



**Results**

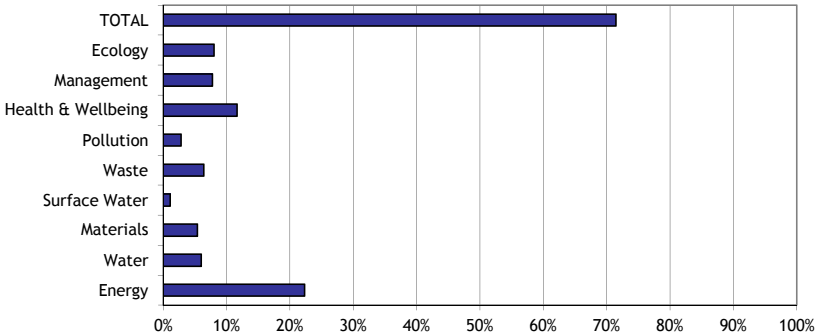
<b>Development Name:</b>	11a Primrose Hill
<b>Dwelling Description:</b>	New 3 storey dwelling
<b>Name of Company:</b>	Metropolis Green
<b>Code Assessor's Name:</b>	Miranda Pennington
<b>Company Address:</b>	
<b>Notes/Comments:</b>	

**PREDICTED RATING - CODE LEVEL: 4**

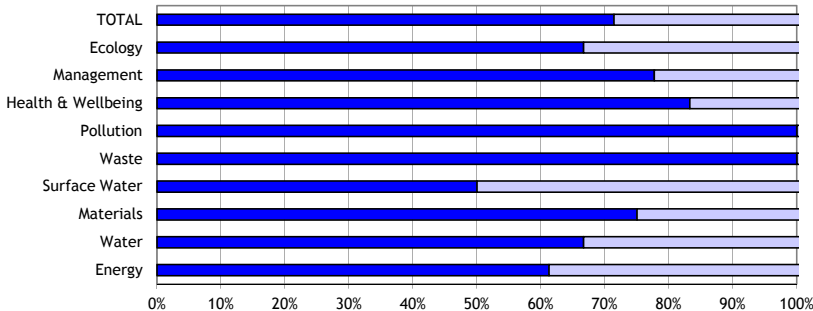
**Mandatory Requirements:** All Levels

**% Points:** 71.43% - Code Level: 4  
**Breakdown:** Energy - Code Level: 4  
 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.

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: 4	Overall Score	71.43	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 61.29			Credits	Level		
Contribution to Overall % Score: 22.30 points			19.0 of 31 Credits	Level 4		
Ene 1 Dwelling Emission Rate	<p>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.</p> <p>Enter the predicted score _____</p> <p>What is the predicted number of credits? <input type="text" value="5.0"/></p> <p>OR Are zero net CO<sub>2</sub> emissions achieved? <input type="checkbox"/></p>	5.0 of 10 Credits	Level 4			
Ene 2 Fabric Energy Efficiency	<p>Credits are awarded based on the Fabric Energy Efficiency (kWh/m<sup>2</sup>/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.</p> <p>Enter the predicted score _____</p> <p>Apartments, Mid-terrace <input type="radio"/></p> <p>OR End terrace, Semi and Detached <input checked="" type="radio"/></p> <p>OR Staggered Mid terrace <input type="radio"/></p> <p>What is the predicted number of credits? <input type="text" value="4.0"/></p>	4.0 of 9 Credits	-			
Ene 3 Energy Display Devices	<p>Credits are awarded where a correctly specified Energy Display Device is installed monitoring electricity and/or primary heating fuel consumption.</p> <p>Select whether the EDD monitors electricity and/or fuel _____</p> <p>None Specified <input type="radio"/></p> <p>Primary Heating only <input type="radio"/></p> <p>OR Electricity only <input type="radio"/></p> <p>OR Electricity and primary heating fuel <input checked="" type="radio"/></p>	2 of 2 Credits	-			

