

**Results**

Development Name: **Land Rear of 13 Calmont Road, Bromley, BR1 4BY**  
 Dwelling Description: **1 No 2 Bedroom House**  
 Name of Company: **Pellings LLP**  
 Code Assessor's Name: **James Green**  
 Company Address:

**24 Widmore Road, Bromley, Kent BR1 1RY**

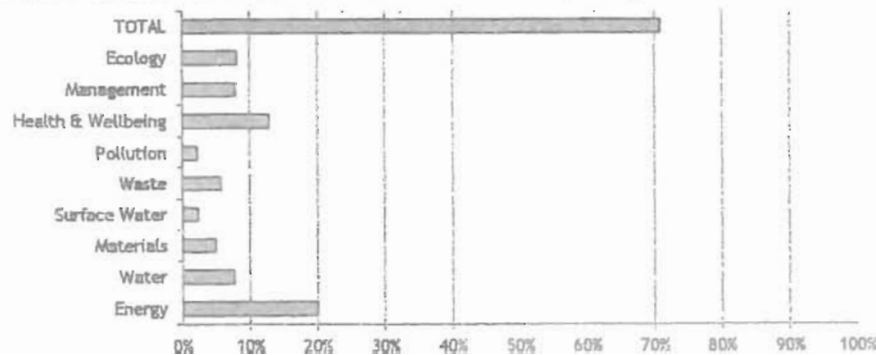
Notes/Comments:

**PREDICTED RATING - CODE LEVEL: 4**

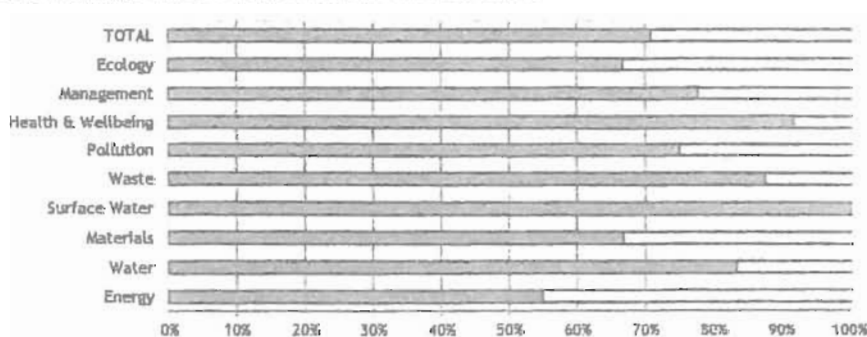
Mandatory Requirements: **All Levels**

% Points: **70.76%** - Code Level: 4  
 Breakdown:  
 Energy - Code Level: 4  
 Water - Code Level: 4

Graph 1: Predicted contribution of individual solutions 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.

CATEGORY 1 ENERGY		Overall Level: 4	Overall Score 70.76		
% of Section Credits Predicted: 54.83		Credits Level		Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall % Score: 19.96 points		17.0 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="3.0"/></p> <p>OR Are zero net CO<sub>2</sub> emissions achieved? <input type="checkbox"/></p>	3.0 of 10 Credits	Level 4	Preliminary SAP calc required to confirm the required 25% or greater improvement over TER (target emission rate). To achieve this LZC (low or zero carbon systems may need to be installed, however, the fabric specification should be optimized first. Likely construction U-values: roof <0.13, walls<0.20, floors<0.20, wins/doors 0.80/1.00 and air tightness 3 of lower. MVHR ventilation required. Consider wall thickness allowed.	
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="3.0"/></p>	3.0 of 9 Credits	-	SAP calculation required as above. Further credits could be awarded.	
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	-	Smart meter provided for electricity and gas. Feasibility of later to be confirmed.	

Issue	Credits	Level	Assumptions Made	Evidence Required
<b>Ene 4</b> 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? <div style="border: 1px solid black; padding: 5px;">             Yes <input checked="" type="radio"/>              OR No <input type="radio"/> </div>	1 of 1 Credits	-	External drying space to be provided to garden. Correct line length required.
<b>Ene 5</b> 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 <div style="border: 1px solid black; padding: 5px;">             EU Energy labelling information <u>only</u> <input type="checkbox"/>              A+ rated appliances <input checked="" type="checkbox"/>              A rated washing machine and dishwasher <input checked="" type="checkbox"/>              B rated tumble dryer or washer dryer <input checked="" type="checkbox"/>              EU Energy labelling information provided <input type="checkbox"/> </div>	2 of 2 Credits	-	Assumed white goods provided.
<b>Ene 6</b> 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 <input type="radio"/> OR Non Code compliant lighting <input type="radio"/> OR Code compliant lighting <input checked="" type="radio"/> Security Lighting _____ None provided <input type="radio"/> OR Non Code compliant lighting <input type="radio"/> OR Code compliant lighting and controls <input checked="" type="radio"/> Dual lamp luminaires _____ Compliant with both above criteria <input checked="" type="checkbox"/>	2 of 2 Credits	-	External lighting must be energy efficient and controlled, eg dawn to dusk.

