

GN40: BREEAM and HQM Ecology Assessment Issues Reporting Template

Applicability of this Guidance Note (GN) to the BREEAM Family of Schemes (BREEAM and HQM)

This guidance is primarily aimed at the Home Quality Mark (HQM) and BREEAM UK New Construction 2018. Please refer to the most up to date version of the relevant technical manual being assessed against to ensure that this guidance note can be used. Where the term 'Assessor' is used in this document this refers to the BREEAM or HQM Assessor as appropriate.

Purpose and Scope of this Guidance Note

The purpose of this guidance note is to help Assessors relate the information generated during the project, to the BREEAM or HQM ecology assessment issues in the scheme being used for assessment. The guidance in this document has been produced to support the assessment of these issues and should not be interpreted as criteria. This GN should be read alongside the corresponding technical manual being assessed against to ensure all criteria are met and the methodology section has been followed.

Use of this document as a template is optional. If the Assessor chooses to use the template provided within this guidance note as evidence, all relevant sections must be completed.

The completed document can be used by the Assessor along with all relevant project documentation to demonstrate compliance with the BREEAM or HQM criteria.

Evidence Used to Demonstrate Compliance

Evidence does not need to be prepared specifically for the purpose of the BREEAM or HQM assessment. Wherever possible the Assessor should source readily available project information to demonstrate compliance. For this reason, BREEAM is generally not prescriptive on the type of evidence required, although some issues do require specific documents to be provided.

The Assessor and project team will find that many assessment issues require more than one piece or type of information to demonstrate compliance with one criterion. However, in some instances, a single piece of information may be enough to demonstrate compliance with multiple criteria.

To help project teams and the Assessor understand how the different types of building information documentation they collate can be used as evidence at each stage of assessment, the evidence types are grouped broadly into three categories:

1. General evidence type
2. Specific evidence type
3. Other evidence type.

For some assessment issues, the Assessor will require a mix of general and specific evidence types. For more guidance see the Evidence sections of the relevant technical manual.

Sections in this Document

Section A: Scheme, Assessment Route and Contact Details (both assessment routes)

- Section A1: Identifies the BREEAM family scheme the project has been assessed under.
- Section A2: Contact details for the assessment
- Section A3: Prerequisite: Statutory obligations
- Section A4: Identifies the assessment route that has been used for the project.

Section B: Foundation Route/Route 1 Assessments Only

- Section B1: Requests a list of the organisations/experts which were consulted in support of the assessment of the ecology assessment issues.
- Section B2: Collects information and summarises evidence to support the assessment of the ecology issues.
- Section B3: Signature of Validation

Section C: Comprehensive Route/Route 2 Assessments Only

- Section C1: Determines whether the appointed ecologist is 'suitably qualified' as defined by BREEAM
- Section C2: Collects information and summarises evidence to support the assessment of the ecology issues
- Section C3: Signature of Validation

Supporting Notes:

- 1) There are four core assessment issues which relate to ecology (exact titles may vary according to scheme):
 - Ecological risks and opportunities
 - Managing impacts on ecology
 - Ecological change and enhancement
 - Long term ecology management and maintenance
- 2) Only the appointed qualified and licensed Assessor can confirm if a credit, or equivalent, is met for a BREEAM or HQM assessment.
- 3) If the Assessor assists in the completion of this document, the project team member (for Foundation route) or the ecologist (for Comprehensive route) must complete and sign the Signature of Validation to confirm the contents are accurate.
- 4) In some instances, this guidance note refers to actions that have already been taken. However, for design stage assessments, some of these actions may not have been taken yet (e.g. mitigation measures before construction has started). Where this is the case, answers should reflect what will happen based on commitments and plans in place, with evidence submitted to support this as referred to in the Evidence sections of the relevant technical manual being assessed against.

