breglobal

Results

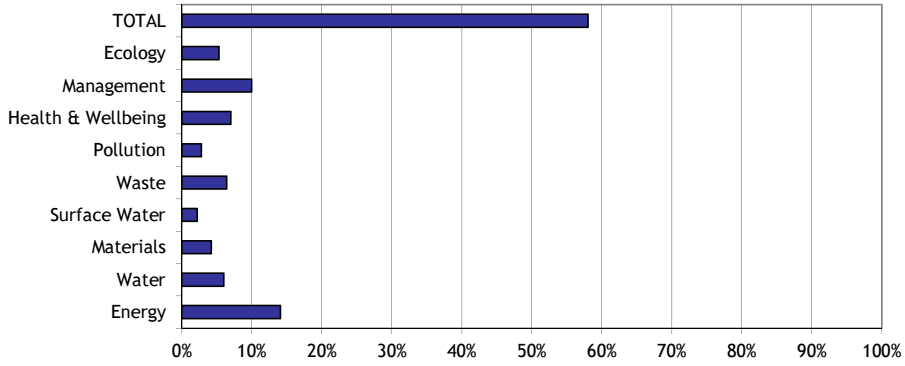
Development Name:	The Cricketers Tavern Site
Dwelling Description:	10 x 3-bed semi-detached and terraced houses
Name of Company:	The Blewburton Partnership
Code Assessor's Name:	Ian Bacon
Company Address:	9, St. Mary's Street, Wallingford, Oxon, OX11 0EL - tel: 01491 825337 - www.blewburtonpartners.com
Notes/Comments:	There are three house types planned for this development, but they are broadly the same. A worse case scenario has been assumed for this pre-assessment. Reference to this pre-assessment and further conversation with a licenced Code assessor is recommended before construction commences.

PREDICTED RATING - CODE LEVEL: 3

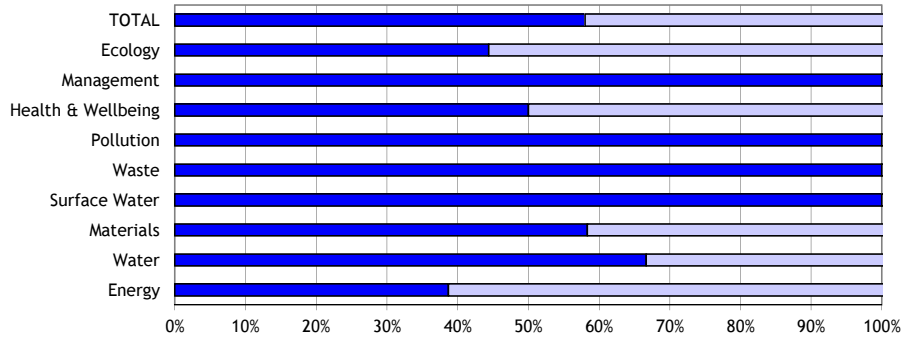
Mandatory Requirements: **All Levels**

% Points:	**58.02%**	**- Code Level: 3**
Breakdown:	**Energy**	**- Code Level: 3**
	Water	**- Code Level: 4**

Graph 1: Predicted contribution of individual sections to the total score and percentage of total achievable score



Graph 2: Predicted percentage of credits achievable: Total and by Category



NOTE: The rating obtained by using this Pre Assessment Estimator is for guidance only. Predicted ratings may differ from those obtained through a formal assessment, which must be carried out by a licensed Code assessor.

© BRE Global Ltd, 2010. The BRE Global name and logo are registered trademarks owned by BRE Global Ltd and may not be used without BRE Global's written permission. Permission is given for this estimator to be copied without infringement of copyright for use only on projects where a Code for Sustainable Homes assessment is carried out

Permission is given for this estimator to be copied without infringement of copyright for use only on projects where a Code for Sustainable Homes assessment is carried out. Whilst every care is taken in preparing this estimator, BREG cannot accept responsibility for any inaccuracies or for consequential loss incurred as a result of such inaccuracies arising through the use of the estimator tool.