\* Statutory safety lighting is not covered by this requirement

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 type="radio"/> OR 10% of demand or greater <input checked="" type="radio"/> OR 15% of demand or greater <input type="radio"/>	<b>1 of 2 Credits</b>	Calculation required to confirm. Assumed PV panels provided noting orientation of roof is East and West.	
<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="2"/> 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>	Secure storage provided in front garden for 2No bikes.	
<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>	To be located in the living room or bedrooms. Lock required to door for SBD. Need to show 1.8m long length of wall with 2 power and telephone sockets. Daylighting factor must be achieved hence location important. See credit HEA1.	

CATEGORY 2 WATER		Overall Level: 4	Overall Score 70.76		Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 83.33		Credits 5 of 6 Credits		Level 4	
Contribution to Overall Score: 7.50 points		Credits 5 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 type="radio"/></p> <p>OR ≤ less than 90 litres/ person/ day <input checked="" type="radio"/></p> <p>OR ≤ less than 80 litres/ person/ day <input type="radio"/></p>	4 of 5 Credits	Level 3 AND Level 4	Calculation required to confirm at detailed design stage.	
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	-	A minimum size of 200lts to be provided in the rear gardens.	

CATEGORY 3 MATERIALS		Overall Level: 4	Overall Score 70.76		
% of Section Credits Predicted: 66.66		Credits	Level	Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 4.80 points		16 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="10"/></p>	10 of 15 Credits	All Levels	It is assumed the mandatory credits and the tradeable credits will be sought. Check proposed construction against Green Guide specs.	
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="3"/></p>	3 of 6 Credits	-	To be checked at procurement stage.	
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="3"/></p>	3 of 3 Credits	-	To be checked at procurement stage.	

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 4	Overall Score 70.76		
% 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	<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. <u>Tradable Credits:</u> 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 _____</p> <p>Will the mandatory requirement be met? <input checked="" type="checkbox"/></p> <p>Select the appropriate option _____</p> <p>No SUDS <input type="checkbox"/></p> <p>No runoff into watercourses for the first 5 mm of rainfall <input checked="" type="checkbox"/></p> <p>Runoff from hard surfaces will receive an appropriate level of treatment <input checked="" type="checkbox"/></p>	2 of 2 Credits	All Levels	Engineer's report required to confirm surface water strategy for the site and the stated credits are achievable. Please note this section will be updated to align with the National Standards for Sustainable Drainage.	Evidence Required (The below cells can be formatted by assessors if required.)
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*) _____</p> <p>Zone 1 - Low <input checked="" type="radio"/></p> <p>OR Zone 2 - Medium <input type="radio"/></p> <p>OR Zone 3 - High <input type="radio"/></p> <p>Select the appropriate option(s) _____</p> <p>Low risk of flooding from FRA** <input checked="" type="checkbox"/></p> <p>All measures of protection are demonstrated in FRA <input type="checkbox"/></p> <p>Ground floor level and access routes are 600 mm above design flood level <input type="checkbox"/></p>	2 of 2 Credits	-	EA map states the site is in Zone 1.	

\* Planning Policy Statement 25 - Planning and Flood Risk

\*\* FRA - Flood Risk Assessment

CATEGORY 5 WASTE		Overall Level: 4	Overall Score 70.76		
% of Section Credits Predicted: 87.00%		Credits Level		Assumptions Made	Evidence Required
Contribution to Overall Score: 5.60 points		7 of 8 Credits	All Levels		(The below cells can be formatted by assessors if required.)
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><u>Mandatory Requirement</u></p> <p>Will the minimum space be provided and be accessible to disabled people? <input checked="" type="checkbox"/></p> <p><u>Internal Recyclable household waste storage</u></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><u>Local Authority collection Scheme</u></p> <p>Post Collection sorting Internal storage (capacity 30 litres) <input checked="" type="checkbox"/></p> <p>Pre-collection sorting Internal storage (3 separate bins, capacity 30 litres) <input type="checkbox"/></p> <p><u>External Storage, no Local Authority collection scheme</u></p> <p>3 separate internal storage bins (capacity 30 litres) <input type="checkbox"/></p> <p><b>AND</b></p> <p>Houses 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	Confirmation required of the LA collection scheme. Note: Size of enclosure to be checked to ensure it can accommodate the required capacity of waste. Access and usability of enclosure must be inclusive.



Issue		Credits	Level	Assumptions Made	Evidence Required
Was 2 Construction Site Waste Management	<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> <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 checked="" type="radio"/></li> <li>+ SWMP with procedures to divert 85% of waste <input type="radio"/></li> </ul>	2 of 3 Credits			
Was 3 Composting	<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> <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 type="radio"/></li> <li>OR Communal/ community composting*? <input checked="" type="radio"/></li> <li>    Local Authority <input type="checkbox"/></li> <li>    OR Private with management plan <input checked="" type="checkbox"/></li> </ul>	1 of 1 Credit	-	Space available. Access must be inclusive as WAS1 above.	