Section A: Scheme, Assessment Route and Contact Details

Section A1: Information About the BREEAM Family Scheme the Development/Project has Been Assessed Under

1. Please enter the full name of the scheme including version, revision number and year (e.g. BREEAM UK New Construction 2018, V3.0) being assessed against:

Breeam UK NC 2018 V3.0

2. Please add the project details:

BRE project reference number (if known):

Development name: Plot 9a First Street

Development address: Plot 9a, First Street, Manchester

Section A2: Contact Details

Project team member (Foundation route) or Ecologist (Comprehensive route) details

Company name: Penny Anderson Associates Ltd

Company address: Park Lea, 60 Park Road, Buxton SK17 6SN

Contact name: Dr Sarah Ross

Project team member or ecology report reference (where applicable): REF: 210565

Developer/Client details

Company name: Fist Street Developments

Company address:

Contact name: Chris Smith, Chroma Consulting

Section A3: Prerequisite: Statutory Obligations

To proceed with the assessment please ensure the client or designated representative (e.g. contractor) has confirmed that compliance is being monitored against all relevant UK and EU or international legislation relating to the ecology of the site?

Yes ☒ No ☐

If yes, please provide details on all relevant current UK and EU legislation that relates to the site:

For planning related legislative context see 2017 Ecology Report paragraphs 1.9 - 1.13 - the project is considered to have met all ecologically-related policies and guidance relevant to this stage of the design process.

In addition, Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000, is potentially relevant due to limited potential for nesting birds to occur on site. This legislation applies in England and Wales.

If no, the points below are not applicable as none of the assessment issues referred to in GN40 can be achieved.

Section A4: Assessment Route Used for the Development/Project

3. Which assessment route is being used for the project?

- ☐ Foundation route (Route 1 – Project team member) – GO TO SECTION B
☒ Comprehensive route (Route 2 – Ecologist) – GO TO SECTION C

Section B – Foundation/Route 1 Assessments

Section B1: Recognised Local Ecological Expertise

Please list the names and websites of the organisations who provided recommendations, specialist input or guidance which supported the assessment of the site:

Section B2: Criteria Checklist – Foundation Route

This section asks for information to support the assessment of the Ecology Issues using the Foundation route (Project team member).

Assessment Issue: Ecological Risks and Opportunities

HQM: Issue 2.1
New Construction: LE 02

Survey and Evaluation

1. Has the BREEAM, HQM Ecology Risk Evaluation Checklist ([GN34](#)) been completed?

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Yes ☐ No ☐

Determining the Ecological Outcomes for the site

2. Have the survey and evaluation criteria been achieved?

Yes ☐ No ☐

Note: If no, the points below are not applicable, and the assessment issue cannot be achieved.

3. During Concept Design, did the project team liaise and collaborate with representative stakeholders to identify and consider ecological outcomes (appropriate to the scale and type of development) for the project?

Yes ☐ No ☐

If yes, please provide a brief statement explaining how this was done:

4. Was the Survey and evaluation of the site carried out prior to the project preparation and brief, allowing time for the outcome to influence the planning of the project/site ensuring maximum ecological outcomes specified in the relevant technical manual?

Yes ☐ No ☐

If yes, please provide a brief statement explaining how this was done:

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5. Was this done in accordance with the following hierarchy of actions for those applicable for the foundation route?

5a. Avoidance 5b. Protection

Yes ☐ No ☐

Please provide a brief statement for each action explaining how this was done/each point in the hierarchy was achieved:

Hierarchy of actions	How was this done?
Avoid	
Protect	

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☐

If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

Wider Site Sustainability

*HQM: Only available for Comprehensive route
New Construction: Exemplary level criteria*

6. Where the assessor has determined that the related set of criteria is applicable, were the wider site sustainability-related activities and the potential for ecosystem service-related benefits also considered when determining the ecological outcomes for the site?

Yes ☐ No ☐

If yes, please provide a brief statement explaining how this was done:

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Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☐

If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

Evidence Submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title

Assessment Issue: Managing Impacts on Ecology

HQM: Issue 2.2
New Construction: LE 03

Prerequisite – Ecological Risks and Opportunities

1. Have the relevant criteria (see respective technical manual) in the Ecological Risks and Opportunities assessment issue been met?