CATEGORY 1 ENERGY	Overall Level: 3	Overall Score	58.02	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 38.70		Credits	Level		
Contribution to Overall % Score: 14.09 points		12.0 of 31 Credits	Level 3		
Ene 1 Dwelling Emission Rate	Credits are awarded based on the percentage improvement of the Dwelling Emission Rate (DER) over the Target Emission Rate (TER) as calculated using SAP 2009. Minimum standards for each Code level apply. The Code energy calculator can be used to calculate a predicted score. Enter the predicted score What is the predicted number of credits? 1.0 OR Are zero net CO_2 emissions achieved? ☐	1.0 of 10 Credits	Level 3	SAP calculations required to stipulate the number of credits available here have yet to be undertaken, however, the minimum requirement will see them exceed current Part L1 of the B. Regs by 8%. This will be delivered through a combination of tight fabric 'U' values, an efficient gas boiler with high end heating controls package, use of ACD, a low air leakage rate and inclusion of some/several of the following - solar technologies, flue gas recovery, mechanical heat recovery ventilation	SAP calculations - these can be undertaken by the Blewburton Partnership if required and are an important first step to finalising a Code startegy
Ene 2 Fabric Energy Efficiency	Credits are awarded based on the Fabric Energy Efficiency ($kWh/m^2/yr$) of the dwelling. Minimum standards apply at Code levels 5 and 6. The Code energy calculator can be used to calculate a predicted score. Enter the predicted score Apartments, Mid-terrace ◉ OR End terrace, Semi and Detached ○ OR Staggered Mid terrace ○ What is the predicted number of credits? 4.0	4.0 of 9 Credits	-	SAP calculations required to stipulate the number of credits available here have yet to be undertaken, however, the minimum requirement will see a FEE of 55kWh/m.sq./yr for semi and end tce units and 45 for mid tce units. This will be delivered through a combination of tight fabric 'U' values, ACDs and a low air leakage rate	See above
Ene 3 Energy Display Devices	Credits are awarded where a correctly specified Energy Display Device is installed monitoring electricity and/or primary heating fuel consumption. Select whether the EDD monitors electricity and/or fuel None Specified ○ Primary Heating only ○ OR Electricity only ◉ OR Electricity and primary heating fuel ○	1 of 2 Credits	-	An energy display monitor to Code requirements for the electricity consumption will be provided to each dwelling on site	

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 4 Drying Space	One credit is awarded for the provision of either internal or external secure drying space with posts and footings or fixings capable of holding 4m+ of drying line for 1-2 bed dwellings and 6m+ for dwellings with 3 bedrooms or greater. Will drying space meeting the criteria be provided? Yes ◉ OR No ○	1 of 1 Credits	-	A rotary dryer in a concrete footing will be provided in all rear gardens	
Ene 5 Energy Labelled White Goods	Credits are awarded where each dwelling is provided with either information about the EU Energy Labelling Scheme, White Goods with ratings ranging from A+ to B or a combination of the previous according to the technical guide. Select the appropriate option below EU Energy labelling information only ☑ A+ rated appliances ☐ A+, A and B rated appliances ☐ Combination of compliant rated white goods with EU Energy Labelling Scheme ☐	1 of 2 Credits	-	It is not currently proposed to provide white goods as part of this development, however, a leaflet detailing the EU Energy labelling scheme and why it is important will be supplied to all homes.	Energy leaflet
Ene 6 External Lighting	Credits are awarded based on the provision of space lighting* with dedicated energy efficient fittings and security lighting fittings with appropriate control gear.. Space Lighting None provided ○ OR Non Code compliant lighting ○ OR Code compliant lighting ◉ Security Lighting None provided ◉ OR Non Code compliant lighting ○ OR Code compliant lighting and controls ○ Dual lamp luminaires Compliant with both above criteria ☐ * Statutory safety lighting is not covered by this requirement	2 of 2 Credits	-	External lighting will be low energy and feature daylight cut off sensors	

