

LE 01 Site selection

(All buildings)

Aim

To encourage the use of previously occupied land and avoid land that has which has not been previously disturbed.

Overview

Assessment type	Available credits	Applicable assessment criteria
Fully fitted	2	All
Shell and core	2	All
Shell only	2	All
Residential: Fully fitted	2	All
Residential: Partially fitted	2	All
EU Taxonomy	-	See Ref 3.0-3.1

Minimum standards

Rating level	Criteria
-	None

Assessment type specific notes

Reference	Assessment type specific note
-	None

Building type specific notes

Reference	Building type specific note
-	None

Issue specific notes

Reference	Issue specific note
3.0	<p>For EU taxonomy EU taxonomy A1-7.1-DNSH 5 Where the new construction is located on a potentially contaminated site (brownfield site), the site has been subject to an investigation for potential contaminants, for example using standard ISO 18400.</p> <p>These EU taxonomy requirements are fulfilled via legal requirements. The criterion is a self-declaration. No handling needs to be re-vised but can be attached for a consolidated report.</p>
3.1	<p>For EU taxonomy EU taxonomy A1-7.1-DNSH 6 Development should not be constructed on any of the following:</p> <ol style="list-style-type: none"> 1 arable land and crop land with a moderate to high level of soil fertility and below ground biodiversity as referred to the EU LUCAS survey; 2 greenfield land of recognised high biodiversity value and land that serves as habitat of endangered species (flora and fauna) listed on the European Red List or the IUCN Red List; 3 land matching the definition of forest as set out in national law used in the national greenhouse gas inventory, or where not available, is in accordance with the FAO definition of forest. <p>These EU taxonomy requirements are fulfilled via legal requirements, via use of MKB and NVI.</p>

Assessment criteria

Previously occupied land – two credits

One credit

- 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.

OR

Two credits

- 2 At least 95% 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

Checklists and tables

None

Methodology

None

Compliance notes

Reference	Terms	Description
Previously occupied land		
CN1	Temporary works. See criterion 1 on the previous page	Undeveloped areas of the site to be used for temporary works (e.g. temporary offices or parking, material or machinery storage) must be considered as development on undeveloped land and therefore included in the calculations unless they have been defined as 'land of low ecological value' in accordance with LE 02 Ecological risks and opportunities on page 344.
CN2	Infill development. See criterion 1 on the previous page	New buildings developed within the boundary of existing sites do not automatically comply with the reuse of land criteria. The land on which at least 75% or 95% of the new building will be sited must meet the definition of previously developed.
CN3	Hard-landscaped areas with small pockets of soft landscaping	Car parks and other hard-landscaped areas often incorporate small pockets of soft landscaping. Where these are integral to the hard landscaping and constitute a small proportion of the total area, these areas can be considered as part of the fixed surface infrastructure. Therefore these are included in the definition of Previously developed land including fixed surface infrastructure.

Evidence

Criteria	Interim design stage	Post construction stage
Previously occupied land		
1	Design drawings (including existing and proposed site plans), site photographs or report that confirm the previous land use and clearly identify the percentage area of the site previously developed.	As-built evidence such as assessor's site inspection report and photographic evidence or final construction site plan or equivalent to confirm the footprint of the development has not changed. Where alteration has occurred, the percentage must be recalculated using the final construction site plans.

Definitions

Previously occupied land

For the purposes of this issue, BREEAM defines previously occupied land as that which is or was occupied by a permanent structure, including any associated fixed surface infrastructure. The definition excludes:

- 1 Land that is or has been occupied by agricultural or forestry buildings.
- 2 Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.

- 3 Land in built-up areas such as parks, recreation grounds and allotments which, although they may feature paths, pavilions, and other buildings, have not been previously occupied.
- 4 Land that was previously occupied but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

Proposed development

Any development (building, hard landscaping, car park and access roads) that falls within the boundary of the assessed site.

Additional information

None