Yes ☐ No ☐

Note: If no, the points below are not applicable, and the assessment issue cannot be achieved.

Planning and Measures On-Site/Liaison, Implementation and Data

2. Were roles and responsibilities clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to the ecological outcomes on the site by influencing the project brief and concept design stages?

Yes ☐ No ☐

If yes, please provide a brief statement explaining how this was done:

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3. Were site preparation and construction works planned for and implemented at an early project stage to optimise benefits and outputs?

Yes ☐ No ☐

If yes, please provide a brief statement explaining how this was done:

4. Did the project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, to implement actions and selected measures, during site preparation and construction works?

Yes ☐ No ☐

If yes, please list these and provide a brief statement explaining how this was achieved:

Managing Negative Impacts

5. Were negative impacts from site preparation and construction works managed according to the hierarchy set out within the methodology for the relevant assessment scheme via one of the following?

Avoidance of negative impacts on habitats and features of ecological value on the site.

Yes ☐ No ☐

Or

Avoidance of negative impacts, protection of habitats and features of ecological value from damage in accordance with best practice guidelines during development works.

Yes ☐ No ☐

For the option selected, please provide a brief statement explaining how this was done:

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☐

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If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

Evidence Submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title

Assessment Issue: Ecological Change and Enhancement

HQM: Issue 2.3
New Construction: LE 04

Project/Site Overview

1. Please provide a brief description of the site being developed making clear features of the site which can be classified as linear (foliage and watercourse) and area-based habitats:

Prerequisite – Managing Impacts on Ecology

2. Have the relevant criteria (see respective technical manual) in the managing impacts on ecology site assessment issue been met?

Yes ☐ No ☐

Note: If no, the points below are not applicable, and the assessment issue cannot be achieved.

Change and Enhancement of Ecology/Liaison, Implementation and Data

3. Did the project team, liaising and collaborating with representative stakeholders and taking into consideration data collated and shared, implement locally relevant measures/actions to enhance the site?

Yes ☐ No ☐

Were the measures/actions adopted based on recommendations from recognised 'local' ecological expertise and specialist input and guidance?

Yes ☐ No ☐

Please briefly summarise the recommendations made and measures/actions implemented:

Evidence Submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title

Assessment Issue: Long Term Ecology Management and Maintenance

HQM: Issue 2.4
New Construction: LE 05

The layout of assessment content varies depending on the scheme therefore this part of the GN captures the key issues assessed and supports the inclusion of information relevant to demonstrate compliance against this issue.

Prerequisite – Planning and Site Implementation

1. Have the relevant criteria (see respective technical manual) in the Change and Enhancement of Ecological Value assessment issue been met?

Yes ☐ No ☐

Note: If no, the points below are not applicable, and the assessment issue cannot be achieved.

Management and Maintenance Throughout the Project

2. Did the project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, with respect to the measures and actions implemented to:
 - 2a. monitor and review implementation and the effectiveness
 - 2b. develop and review management and maintenance actions or measures.

Yes ☐ No ☐

If yes, please list these and provide a brief statement explaining how this was achieved:

3. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:
 - 3a. summarise the monitoring and reporting arrangements/actions in place for the project/site (e.g. monitoring mitigation and enhancement measures taken during site clearance and construction)
 - 3b. show how these demonstrate compliance against the criteria
 - 3c. include justifications about why these were deemed appropriate to the nature and scale of the project

4. As part of the tenant or building owner information supplied, has a section been included on Ecology and Biodiversity to inform the owner or occupant of local ecological features, value and biodiversity on or near the site and any related management requirements?

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Landscape and Ecology Management Plan

5. Was the Landscape and ecology management plan, or similar, developed in accordance with BS 42020:2013 section 11.1 covering as a minimum the first five years after project completion?