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Ene 4 Drying Space</p> <p>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.</p> <div data-bbox="247 399 737 488" style="border: 1px solid black; padding: 5px;"> <p>Will drying space meeting the criteria be provided? _____</p> <p>Yes <input checked="" type="radio"/></p> <p>OR No <input type="radio"/></p> </div>	1 of 1 Credits	-	Assuming external space outside of kitchen/dining room can be used to mount a retractable drying line.	
<p>Ene 5 Energy Labelled White Goods</p> <p>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.</p> <div data-bbox="247 623 758 797" style="border: 1px solid black; padding: 5px;"> <p>Select the appropriate option below _____</p> <p>EU Energy labelling information <u>only</u> <input type="checkbox"/></p> <p>A+ rated appliances <input checked="" type="checkbox"/></p> <p>A rated washing machine and dishwasher <input checked="" type="checkbox"/></p> <p>B rated tumble dryer or washer dryer <input checked="" type="checkbox"/></p> <p>EU Energy labelling information provided <input type="checkbox"/></p> </div>	2 of 2 Credits	-		
<p>Ene 6 External Lighting</p> <p>Credits are awarded based on the provision of space lighting* with dedicated energy efficient fittings and security lighting fittings with appropriate control gear..</p> <div data-bbox="247 894 726 1016" style="border: 1px solid black; padding: 5px;"> <p>Space Lighting _____</p> <p>None provided <input type="radio"/></p> <p>OR Non Code compliant lighting <input type="radio"/></p> <p>OR Code compliant lighting <input checked="" type="radio"/></p> </div> <div data-bbox="247 1024 726 1130" style="border: 1px solid black; padding: 5px;"> <p>Security Lighting _____</p> <p>None provided <input type="radio"/></p> <p>OR Non Code compliant lighting <input type="radio"/></p> <p>OR Code compliant lighting and controls <input checked="" type="radio"/></p> </div> <div data-bbox="247 1146 726 1219" style="border: 1px solid black; padding: 5px;"> <p>Dual lamp luminaires _____</p> <p>Compliant with both above criteria <input type="checkbox"/></p> </div> <p>* Statutory safety lighting is not covered by this requirement</p>	2 of 2 Credits	-		

Issue	Credits	Level	Assumptions Made	Evidence Required
<b>Ene 7</b> Low or Zero Carbon Technologies	Credits are awarded where there is a 10% or 15% reduction in CO <sub>2</sub> 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 <input checked="" type="radio"/> OR 10% of demand or greater <input type="radio"/> OR 15% of demand or greater <input type="radio"/>	<b>0 of 2 Credits</b>	-	
<b>Ene 8</b> 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: <input type="text" value="3"/> Number of cycles stored per dwelling* <input type="text" value="2.0"/>  <small>* if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling</small>	<b>2 of 2 Credits</b>	-	
<b>Ene 9</b> 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 <input checked="" type="radio"/> OR No <input type="radio"/>	<b>1 of 1 Credits</b>	-	

CATEGORY 2 WATER		Overall Level: 4	Overall Score	71.43	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	<p>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.</p> <p>Select the predicted water use / Mandatory Requirement</p> <p>greater than 120 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 120 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 110 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 105 litres/ person/ day <input checked="" type="radio"/></p> <p>OR ≤ less than 90 litres/ person/ day <input type="radio"/></p> <p>OR ≤ less than 80 litres/ person/ day <input type="radio"/></p>	3 of 5 Credits	Level 3 AND Level 4			
Wat 2 External Water Use	<p>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.</p> <p>Select the scenario that applies</p> <p>No internal or communal outdoor space <input type="radio"/></p> <p>OR Outdoor space with collection system <input checked="" type="radio"/></p> <p>OR Outdoor space without collection system <input type="radio"/></p>	1 of 1 Credits	-			

CATEGORY 3 MATERIALS		Overall Level: 4	Overall Score	71.43	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 75.00		Credits	Level			
Contribution to Overall Score: 5.40 points		18 of 24 Credits	All Levels			
Mat 1 Environmental Impact of Materials	<p><b>Mandatory Requirement:</b> At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D.</p> <p><b>Tradable Credits:</b> 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.</p> <p>Mandatory Requirement _____</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Enter the predicted score _____</p> <p>What is the predicted number of credits? <input type="text" value="12"/></p>	12 of 15 Credits	All Levels			
Mat 2 Responsible Sourcing of Materials - Basic Building Elements	<p>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.</p> <p>Enter the predicted Score _____</p> <p>What is the predicted number of credits? <input type="text" value="4"/></p>	4 of 6 Credits	-			
Mat 3 Responsible Sourcing of Materials - Finishing Elements	<p>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.</p> <p>Enter the predicted Score _____</p> <p>What is the predicted number of credits? <input type="text" value="2"/></p>	2 of 3 Credits	-			





CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 4	Overall Score	71.43		
% of Section Credits Predicted: 50.00%			Credits	Level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 1.10 points		2 of 4 Credits	All Levels			
Sur 1 Management of Surface Water Run-off from developments	<p><b>Mandatory Requirement:</b> 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. Designing the drainage system to be able to cope with local drainage system failure. <b>Tradable Credits:</b> Where SUDS are used to improve water quality of the rainwater discharged or for protecting the quality of the receiving waters.</p> <p>Mandatory Requirement _____ Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Select the appropriate option _____            No SUDS <input type="checkbox"/>            No runoff into watercourses for the first 5 mm of rainfall <input type="checkbox"/>            Runoff from hard surfaces will receive an appropriate level of treatment <input type="checkbox"/></p>	0 of 2 Credits	All Levels			
Sur 2 Flood Risk	<p>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.</p> <p>Select the annual probability of flooding (from PPS25*) _____            Zone 1 - Low <input checked="" type="radio"/>            OR Zone 2 - Medium <input type="radio"/>            OR Zone 3 - High <input type="radio"/></p> <p>Select the appropriate option(s) _____            Low risk of flooding from FRA** <input checked="" type="checkbox"/>            All measures of protection are demonstrated in FRA <input type="checkbox"/>            Ground floor level and access routes are 600 mm above design flood level <input type="checkbox"/></p>	2 of 2 Credits	-	A flood risk assessment will be required to earn these credits.		

\* Planning Policy Statement 25 - Planning and Flood Risk

\*\* FRA - Flood Risk Assessment

CATEGORY 5 WASTE		Overall Level: 4	Overall Score 71.43		
% of Section Credits Predicted: 100.00%		Credits Level		Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 6.40 points		8 of 8 Credits	All Levels		
Was 1 Storage of non-recyclable waste and recyclable household waste	<p><b>Mandatory Requirement:</b> 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. <u>Tradable Credits</u> are awarded for adequate internal and/ or external recycling facilities.</p> <p><b>Mandatory Requirement</b></p> <p>Will the minimum space be provided and be accessible to disabled people? <input checked="" type="checkbox"/></p> <p><b>Internal Recyclable household waste storage</b></p> <p>Where there is no external recyclable waste storage and no Local Authority collection scheme</p> <p>Internal storage (capacity 60 litres) <input type="checkbox"/></p> <p><b>Local Authority collection Scheme</b></p> <p>Post Collection sorting <input type="checkbox"/></p> <p>Internal storage (capacity 30 litres) <input type="checkbox"/></p> <p>Pre-collection sorting <input type="checkbox"/></p> <p>Internal storage (3 separate bins, capacity 30 litres) <input checked="" type="checkbox"/></p> <p><b>External Storage, no Local Authority collection scheme</b></p> <p>3 separate internal storage bins (capacity 30 litres) <input type="checkbox"/></p> <p><b>AND</b></p> <p>Houses <input type="checkbox"/></p> <p>External Storage(capacity 180 litres) <input type="checkbox"/></p> <p>Flats <input type="checkbox"/></p> <p>Private recycling operator <input type="checkbox"/></p> <p>3 or greater types of waste collected <input type="checkbox"/></p>	0 of 2 Credits	4 of 4 Credits	All Levels	
		0 of 4 Credits			

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Was 2 Construction Site Waste Management</p>	<p>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.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>SWMP details</p> <p>Does the SWMP include:</p> <ul style="list-style-type: none"> <li>+ No SWMP <input type="radio"/></li> <li>+ SWMP with targets and procedures to minimise waste? <input type="radio"/></li> <li>+ SWMP with procedures to divert 50% of waste <input type="radio"/></li> <li>+ SWMP with procedures to divert 85% of waste <input checked="" type="radio"/></li> </ul> </div>	<p>3 of 3 Credits</p>		
<p>Was 3 Composting</p>	<p>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.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Select the facilities available</p> <ul style="list-style-type: none"> <li>No composting facilities <input type="radio"/></li> <li>Individual composting facilities <input checked="" type="radio"/></li> </ul> <p>OR</p> <ul style="list-style-type: none"> <li>Communal/ community composting*? <input type="radio"/></li> <li>Local Authority <input type="checkbox"/></li> <li>OR Private with management plan <input type="checkbox"/></li> </ul> </div>	<p>1 of 1 Credit</p>	<p>-</p>	