Issue		Credits	Level	Assumptions Made	Evidence Required
Ene 7 Low or Zero Carbon Technologies	Credits are awarded where there is a 10% or 15% reduction in CO_2 emissions resulting from the use of low or zero carbon technologies. Select % contribution made by low or zero carbon technologies Less than 10% of demand (●) OR 10% of demand or greater ( ) OR 15% of demand or greater ( )	**0 of 2 Credits**	-	Until the energy specification for the dwellings is established it is difficult to say if these credits will be claimed. It is highly likely that one of the solar technolgoies will be utilised and experience shows that whilst PV will often lead to one or two credits in this category, it is less likely to be the case if solar water heating is used.	See Ene 1
Ene 8 Cycle Storage	Credits are awarded where adequate, safe, secure and weather proof cycle storage is provided according to the Code requirements. Fill in the development details below Number of bedrooms: 3 Number of cycles stored per dwelling* 2.0 * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	**2 of 2 Credits**	-	All dwellings will have adequateky sized and secure storage in the form of garden sheds for the storage of 2 cycles.	
Ene 9 Home Office	A credit is awarded for the provision of a home office. The location, space and services provided must meet the Code requirements. Will there be provision for a Home Office? Yes ( ) OR No (●)	**0 of 1 Credits**	-	Initial daylight factor calculations show that for Code requirements, no rooms will meet the home office requirements, however, for a sustainability point of view all other factors will be met within one of the non-main bedrooms.	

CATEGORY 2 WATER	Overall Level: 3	Overall Score	58.02	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.66		Credits	Level		
Contribution to Overall Score: 6.00 points		4 of 6 Credits	Level 4		
Wat 1 Indoor Water Use	Credits are awarded based on the predicted average household water consumption, calculated using the Code Water Calculator Tool. Minimum standards for each code level apply. Select the predicted water use / Mandatory Requirement greater than 120 litres/ person/ day ○ OR ≤ less than 120 litres/ person/ day ○ OR ≤ less than 110 litres/ person/ day ○ OR ≤ less than 105 litres/ person/ day ◉ OR ≤ less than 90 litres/ person/ day ○ OR ≤ less than 80 litres/ person/ day ○	3 of 5 Credits	Level 3 AND Level 4	It is a Mandatory requirment for Level 3 dwellings to use less than 105l/person/day, which is an improvement on the B.Regs requirement of 125l/person/day. Although some way off finalising a specification for these dwellings, this target will be attained through the use of a combination of dual flush WCs, low capacity bath and flow restrictors installed onto showers and taps.	Final specification detail
Wat 2 External Water Use	A credit is awarded where a compliant system is specified for collecting rainwater for external irrigation purposes. Where no outdoor space is provided the credit can be achieved by default. Select the scenario that applies No internal or communal outdoor space ○ OR Outdoor space with collection system ◉ OR Outdoor space without collection system ○	1 of 1 Credits	-	A water butt will be provided, to Code specifications, externally to all properties.	