Yes ☐ No ☐

Were any sections or items listed in the criteria or methodology relating to the scope and content of the plan deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☐

If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

Evidence Submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title

Section B3: Signature of Validation

I confirm the information provided in this document is truthful and accurate at the time of completion.

Name of project team member: _____

Signature of project team member: _____

Date: _____

Section C: Comprehensive/Route 2 Assessments

This section asks for information to support the assessment of the Ecology Issues using the Comprehensive route (Suitably Qualified Ecologist).

General Note

When completing this section of the document, the level of detail and information provided should be appropriate to the scale, size and type of project undergoing the assessment.

Completing Text Fields in 'Justification, Explanatory, Why' Boxes.

Where the information is available within an existing document, simply reference the relevant section of that document (including page number, section and clause, as applicable). There is no need to repeat the content if this already exists elsewhere.

Section C1: Ecologist's Qualifications

1. Do you hold a degree (or equivalent qualification, e.g. N/SVQ level 5) in ecology or a related subject?

Yes ☒ No ☐

If yes, please provide details:

BSc (Hons) Pure & Applied Ecology (University of Sheffield)
PhD Ecology (University of Stirling)

Note: The following degrees might be considered relevant: Ecology, Biological Sciences, Zoology, Botany, Countryside Management, Environmental Sciences, Marine and Freshwater Management, Earth Sciences, Agriculture, Forestry, Geography, Landscape Management.

2. Are you a practicing ecologist with a minimum of 3 years relevant experience within the last 5 years?

Yes ☒ No ☐

If yes, please provide details:

Sarah has been carrying out ecological research and providing ecological advice for over twenty years, including over fifteen years in consultancy. Sarah has worked for various Statutory Nature Conservation organisations and ADAS Consulting before joining Penny Anderson Associates Ltd (PAA) in 2001. She advises on all key terrestrial habitats and protected/priority species for a range of clients, preparing reports from PEA to ES/HRA documents. Sarah holds bat and dormouse survey licenses and a Low Impact Licence for bats and is experienced in Phase 1 and Phase 2 habitat surveys.

Note: Relevant experience must clearly demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment; including, acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures. Examples of relevant experience are ecological impact assessments; Preliminary Ecological Appraisals (PEA); Phase 2 habitat and fauna surveys; and habitat creation.

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3. Are you bound by a professional code of conduct and subject to peer review*?

Yes ☒ No ☐

If yes, please provide details including which organisation you are a full member of:

Full Member of CIEEM since 2001
Chartered Environmentalist (Soc Env) since 20015

***Note:** a full member of one of the following organisations is bound by a professional code of conduct and subject to peer review: Chartered Institution of Water and Environmental Management (CIWEM); Chartered Institute of Ecology and Environmental Management (CIEEM); Institute of Environmental Management and Assessment (IEMA); Landscape Institute (LI); Institute of Environmental Sciences (IES); Royal Society of Biology; Institute of Environmental Sciences.

Peer review is defined as the process employed by a professional body to demonstrate that potential or current full members maintain a standard of knowledge and experience required to ensure compliance with a code of conduct and professional ethics.

If 'no' has been answered for any question in this section (C1), the requirements for carrying out an assessment using the comprehensive route have not been met and no credits or points can be awarded for any ecology assessment issues under the comprehensive route. Please refer to Section B2 and follow the process for the foundation route (Route 1) if a suitably qualified ecologist has not been appointed.

Section C2: Criteria Checklist – Comprehensive Route

Assessment Issue: Ecological Risks and Opportunities

HQM: Issue 2.1
New Construction: LE 02

Survey and Evaluation

1. Was an appropriate individual(s) appointed at a project stage that ensured early involvement in site configuration and, where necessary, could influence strategic planning decisions?

Yes ☒ No ☐

If yes, briefly describe the role and relevance of the individual(s) to the project and project stage in meeting the above point:

Dr Sarah Ross and Beth Howes of Penny Anderson Associates Ltd were appointed as Ecologists to the project in summer 2021 (pre-planning stage) to undertake the initial ecological assessment and advise the Design Team and Client on any ecological features on site and constraints and opportunities with regard to proposed re-development. Information prepared by the Design Team was provided to the Ecologist on appointment.

