-LIFT)' within zip file [DS_GEN_013] to confirm. The floor finished have been designed with future flexibility in mind. The concrete floor in the warehouse, as well as the terrazzo tiling, can be laid on top of with alternative flooring. There is also space allowance for a raised floor to be added, or an additional upper floor. Refer to the Floor finishes drawing '75-E1624-XX-00-DR-A-3006-P01-FLOOR FINISHES PLAN-.pdf', and the Detailed Section drawings '75-E1624-XX-ZZ-DR-A-1200-P01-DETAILED SECTIONS 1 AND 2' and '75-E1624-XX-ZZ-DR-A-1201-P01-DETAILED SECTIONS 3 AND 4 (EASI-LIFT)' within zip file [DS_GEN_013] to confirm. Refer to pages 8-10 of the report [DS_WST6_001] to see elevations and plans which confirm complex design solutions have been avoided in favour of simple junctions and features. The structure and envelope are independent, and layers can be accessed independently, this allows for increased adaptability and separation of non-structural deconstruction from structural deconstruction, and	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								blockwork walls have been proposed for their adaptability. Refer to the Proposed Plan Details drawing '75-E1624-XX-00-DR-A-3002-P01-PROPOSED PLAN DETAILS' and the Partition Wall Type drawing '201057-1011-P01 PARTITION WALL TYPES PLAN' within zip file [DS_GEN_013] to confirm. Refer to page 10 of the report [DS_WST6_001] to see elevations to see prefabricated cladding panels are modular, the panels are attached via fasteners which can be removed, this allows for easy replacement and extension. Refer to M&E drawings within the zip file [DS_GEN_008] to confirm services can be easily accessed, removed, recycled and rerouted without affecting the building's structure, except for the underfloor heating system. This system is eight different zones which allows for some degree of flexibility in terms of changes to working practices, depending on the type of proposed future use. Refer to page 10 of the report [DS_WST6_001] to see elevations to see most major materials used on this building have a relatively long life expectancy, namely concrete and steel, these are expected to last for the commercial lifespan of this site. Other materials include; • Kingspan insulation panels • Terrazzo tiles • Kingspan cladding panels • Steel frame • Glazing • Ground floor slab and blockwork • Timber <u>EVIDENCE</u> • DS_WST6_001_WST6 Report - Concept Design stage design for disassembly and adaptability study. • DS_GEN_013_Architecture TD drawings 18.12.25 – zip file containing tender drawings used to inform the construction information. • DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E Tender drawings		
Land Use and Ecology										



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
LE 01	Site Selection	2	1.00%	0	-	One Credit - Previously occupied land Criterion 1 At least 75% of the proposed development's footprint is on an area of land which has previously been occupied by industrial, commercial or domestic buildings or fixed surface infrastructure.	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted. Site is undeveloped - credit not achievable.	0/1 CREDITS TARGETED	N/A	N/A
						One Credit - Contaminated land Criterion 2 A contaminated land specialist's site investigation, risk assessment and appraisal has deemed land within the site to be affected by contamination. The site investigation, risk assessment and appraisal have identified: 2.a The degree of contamination 2.b The contaminant sources or types 2.c The options for remediating sources of contamination which present an unacceptable risk. Criterion 3 The client or principal contractor confirms that remediation of the site will be carried out in accordance with the remediation strategy and its implementation plan as recommended by the contaminated land professional.	0/1 CREDITS TARGETED INITIAL COMMENT Credit not targeted. Ground Investigation report confirms no sources of contamination - credit not achievable.	0/1 CREDITS TARGETED	N/A	N/A
LE 02	Identifying and understanding the risks and opportunities for the project	2 + 1	1.00%	2	2	Pre-requisite Criterion 1 An assessment route for the project has been determined using BREEAM Guidance Note GN34 BREEAM Ecological Risk Evaluation Checklist. The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	PRE-REQUISITE TARGETED INITIAL COMMENT Confirmation of the appropriate Route will be required during the formal assessment, though it assumed that and ecologist will be engaged and Route 2 will be taken. The client shall make a commitment to comply with all relevant UK and EU/international legislation. 09.03.23 Ecology Reports Ecology Impact Assessment & Landscape and visual appraisal received. 28.01.2026 DSP Email LE2-5 Letter received. Tyler Grange Email 11.03.2026 GN40 received.	PREREQUISITE ACHIEVED COMMENT Criterion 1 Appendix 1 of the Ecology Impact Assessment (EIA) [DS_LE2_001] lists all relevant UK and EU or international legislation relating to the ecology of the site as follow, including: • The Wildlife and Countryside Act (WCA) 1981 (as amended); • The Conservation of Habitats and Species Regulations 2017 (as amended); • The Countryside and Rights of Way (CROW) Act 2000; • The Natural Environment and Rural Communities Act (NERC) 2006; • The Hedgerows Regulations 1997; and • The Protection of Badgers Act 1992. Refer to page 5 of the GN40 [DS_LE2_005] to confirm the above. Refer to commitment letter from DSP [DS_GEN_003] to confirm that for each phase of construction, contractor shall monitor compliance against all relevant UK, EU or international legislation relating to the ecology of the site.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								EVIDENCE - DS_LE2_001_Ecological Impact Assessment – The extended phase 1 habitat survey produced by the Ecologist - DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. - DS_LE2_002_Aldi Winnersh - Ltr LE 02-5_Ecology Report Implementation – Letter of commitment from the contractor, DSP. - DS_LE2_005_15115_GN40_BREEAM_GW – GN40 issued by the Ecologist.		
						Survey and evaluation Foundation route (Route 1) Criterion 2 The site is evaluated using the BREEAM Ecological Risk Evaluation Checklist (Guidance Note 34) confirming that the Foundation route can be used (see Methodology and Definitions). Comprehensive route (Route 2) Criterion 3 A Suitably Qualified Ecologist (SQE) carries out a survey and evaluation (see Methodology) for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically Preparation and brief stage) (see Definitions). Criterion 4 The SQE’s survey and evaluation determines the site’s ecological baseline (see Definitions), including: 4.a Current and potential ecological value and condition of the site and related areas within the Zone of Influence. 4.b Direct and indirect risks to current ecological value from the project. 4.c Capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the Zone of Influence. Criterion 5 Recommendations and data collected from the survey and evaluation are shared with appropriate project team members to influence decisions made for activities during site preparation, design and construction works, which can support ecological features (see Methodology and Definitions).	1/1 CREDITS TARGETED 09.03.23 Ecology Reports Ecology Impact Assessment & Landscape and visual appraisal received 10.12.22 Ecology Matrix Ecology Matrix received.	1/1 CREDITS TARGETED COMMENT Criterion 2 N/A – Route 2 selected - Section A4 of the GN40 Report [DS_LE2_005] confirms that Route 2 has been selected Criterion 3 The summary and title page of the Ecological Impact Assessment (EIA) [DS_LE2_001] confirms that a Phase 1 Habitat Survey was undertaken by project ecologists (Tyler Grange) in July 2022, and a supporting Ecological Impact Assessment report issued in December 2022. Refer to Architect’s letter establishing RIBA dates [DS_GEN_012], which confirms the survey was undertaken prior to the submittal of the planning application. Refer also to knowledge base note, KBCN1711, which defines concept design stage as the process of design prior to receiving full planning approval, and defines technical design stage as post receipt of full planning approval. As the planning application was submitted on 19.12.22, the survey and report were undertaken and issued prior to the end of concept design. Refer to the Ecology Matrix [DS_LE3_001] to see discussions were held with the design team to influence decisions, and that the report was issued prior to the full planning submission to influence site preparation works, layout and, where necessary, strategic planning decisions. Appendix 2, Section A.2. [DS_LE2_001] confirms that Mari Jones meets the definition of a suitably qualified ecologist. Mari holds an MSc and is a qualifying member of a CIEEM. The report title page, along with Section 1.5, confirms the report has been approved by	COMPLETE	N/A



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								Nathan Jenkinson, a full member of the CIEEM. Refer to CIEEM directory [DS_LE2_006] to confirm membership. Refer to Section C1 of the GN40 Report [DS_LE2_005] has been completed by Georgia Willmott and Mari Jones, both consultant ecologists with experience conducting PEAs, EclAs and BNG assessments. The ecological assessment has been overseen by Toni Cohen, an Associate Ecologist with 18 years of experience and a full member of MCIEEM. Refer to page 28 to confirm Toni has approved the GN40 contents. Refer to CIEEM directory [DS_LE2_006] to confirm membership. Alongside the EIA, a Landscape and Visual Impact Assessment [DS_LE3_002] was undertaken by Tyler Grange and issued on the 11th January 2023. A Tree Survey and Arboricultural Impact Assessment has also been undertaken. A BNG calculation [DS_LE2_003] has been undertaken. An on-site baseline of 8.68 habitat units, 0.0 hedgerow units, 0.0 watercourse units has been calculated. Criterion 4 A BNG calculation [DS_LE2_003] has been undertaken. An on-site baseline of 8.68 units has been calculated. On-site habitat creation and enhancement (improving condition of woodland and forest) have been proposed. No off-site habitat enhancement measures are proposed. A net loss of 63.83% has been calculated. a) Section 5.2 of the Ecological Impact Assessment [DS_LE2_001] states that the existing site includes mixed scrub, other neutral grassland, lowland mixed deciduous woodland, a dry ditch, and hard standing, some of which hold potential value for wildlife. Section 5.2 of the Ecological Impact Assessment [DS_LE2_001] indicates that the site's most ecologically significant feature within the context are the ditch and its surrounding vegetation, while the rest of the area offers limited opportunities for wildlife. Section 3.5 and 3.6 of the Ecological Impact Assessment [DS_LE2_001] confirms there is one internationally important statutory designated site, Thames Basin Heaths SPA, which is 8.1 km to the south of the site. There are also four statutory designated		