CATEGORY 3 MATERIALS	Overall Level: 3	Overall Score	58.02	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 58.33		Credits	Level		
Contribution to Overall Score: 4.20 points		14 of 24 Credits	All Levels		
Mat 1 Environm-ental Impact of Materials	Mandatory Requirement: At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D. Tradable Credits: Points are awarded on a scale based on the Green Guide Rating of the specifications. The Code Materials Calculator can be used to predict a potential score. Mandatory Requirement Will the mandatory requirement be met? ☑ Enter the predicted score What is the predicted number of credits? 11	11 of 15 Credits	All Levels	The use of uPVC windows, external brick cavity walls, timber trussed roofing finished with concrete tiles, solid slab ground floor and timber upper floors and partitions leads to an initial score under the BRE Green Guide to Materials of 11 out of 15 credits - this is a good score and shows the environmental provenance of the materials selected for the construction of this building.	
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	Credits are awarded where materials used in the basic building elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score. Enter the predicted Score What is the predicted number of credits? 2	2 of 6 Credits	-	As many as possible of the basic building materials will either, if timber, be registered to a sustainable foestry scheme, such as FSC or PEFC; or, for other products, be sourced from manufacturers with an Environmental Management System (EMS), such as ISO 14001.	CoC certifiaction for timber and EMS accreditiation forms for other products
Mat 3 Responsible Sourcing of Materials - Finishing Elements	Credits are awarded where materials used in the finishing elements are responsibly sourced. The Code Materials Calculator can be used to predict a potential score. Enter the predicted Score What is the predicted number of credits? 1	1 of 3 Credits	-	As above for finishing elements	As above

CATEGORY 4 SURFACE WATER RUN-OFF	Overall Level: 3	Overall Score	58.02	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted:	100.00%	Credits	Level		
Contribution to Overall Score:	2.20 points	4 of 4 Credits	All Levels		
Sur 1 Management of Surface Water Run-off from developments	Mandatory Requirement: Peak rate of run-off into watercourses is no greater for the developed site than it was for the pre-development site and that the additional predicted volume of rainwater discharge caused by the new development is entirely reduced as far as possible in accordance with the assessment criteria. Desiging the drainage system to be able to cope with local drainage system failure. Tradable Credits: Where SUDS are used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters. Mandatory Requirement Will the mandatory requirement be met? ☑ Select the appropriate option No SUDS ☐ No runoff into watercourses for the first 5 mm of rainfall ☑ Runoff from hard surfaces will receive an appropriate level of treatment ☑	2 of 2 Credits	All Levels	A hydologist/civil engineer will undertake detailed calculations a dn solution designs to ensure that this mandatory category is attained. The exact solutions to be implemented will require further, detailed research amd modelling, but it is currently the intention to seek a design that will deliver two credits in this category.	Detailed calculations, report and drawings outlining the proposed strategy from a Civil Engineer/Hydrologist. An FRA is also required - see below).
Sur 2 Flood Risk	Credits are awarded where developments are located in areas of low flood risk or where in areas of medium or high flood risk appropriate measures are taken to prevent damage to the property and its contents in accordance with the Code criteria in the technical guide. Select the annual probability of flooding (from PPS25*) Zone 1 - Low ◉ OR Zone 2 - Medium ○ OR Zone 3 - High ○ Select the apropriate option(s) Low risk of flooding from FRA** ☑ All measures of protection are demonstrated in FRA ☐ Ground floor level and access routes are 600 mm above design flood level ☐ * Planning Policy Statement 25 - Planning and Flood Risk ** FRA - Flood Risk Assessment	2 of 2 Credits	-	Environment Agency floodmaps show the site to be a zone of low flood probability, however, a full flood risk assessment will be required from a suitable qualified expert to confirm this situation.	Full FRA

CATEGORY 5 WASTE	Overall Level: 3	Overall Score	58.02	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted:	100.00%	Credits	Level		
Contribution to Overall Score:	6.40 points	8 of 8 Credits	All Levels		
Was 1 Storage of non-recyclable waste and recyclable household waste	Mandatory Requirement: The space provided for waste storage should be sized to hold the larger of either all external containers provided by the Local Authority or the min capacity calculated from BS 5906. Tradable Credits are awarded for adequate internal and/ or external recycling facilities. Mandatory Requirement Will the minimum space be provided and be accessible to disabled people? ☑ Internal Recyclable household waste storage Where there is no external recyclable waste storage and no Local Authority collection scheme Internal storage (capacity 60 litres) ☐	0 of 2 Credits		Havant BC recycle paper, cardboard, plastic and cans and provide a green wheelie bin for this prurpose, which is collected every second week. They also provide a wheelie bin for general refuse collection, also collected every second week. All houses on the development will be provided with a fixed internally located bin of at least 30l capacity for the collection of recyclables. Externally, there will be space to store the bins provided by HBC and this will be easily accessable to all occupiers of the property.	
	Local Authority collection Scheme Post Collection sorting Internal storage (capacity 30 litres) ☑ Pre-collection sorting Internal storage (3 separate bins, capacity 30 litres) ☐	4 of 4 Credits	All Levels		
	External Storage, no Local Authority collection scheme 3 separate internal storage bins (capacity 30 litres) ☐ **AND** Houses External Storage(capacity 180 litres) ☐ Flats Private recycling operator ☐ 3 or greater types of waste collected ☐	0 of 4 Credits			

