

CSH 118 Development at Barn Cottage, Isycoed

CSH Pre-Assessment Report (Rev A)



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Contents



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Introduction

The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. A home assessed as 6 stars will have achieved the highest sustainability rating. Code homes are more energy and water efficient, produce fewer carbon emissions and are better for the environment. Code homes also encourage their owners to live a more sustainable lifestyle and are built in a more efficient way, using materials from sustainable sources. This creates less waste and also means Code homes have lower running costs. There are nine categories in the Code covering energy, water, the materials used in the home through to health and wellbeing and pollution with points assigned to each category. The Code sets minimum standards for energy and water use at each level.

The rating a home receives depends on how it measures up in the nine categories: • Energy and CO2 Emissions • Water • Materials • Surface Water Run-off • Waste • Pollution • Health and Wellbeing • Management • Ecology •

The environmental weightings are as follows:

Issue Category	Issue Weighting
Energy & CO2 emissions	36.4%
Water	9.0%
Materials	7.2%
Surface Water Run-off	2.2%
Waste	6.4%
Pollution	2.8%
Health & Well-being	14.0%
Management	10.0%
Ecology	12.0%

CSH rating benchmarks:	
Level 1	36 points
Level 2	48 points
Level 3	57 points
Level 4	68 points
Level 5	84 points
Level 6	90 points



Assessor Comment & Recommendations

Issue	Description	Responsibility	Credits Available	Weighted worth of 1 credit	Credit Target	Notes	Mandatory Credits
Category 1 : Energy and Carbon Dioxide Emissions							
Ene 1	Dwelling Emission Rate	Consultant	10	1.26	1	It has been assumed that an 8% improvement over the 2010 DER/TER will be achieved as a minimum to meet Code Level 3.	√
Ene 2	Fabric Energy Efficiency	Architect	9	1.26	4	It is assumed that the designed Fabric Energy Efficiency of the buildings will be ≤ 55 kWh/m ² /year	
Ene 3	Energy Display Devices	M&E	2	1.26	2	A correctly specified Energy Display Device will be installed to monitor Electricity and Primary heating fuel consumption	
Ene 4	Drying Space	Architect	1	1.26	1	It is assumed that a suitable drying line will be fitted in the garden.	
Ene 5	Energy Labeled White Goods	Client	2	1.26	2	It is assumed that some A rated white goods will be fitted and information on the EU energy efficiency labeling scheme of efficient white goods is provided to the dwelling.	
Ene 6	External Lighting	M&E	2	1.26	2	It is assumed that all external lighting will meet the requirements for maximum credits to be awarded.	
Ene 7	Low or Zero Carbon Technologies	Architect/ M&E	2	1.26	0	Low or Zero Carbon technologies have not been included in the design at this stage.	
Ene 8	Cycle Storage	Architect	2	1.26	1	It is assumed suitable Cycle storage will be provided to the dwelling.	
Ene 9	Home office	Architect	1	1.26	1	The dwelling has a dedicated Home Office that meets the relevant requirements.	

Issue	Description	Responsibility	Credits Available	Weighted worth of 1 credit	Credit Target	Notes	Mandatory Credits
Category 2 : Water							
Wat 1	Indoor Water Use	M&E	5	1.5	3	It is assumed that water consumption will be less than or equal to 105 litres/ person/ day.	√
Wat 2	External Water Use		1	1.5	1	It is assumed that a suitable outdoor space with collection system will be provided to the dwelling.	
Category 3 : Materials							
Mat 1	Environmental Impact of Materials	Architect/ Contractor	15	0.3	12	It is assumed the mandatory requirement of at least three of the five key building elements will have a Green Guide rating of A+ - D, will be met.	√
Mat 2	Responsible Sourcing of Materials - Basic Building Elements	Contractor	6	0.3	4	It is assumed that 80% of materials for the Basic Building Elements will be responsibly sourced for Supply chain process and/or Key process.	
Mat 3	Responsible Sourcing of Materials - Finishing Elements	Contractor	3	0.3	1	It is assumed that 80% of materials for the Finishing Building Elements will be responsibly sourced for Supply chain process and/or Key process.	
Category 4 : Surface Water Run-off							
Sur 1	Management of Surface Water Run-off		2	0.55	1	Runoff from hard surfaces will receive an appropriate level of treatment and the mandatory requirement will be met.	√
Sur 2	Flood Risk		2	0.55	2	The EA have confirmed the site is within a low flood risk zone.	