2. Was there an appropriate level of survey and evaluation carried out to determine the ecological baseline of site considering the zone of influence to establish:

2a. Current and potential ecological value and condition of the site, and related areas within the zone of influence.

2b. Direct and indirect risks to current ecological value

2c. Capacity and feasibility for enhancement of the ecological value of the site and, where relevant, areas within the zone of influence

Yes ☒ No ☐

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If yes, please provide a brief statement explaining how this was done:

Ecological Assessment comprised:

Desk study and consultation with local Biological Records Centre (GMEU).

Site surveys comprising Phase 1 Habitat survey, general assessment of potential to support protected/priority species.

Evaluation of potential impacts of the proposed development and recommendations including biodiversity enhancements.

3. Was the Survey and evaluation of the site carried out early enough to influence the planning of the project/site ensuring maximum ecological outcomes specified in the relevant technical manual?

Yes, and before project preparation and brief ☐

Yes, but not before project preparation and brief ☒

No ☐

If yes, please provide a brief statement explaining how this was done:

The brief had been developed to Concept Design when the Ecologist was appointed however this is not considered an impediment to advising the Design Team/Client on appropriate measures to avoid/protect ecological features on site and enhance the site's biodiversity over the long term. The ecological solutions and measures recommended were identified sufficiently early in the process to influence key planning decisions.

Note: if 'yes but not before project preparation and brief', please refer to the Knowledge base for further guidance: kb.breeam.com/.

Were any sections or items listed in the methodology corresponding to point 3 above, deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☒

If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

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4. Were data collated and shared with the project team to inform the site preparation, design or construction works?

Yes ☒ No ☐

If yes, please provide a brief statement explaining how this was done:

The Ecologists were appointed to the project in summer 2021 (pre-planning stage) to co-ordinate the initial ecological assessment and advise the Design Team and Client on any ecological features on site, constraints and opportunities with regard to proposed re-development. Information prepared by the Design Team was provided to the Ecologist on appointment with ongoing updates. Recommendations from the initial assessment were acted upon (bat surveys) and fed back to Design Team via reports/emails. A Design Team meeting was held on 24/09/21 to consider ecological items.

Determining the Ecological Outcomes

5. Have the survey and evaluation criteria been achieved?

Yes ☒ No ☐

Note: If no, the points below are not available, and the assessment issue cannot be achieved.

6. During Concept Design, did the project team liaise and collaborate with representative stakeholders to identify and consider ecological outcomes (appropriate to the scale and type of development) for the project?

Yes ☒ No ☐

If yes, please provide a brief statement explaining how this was done:

At this early stage in the design process, consultation has focussed on the discussions with the LPA in terms of meeting local and national planning requirements alongside aspirations for the site and the local area. A pre-Application meeting was held on 20/09/2021. In addition, for the previous scheme for the site ("Big 9"), Places Matter were consulted during the pre-application stage. Jon Matthews and Planit presented to Places Matter in a Design Review in July 2019.

7. Was the identification, appraisal and selection of specific actions/measures at a stage that allowed for the early influence of key project planning decisions?

Yes ☒ No ☐

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8. Was this done in accordance with the following hierarchy of actions:

8a. avoidance

8b. protection

8c. reduction or limitation of negative impacts

8d. on-site compensation and,

8e. enhancement, considering the capacity and feasibility within the site, or where viable, off-site.

Yes ☒ No ☐

Please provide a brief statement for each action explaining how this was done/each point in the hierarchy was achieved:

Hierarchy of actions	What was done?
Avoid	Timing constraints in relation to nesting birds
Protect	Pre-works inspection in relation to nesting birds, if needed
Reduce/limit negative impacts	N/A
On-site compensation	N/A
Enhancement	Landscape design with ecologically beneficial planting, bat box provision

Were any sections or items listed in the methodology corresponding to point 9 above deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☒

If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

9. Briefly describe the agreed ecological outcome for the site:

Avoid impacts on nesting birds and/or protect them during site clearance. Include native/nectar-rich plants in the ground level landscape design, creating 'stepping stone' habitat for local wildlife. Include bat boxes at roof level. Develop an ecologically sensitive lighting design around bat roost features.