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								sites within 2km of the site, and thirteen non-statutory designated sites. b) Section 3.5 and 3.6 of the Ecological Impact Assessment [DS_LE2_001] confirms that no impacts are anticipated on the designated and non-designated sites as a result of the development. Throughout section 3 of the Ecological Impact Assessment [DS_LE2_001], the feasibility of enhancement and mitigation measures for the site are summarised for statutory sites, non-statutory sites, habitats, and Protected species. c) Section 2.6 of the Ecological Impact Assessment [DS_LE2_001] confirms the Loddon Valley South Biodiversity Opportunity Area is located directly adjacent to the west of the site and is an area designated for opportunities to enhance biodiversity. Opportunities for this designation include: River management, restoration and protection, management and re-creation of lowland meadow habitat, management of wet woodland, management of parkland. Section 3 determines the capacity and feasibility for enhancing the ecological value of the site, detailed for both ecology and wildlife measures, and considers the zone of influence of the development. The assessment highlights the site's potential for ecological improvement. Key aspects include the additional of bird boxes and removing buddleia which will improve the site in relation to invasive species. The report notes that there is a need for habitation creation, such as native species hedgerow planting and creation of neutral grassland, within the scheme to compensate for lost habitat. Mitigated measures have been identified for the protection of bats, badgers, birds, reptiles and hedgehogs. Measures identified within the report include: -Vegetation clearance/works to any buildings should be undertaken outside of the nesting bird season, or where this is not possible, there must be confirmation from an Ecological Clerk of Works (ECOW) must that the site has been cleared of any signs of active nests.		



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								-Light control measures, measures to buffer retained trees to control light and noise pollution. Any trees identified as having PRFs should not be lit during construction or operation of the proposals. -The report notes that an updated badger survey will need to be undertaken prior to commencement of construction work on site. The outcome of this survey may establish a requirement for mitigation measures. -Directional strimming, under the observation of an ECoW, must take place during the active reptile season (March to October inclusive). Habitat to be reduced should be first taken down to 150mm in height. Vegetation will be cleared using hand tools. Any trees affected should be felled using hand tools (under supervision of an ECoW). Following this, the vegetation should next be cut back to ground level. A regular strimming regime should be put in place to maintain vegetation to below 150mm. No ground works should be undertaken in areas of suitable habitat for reptiles until the habitat manipulation exercise is complete. -Any hedgehogs found on site prior to or during site clearance activities, they will be carefully moved by hand by an ECoW into suitable areas of retained habitat. Any site clearance undertaken during the October/November to March/April, a pre-works check by an ECoW of potentially suitable habitat for hedgehogs must be undertaken. The summary page of the Ecological Impact Assessment [DS_LE2_001] confirms that surveys were completed in July 2022. This was prior to the full planning application for the development of the site. The EIA included an extended phase 1 habitat survey and a general assessment for protected species. The phase 1 survey identified the ecological interests onsite and the report provided mitigation and enhancements for the scheme where applicable. Criterion 5 Page 18 Section C2(4 and 3) of the GN40 Report [DS_LE2_005] confirms that the results of the ecological surveys were provided within the EA and passed to the project team and client in December 2022, and using this data, recommendations were made to enhance the site for ecology and methods of working in relation to protected and notable species such as badgers, bats, hedgehogs and reptiles. Refer to the letter from the Architect [DS_GEN_012] to confirm		

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								the planning application was submitted on 19.12.22, and so results were shared prior to planning. <u>EVIDENCE</u> • DS_LE2_001_Ecological Impact Assessment – The extended phase 1 habitat survey produced by the Ecologist • DS_LE03_001 - Ecology Matrix – Matrix confirming roles and responsibilities related to ecology. • DS_LE3_002 - Landscape and Visual Appraisal – A Landscape and Visual appraisal report by Tyler Grange, the project ecologists. • DS_GEN_012_Aldi Winnersh Man 01 – Letter from the Architect establishing RIBA Stage dates, dated 25.04.26. • DS_LE2_003_15115 BNG Statutory Metric – BNG calculation for the development. • DS_LE2_005_15115_GN40_BREEAM_GW – GN40 issued by the Ecologist • DS_LE2_006_CIEEM members directory – Screenshot of the CIEEM members directory confirming Toni Cohen membership as of 12.03.2026.		
						Determining the ecological outcomes for the site [Route 1 & 2] Route 1 – 1 Credit only achievable Route 2 – 2 Credit achievable Criterion 6 Survey and evaluation criteria relevant to the chosen route (criterion 2 if following the Foundation route or Criteria 3–5 above for the Comprehensive route). Criterion 7 The project team liaise and collaborate with representative stakeholders (see Methodology) early enough to influence key planning decisions (typically Concept Design stage), to: 7.a Identify the optimal ecological outcomes for the site. 7.b Identify, appraise and select measures to meet the optimal ecological outcomes for the site (criterion 7.a), in line with the mitigation hierarchy of action, according to the route being used: • Foundation [Route 1]: Avoidance; Protection. • Comprehensive [Route 2]: Avoidance; Protection; Reduction or limitation of negative impacts; On site compensation; Enhancement, considering the capacity and feasibility within the site, or where viable, off-site	2/2 CREDITS TARGETED INITIAL COMMENT A Suitably Qualified Ecologist shall be appointed at an appropriate time to provide advice and oversee any ecological requirement for the site. A set of appropriate ecological outcomes will be developed through identification, appraisal and selection of suitable solutions. This will ensure that the optimal ecological outcome is developed for the site. 09.03.23 Ecology Reports Ecology Impact Assessment & Landscape and visual appraisal received Ecologist to provide confirmation mitigation hierarchy was followed. This can be provided within the GN40 proforma. 10.12.22 Ecology Matrix Ecology Matrix received.	2/2 CREDITS ACHIEVED COMMENT Criterion 6 Criteria 3-5 achieved – see above. Criterion 7 Section A2.1, page 33, of the Ecological Impact Assessment [DS_LE2_001] confirms the resources that were contacted as part of the desk survey to determine the presence of protected species and the potential impacts of the development. Results of the ecological surveys and the outcomes of the development, including any identified ecological constraints were provided within the EA and passed to the project team prior to the submission of the planning application. Refer to the Ecology Matrix [DS_LE3_001], dated 10.12.22. Refer to Architect’s letter establishing RIBA dates [DS_GEN_012], which confirms the survey and Ecology Matrix were issued prior to the submittal of the planning application. Refer also to knowledge base note, KBCN1711, which defines concept design stage as the process of design prior to receiving full planning approval, and defines technical design stage as post receipt of full planning	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								approval. As the planning application was submitted on 19.12.22, the survey and Ecology Matrix were undertaken and issued prior to the end of concept design. A BNG calculation [DS_LE2_003] has been undertaken. An on-site baseline of 8.68 units has been calculated. On-site habitat creation and enhancement (improving condition of woodland and forest) have been proposed. No off-site habitat enhancement measures are proposed. A net loss of 63.83% has been calculated. Section C2(3) of the GN40 Report [DS_LE2_005] confirms the site survey was conducted at the preparation and brief stage, ensuring early involvement in site configuration and, where necessary, allowing influence of strategic planning decisions. Recommendations for ecological enhancements could still be incorporated within the design scheme and planting schedules. Section C2(4) AND Section C2(9) confirms the agreed ecological outcome for the site. Section C2(5) of the GN40 Report [DS_LE2_005] confirms due to the nature and scale of the proposals, no stakeholder engagement is required owing to the negligible effect on designated sites or within the Zone of Influence. Section C2(8) of the GN40 Report [DS_LE2_005] confirms that the mitigation hierarchy of actions was followed as per the table and actions in the report. <u>EVIDENCE</u> • DS_LE2_001_Ecological Impact Assessment – The extended phase 1 habitat survey produced by the Ecologist • DS_LE03_001 - Ecology Matrix – Matrix confirming roles and responsibilities related to ecology. • DS_GEN_012_Aldi Winnersh Man 01 – Letter from the Architect establishing RIBA Stage dates, dated 25.04.26. • DS_LE2_002_Aldi Winnersh - Ltr LE 02-5_Ecology Report Implementation – Letter of commitment from the contractor, DSP. • DS_LE2_003_15115 BNG Statutory Metric – BNG calculation for the development. • DS_LE2_005_15115_GN40_BREEAM_GW – GN40 issued by the Ecologist		