Issue	Description	Responsibility	Credits Available	Weighted worth of 1 credit	Credit Target	Notes	Mandatory Credits
Category 5 : Waste							
Was 1	Storage of non-recyclable waste and recyclable household waste	Architect	4	0.91	4	A Local Authority collection scheme is in place and suitable external storage has been provided. It is assumed that in addition to this, the minimum requirement for internal recyclable waste will be provided.	√
Was 2	Construction Site Waste Management	Contractor	3	0.91	2	It is assumed that the Contractor will develop and implement a Site Waste Management Plan with procedures to divert 50% of waste.	
Was 3	Composting	Client	1	0.91	1	The Local Authority have a suitable individual composting scheme in place.	
Category 6 : Pollution							
Pol 1	Global Warming Potential of Insulants	Architect/ Contractor	1	0.7	1	It is assumed that all insulant materials will have a GWP of less than 5.	
Pol 2	Nox Emissions	M&E	3	0.7	3	It is assumed that a class 5 boiler will be spcified for the space and water heating system of the dwelling.	
Category 7 : Health & Wellbeing							
Hea 1	Daylighting	Architect	3	1.17	3	It is assumed that the key rooms within the dwelling will have the required average daylight factors and 80% of the working plane will receive direct light from the sky.	
Hea 2	Sound Insulation	Architect	4	1.17	4	The dwelling is a detached property.	
Hea 3	Private Space	Architect	1	1.17	1	Private space has been provided to the dwelling.	
Hea 4	Lifetime Homes	Architect	4	1.17	0	This Credit is not sought.	

Issue	Description	Responsibility	Credits Available	Weighted worth of 1 credit	Credit Target	Notes	Mandatory Credits
Category 8 : Management							
Man 1	Home User Guide	Contractor/ Client	3	1.11	2	It is assumed the end user will be provided with a simple Home User Guide in accordance with the Code requirements.	
Man 2	Considerate Constructors Scheme	Contractor	2	1.11	0	Credit not sought.	
Man 3	Construction site Impacts	Contractor	2	1.11	2	It is assumed that the Contractor has a commitment and strategy to operate site management procedures to meet the Code requirements.	
Man 4	Security	Consultant	2	1.11	2	It is assumed that Secured By Design approval and recommendations will be implemented.	
Category 9 : Ecology							
Eco 1	Ecological Value of Site	Consultant	1	1.33	0	It is assumed that the site has ecological value. Ecologist to confirm.	
Eco 2	Ecological Enhancement	Consultant	1	1.33	1	It is assumed that a suitably qualified ecologist will be appointed to make recommendations and that these will be suitably implemented.	
Eco 3	Protection of Ecological Features	Consultant	1	1.33	1	It is assumed that the site has ecological value and any existing features will be suitably protected during the works.	
Eco 4	Change in Ecological Value of Site	Consultant	4	1.33	2	It is assumed that the development will provide a neutral change in the Ecological Value of the site.	
Eco 5	Building Footprint	Architect	2	1.33	2	It is assumed that the Net Internal Floor Area: Net Internal Ground Floor Area to the dwelling is greater then or equal to 3:1.	



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Score

Assessment Score Table

Issue Category	Issue Weighting	Credits Available	Credits Achieved	% Achieved	Weighted Score
Energy & CO2 emissions	36.4%	31	14	45%	16.43
Water	9.0%	6	4	66%	6.00
Materials	7.2%	24	17	71%	5.1
Surface Water Run-off	2.2%	4	3	75%	1.65
Waste	6.4%	8	7	87%	5.6
Pollution	2.8%	4	3	75%	2.1
Health & Well-being	14.0%	12	8	66%	9.33
Management	10.0%	9	6	66%	6.66
Ecology	12.0%	9	6	66%	8.00
Total Score					60.87
					CODE LEVEL 3

A score of 60.87 points exceeds the required score rating of 57 points to meet Code Level 3. It is preferable to exceed the required score rating at this stage to ensure that we will meet Code Level 3 at the Post Construction Stage.