\* including if an automated waste collection system is in place





CATEGORY 6 POLLUTION		Overall Level: 4	Overall Score	71.43	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	<p>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.</p> <p>Select the most appropriate option —</p> <p>All insulants have a GWP less than 5 <input checked="" type="radio"/></p> <p>OR Some insulants have a GWP of less than 5 <input type="radio"/></p> <p>OR No insulants have a GWP of less than 5 <input type="radio"/></p>	1 of 1 Credits	-			
Pol 2 NOx Emissions	<p>Credits are awarded on the basis of NOx emissions arising from the operation of the space and water heating system within the dwelling.</p> <p>Select the most appropriate option —</p> <p>Greater than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 100 mg/kWh <input type="radio"/></p> <p>OR Less than 70 mg/kWh <input type="radio"/></p> <p>OR Less than 40 mg/kWh <input checked="" type="radio"/></p> <p>OR Class 4 boiler <input type="radio"/></p> <p>OR Class 5 boiler <input type="radio"/></p> <p>OR All space and hot water energy requirements are met by systems who do not produce NOx emissions <input type="radio"/></p>	3 of 3 Credits	-			

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 4	Overall Score	71.43	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 83.00%		Credits	Level			
Contribution to Overall Score: 11.66 points		10 of 12 Credits	No level			
Hea 1 Daylighting	<p>Credits are awarded for ensuring key rooms in the dwelling have high daylight factors (DF) and a view of the sky.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Select the compliant areas</p> <p>Room</p> <p>Kitchen: Avg DF of at least 2% <input checked="" type="checkbox"/></p> <p>Living Room*: Avg DF of at least 1.5% <input checked="" type="checkbox"/></p> <p>Dining Room*: Avg DF of at least 1.5% <input checked="" type="checkbox"/></p> <p>Study*: Avg DF of at least 1.5% <input type="checkbox"/></p> <p>80% of working plane in all above rooms receive direct light from the sky? <input type="checkbox"/></p> </div> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.</p>	1 of 3 Credits	-	Based on the drawings I think at least 2 credits will be achievable. Average daylight calculations will confirm.		
Hea 2 Sound Insulation	<p>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.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Select a type of property</p> <p>Detached Property <input type="radio"/></p> <p>Attached Properties:</p> <ul style="list-style-type: none"> <li>- Separating walls and floors only exist between non habitable spaces <input type="radio"/></li> <li>- Separating walls and floors exist between habitable spaces <input checked="" type="radio"/></li> </ul> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 5px;"> <p>Select a performance standard</p> <p>Performance standard not sought <input type="radio"/></p> <p>Airborne: 3db higher; Impact: 3dB lower <input type="radio"/></p> <p>OR Airborne: 5db higher; Impact: 5dB lower <input type="radio"/></p> <p>OR Airborne: 8db higher; Impact: 8dB lower <input checked="" type="radio"/></p> </div>	4 of 4 Credits	-	Pre completion sound testing will be required but is assumed as client owns neighbouring property. High performance assumed at this point can be reduced.		

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Hea 3 Private Space</p> <p>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.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Will a private/ semi-private space be provided? _____</p> <p style="padding-left: 20px;">Yes, private/semi-private space will be provided <input checked="" type="radio"/></p> <p>OR No private/semi-private space <input type="radio"/></p> </div>	1 of 1 Credits	-		
<p>Hea 4 Lifetime Homes</p> <p><u>Mandatory Requirement:</u> Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6.</p> <p><u>Tradable credits:</u> Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Mandatory Requirement _____</p> <p style="padding-left: 20px;">Dwelling to achieve Code Level 6? <input type="checkbox"/></p> </div> <div style="border: 1px solid black; padding: 5px;"> <p>Lifetime Homes Compliance _____</p> <p style="padding-left: 20px;">All Lifetime Homes criteria will be met <input checked="" type="radio"/></p> <p>OR Exemption from LTH criteria 2/3 applied <input type="radio"/></p> <p>Credit not sought <input type="radio"/></p> </div>	4 of 4 Credits	No level		