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

CATEGORY 6 POLLUTION		Overall Level: 4	Overall Score 70.76		
% of Section Credits Predicted: 75.00%		Credits		Level	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 2.10 points		3 of 4 Credits	All Levels		
Pol 1 Global Warming Potential (GWP) of Insulants	<p>A credit is awarded where all 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 type="radio"/></p> <p>OR Class 4 boiler <input type="radio"/></p> <p>OR Class 5 boiler <input checked="" 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>	2 of 3 Credits	-	Nox class 5+ boiler to be specified.	

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 4	Overall Score 70.76		Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 91.00%			Credits	Level	
Contribution to Overall Score: 12.83 points			11 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> <p>Select the compliant areas _____</p> <p><u>Room</u></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 checked="" type="checkbox"/></p> <p>80% of working plane in all above rooms receive direct light from the sky? <input checked="" type="checkbox"/></p> <p>Any room used for Ene 9 Home Office must also achieve a min DF of 1.5%.</p>		3 of 3 Credits	-	Daylighting calculations to be undertaken at initial design stage to confirm credits are achievable.
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> <p>Select a type of property _____</p> <p>Detached Property <input type="radio"/></p> <p>Attached Properties:</p> <p>- Separating walls and floors only exist between non habitable spaces <input type="radio"/></p> <p>- Separating walls and floors exist between habitable spaces <input checked="" type="radio"/></p> <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 checked="" type="radio"/></p> <p>OR Airborne: 8db higher; Impact: 8dB lower <input type="radio"/></p>		3 of 4 Credits	-	Consider construction details required to achieve improvements over current Building Regs.

Issue		Credits	Level	Assumptions Made	Evidence Required
Hea 3 Private Space	<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> <p>Will a private/ semi-private space be provided? _____</p> <p>Yes, private/semi-private space will be provided <input checked="" type="radio"/></p> <p>OR No private/semi-private space <input type="radio"/></p>	1 of 1 Credits	-	Private rear garden provided as drawing	
Hea 4 Lifetime Homes	<p><b>Mandatory Requirement:</b> Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6.</p> <p><b>Tradable credits:</b> Credits are awarded where the developer has implemented all of the principles of the Lifetime Homes scheme.</p> <p><b>Mandatory Requirement</b> _____</p> <p>Dwelling to achieve Code Level 6? <input type="checkbox"/></p> <p><b>Lifetime Homes Compliance</b> _____</p> <p>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>	4 of 4 Credits	No level	LTH audit required of initial design to confirm.	

CATEGORY 8 MANAGEMENT		Overall Level: 4	Overall Score 70.76		
% of Section Credits Predicted: 77.00%		Credits Level		Assumptions Made	Evidence Required (The below cells can be formatted by assessors if required.)
Contribution to Overall Score: 7.77 points		7 of 9 Credits	All Levels		
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>OR Considerate Constructors <input checked="" type="radio"/></p> <p>OR Best Practice: Score between 24 and 31.5 <input type="radio"/></p> <p>OR Best Practice+: Score between 32 and 40 <input type="radio"/></p> <p>OR <u>Alternative Scheme*</u> <input type="radio"/></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>	1 of 2 Credits	-	Viability to be confirmed given size of scheme.	
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 type="checkbox"/></p> <p>· <u>80% of site timber</u> is reclaimed, re-used or responsibly sourced <input type="checkbox"/></p>	1 of 2 Credits	-	Achievable. To be considered in advance of construction commencing.	

Issue	Credits	Level	Assumptions Made	Evidence Required
<p data-bbox="174 209 235 252">Man 4 Security</p> <p data-bbox="264 229 801 320">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> <p data-bbox="309 341 779 357">Secured by Design Compliance _____</p> <p data-bbox="353 389 745 411">Credit not sought <input type="radio"/></p> <p data-bbox="297 416 745 438">OR Secured by Design Section 2 Compliance <input checked="" type="radio"/></p>	2 of 2 Credits	-	SBD Officer to be consulted at design stage.	

CATEGORY 9 ECOLOGY		Overall Level: 4	Overall Score 70.76		Evidence Required (The below cells can be formatted by assessors if required.)
% of Section Credits Predicted: 66.00%		Credits 6 of 9 Credits		Level All Levels	
Contribution to Overall Score: 8.00 points					
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	-	Ecologist to be appointed to confirm status of site. Credit may not be available. The majority of the site is a garage.	
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 checked="" type="checkbox"/></p> <p>AND Will all key recommendations be adopted? <input checked="" type="checkbox"/></p> <p>AND 30% of other recommendations be adopted? <input checked="" type="checkbox"/></p>	1 of 1 Credits	-	Ecologist to be appointed to achieve 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	-	Ecologist to be appointed to achieve credits.	

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 type="radio"/> Minor enhancement: between +3 and +9 <input checked="" type="radio"/> Major enhancement: greater than 9 <input type="radio"/>	3 of 4 Credits	-	Ecologist to be appointed to confirm enhancements are achievable. A further credit may be achievable.
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 checked="" type="radio"/> OR Houses: 2.5:1 OR Flats: 3:1 <input type="radio"/> OR Houses: 3:1 OR Flats: 4:1 <input 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"/>	0 of 2 Credits		