Appendix A



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Pre-Assessment Estimator

Flood Risk Map



Results

Development Name:	New Dwelling to land at Barn Cottage, Isycoed
Dwelling Description:	New 5 Bed dwelling
Name of Company:	ISP Architects Ltd
Code Assessor's Name:	Alison Jones
Company Address:	61 Regent Street, Wrexham LL11 1PF
Notes/Comments:	Site Registration No: BRE-00014556-DS-001-00

PREDICTED RATING - CODE LEVEL: 3

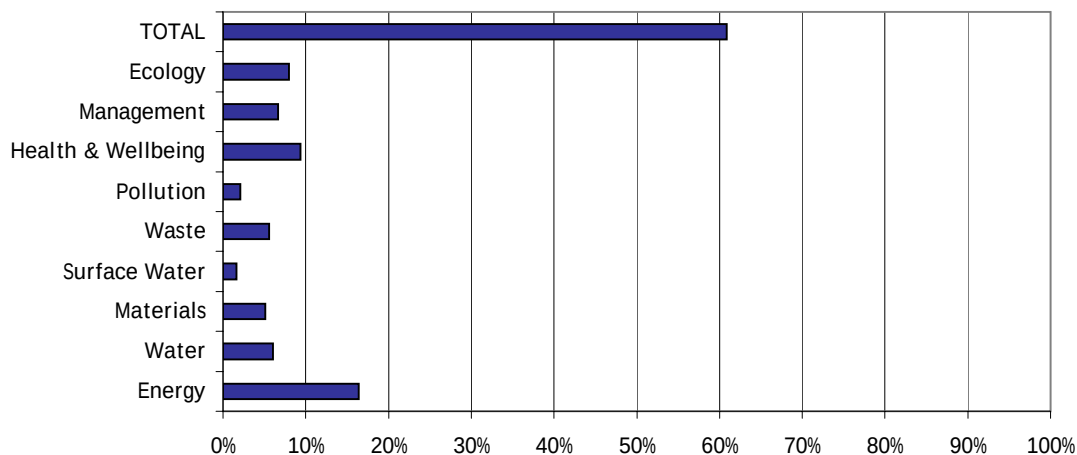
Mandatory Requirements: All Levels

% Points: 60.87% - Code Level: 3

Breakdown: Energy - Code Level: 3

Water - Code Level: 4

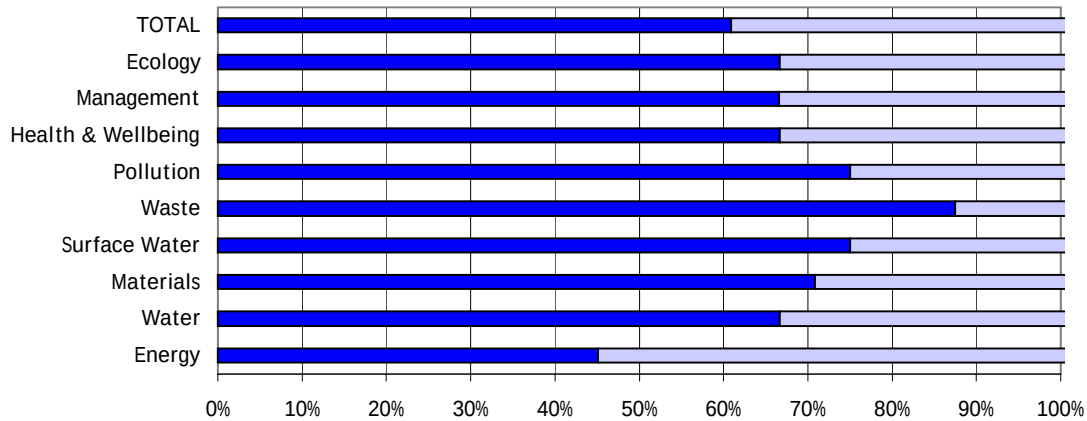
Graph 1: Predicted contribution of individual sections to the total score and percentage of total achievable score





0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

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.