Issue		Credits	Level	Assumptions Made	Evidence Required
Was 2 Construction Site Waste Management	A credit is awarded where a compliant SWMP is provided with targets and procedures to minimise construction waste. Credits are available where the SWMP include procedures and commitments for diverting either 50% or 85% of waste generated from landfill. SWMP details Does the SWMP include: + No SWMP ○ + SWMP with targets and procedures to minimise waste? ○ + SWMP with procedures to divert 50% of waste ○ + SWMP with procedures to divert 85% of waste ◉	**3 of 3 Credits**		A contractor will be engaged to prepare and deliver the site waste management plan for the site. Work on the plan will begin at design stage and also feature heavily in calculation of materials to be ordered to reduce waste arising and costs. The SWMP will be required to and will divert at least 85% of waste from landfill.	Copy of SWMP
Was 3 Composting	A credit is awarded where individual home composting facilities are provided, or where a community/ communal composting service, either run by the Local Authority or overseen by a management plan is in operation. Select the facilities available No composting facilities ○ Individual composting facilities ◉ OR Communal/ community composting*? ○ Local Authority ☐ OR Private with management plan ☐ * including if an automated waste collection system is in place	**1 of 1 Credit**	-	Composting facilities in the form of a compost cone will be supplied to each dwelling, along with details on how and what to compost.	

CATEGORY 6 POLLUTION	Overall Level: 3	Overall Score	58.02	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 100.00%		Credits	Level		
Contribution to Overall Score: 2.80 points		4 of 4 Credits	All Levels		
Pol 1 Global Warming Potential (GWP) of Insulants	A credit is awarded where <u>all</u> insulating materials only use substances (in manufacture AND installation) that have a GWP of less than 5. Select the most appropriate option All insulants have a GWP less than 5 (●) OR Some insulants have a GWP of less than 5 ( ) OR No insulants have a GWP of less than 5 ( )	1 of 1 Credits	-	Insulants used on standard building projects, such as Rockwool, Celotex or Kingspan products, as examples, are all GWP rated as zero. No insulants with a GWP of over 5 will be used on this development.	Insulant specification details
Pol 2 NOx Emissions	Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling. Select the most appropriate option Greater than 100 mg/kWh ( ) OR Less than 100 mg/kWh ( ) OR Less than 70 mg/kWh ( ) OR Less than 40 mg/kWh (●) OR Class 4 boiler ( ) OR Class 5 boiler ( ) OR All space and hot water energy requirements are met by systems who do not produce NOx emissions ( )	3 of 3 Credits	-	A gas boiler of under 40mg/kWh will be specified for the properties proposed for this site. Well known brands such as Baxi and Potterton have a range of boilers that fit this requirement.	Details on boiler type selected