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Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Exemplary Credit One credit - Wider site sustainability Criterion 8 Achieve criterion 7 above. Criterion 9 Wider sustainability related activities and potential ecosystem service benefits (see Definitions) are considered as part of determining the optimal ecological outcomes for the site (criterion 7 above), including in the areas such as landscape, health & wellbeing, resilience, infrastructure and community & end user involvement (refer to methodology in technical manual for more detail). Criterion 10 Achieve the credits of the assessment issues outlined below: 10.a Hea 07 Safe and healthy surroundings - Both credits 10.b Pol 03 Flood and surface water management - Achieve credits for 'Surface water run-off' and 'Minimising watercourse pollution' 10.c Pol 05 Reduction of noise pollution	0/1 EXEMPLARY CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 EXEMPLARY CREDITS TARGETED	N/A	N/A
LE 03	Managing impacts on ecology	3	1.00%	2	2	Pre-requisite - Ecological risks and opportunities Criterion 1 LE 02's 'Survey and evaluation and Determining ecological outcomes' criteria have been achieved using the Foundation route (Route 1) or the Comprehensive route (Route 2). Route 1 (two Credits only) Route 2 (up to three Credits)	PRE-REQUISITE TARGETED INITIAL COMMENT Confirmation of the appropriate Route will be required during the formal assessment, though it assumed that an ecologist will be engaged, and Route 2 will be taken. The client shall make a commitment to comply with all relevant UK and EU/international legislation.	PRE-REQUISITE ACHIEVED COMMENT Criterion 1 Le 02 credits achieved – see above.	COMPLETED	N/A
						One Credit - Planning and measures on-site Foundation and comprehensive route [Routes 1 and 2] Criterion 2 Further planning to avoid and manage negative ecological impacts on-site is carried out (see Methodology) early enough to influence the concept design and design brief as well as site preparation planning (typically Concept Design stage). Criterion 3 On-site measures for managing negative ecological impacts during site preparation and construction are implemented in-practice (e.g. mitigation measures to protect existing ecological features) (see Methodology). Criterion 4 Criteria 2-3 are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02 Ecological risks and opportunities (see Methodology).	1/1 CREDITS TARGETED INITIAL COMMENT Roles and responsibilities in respect of site ecology shall be defined, allocated and implemented to support the successful delivery of project outcomes and concept design. Site preparation shall be co-ordinated to ensure to optimise benefits and minimise ecological impact. 10.12.22 Ecology Matrix Ecology Matrix received. 09.03.23 Ecology Reports Ecology Impact Assessment & Landscape and visual appraisal received 28.01.2026 DSP Email LE2-5 Letter received.	1/1 CREDITS ACHIEVED COMMENT Criterion 2 The Ecology Matrix [DS_LE03_001] demonstrates further planning was undertaken to avoid and manage negative ecological impacts on-site early enough to influence the concept design and design brief as well as site preparation planning. The summary and title page of the Ecological Impact Assessment (EIA) [DS_LE2_001] confirms that a Phase 1 Habitat Survey was undertaken by project ecologists (Tyler Grange) in July 2022, and a supporting Ecological Impact Assessment report issued in December 2022. See the Ecology Matrix [DS_LE3_001], for confirmation that roles and responsibilities have been determined for implementing measures, with clear ownership of each task. Procedures for monitoring and feedback have been planned. The matrix covers all	COMPLETED	N/A

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							19.03.2026 Assessor Comment Credit can be closed out once CEMP received.	stages, including commissioning and handover, and in use occupation. Refer to Architect’s letter establishing RIBA dates [DS_GEN_012], which confirms the survey and Ecology Matrix were issued prior to the submittal of the planning application. Refer also to knowledge base note, KBCN1711, which defines concept design stage as the process of design prior to receiving full planning approval, and defines technical design stage as post receipt of full planning approval. As the planning application was submitted on 19.12.22, the survey and Ecology Matrix were undertaken and issued prior to the end of concept design. Criterion 3 The following mitigation measures have been recommended within the EIA [DS_LE2_001]: - Measures to control light and noise pollution at night during the construction phase should be incorporated into a Construction and Environment Management Plan (CEMP). - Retained trees are expected to be appropriately buffered for their root protection area, and measures to buffer these trees to control light and noise pollution should be incorporated into a CEMP. Additionally, the tree identified as having PRFs should not be lit during construction or operation of the proposals. - an updated badger survey will be undertaken prior to commencement of construction work on site. If active setts are identified which could be subject to disturbance as a result of the proposed development, a mitigation strategy would be devised prior to commencement of works, and if necessary, a license obtained from NE. - vegetation clearance/works to any buildings should be undertaken outside of the nesting bird season. If this is not possible, an Ecological Clerk of Works (ECoW) must first undertake a check of the area to be cleared for signs of active nests. If found, they will set-up an appropriate buffer. - Directional strimming during the reptile active season, observed by an ECoW. The area of habitat should first be taken down to 150mm in height, and vegetation and trees		