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CATEGORY 1 ENERGY		Overall Level: 3	Overall Score	60.87
% of Section Credits Predicted: 45.16		Credits	Level	
Contribution to Overall % Score: 16.43 points		14.0 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 CO₂ emissions achieved? ☐	1.0 of 10 Credits	Level 3	
Ene 2 Fabric Energy Efficiency	Credits are awarded based on the Fabric Energy Efficiency (kWh/m²/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	Level 4	
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	2 of 2 Credits	-	
Issue		Credits	Level	
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	-	
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 ☒	2 of 2 Credits	-
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 ☐	2 of 2 Credits	-
* Statutory safety lighting is not covered by this requirement			
Issue		Credits	Level
Ene 7 Low or Zero Carbon Technologies	Credits are awarded where there is a 10% or 15% reduction in CO₂ 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	-
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: Number of cycles stored per dwelling* 5 2.0 * if you have storage for 1 cycle per two dwellings insert 0.5 in number of cycles stored per dwelling	1 of 2 Credits	-
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 ☐	1 of 1 Credits	-

CATEGORY 2 WATER		Overall Level: 3	Overall Score	60.87
% 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
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	-

CATEGORY 3 MATERIALS		Overall Level: 3	Overall Score	60.87
% of Section Credits Predicted: 70.83		Credits		Level
Contribution to Overall Score: 5.10 points		17 of 24 Credits		All Levels
Mat 1 Environmental Impact of Materials	<u>Mandatory Requirement:</u> At least three of the five key building elements must achieve a Green Guide 2008 Rating of A+ to D. <u>Tradable Credits:</u> 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? 12	12 of 15 Credits	All Levels	
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? 4	4 of 6 Credits	-	
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	-	

CATEGORY 4 SURFACE WATER RUN-OFF		Overall Level: 3	Overall Score	60.87
% of Section Credits Predicted: 75.00%		Credits		Level
Contribution to Overall Score: 1.65 points		3 of 4 Credits		All Levels
Sur 1 Management of Surface Water Run-off from developments	<u>Mandatory Requirement:</u> 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. 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 ☒	1 of 2 Credits	All Levels	
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 appropriate 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 ☐			2 of 2 Credits
* Planning Policy Statement 25 - Planning and Flood Risk ** FRA - Flood Risk Assessment				

CATEGORY 5 WASTE		Overall Level: 3	Overall Score	60.87
% of Section Credits Predicted: 87.00%		Credits		Level
Contribution to Overall Score: 5.60 points		7 of 8 Credits		All Levels
Was 1 Storage of non-recyclable waste and recyclable household waste	<u>Mandatory Requirement:</u> 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. 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) ☐ Local Authority collection Scheme Post Collection sorting Internal storage (capacity 30 litres) Pre-collection sorting Internal storage (3 separate bins, capacity 30 litres) ☐ ☒ 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 2 Credits	4 of 4 Credits	All Levels

Issue		Credits	Level
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 ☐	2 of 3 Credits	
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 ☐	1 of 1 Credit	-

* including if an automated waste collection system is in place

CATEGORY 6 POLLUTION		Overall Level: 3	Overall Score	60.87
% of Section Credits Predicted: 75.00%		Credits		Level
Contribution to Overall Score: 2.10 points		3 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	-	
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 ☐	2 of 3 Credits	-	

CATEGORY 7 HEALTH & WELLBEING		Overall Level: 3	Overall Score	60.87
% of Section Credits Predicted: 66.00%		Credits		Level
Contribution to Overall Score: 9.33 points		8 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 — <u>Room</u> 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%.	3 of 3 Credits	-	
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 ☐	4 of 4 Credits	-	
Issue		Credits		Level
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	-	

Hea 4 Lifetime Homes	<u>Mandatory Requirement:</u> Lifetime Homes is mandatory when a dwelling is to achieve Code Level 6. <u>Tradable credits:</u> 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
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CATEGORY 8 MANAGEMENT		Overall Level: 3	Overall Score	60.87
% of Section Credits Predicted: 66.00%		Credits		Level
Contribution to Overall Score: 6.66 points		6 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? ☒	2 of 3 Credits	-	
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 ☒ <u>Considerate Constructors</u> OR Best Practice: Score between 24 and 31.5 ☐ OR Best Practice+: Score between 32 and 40 ☐ <u>Alternative Scheme*</u> 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.	0 of 2 Credits	-	
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 <u>Monitor, report and set targets, where applicable, for:</u> - CO₂/ energy use from site activities ☐ - CO₂/ energy use from site related transport ☐ - water consumption from site activities ☒ <u>Adopt best practice policies in respect of:</u> - air (dust) pollution from site activities ☒ - water (ground and surface) pollution on site ☒ <u>80% of site timber</u> is reclaimed, re-used or responsibly sourced ☒	2 of 2 Credits	-	