CATEGORY 7 HEALTH & WELLBEING	Overall Level: 3	Overall Score	58.02	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 50.00%		Credits	Level		
Contribution to Overall Score: 7.00 points		6 of 12 Credits	No level		
Hea 1 Daylighting	Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky. Select the compliant areas Room Kitchen: Avg DF of at least 2% ☐ Living Room*: Avg DF of at least 1.5% ☑ Dining Room*: Avg DF of at least 1.5% ☑ Study*: Avg DF of at least 1.5% ☑ 80% of working plane in all above rooms receive direct light from the sky? ☑ Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.	2 of 3 Credits	-	Initial outline DF calculations suggest that whilst some rooms will score the required level, others won't. There are therefore good elements of DF within the proposed dwellings, but not consistently enough for full credits to be awarded. Calculations for View of the Sky do, however, show that all dwellings achieve this aspect of daylighting with ease.	Formalised DF and VoS calculations
Hea 2 Sound Insulation	Credits are awarded where performance standards exceed those required in Building Regulations Part E. This can be demonstrated by carrying out pre-completion testing or through the use of Robust Details Limited. Select a type of property Detached Property ○ Attached Properties: - Separating walls and floors only exist between non habitable spaces ○ - Separating walls and floors exist between habitable spaces ◉ Select a performance standard Performance standard not sought ○ Airborne: 3db higher; Impact: 3dB lower ○ OR Airborne: 5db higher; Impact: 5dB lower ◉ OR Airborne: 8db higher; Impact: 8dB lower ○	3 of 4 Credits	-	All dwellings will either utilise Robust Details or undergo pre-completion sound testing to demonstrate the achievement of sound insulation levels of at least 5db better than that required as minimum under the Building Regulations	Robust details to be used and signed off or sound test results

Issue		Credits	Level	Assumptions Made	Evidence Required
Hea 3 Private Space	A credit is awarded for the provision of an outdoor space that is at least partially private. The space must allow easy access to all occupants. Will a private/ semi-private space be provided? Yes, private/semi-private space will be provided ◉ OR No private/semi-private space ○	1 of 1 Credits	-	All proposed dwellings feature private, easily accessible, secure, rear gardens.	
Hea 4 Lifetime Homes	Mandatory Requirement: Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6. Tradable credits: Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme. Mandatory Requirement Dwelling to achieve Code Level 6? ☐ Lifetime Homes Compliance All Lifetime Homes criteria will be met ○ OR Exemption from LTH criteria 2/3 applied ○ Credit not sought ◉	0 of 4 Credits	No level	The houses will feature some but not all the requirements of Lifetime Homes. Unfortunately credits can only be awarded if all aspects are adhered too.	

CATEGORY 8 MANAGEMENT	Overall Level: 3	Overall Score	58.02	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 100.00%		Credits	Level		
Contribution to Overall Score: 10.00 points		9 of 9 Credits	All Levels		
Man 1 Home User Guide	Credits are awarded where a simple guide is provided to each dwelling covering information relevant to the 'non-technical' home occupier, in accordance with the Code requirements. Tick the topics covered by the Home User Guide Operational Issues? ☑ Site and Surroundings? ☑ Is available in alternative formats? ☑	3 of 3 Credits	-	A Home User Guide detailing information as required by the Code for dwelling operation issues and site and surroundings will be provided in all dwellings	Copy of the HUG
Man 2 Considerate Constructors Scheme	Credits are awarded where there is a commitment to comply with best practice site management principles using either the Considerate Constructors Scheme or an alternative locally/ nationally recognised scheme. Select the appropriate scheme and score No scheme used ○ Considerate Constructors OR Best Practice: Score between 24 and 31.5 ○ OR Best Practice+: Score between 32 and 40 ◉ Alternative Scheme* OR Mandatory + 50% optional requirements ○ OR Mandatory + 80% optional requirements ○ * In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.	2 of 2 Credits	-	The main contractor will sign up to the Considerate Constructors Scheme and deliver a score of 32+ with a score of at least 3 in every section.	Sign up and final score sheet
Man 3 Construction Site Impacts	Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following: Tick the impacts that will be addressed Monitor, report and set targets, where applicable, for: - CO_2/ energy use from site activities ☑ - CO_2/ energy use from site related transport ☐ - water consumption from site activities ☑ Adopt best practice policies in respect of: - air (dust) pollution from site activities ☑ - water (ground and surface) pollution on site ☑ 80% of site timber is reclaimed, re-used or responsibly sourced ☐	2 of 2 Credits	-	The main contractor will implement best practice policies to prevent air and water pollution on site and will also set targets and monitor energy and water use on site.	Pollution policies and final monitoring reports