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								cleared using hand-tools. Following this, a strimming regime should be implemented. No ground works should be undertaken in areas of suitable habitat for reptiles until the habitat manipulation exercise is complete. - Should hedgehogs or common amphibians be found on site prior to or during site clearance activities, they will be carefully moved by hand by an ECoW into suitable areas of retained habitat. If site clearance is undertaken during the colder months, pre-works check by an ECoW of potentially suitable habitat would be undertaken. The following enhancement measures have been recommended within the EIA [DS_LE2_001]: - Inclusion of bird boxes - Buddleia removal as part of site clearance - Habitat creation such as native species hedgerow planting and creation of neutral grassland have been incorporated into the scheme wherever possible. - Bird boxes would enhance the site for nesting birds. Refer to commitment letter from DSP [DS_LE2_002] to confirm that construction has been planned to protect and enhance ecology in-line with the recommendations and measures included in the Ecological reports. The letter confirms the measures will be implemented on-site where feasible, or off-site where on-site is not feasible. Refer to commitment letter from DSP [DS_GEN_003] to confirm site clearance and construction works will always be planned to avoid and manage any negative ecological impacts on-site. Where this is not possible, we shall always seek the expertise and guidance from the project's ecologist. Refer to the Arboricultural Method Statement [DS_LE3_003] to see the Tree Protection Plan created to discharge a planning condition for the site. Refer to the CEMP [DS_LE3_004] to confirm mitigation measures have been set out for construction. Section 4 details mitigation measures to be put in place, and Section 5 defines roles, responsibilities and monitoring activities to be undertaken.		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								Criterion 4 See the Ecology Matrix [DS_LE3_001], for confirmation that the project and design teams have collaborated through the site preparation to identify and consider ecological outcomes. The ecologist liaised with landscape architect to provide advice and guidance where required. Ongoing communications between the project team and stakeholders during the construction works will take place. Refer to the page 21 of the GN40 report [DS_LE2_005] to see the Ecologist has confirmed collaboration between the ecologist and client has been undertaken in advance of planning, and is ongoing through the pre-construction and construction phase and the development/operational stage of the project. EVIDENCE - DS_LE03_001 - Ecology Matrix – Matrix confirming roles and responsibilities related to ecology. - DS_LE2_001_Ecological Impact Assessment – The extended phase 1 habitat survey produced by the Ecologist. - DS_GEN_012_Aldi Winnersh Man 01 – Letter from the Architect establishing RIBA Stage dates, dated 25.04.26. - DS_LE2_002_Aldi Winnersh - Ltr LE 02-5_Ecology Report Implementation – Letter of commitment from the contractor, DSP. - DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. - DS_LE3_003_15115_P14a_AMS - Arboricultural Method Statement prepared by Tyler Grange - DS_LE2_005_15115_GN40_BREEAM_GW – GN40 issued by the Ecologist - DS_LE3_004_15115 R08b CEMP MJ 24022026 – Winnersh ALDI Construction and Ecological Management Plan (CEMP), issued by Tyler Grange.		
						Up to two credits - Managing negative impacts of the project Route 1 (one credit) Criterion 5 Criteria 2 & 3 have been achieved Criterion 6 Negative impacts from site preparation and construction works are managed according to the mitigation hierarchy and no overall loss of ecological value has occurred.	1/2 CREDITS TARGETED INITIAL COMMENT Up to 2 credits could be achieved if negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations POTENTIAL FOR ONE ADDITIONAL CREDIT IF No overall loss of ecological value has occurred. Ecologist to confirm.	1/2 CREDITS ACHIEVED COMMENT Criterion 5 & 6 N/A – Route 2 selected. Criterion 7 Criteria 2-4 achieved – see above. Criterion 8	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Route 2 (up to two credits) Criterion 7 Criteria 2-4 have been achieved Criterion 8 Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with SQE recommendations and either: 8.a No overall loss of ecological value has occurred (2 credits) OR where criterion 8a is not possible 8.b The loss of ecological value has been minimised (Minimising Loss) (1 credit)	12.01.2026 Ecologist email Overall loss for BNG. Pot. Credit not achievable. 28.01.2026 DSP Email LE2-5 Letter received. 19.03.2026 Assessor Comment Credit can be closed out once CEMP and landscaping plan received.	Refer to page 22 of the GN40 report [DS_LE2_005] to see the ecologist has confirmed although there will be a loss of habitat in order to facilitate the development, the lowland deciduous woodland along the boundaries would largely be retained and enhanced. Loss of ecological value has been minimised as far as possible. The proposed Soft Landscaping proposal, within Page 37 of the Landscape and Visual Appraisal [DS_LE3_002] confirms the proposed ecological measures implemented in the design, in line with the ecologists recommendations to minimise the loss of ecological value as far as possible. Refer to [DS_LE3_005] to see the latest revision. A CEMP has been prepared to inform the construction works based on the principles outlined in the EcIA. Refer to the CEMP [DS_LE3_004] to confirm mitigation measures have been set out for construction. Section 4 details mitigation measures to be put in place, and Section 5 defines roles, responsibilities and monitoring activities to be undertaken. Refer to page 38 of the Ecological Impact Assessment (EIA) [DS_LE2_001] to see the proposed external lighting plan. Refer to the Arboricultural Method Statement [DS_LE3_003] to see the Tree Protection Plan created to discharge a planning condition for the site. Refer to commitment letter from DSP [DS_GEN_003] to confirm site clearance and construction works will always be planned to avoid and manage any negative ecological impacts on-site. Where this is not possible, we shall always seek the expertise and guidance from the project's ecologist. Refer to the BNG metric [DS_LE2_003] to confirm loss of ecological value has been calculated for the development. A net loss of 63.83% has been proposed. Refer to Section 4.1 of the Ecological Impact Assessment [DS_LE2_001] to confirm that although habitats of ecological importance are to be lost as part of the proposals, they have been retained where possible in the scheme. EVIDENCE		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								- DS_LE3_002 - Landscape and Visual Appraisal – A Landscape and Visual appraisal report by Tyler Grange, the project ecologists. - DS_LE2_001_Ecological Impact Assessment – The extended phase 1 habitat survey produced by the Ecologist - DS_LE2_002_Aldi Winnersh - Ltr LE 02-5_Ecology Report Implementation – Letter of commitment from the contractor, DSP. - DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. - DS_LE2_003_15115 BNG Statutory Metric – BNG calculation for the development. - DS_LE3_003_15115_P14a_AMS - Arboricultural Method Statement prepared by Tyler Grange - DS_LE2_005_15115_GN40_BREEAM_GW – GN40 issued by the Ecologist - DS_LE3_004_15115 R08b CEMP MJ 24022026 – Winnersh ALDI Construction and Ecological Management Plan (CEMP), issued by Tyler Grange. - DS_LE3_005_15115_P10c_Soft Landscaping Proposals – The soft landscaping design proposal, issued by Tyler Grange (25.01.2024).		
LE 04	Ecological change and enhancement	4 + 1	1.00%	1	1	Pre-requisite - Managing negative impacts on ecology Criterion 1 Criterion 6 (for Foundation route) or 8 (for Comprehensive route) in LE 03 has been achieved Criterion 2 The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site. Route 1 (one Credit only) Route 2 (up to four Credits)	PRE-REQUISITE TARGETED INITIAL COMMENT The requirements of LE02 shall be achieved to ensure compliance with credits LE02 and LE04.	PREREQUISITE ACHIEVED COMMENT Criterion 1 Criterion 8 under Le 03 achieved – see above. Criterion 2 Refer to commitment letter from DSP [DS_GEN_003] to confirm that for each phase of construction, contractor shall monitor compliance against all relevant UK, EU or international legislation relating to the ecology of the site. EVIDENCE - DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. - DS_LE2_002_Aldi Winnersh - Ltr LE 02-5_Ecology Report Implementation – Letter of commitment from the contractor, DSP.	COMPLETE	N/A
						One credit – Change and enhancement of ecology [Route 1] Criterion 3 Locally relevant ecological measures have been implemented that enhance the site's ecological value. The measures adopted are based on (see Methodology).	INITIAL COMMENT Route 1 not taken; therefore, this criterion is not applicable.		N/A	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						3.a Recommendations from recognised 'local' ecological expertise and specialist input and guidance. 3.b Input from the project team in collaboration with representative stakeholders and data collated as part of 'Determining ecological outcomes' in LE 02.				
						One credit - Ecological enhancement [Route 2] Criterion 4 Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02 (see Methodology). Measures are implemented in the following order: 4.a On site, and where this is not feasible, 4.b Off site within the Zone of Influence. Criterion 5 Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.	1/1 CREDITS TARGETED INITIAL COMMENT The Project Team shall liaise and collaborate with relevant stakeholders to ensure that onsite ecology, and ecology within the zone of influence are enhanced where feasible. Tracker Comment: BNG specified for planning. 28.01.2026 DSP Email LE2-5 Letter received. 20.02.2026 Assessor Comment Bird boxes to be implemented. Letter requested from DSP.	1/1 CREDITS ACHIEVED COMMENT Criterion 4 The Ecological Impact Assessment [DS_LE2_001] recommendations measures for enhancement: - Improvement to areas of lowland mixed deciduous woodland - Inclusion of bird boxes - Buddleia removal as part of site clearance Refer to commitment letter from DSP [DS_LE2_002] to confirm that construction has been planned to protect and enhance ecology in-line with the recommendations and measures included in the Ecological reports. The letter confirms the measures will be implemented on-site where feasible, or off-site where on-site is not feasible. Measures include native planting onsite, including linear features and creation of two hedgehog gaps in fencing. Bird boxes will be included into the scheme, for example tree or pole-mounted in the retained woodland would enhance the site for nesting birds. Refer to the Soft Landscaping proposals [DS_GEN_015] to confirm native planting is proposed, and buddleia is not retained. A BNG calculation [DS_LE2_003] has been undertaken. An on-site baseline of 8.68 units has been calculated. On-site habitat creation and enhancement (improving condition of woodland and forest) have been proposed. No off-site habitat enhancement measures are proposed. A net loss of 63.83% has been calculated. Criterion 5 See Appendix 2 of the EIA [DS_LE2_001] for methods used to survey the site. A desk study, an extended Phase 1 site survey, Bat surveys, and Reptile surveys were undertaken. The records at the following resources were used to inform the desk-study:	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								• Multi-Agency Geographic Information for the countryside (MAGIC) website; • Thames Valley Environmental Records Centre9; (Data ordered and received on 3rd August 2022); • Wokingham Borough Council website; • Joint Nature Conservation Committee (JNCC) website11; • Natural England (NE) designated sites website; • Ordnance Survey mapping; and • Google Maps, including aerial photography. Refer to commitment letter from DSP [DS_LE2_002] to confirm that that data collected will be analysed and where potentially valuable, provided to the local environments records centres nearest to (or relevant for) the site. <u>EVIDENCE</u> • DS_LE2_001_Ecological Impact Assessment – The extended phase 1 habitat survey produced by the Ecologist • DS_LE2_002_Aldi Winnersh - Ltr LE 02-5_Ecology Report Implementation – Letter of commitment from the contractor, DSP. • DS_GEN_015_Soft Landscaping Proposals_TG – Soft Landscaping Proposal, issued by Tyler Grange. • DS_LE2_003_15115 BNG Statutory Metric – BNG calculation for the development. • DS_LE2_005_15115_GN40_BREEAM_GW – GN40 issued by the Ecologist		
						Up to 3 credits - Enhancement of ecology [Route 2] Criterion 6 Up to three credits are awarded based on the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded in line with the Reward Scale table in GN36 where there are no residual impacts on protected sites or irreplaceable habitats.	CREDIT DROPPED INITIAL COMMENT Appropriate calculations will be completed, in accordance with GN36 of the BREEAM Guidance to determine the ecological value of the site. Tracker Comment: Ecologist's calculations required to confirm (BNG is required). 12.01.2026 Ecologist email Significant overall loss for BNG (-63.83%). No credits achieved.	NOT TARGETED	N/A	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Exemplary Level criteria [Route 2] Criterion 7 The change in ecological value calculated under criterion 6 above confirms significant net gain has been achieved as set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2.	0/1 EXEMPLARY CREDITS TARGETED INITIAL COMMENT Credit not targeted.	0/1 CREDITS TARGETED	N/A	N/A
LE 05	Long term ecological management and maintenance	2	1.00%	2	2	Pre-requisite – Statutory obligations, planning and site implementation Criterion 1 The client or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site. Criterion 2 The following must be achieved, according to the route being assessed: 2.a Foundation route (Route 1) - Criterion 6 in LE 03 has been achieved. 2.b Comprehensive route (Route 2) - Criterion 8 in LE 03 has been achieved, and at least one credit under LE 04 for 'Change and Enhancement of Ecology' has been awarded. Route 1 (one Credit only) Route 2 (two Credits)	PRE-REQUISITE TARGETED INITIAL COMMENT The client and contractor shall make a commitment to comply with all UK/EU legislation. As LE02 – LE04 are targeted, the requirements of the pre-requisite shall be achieved. 28.01.2026 DSP Email LE2-5 Letter received.	PREREQUISITE TARGETED COMMENT Criterion 1 Refer to commitment letter from DSP [DS_GEN_003] to confirm that for each phase of construction, contractor shall monitor compliance against all relevant UK, EU or international legislation relating to the ecology of the site. Criterion 2 Criterion 8 in Le 03, and at least one credit under Le 04 for 'Change and Enhancement of Ecology' achieved – see above. EVIDENCE DS_GEN_003_BREEAM v6 Aldi Standard Spec - Contractor – letter of commitment from DSP, the Contractor on the project. DS_LE2_002_Aldi Winnersh - Ltr LE 02-5_Ecology Report Implementation – Letter of commitment from the contractor, DSP.	COMPLET E	N/A
						One credit - Management and maintenance throughout the project– Foundation and Comprehensive routes [Routes 1 & 2] Criterion 3 Measures have been implemented to manage and maintain ecology throughout the project. These measures are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02 (see Methodology). To ensure the optimal ecological outcomes agreed in LE 02 are met in-practice, these measures must monitor and review the effectiveness of the mitigation and enhancement measures in place for LE 03 & LE 04 to ensure they are implemented. Criterion 4 A section on Ecology and Biodiversity has been included as part of the tenant or building owner information supplied, to inform the owner or occupant of local ecological features, value and biodiversity on or near the site (see Methodology). This should include detailed management and maintenance plans as required by landscape and asset managers as well as relevant parts of the handover information for occupiers written in a format that encourages understanding and supportive behaviours.	1/1 CREDITS TARGETED INITIAL COMMENT Design team to confirm that planning, liaison and monitoring of the project will occur. A monitoring program to be put in place to ensure that the projects proposed outcomes are achieved and that any ecological improvements are maintained throughout the buildings life. Information on site and local ecology and biodiversity to be supplied to the building owner at Handover. 28.01.2026 DSP Email LE2-5 Letter received.	1/1 CREDITS ACHIEVED COMMENT Criterion 3 See the Ecology Matrix [DS_LE3_001] for confirmation that the Ecologist has been appointed through to commissioning and design stage. It is the contractors responsibility to monitor and manage the implementation of soft landscaping proposals. It is the client's responsibility to provide funds to allow for future management and maintenance, and to establish and implement measures/processes to implement Landscape and Habitat Management Plan. Refer to commitment letter from DSP [DS_LE2_002] to confirm that the contractor will monitor the efficacy of the Landscape and Environmental Management Plan, as well as ensure that newly created habitats will be maintained during the design and construction process. Refer to page 19 of the LEMP [DS_LE5_001] to see the plan will be reviewed and updated annually for five	COMPLET E	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								years to support maintenance of the ecological value of the site. Upon completion of the initial five years, ongoing habitat management and maintenance will be undertaken as described in the LEMP. The plan will be reviewed and revised, if necessary, to ensure objectives continue to be delivered. Criterion 4 Refer to commitment letter from DSP [DS_LE2_002] to confirm that once the development is completed, a section on Ecology and Biodiversity will be included as part of the tenant or building owner information to inform the owner or occupant of local ecological features, value and biodiversity on or near the site. This will include detailed management and maintenance plans as required by landscape and asset managers as well as relevant parts of the handover information for occupiers written in a format that encourages understanding and supportive behaviours. Section 1.6-1.7 and 2.6 of the LEMP confirms the report has been produced to provide management objectives and maintenance schedules covering an initial 30-year period, after which it will be continued for the longevity of the scheme. It is the contractor's responsibility for ensuring works proceed in accordance with this LEMP. Post-completion, it is the responsibility of the site management company to implement the LEMP. Refer to Section 4 to see management, implementation and maintenance schedules have been set out, and responsibilities have been assigned to relevant individuals covering both the construction and handover stages. Refer to page 19 of the LEMP [DS_LE5_001] to see the plan will be reviewed and updated annually for five years to support maintenance of the ecological value of the site. Upon completion of the initial five years, ongoing habitat management and maintenance will be undertaken as described in the LEMP. The plan will be reviewed and revised, if necessary, to ensure objectives continue to be delivered. <u>EVIDENCE</u>		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								- DS_LE03_001 - Ecology Matrix – Matrix confirming roles and responsibilities related to ecology. - DS_LE2_002_Aldi Winnersh - Ltr LE 02-5_Ecology Report Implementation – Letter of commitment from the contractor, DSP. - DS_LE5_001_15115 R09a LEMP MJ 14072025 – Landscape and Environmental Management Plan		