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Wider Site Sustainability

*HQM: Only Available For Comprehensive Route
New Construction: Exemplary level criteria*

10. Where the assessor has determined that the related set of criteria is applicable, were the wider site sustainability-related activities and the potential for ecosystem service-related benefits also considered when determining the ecological outcome for the site?

Yes ☒ No ☐

If yes, please provide a brief statement explaining how this was done:

Key ecosystem services benefits likely to be achieved for this site, given its size and type, links to the support of local biodiversity through the provision of the agreed ecological outcomes. This provides both direct support via the protection of nesting birds and the provision of enhancement such as bat boxes and nectar/pollen-rich plant species, but also indirectly via adding to the network of 'ecological stepping stones' across the local urban environment supporting the wider green infrastructure.

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☒

If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

Evidence Submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title
Extended Phase 1 Habitat Survey report Dec 2021	Ref: 210565

Assessment Issue: Managing Impacts on Ecology

HQM: Issue 2.2
New Construction: LE 03

Prerequisite: Ecological Risks and Opportunities

1. Have the relevant criteria (see respective technical manual) from the Identifying and understanding the risks and opportunities assessment issue been met for the project or site?

Yes ☒ No ☐

Note: If no, the points below are not applicable, and the assessment issue cannot be achieved.

Planning and Measures On-Site/Liaison, Implementation and Data

2. Were roles and responsibilities clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to the ecological outcomes on the site by influencing the project brief and concept design stages?

Yes ☒ No ☐

If yes, please provide a brief statement explaining how this was done:

The ecological recommendations needed to achieve the desired outcomes were provided in the Ecology Report prior to planning ensuring these recommendations can be fully integrated into any resulting permissions, for example via Conditions. The need for the input of an Ecologist to over-seeing potentially sensitive site works and/or to assist in refining ecological enhancements at the Technical Design and/or Construction Stages is clearly stated in the Ecology Report (Section 4).

3. Were site preparation and construction work planned for and implemented at an early project stage to optimise benefits and outputs?

Yes ☒ No ☐

If yes, please provide a brief statement explaining how this was done:

Recommendations for seasonal constraints on site preparation and construction works were included in the Ecology Report to inform the Developed Design and Planning Application package. Assuming the Ecology Report recommendations are adhered to going forward to Technical Design and Construction Stages, then benefits and desired outputs should be achieved. Continued engagement with the Ecologist throughout the Technical Design and Construction Stages would assist in achieving this target.

4. Did the project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, implement measures/actions selected, during site preparation and construction works?

Yes ☒ No ☐

If yes, please list these and provide a brief statement explaining how this was achieved:

Design Team Meetings formed an important part of the design process for this scheme, with feedback from all relevant team members being incorporated into the design process. Minutes from the DTMs were prepared and circulated, with clear actions identified to address Breeam Ecology items. A pre-Application meeting was held on 20/09/2021. In addition, for the previous scheme for the site ("Big 9"), Places Matter were consulted during the pre-application stage. Jon Matthews and Planit presented to Places Matter in a Design Review in July 2019.

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Managing Negative Impacts

5. Were negative impacts from site preparation and construction works managed according to the hierarchy set out within the methodology for the relevant assessment scheme via one of the following?

No overall loss of ecological value has occurred

Yes ☒ No ☐

Or

The loss of ecological value has been limited as far as possible

Yes ☒ No ☐

For the option selected, please provide a brief statement explaining how this was done:

Ecological features on the site were very limited, with impacts on nesting birds being avoided through seasonal constraints to site clearance or appropriate pre-clearance checks and safeguarding measures as identified within any construction schedule. Significant ecological enhancements are proposed in the form of ecologically-sensitive planting, a green roof and inclusion where possible of habitat (bat and bird) boxes.
There is judged to be no overall loss of ecological value and a measurable significant net gain in biodiversity is expected.