Issue		Credits	Level
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	-

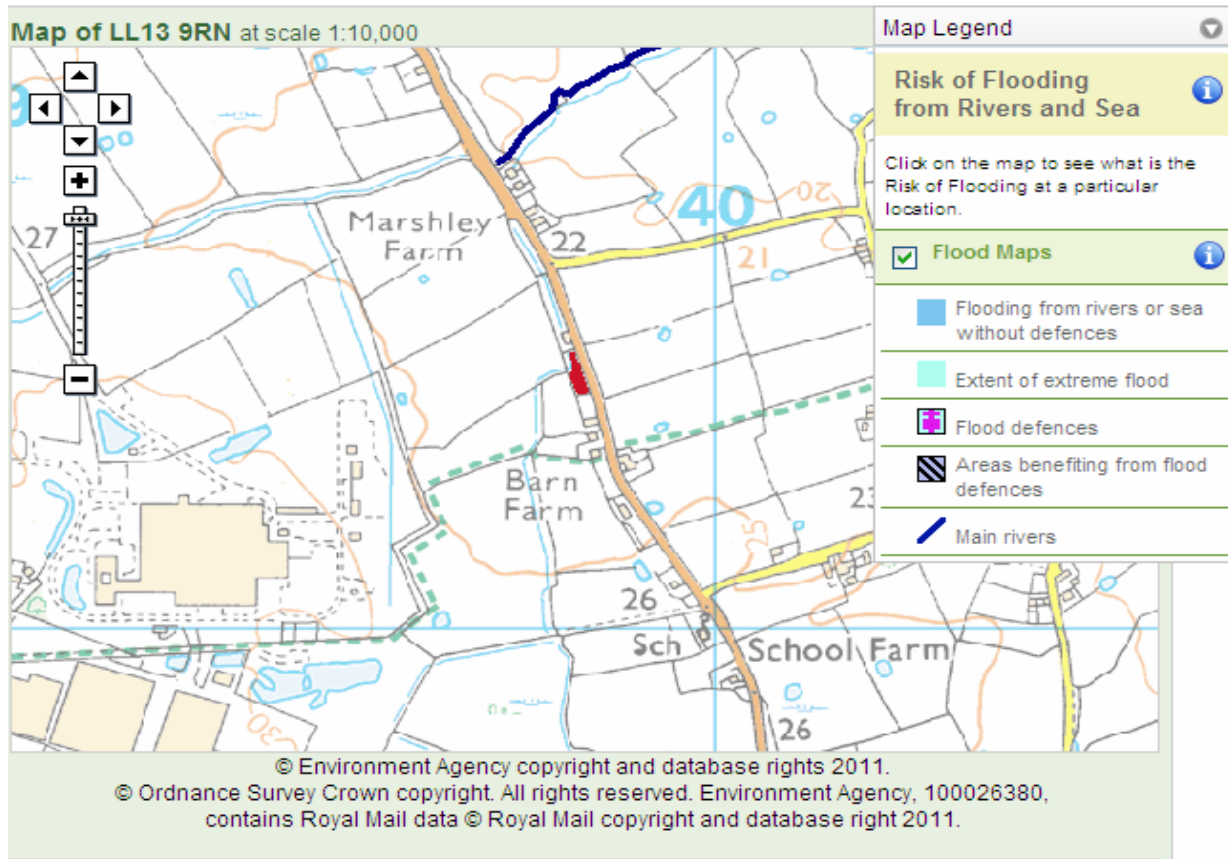
CATEGORY 9 ECOLOGY		Overall Level: 3	Overall Score	60.87
% of Section Credits Predicted: 66.00%			Credits	Level
Contribution to Overall Score: 8.00 points			6 of 9 Credits	All Levels
Eco 1 Ecological Value of Site	One credit is awarded for developing land of inherently low value. Select the appropriate 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	-	
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 <i>Suitably Qualified Ecologist</i> 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	-	
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	-	
Issue		Credits		Level
Eco 4 Change of Ecological	Credits are awarded where the change in ecological value has been calculated in accordance with the Code requirements and			

Ecological Value of Site	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	-
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) ☐	2 of 2 Credits	

Flood Risk



LTD



Development site is shown in red.

Flood Risk for LL13 9RN

Risk of Flooding Is some or all of the area shown on the map at risk of flooding from rivers or the sea?	NO
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Note: This report has been produced using the latest information available on the Environment Agency website. Its purpose is to establish local flood risk to the area for the Code for Sustainable Homes Pre-assessment and should in no way be used as a Flood Risk Assessment document.