						One credit - Landscape and management plan. Criterion 5 A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS 42020:2013 Section 11.1 covering at least the first five years after project completion as a minimum and including: 5.a Actions and responsibilities of relevant individuals prior to handover 5.b The ecological value and condition of the site at handover and how this is expected to develop and change over time 5.c Identification of opportunities for ongoing alignment with activities beyond the development project, which support the aims of BREEAM's Strategic Ecology Framework 5.d Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts 5.e Clearly defined and allocated roles and responsibilities for delivering the plan Criterion 6 The landscape and management plan or similar will be updated to support maintenance of the ecological value of the site (see sections relating to Maintenance and Monitoring in CIEEM, CIRIA, IEMA, for helpful guidance).	1/1 CREDITS TARGETED INITIAL COMMENT A Landscape Management Plan will be developed in accordance with BS42020:2014, covering the first 5 years after project completion shall be developed. The plan will be updated at suitable intervals to support the maintenance of the ecological value of the site.	1/1 CREDITS ACHIEVED COMMENT Criterion 5 A Landscape Management Plan [DS_LE5_001] has been developed in accordance with BS42020:2014, covering the first 5 years after project completion. Refer to section 1.8 for confirmation of compliance against the standard. The plan covers the following as a minimum: a and e - Refer to Section 4 to see responsibilities have been assigned to relevant individuals covering both the construction and handover stages. b – The ecological value and condition of the site at handover is described in Section 2. Refer to Section 3.11 to see the plan states that as the habitats mature and become established, the ecological value of the site will become increasingly more diverse and beneficial to faunal species. c - Refer to Section 3, page 17 to see opportunities for encouraging wildlife. Hedgerows shall be cut to allow plants to produce flowers and berries and thereby provide further food sources for birds, invertebrates and a range of other wildlife. d - Refer to Section 3, page 17 to see the plan advises each autumn, the new planting scheme shall be inspected and remedial action undertaken. Page 14 advises trees will be pruned every 3 years and corrective tree surgery operations will be undertaken. Criterion 6 Refer to page 19 of the LEMP [DS_LE5_001] to see the plan will be reviewed and updated annually for five years to support maintenance of the ecological value of the site. Upon completion of the initial five years, ongoing habitat management and maintenance will be undertaken as described in the LEMP. The plan will be reviewed and revised, if necessary, to ensure objectives continue to be delivered.	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								Refer to contractor confirmation letter [DS_LE2_002] to see the contractor has committed to providing Ecology and Biodiversity information to the tenant or building owner information including detailed management and maintenance plans. EVIDENCE RECEIVED: DS_LE2_002_Aldi Winnersh - Ltr LE 02-5_Ecology Report Implementation – Letter of commitment from the contractor, DSP. DS_LE5_001_15115 R09a LEMP MJ 14072025 – Landscape and Environmental Management Plan		
Pollution										
Pol 01	Impact of Refrigerants	3	0.67%	3	3	Three credits - No refrigerant use Criterion 1 No refrigerant use within the installed plant or systems.	0/3 CREDITS ACHIEVED INITIAL COMMENT 3 credits cannot be given by default due to the building using refrigerants.	0/3 CREDITS TARGETED	N/A	N/A
						Pre-requisite Criterion 2 All systems with electric compressors comply with the requirements of BS EN 378:2016(211) (parts 2 and 3). Refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice.	PRE-REQUISITE TARGETED INITIAL COMMENT Design team to ensure all systems comply with BS EN 378:2008 (parts 2 and 3) and where refrigeration systems containing ammonia are installed, the Institute of Refrigeration Ammonia Refrigeration Systems Code of Practice. 13.11.25 M&E Email Pol 01 letter issued to M&E.	PRE-REQUISITE ACHIEVED COMMENT Criterion 2 A letter from the refrigeration consultant [DS_GEN_011] , and a letter from the M&E consultant [DS_POL_002] , both confirm that all systems (with electric compressors) comply with the requirements of BS EN 378:2016 (parts 2 and 3). No refrigeration systems containing ammonia are installed, therefore the relevant standard does not apply. EVIDENCE DS_GEN_011_K2 Commitment Letter – A letter from the refrigeration consultant confirming compliance with the scope. DS_POL1_002_BMT Pol 01 Letter of compliance - A letter from the M&E consultant confirming compliance with the scope.	COMPLETE	N/A
						Two credits - Impact of refrigerant Criterion 3 The direct effect life cycle CO ₂ equivalent emissions (DEL _C) of ≤ 100 CO ₂ -eq/kW. For systems which provide cooling and heating, the worst performing output based on the lower of kW cooling output and kW heating output is used to complete the calculation. OR Criterion 4 All refrigerants used have a global warming potential (GWP) ≤ 10.	2/2 CREDITS TARGETED INITIAL COMMENT Two credits could be achieved where systems using refrigerants have a DEL _C of ≤ 100kgCO ₂ -eq/kW cooling and heating capacity OR All refrigerant used have a GWP of ≤10.	2/2 CREDITS ACHIEVED COMMENT Criterion 3 & 4 A letter from the refrigeration consultant [DS_GEN_011] , and a letter from the M&E consultant [DS_POL_002] , confirms that all systems using refrigerant only use environmentally benign refrigerants (GWP of 1 and 3).	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						OR One credit Criterion 5 Systems using refrigerants have a DELC of ≤ 1000 kgCO ₂ -eq/kW cooling and heating capacity.	03.11.25 Sharepoint M&E drawings download Specification states: -Air conditioning installations to use R407C or R410A -ASHP to use R290 10.11.25 Sharepoint M&E drawings download POL01 calculator issued to M&E. 12.11.25 M&E Email POL01 calculator received. 13.11.25 M&E Email M&E confirmed no air-con units in ALDI stores, only ASHPs. This has been the standard for last 8 years. Pol 01 letter issued.	The BREEAM Pol 01 calculator [DS_POL1_001] completed by the MEP and refrigeration consultants confirms a total DELC of 2.95, and that all refrigerants used have a global warming potential lower than 10, hence 2 credits are achieved. The R744 refrigerant used has a GWP of 1. The R290 refrigerant used has a GWP of 3. A total DELC of 2.95 has been reported from the Wat 01 calculator tool via BREEAM projects. EVIDENCE • DS_GEN_011_K2 Commitment Letter – A letter from the refrigeration consultant confirming compliance with the scope. • DS_POL1_002_BMT Pol 01 Letter of compliance - A letter from the M&E consultant confirming compliance with the scope. • DS_POL1_001_BREEAM_UK_NC_2018_and_V6_Pol01_Calculator_v2.3 – The completed BREEAM Pol 01 calculator tool.		
						One Credit - Leak detection Criterion 6 All systems are hermetically sealed or only use environmentally benign refrigerants OR Criterion 7 Where the systems are not hermetically sealed [The Regulations' definition of hermetically sealed plant only allows systems to have a tested leakage rate of less than 3 grams per year]: 7.a Systems have: 7.a.i A permanent automated refrigerant leak detection system, that is robust and tested, and capable of continuously monitoring for leaks. OR 7.a.ii An inbuilt automated diagnostic procedure for detecting leakage is enabled. 7.b In the event of a leak, the system must be capable of automatically responding and managing the remaining refrigerant charge to limit loss of refrigerant	1/1 CREDITS TARGETED INITIAL COMMENT Design team to ensure refrigerants in use have leak detection system installed, and or similar procedure for detecting leakage. Design team to confirm installation, as well as provide manufactures products details. OR If the plant is hermetically sealed (tested leakage rate of less than 3 grams per year), leak detection credit can be awarded by default. 10.11.25 Sharepoint M&E drawings download POL01 calculator issued to M&E. 13.11.25 M&E Email M&E confirmed no air-con units in ALDI stores, only ASHPs. This has been the standard for last 8 years. Pol 01 letter issued.	1/1 CREDITS ACHIEVED COMMENT Criterion 6 A letter from the refrigeration consultant [DS_GEN_011] confirms that all systems using refrigerant only use environmentally benign refrigerants. Moreover, the system will have a permanent automated refrigerant leak detection system that is robust and tested, and capable of continuously monitoring for leaks. A letter from the M&E consultant [DS_POL1_002], confirms that all systems using refrigerant only use environmentally benign refrigerants (GWP of 3) and therefore, the credit for leak detection should be awarded by default. Refer to Pol 01 calculator [DS_POL1_001] to see all refrigeration plant specified by M&E and the Refrigeration consultants, to confirm all plant has a GWP of 3 or under. Criterion 7 N/A – see above. EVIDENCE	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								DS_GEN_011_K2 Commitment Letter – A letter from the refrigeration consultant confirming compliance with the scope. DS_POL1_002_BMT Pol 01 Letter of compliance - A letter from the M&E consultant confirming compliance with the scope. DS_POL1_001_BREEAM_UK_NC_2018_and_V6_Pol01_Calculator_v2.3 – The completed BREEAM Pol 01 calculator tool.		
Pol 02	Local air quality	2	0.67%	2	2	Up to two credits Criterion 1 All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity. OR alternatively; Criterion 2 Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5 on the facing page. The measurements must be provided by manufacturers, following the labelling requirements of the European directive 2009/125/EC. No credits can be awarded for Pol 02 if any of the combustion appliances are not covered in Table 12.4 below and Table 12.5 of the BREEAM v6 Manual. Criterion 3 Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 1.21 and Table 1.22.	2/2 CREDITS ACHIEVED INITIAL COMMENT Design team to ensure that the space heating & hot water system has a dry NOx emission level (0% O2 excess) limit of <40 mg/kWh Assessor Comment 23.09.25: All heating and hot water is supplied by non-combustion systems (ASHP with Freeheat heat recovery).	2/2 CREDITS ACHIEVED COMMENT Criterion 1 A letter from the M&E Consultant [DS_GEN_004] confirms that all heating and hot water is supplied by non-combustion systems i.e., all systems use only electricity. The CO2 refrigeration system will provide waste heat recovered from the retail area chiller cabinets, the waste heat will be recovered into water via a water heat plate exchanger located within the CO2 refrigeration pack. Space heating is provided predominantly using waste heat from refrigeration systems, and an air source heat pump is used to supplement the shortfall where the waste heat does not meet the space heating demand. Localised domestic hot water will be provided via small electric storage heaters to the staffroom, w/c's sinks and cleaners sluiced in the warehouse. The Heating Schematic Drawing '75-E1624-BMT-ZZ-ZZ-DR-M-PM_40_40_75_00-1308 - HEATING SCHEMATIC (FCU)' within zip file [DS_GEN_008] confirms that heating is only provided by electrical non-combustion systems. Refer to [DS_GEN_014] to see datasheets of aroTHERM ASHP, Biddle HR3500 Heat Recovery Unit, and Biddle Comfort Circle cassette unit. The welfare area water services drawing '75-E1624-BMT-ZZ-ZZ-DR-M-Ss_55_70_38_00-1206 - WELFARE AREA WATER' within zip file [DS_GEN_008] confirms that all hot water is provided via instant electric water heaters. Refer to the letter issued by BMT [DS_POL1_002] to see a split unit has been specified in the manager's office, supplied by non-combustion propane refrigerant.	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								<u>EVIDENCE</u> - DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104 – letter of commitment from BMT, the Mechanical & Electrical consultant on the project - DS_GEN_008_B3718 WINNERSH M&E TENDER – zip file containing BMT M&E Tender drawings - DS_GEN_014_M&E Datasheets_Air Systems – zip file containing BMT datasheets for air systems. - DS_POL1_002_BMT Pol 01 Letter of compliance - A letter from the M&E consultant confirming compliance with the scope.		
Pol 03	Flood and surface water management	5	0.67%	3	3	Pre-requisite An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.	PRE-REQUISITE TARGETED INITIAL COMMENT Flood Risk Assessment will be conducted by an appropriately qualified consultant 28.01.2026 BREEAM Meeting Craddys will send standard CVs. 22.04.2026 Email from Craddys POL3 almost complete, will sort tomorrow (23/04). Chased 27/04.	PRE-REQUISITE ACHIEVED COMMENT A Flood Risk Assessment and Drainage Strategy [DS_POL3_002] has been produced for the retail development by Rob Parnham, and checked by Richard Hogarth, an associate at Craddys. Refer to [DS_POL3_003] to see Richard is a Chartered Civil Engineer with experience of producing flood risk assessments and drainage design including SuDS. Refer to [DS_POL3_003] to see Lawrence is an an associate at Craddys and a Chartered Engineer with the Institute of Structural Engineers. <u>EVIDENCE</u> - DS_POL3_002_FRA and Drainage Strategy – Flood Risk Assessment and Drainage Strategy, produced by the civils consultants Craddys. - DS_POL3_001_Preliminary Risk Assessment – Preliminary risk assessment, produced by GroundTech Consulting - DS_POL3_003_Qualifications – Zip file of CVs for Craddys consultants	COMPLETE	N/A
						Up to two credits – Flood resilience Criterion 2 A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration OR Criterion 3	1/2 CREDITS TARGETED Up to 2 credits could be achieved based on the flood risk to site. FRA is required. Based on an initial assessment, the site is found to be in Flood Zones 2 & 3, therefore criterion 3 and 4 to be met to achieve 1 credit. 04.10.2022 Email from C&S	1/2 CREDITS ACHIEVED COMMENT Criterion 2 N/A Criterion 3 The Flood Risk Assessment [DS_POL3_002], Appendix F as well as section 3.2 and 3.3.3 confirms the site is located in a Flood Zone 3 EA designation and is considered by the Wokingham Borough Council to be partially located within a functional floodplain. The FRA	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						A site-specific FRA confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. The FRA must take all current and future sources of flooding into consideration (see Sources of flooding on page 314). For smaller sites refer to Level of detail required in the FRA for smaller sites on page 314, which overrides criterion 2 above. Criterion 4 To increase the resilience and resistance of the development to flooding, one of the following must be achieved: 4.a The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600 mm above the design flood level of the site's flood zone (see 600 mm threshold on page 314). 4.b The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017	FRA and Drainage Strategy, and Preliminary Risk Assessment received 28.01.2026 BREEAM Meeting Craddys will send updated drawing pack.	argues that a significant area of the site was not hydraulically connected to the 5% floodplain at the time of the modelling, and therefore this area should not be considered as Flood Zone 3b (floodplain). The report argues a 'less vulnerable' building is compatible with an area which originally should be classified as flood zone 2, before it was relandscaped. The site has been sequentially designed so that the building (less vulnerable) has been located in the lowest risk area, with the remainder used for car parking. The FRA details the risk of flooding from the following sources: 1. Fluvial (rivers) (section 3.3 and appendix g) 2. Tidal (site not affected - section 3.3.3) 3. Surface water: sheet run-off from adjacent land (urban or rural) (section 3.4) 4. Groundwater: most common in low-lying areas underlain by permeable rock (aquifers) (section 3.3) 5. Sewers: combined, foul or surface water sewers (section 3.3) 6. Reservoirs, canals and other artificial sources (section 3.3) The content of the FRA is based on historic trends (section 3.3.4) and accounts for predicted changes to the climate which may impact on the flood risk to the site in future (section 4). Criterion 4 4.a FRA proposes an FFL of 40.29mAOD. This is 950mm above the 1% AEP + 20% climate change flood level. It is also above the 0.1% AEP flood level. Refer to zip file of civils and structural drawings [DS_GEN_017] to confirm FFL of 40.29mAOD has been designed, particularly the following drawings: • 75-E1624-CDY-XX-00-D-S-0211-C03-GROUND FLOOR SLAB GA • 75-E1624-CDY-XX-00-D-S-0217-C02-DOCK LEVELLER GA & DETAILS • 12245-CDY-XX-XX-DR-C-6011-P04 Proposed Levels and Contours Mid Storage Option • 75-E1624-CDY-XX-XX-DR-C-0050-A5-C03-PROPOSED DRAINAGE GA • 75-E1624-CDY-XX-XX-DR-C-0055-A5-C02 PROPOSED DRAINAGE SCHEDULES		