CATEGORY 8 MANAGEMENT		Overall Level: 4	Overall Score 71.43		
% of Section Credits Predicted: 77.00%		Credits	Level	Assumptions Made	
Contribution to Overall Score: 7.77 points		7 of 9 Credits	All Levels	Evidence Required (The below cells can be formatted by assessors if required.)	
Man 1 Home User Guide	<p>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.</p> <p>Tick the topics covered by the Home User Guide</p> <p>Operational Issues? <input checked="" type="checkbox"/></p> <p>Site and Surroundings? <input checked="" type="checkbox"/></p> <p>Is available in alternative formats? <input checked="" type="checkbox"/></p>	3 of 3 Credits	-		
Man 2 Considerate Constructors Scheme	<p>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.</p> <p>Select the appropriate scheme and score</p> <p>No scheme used <input type="radio"/></p> <p><u>Considerate Constructors</u></p> <p>OR Best Practice <input type="radio"/></p> <p>OR Significantly Beyond Best Practice <input checked="" type="radio"/></p> <p><u>Alternative Scheme*</u></p> <p>OR Mandatory + 50% optional requirements <input type="radio"/></p> <p>OR Mandatory + 80% optional requirements <input type="radio"/></p> <p>* In the first instance, contact a Code Service Provider if you are considering to use an alternative scheme.</p>	2 of 2 Credits	-		
Man 3 Construction Site Impacts	<p>Credits are awarded where there is a commitment and strategy to operate site management procedures on site as following:</p> <p>Tick the impacts that will be addressed</p> <p><u>Monitor, report and set targets, where applicable, for:</u></p> <p>- CO<sub>2</sub>/ energy use from site activities <input checked="" type="checkbox"/></p> <p>- CO<sub>2</sub>/ energy use from site related transport <input type="checkbox"/></p> <p>- water consumption from site activities <input checked="" type="checkbox"/></p> <p><u>Adopt best practice policies in respect of:</u></p> <p>- air (dust) pollution from site activities <input checked="" type="checkbox"/></p> <p>- water (ground and surface) pollution on site <input checked="" type="checkbox"/></p> <p><u>80% of site timber</u> is reclaimed, re-used or responsibly sourced <input type="checkbox"/></p>	2 of 2 Credits	-		

Issue	Credits	Level	Assumptions Made	Evidence Required
<p>Man 4 Security</p> <p>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.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Secured by Design Compliance _____</p> <p style="text-align: center;">Credit not sought <input checked="" type="radio"/></p> <p>OR Secured by Design Section 2 Compliance <input type="radio"/></p> </div>	0 of 2 Credits	-		

CATEGORY 9 ECOLOGY		Overall Level: 4	Overall Score	71.43	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.00%		Credits	Level			
Contribution to Overall Score: 8.00 points		6 of 9 Credits	All Levels			
Eco 1 Ecological Value of Site	<p>One credit is awarded for developing land of inherently low value.</p> <p>Select the appropriate option</p> <p>Credit not sought <input type="radio"/></p> <p>OR Land has ecological value <input type="radio"/></p> <p>OR Land has low/ insignificant ecological value* <input checked="" type="radio"/></p> <p>* 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.</p>	1 of 1 Credits	-	Assumed land is of low ecological value based on drawings. However, I think it is best to appoint an ecologist as D&A statement referred to potential tree root protection action being required.		
Eco 2 Ecological Enhancement	<p>A credit is awarded where there is a commitment to enhance the ecological value of the development site.</p> <p>Tick the appropriate boxes</p> <p>Will a <i>Suitably Qualified Ecologist</i> be appointed to recommend appropriate ecological features? <input type="checkbox"/></p> <p>AND Will all key recommendations be adopted? <input type="checkbox"/></p> <p>AND 30% of other recommendations be adopted? <input type="checkbox"/></p>	0 of 1 Credits	-			
Eco 3 Protection of Ecological Features	<p>A credit is awarded where there is a commitment to maintain and adequately protect features of ecological value.</p> <p>Type and protection of existing features</p> <p>Site with features of ecological value? <input type="radio"/></p> <p>OR Site of low ecological value (as Eco 1)? <input checked="" type="radio"/></p> <p>AND All* existing features potentially affected by site works are maintained and adequately protected? <input type="checkbox"/></p> <p>*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.</p>	1 of 1 Credits	-	Awarded on the assumption that tree roots will be protected		

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 <input type="radio"/> Minor negative change: between -9 and -3 <input type="radio"/> OR Neutral: between -3 and +3 <input checked="" type="radio"/> Minor enhancement: between +3 and +9 <input type="radio"/> Major enhancement: greater than 9 <input type="radio"/>	2 of 4 Credits	-		
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 <input type="radio"/> OR Houses: 2.5:1 OR Flats: 3:1 <input type="radio"/> OR Houses: 3:1 OR Flats: 4:1 <input checked="" type="radio"/> OR Houses & Flats Weighted (2.5:1 & 3:1) <input type="radio"/> OR Houses & Flats Weighted (3:1 & 4:1) <input type="radio"/>	2 of 2 Credits			