Issue		Credits	Level	Assumptions Made	Evidence Required
Man 4 Security	Credits are awarded for complying with Section 2 - Physical Security from Secured by Design - New Homes. An Architectural Liaison Officer (ALO), or alternative, needs to be appointed early in the design process and their recommendations incorporated. Secured by Design Compliance Credit not sought ○ OR Secured by Design Section 2 Compliance ◉	**2 of 2 Credits**	-	Early contact will be made with the local ALO to discuss the requirements regarding Section 2 of SbD and these will then be implemented in full on the site.	Evidence of early contact and final sign off from ALO.

CATEGORY 9 ECOLOGY	Overall Level: 3	Overall Score	58.02	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 44.00%		Credits	Level		
Contribution to Overall Score: 5.33 points		4 of 9 Credits	All Levels		
Eco 1 Ecological Value of Site	One credit is awarded for developing land of inherently low value. Select the appropriate option Credit not sought ◉ OR Land has ecological value ○ OR Land has low/ insignificant ecological value* ○ * Low ecological value is determined either a) by using Checklist Eco 1 across the whole development site; or b) where an suitably qualified ecologist is appointed and can confirm or c) produces an independent ecological report of the site, that the construction zone is of low/ insignificant value; AND the rest of the development site will remain undisturbed by the works.	0 of 1 Credits	-	It is not clear at this stage if the land has some ecological value and this will need to be confirmed, or otherwise, by an ecologist. The majority of the site is a demolished building and hardstanding, although some trees are also present - it is the ecological value of these trees that requires review.	Ecologist site survey and report
Eco 2 Ecological Enhancement	A credit is awarded where there is a commitment to enhance the ecological value of the development site. Tick the appropriate boxes Will a *Suitably Qualified Ecologist* be appointed to recommend appropriate ecological features? ☑ AND Will all key recommendations be adopted? ☑ AND 30% of other recommendations be adopted? ☑	1 of 1 Credits	-	An ecologist will be appointed to survey the site and offer recommendations for enhancement, with the required enhamcements being delivered as close to sign off as possible.	As above
Eco 3 Protection of Ecological Features	A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value. Type and protection of existing features Site with features of ecological value? ◉ OR Site of low ecological value (as Eco 1)? ○ AND All* existing features potentially affected by site works are maintained and adequately protected? ☑ *If a suitably qualified ecologist has confirmed that a feature can be removed due to insignificant ecological value or poor health conditions, as long all the rest have been protected, then this box can be ticked.	1 of 1 Credits	-	If there are features of ecological value to be retianed, these will be adequately protected as guided by the ecologist.	As above

Issue		Credits	Level	Assumptions Made	Evidence Required
Eco 4 Change of Ecological Value of Site	Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and is calculated to be: Change in Ecological Value Major negative change: fewer than -9 ○ Minor negative change: between -9 and -3 ○ OR Neutral: between -3 and +3 ◉ Minor enhancement: between +3 and +9 ○ Major enhancement: greater than 9 ○	**2 of 4 Credits**	-	It is typical for a site of this nature to be of a neutral change, although the ecologist will be able to confirm this	As above
Eco 5 Building Footprint	Credits are awarded where the ratio of combined floor area of all dwellings on the site to their footprint is: Ratio of Net Internal Floor Area: Net Internal Ground Floor Area Credit Not Sought ◉ OR Houses: 2.5:1 OR Flats: 3:1 ○ OR Houses: 3:1 OR Flats: 4:1 ○ OR Houses & Flats Weighted (2.5:1 & 3:1) ○ OR Houses & Flats Weighted (3:1 & 4:1) ○	**0 of 2 Credits**		Design means these credits are not available	