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								EVIDENCE - DS_POL3_002_FRA and Drainage Strategy – Flood Risk Assessment and Drainage Strategy, produced by the civils consultants Craddys. - DS_POL3_001_Preliminary Risk Assessment – Preliminary risk assessment regarding ground contamination, produced by GroundTech Consulting - DS_GEN_017_C&S Drawings 23.04.26 – Drawing pack issued by Craddys consisting of civils and structural drawings, issue ‘C03’.		
						Pre-requisite Criterion 5 Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site.	PRE-REQUISITE TARGETED INITIAL COMMENT Drainage calculations will be conducted by an appropriately qualified consultant 04.11.2022 Assessor Comment Require confirmation Priority levels have been followed. 22.04.2026 Email from Craddys POL3 almost complete, will sort tomorrow (23/04). Chased 27/04.	PREREQUISITE ACHIEVED COMMENT Criterion 5 The priority levels detailed in the Methodology were followed. See justification within section 8.2 ‘Surface water discharge point’. A new drainage arrangement that discharges to the sewer has been proposed. Refer to zip file of civils and structural drawings [DS_GEN_017] to confirm drainage arrangement designed, particularly the following drawings: 75-E1624-CDY-XX-XX-DR-C-0050-A5-C03- PROPOSED DRAINAGE GA 75-E1624-CDY-XX-XX-DR-C-0055-A5-C02 PROPOSED DRAINAGE SCHEDULES The GN38 proforma [DS_POL3_004] has been completed by Lawrence Quigley. The proforma confirms that all surface water run-off design solutions are bespoke, taking account of the specific site requirements and natural or man-made environment of and surrounding the site. Refer to [DS_POL3_003] to see Lawrence is an associate at Craddys and a Chartered Engineer with the Institute of Structural Engineers. EVIDENCE - DS_POL3_002_FRA and Drainage Strategy – Flood Risk Assessment and Drainage Strategy, produced by the civils consultants Craddys. - DS_GEN_017_C&S Drawings 23.04.26 – Drawing pack issued by Craddys consisting of civils and structural drawings, issue ‘C03’. - DS_POL3_003_Qualifications – Zip file of CVs for Craddys consultants	COMPLETE	N/A



BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								DS_POL3_004_GN38 Proforma - completed GN38 proforma, completed by GDP, the drainage consultants for the project.		

					Two credits – Surface Water Run-Off FIRST CREDIT Run-off Rate Criterion 6 For brownfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events. For Greenfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events. Criterion 7 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place. Criterion 8 Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance SECOND CREDIT Run-off Volume Criterion 9 Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance); AND EITHER Criterion 10 Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change (see criterion 14). 11 Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques. OR (only where criteria 10 and 11 cannot be achieved): Criterion 12 Justification from the appropriate consultant indicating why the above criteria cannot be achieved, i.e. where infiltration or other SuDS techniques are not technically viable options. Criterion 13 Drainage design measures are specified so that the post-development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flow rate from the following options: 13.a The pre-development one-year peak flow rate 13.b The mean annual flow rate (Qbar) 13.c 2L/s/ha. For the one-year peak flow rate, the one-year return period event criterion applies. Criterion 14 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place.	2/2 CREDITS TARGETED INITIAL COMMENT Compliant surface water runoff (rate & volume) calculations to be conducted. Architect to ensure drainage consultant is fully aware of the standards outlined by the BRE. Drainage consultant to fill out BREEAM proforma. 22.04.2026 Email from Craddys POL3 almost complete, will sort tomorrow (23/04). Chased 27/04.	<u>SURFACE WATER RUN-OFF</u> <u>1/1 CREDITS ACHIEVED</u> <u>COMMENT</u> Criterion 6 N/A Criterion 7 & 9 See page 3, as well as Appendix A, of the Drainage Strategy [DS_POL3_002] for confirmation the site is a greenfield site. See Page 14 and Section 8.3-8.4 of the Drainage Strategy [DS_POL3_002]. The site proposes to limit discharge surface water at the greenfield QBAR rate of 4.3 litres/second. It is proposed to limit the discharge using a pumping station and discharge into the Thames Water Surface Water Sewer which runs across site, by creating a new manhole. The drainage system will discharge at this rate for rainfall events up to and including the 1 in 100 year +25% allowance for climate change storm. Calculations are shown in Appendix O and M, pages 70-78. See page 72 of the [DS_POL3_002] for drawing showing the impermeable areas of the site draining to the watercourse for the post-development scenario. Figures are given on the drawings showing the areas of drained impermeable surfaces (0.7277ha). The GN38 proforma was issued after the Drainage Strategy Report. Refer to Section D4 of the proforma [DS_POL3_004] to confirm the proposed drainage scheme consists of 3No. Attenuation tanks and 3No. Hydrobrakes limited to 2.1, 1.5 and 0.8 L/s, for 4.4L/s total discharge to public sewer. Page 3 of the GN38 proforma [DS_POL3_004] confirms the pre-development peak rate of run-off was 4.4l/s for the 1- year return period event and 13.6l/s for the 100-year return period event. A post-development peak rate of run-off of 4.4l/s has been designed for both the 1- year and the 100-year return period event. Therefore, the peak rate of run-off from the site is no greater for the developed site than it was for the pre-development site. The difference of 0.1 l/s between the GN38 report [DS_POL3_004] and the Drainage Report [DS_POL3_002] can be attributed to differences in rounding. Refer to zip file of civils and structural drawings [DS_GEN_017] to confirm drainage design, particularly the following drawings:	COMPLET E	N/A
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					Criterion 15 For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance.		75-E1624-CDY-XX-00-D-S-0211-C03-GROUND FLOOR SLAB GA 75-E1624-CDY-XX-00-D-S-0217-C02-DOCK LEVELLER GA & DETAILS 12245-CDY-XX-XX-DR-C-6011-P04 Proposed Levels and Contours Mid Storage Option 75-E1624-CDY-XX-XX-DR-C-0050-A5-C03-PROPOSED DRAINAGE GA 75-E1624-CDY-XX-XX-DR-C-0055-A5-C02 PROPOSED DRAINAGE SCHEDULES Criterion 8 See Appendix P for operation and maintenance guide for SuDS components. <u>RUN-OFF VOLUME</u> <u>1/1 CREDITS ACHIEVED</u> <u>COMMENT</u> Criterion 10 See page 14 of the Drainage Strategy [DS_POL3_002] for confirmation if the drainage system becomes overloaded past the design event, the surface water will discharge to the south/west of site and not enter any proposed buildings. Criterion 13 The GN38 proforma [DS_POL3_004] confirms that the post-development run-off volume (637m³) is (448m³) greater than it would have been prior to the assessed site's development (189m³). The calculation is for the 100 year event of 6 hour duration and includes an allowance for climate change. Page 5 of the GN38 proforma [DS_POL3_004] provides justification as to why criteria 11 and 12 cannot be fully satisfied via infiltration or other SuDS techniques. Criterion 14 and 16 14.b – Page 5 of the GN38 proforma [DS_POL3_004] confirms the peak discharge rate has been reduced to the site's estimated mean annual flood flow rate (Qbar) of 4.4l/s. Section D5 confirms the calculation includes an allowance for climate change. Refer to zip file of civils and structural drawings [DS_GEN_017] to confirm drainage design, particularly the following drawings: 75-E1624-CDY-XX-00-D-S-0211-C03-GROUND FLOOR SLAB GA 75-E1624-CDY-XX-00-D-S-0217-C02-DOCK LEVELLER GA & DETAILS 12245-CDY-XX-XX-DR-C-6011-P04 Proposed Levels and Contours Mid Storage Option 75-E1624-CDY-XX-XX-DR-C-0050-A5-C03-PROPOSED DRAINAGE GA		
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								75-E1624-CDY-XX-XX-DR-C-0055-A5-C02 PROPOSED DRAINAGE SCHEDULES Criterion 15 See Appendix P of the Drainage Strategy [DS_POL3_002] for operation and maintenance guide for SuDS components. EVIDENCE - DS_POL3_002_FRA and Drainage Strategy – Flood Risk Assessment and Drainage Strategy, produced by the civils consultants Craddys. - DS_GEN_017_C&S Drawings 23.04.26 – Drawing pack issued by Craddys consisting of civils and structural drawings, issue ‘C03’. - DS_POL3_004_GN38 Proforma - completed GN38 proforma, completed by GDP, the drainage consultants for the project.		
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BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						One Credit – Minimising watercourse pollution Criterion 16 There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant). NOTE: If it is not possible for the first 5mm of rainfall to be prevented from leaving a site completely (eg if there is no opportunity for infiltration) credit can still be awarded if the system is designed to meet the intent of this criterion as far as possible (refer to KBCN1059) Criterion 17 Areas with a low risk source of watercourse pollution, an appropriate level of pollution prevention treatment is provided, using appropriate SuDS techniques. Criterion 18 Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) are installed in surface water drainage systems. Criterion 19 Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. shut-off valves). This is to prevent the escape of chemicals to natural watercourses in the event of a spillage or bunding failure. Criterion 20 All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SuDS manual (219) and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site. Criterion 21 A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers. Criterion 22 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place. Criterion 23 All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance.	1/1 CREDITS TARGETED (1 POTENTIAL CREDIT) INITIAL COMMENT Credit not targeted. POTENTIAL CREDIT AVAILABLE IF: One credit could be achieved where the first 5mm of rainfall can be attenuated on site, pollution prevention treatment is provided etc. 28.01.2026 BREEAM Meeting Credit hard to justify. SOL to provide example to Craddys. Remain potential. Fuel interception will be provided as standard. 22.04.2026 Email from Craddys POL3 almost complete, will sort tomorrow (23/04). Chased 27/04.	1/1 CREDITS ACHIEVED COMMENT Criterion 17 and 18 It is not viable to prevent the first 5mm of rainfall from leaving the site, as infiltration or other SuDS techniques are not viable for the development. Refer to page 6 of the proforma [DS_POL3_004] to see justification that there are low infiltration rates of existing soil, high groundwater levels, and the site is located in floor zone 3. Refer also to the Drainage assessment [DS_POL3_002] page 13, Section 8.2 'Surface water discharge point'. Refer to Section D4 of the proforma [DS_POL3_004] to confirm the proposed drainage scheme consists of 3No. Attenuation tanks and 3No. Hydrobrakes limited to 2.1, 1.5 and 0.8 L/s, for 4.4L/s total discharge to public sewer. Refer to zip file of civils and structural drawings [DS_GEN_017] to confirm drainage design, particularly the following drawings: 75-E1624-CDY-XX-XX-DR-C-0050-A5-C03- PROPOSED DRAINAGE GA 75-E1624-CDY-XX-XX-DR-C-0055-A5-C02 PROPOSED DRAINAGE SCHEDULES As per KBCN1059, criterion 17 can be awarded. Refer to page 6 of the proforma [DS_POL3_004] to see in lieu of SuDs, oil interceptors have been specified to provide pollution prevention treatment. Criterion 19 Refer to page 6 of the proforma [DS_POL3_004] to see oil interceptors have been specified to provide pollution prevention treatment. Criterion 20 Refer to page 6 of the proforma [DS_POL3_004] to see there is no stored chemical or liquid gas. Criterion 21 All water pollution prevention systems have been designed and installed in accordance with the recommendations of relevant industry best practice. Specifically, oil interceptors are specified for the lorry ramp area. Criterion 22 and 23	COMPLETE	N/A

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
								Refer to page 7 of the proforma [DS_POL3_004] to see drainage O&M docs have been submitted for planning and so are available for building/site occupiers. See Appendix P of the Drainage Strategy [DS_POL3_002] for operation and maintenance guide for SuDS components. Criterion 24 Refer to page 7 of the proforma [DS_POL3_004] to see all external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance. Specifically, oil interceptors are specified for the lorry ramp area. EVIDENCE - DS_POL3_002_FRA and Drainage Strategy – Flood Risk Assessment and Drainage Strategy, produced by the civils consultants Craddys. - DS_GEN_017_C&S Drawings 23.04.26 – Drawing pack issued by Craddys consisting of civils and structural drawings, issue 'C03'. - DS_POL3_004_GN38 Proforma - completed GN38 proforma, completed by GDP, the drainage consultants for the project.		
Pol 04	Reduction of Night Time Pollution	1	0.67%	1	1	One Credit Criterion 1 External lighting pollution has been eliminated through effective design that removes the need for external lighting. This does not adversely affect the safety and security of the site and its users. OR alternatively, where the building does have external lighting, one credit can be awarded as follows: Criterion 2 The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011 – See table below Criterion 3 All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. Criterion 4 If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes – See table below	1/1 CREDITS TARGETED INITIAL COMMENT Design team to ensure, all external lighting requirements outlined in assessment criteria are met. 04.11.25 Assessor Comment The Electrical Specification has been reviewed. External lighting will be ON from 06:00-07:00. Confirmation this lighting is for safety/security, and complies with the lower levels of lighting recommended in Table 2 of the ILP Guidance Notes, is required from M&E for BREEAM compliance. 17.11.25 Email sent to M&E to confirm. 18.11.25 M&E Email confirmation received.	1/1 CREDITS ACHIEVED COMMENT Criterion 1 N/A – external lighting is specified. Criterion 2-5 See the external lighting schedule and lux plots can be found in M&E drawing: [DS_GEN_005]. Criterion 2 A letter from the M&E contractor [DS_GEN_004] confirms that the external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the ILP Guidance notes for the reduction of obtrusive light, 2011. Criterion 3 A letter from the M&E contractor [DS_GEN_004] confirms that the lighting strategy shall ensure that all external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 7:00.	COMPLETE	N/A

BREEAM INFORMATION TRACKER																																																																
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action																																																						
						Criterion 5 Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements. <table><tr><th colspan="7">Table 2 – Obtrusive Light Limitations for Exterior Lighting Installations – General Observers</th></tr><tr><th rowspan="2">Environmental Zone</th><th rowspan="2">Sky Glow ULR [Max %]⁽¹⁾</th><th colspan="2">Light Intrusion (into Windows) E_v [lux]⁽²⁾</th><th colspan="2">Luminaire Intensity I [candelas]⁽³⁾</th><th>Building Luminance Pre-curfew⁽⁴⁾</th></tr><tr><th>Pre-curfew</th><th>Post-curfew</th><th>Pre-curfew</th><th>Post-curfew</th><th>Average, L [cd/m²]</th></tr><tr><td>E0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>E1</td><td>0</td><td>2</td><td>0 (1*)</td><td>2,500</td><td>0</td><td>0</td></tr><tr><td>E2</td><td>2.5</td><td>5</td><td>1</td><td>7,500</td><td>500</td><td>5</td></tr><tr><td>E3</td><td>5.0</td><td>10</td><td>2</td><td>10,000</td><td>1,000</td><td>10</td></tr><tr><td>E4</td><td>15</td><td>25</td><td>5</td><td>25,000</td><td>2,500</td><td>25</td></tr></table>	Table 2 – Obtrusive Light Limitations for Exterior Lighting Installations – General Observers							Environmental Zone	Sky Glow ULR [Max %] ⁽¹⁾	Light Intrusion (into Windows) E _v [lux] ⁽²⁾		Luminaire Intensity I [candelas] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾	Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average, L [cd/m²]	E0	0	0	0	0	0	0	E1	0	2	0 (1*)	2,500	0	0	E2	2.5	5	1	7,500	500	5	E3	5.0	10	2	10,000	1,000	10	E4	15	25	5	25,000	2,500	25		Section 01.11.23 of the Electrical Specification [DS_GEN_006] confirms that external lighting will be operated on a time schedule and external light sensor. External lighting will be off between 23:00 and 6:00. A BMS Photocell is installed to ensure operation shall not occur during night time. An email from the M&E consultant [DS_POL4_001] confirms the lighting between 06:00 and 07:00 is for safety, for times when there is a very dark period when it is pouring with rain in winter. Criterion 4 A letter from the M&E contractor [DS_GEN_004] confirms that where safety or security lighting is provided and will be used between 23:00 and 7:00, this part of the lighting system shall comply with the lower levels of lighting recommended during these hours in Table 2 of the ILP Guidance notes. An email from the M&E consultant [DS_POL4_001] confirms the lighting between 23:00 and 06:00 will comply with Table 2 of the ILP Guidance notes. Criterion 5 A letter from the M&E contractor [DS_GEN_004] confirms that illuminated advertisements, where provided, are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements. <u>EVIDENCE</u> - DS_GEN_004_BREEAM V6 Aldi Standard Spec - MEP 20251104– letter of commitment from BMT, the Mechanical & Electrical consultant on the project. - DS_GEN_006_Elec Specification – BMT specification issued 29.01.2024 - DS_POL4_001_RE_ ALDI Winnersh MAN 04 _ POL 04 - Email from BMT, the project’s M&E consultant, confirming POL04 lighting requirements. - DS_GEN_005_P186-932-A Aldi Winnersh Gazelle Close – External lighting drawing, issued by BMT.		
Table 2 – Obtrusive Light Limitations for Exterior Lighting Installations – General Observers																																																																
Environmental Zone	Sky Glow ULR [Max %] ⁽¹⁾	Light Intrusion (into Windows) E _v [lux] ⁽²⁾		Luminaire Intensity I [candelas] ⁽³⁾		Building Luminance Pre-curfew ⁽⁴⁾																																																										
		Pre-curfew	Post-curfew	Pre-curfew	Post-curfew	Average, L [cd/m²]																																																										
E0	0	0	0	0	0	0																																																										
E1	0	2	0 (1*)	2,500	0	0																																																										
E2	2.5	5	1	7,500	500	5																																																										
E3	5.0	10	2	10,000	1,000	10																																																										
E4	15	25	5	25,000	2,500	25																																																										
Pol 05	Reduction of noise pollution	1	0.67%	1	1	Criterion 1 Where there are, or will be, no noise-sensitive areas or buildings within 800m radius of the assessed development. OR Criterion 2	1/1 CREDITS TARGETED INITIAL COMMENT One credit could be achieved where there are no noise-sensitive areas within 800m of the building or assessed site,	<u>1/1 CREDITS ACHIEVED</u> COMMENT Criterion 2 & 4 The noise impact assessment [DS_POL5_001] is compliant with BS 4142:2014(227). Section 2.16	COMPLETE	N/A																																																						

BREEAM INFORMATION TRACKER										
Ref	Credit Title	Max available credits	% per credit	Target	Achieved	Credit criteria	Summary Comment	Information Requested, Received & Assessed	Date required	Action
						Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800 m radius of the assessed site, a noise impact assessment compliant with BS 4142:2014(227) is commissioned. Noise levels must be measured or determined for: 2.a Existing background noise levels: 2.a.i at the nearest or most exposed noise-sensitive development to the proposed assessed site 2.a.ii including existing plant on a building, where the assessed development is an extension to the building 2.b Noise rating level from the assessed building. Criterion 3 The noise impact assessment must be carried out by a suitably qualified acoustic consultant. Criterion 4 The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5dB lower than the background noise throughout the day and night. Criterion 5 If the noise sources from the assessed building are greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with the criterion.	or where there are noise-sensitive areas within this radius, a noise impact assessment is completed by a suitably qualified acoustic consultant. 08.08.2022 Report from Acoustician Noise Impact Assessment received. SOL REVIEW AND JUSTIFICATION COMPLETE 13.12.2022 Email from Acoustician Acoustician undertaken plant noise prediction based on plant specified by K2 and confirm POL05 credit will be achieved. NOTE: M&E to confirm compliance with plant noise emission limits via statement. Complete.	outlines the methodology undertaken in line with this standard. Noise levels have been measured or determined for: 2.a Existing background noise levels: 2.a.i at the nearest or most exposed noise-sensitive development to the proposed assessed site See table 10 for the assessed existing noise level at the sensitive receptors, made up of a total of two residential premises. 2.b Noise rating level from the assessed building. See table 10 for noise contribution from proposed development, along with the predicted noise level at the sensitive receptors when factoring in the proposed development. There has been no change in ambient noise level due to the proposed development. The noise contribution from the proposed development is at least 5dB lower than the background noise. See table 8 to see all predicted delivery noise levels are significantly below the existing background noise level, as calculated in line with BS 4142. The following fixed plant rating noise limits have been proposed within Section 4.0 of the report: shall not exceed 48 dBA between 0700 and 2300 hours and 36 dBA at all other times as measured at the nearest existing sensitive receptor. Refer to letter from BMT, the M&E consultants, confirming plant will meet acoustic attenuation limits noted in NIA [DS_POL5_002]. Criterion 3 The report has been prepared by K J Metcalfe, who is a member of the MIOA, as per the title page. Refer to screenshot of MIOA directory [DS_POL5_003] to confirm author of POL 05 report is member of the MIOA. The author therefore meets the BREEAM definition of a Suitably Qualified Acoustician. Criterion 5 No mitigation required. See section 9.4. EVIDENCE DS_POL5_001_Environmental Noise Assessment - Environmental noise assessment by Sharps Redmore acoustic consultants.		



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								DS_POL5_002_BREEAM Ltr_POL 05 - Winnersh -BMT – Letter issued by BMT on 10.01.26 confirming plant will meet acoustic attenuation limits noted in NIA DS_POL5_003_Keith Metcalfe MIOA – Screenshot of MIOA directory, confirming author of POL 05 report is member of the MIOA.		