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☒

If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

Evidence Submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title
Extended Phase 1 Habitat Survey report Dec 2021	Ref: 210565

Assessment Issue: Ecological Change and Enhancement

HQM: Issue 2.3
New Construction: LE 04

Project/Site Overview

1. Please provide a brief description of the site being developed making clear features of the site which can be classified as linear (foliage and watercourse) and area-based habitats:

The site is dominated by hardstanding and artificial surfaces with a small band of dense/continuous scrub to the western edge and scattered ephemeral vegetation. There is a single semi-mature broadleaved tree in the south-west corner and a small building in the north-west corner, and neither have features suitable for use by roosting bats.

2. Which change in ecological value methodology has been used for the site?

Full ☒ Simplified ☐

Where the simplified route was used please provide a brief explanation of why, including any assumptions made:

The Farm Environment Plan Manual (Natural England 2010) should generally be used to assess the condition of the habitats but this will not cover all habitat types and so will be inappropriate in some instances. If a different method has been used the SQE should explain why this has been selected and provide evidence to demonstrate its appropriateness for the site in question.

Prerequisite: Managing Impacts on Ecology

3. Have the relevant criteria (see respective technical manual) in 'The Managing the negative impacts on ecology site "assessment issue" been achieved?

Yes ☒ No ☐

Note: If no, the points below are not applicable, and the assessment issue cannot be achieved.

4. Where appropriate avoidance, mitigation and/or compensation measures have been agreed with the relevant statutory bodies for any potential impacts on legally protected species, SSSIs, ASSIs (Northern Ireland only), SACs, SPAs, Ramsar sites or irreplaceable habitats please briefly provide information about this:

Assuming the development proceeds in line with the recommended actions as stated under Section 4 of the Ecological Assessment Report, then all relevant legislation should have been complied with.

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Ecological Enhancement

5. Did the project team, liaising and collaborating with representative stakeholders and taking into consideration data collated and shared, implement the measures/actions, selected in a way that enhances ecological value, in the following order:

4a. On site, and where this is not feasible,

4b. Off site within the zone of influence?

Yes ☒ No ☐

Please indicate what was pursued

On site enhancement ☒ Off-site enhancement ☐

6. Has relevant data been offered to the local environmental records centres nearest to, or relevant for, the site?

Yes ☐ No ☐ Not Applicable ☒

If not applicable, please explain why:

No data collected on site considered to be of relevance to the local records centre

Change and Enhancement of Ecology/Liaison, Implementation, and Data

7. Where the calculation of the change in ecological value has been carried out in line with GN 36 – BREEAM, HQM Ecology Assessment Issues – Route 2, please confirm the BREEAM, HQM Change in Ecological Value tool has been completed and submitted as evidence.

Yes ☒ No ☐

8. In addition to completion of the calculation tool please confirm the following:

Habitat losses and gains relating to legally protected species are included in the calculations and have been clearly identified.

Yes ☒ No ☐

Linear and area biodiversity units have been calculated separately and losses and gains calculated for the Pre-Development and Post-Development scenarios are reported separately, i.e. per habitat type.

Yes ☒ No ☐

All site survey information and the data associated with the calculations are included within evidence provided. This may include date stamped photographs and GIS layers containing data on the habitat types.

Yes ☒ No ☐

Were any sections or items listed in the methodology corresponding to this point deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☒

If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

Guidance Note: GN40

VO.1 June 2020

Evidence Submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title
Extended Phase 1 Habitat Survey report Dec 2021	Ref: 210565
Landscape GA Dec 2021	PL1471.1-PLA-XX-00-DR-L-0001 S1 P27

Assessment Issue: Long Term Ecology Management and Maintenance

HQM: Issue 2.4
New Construction: LE 05

The layout of assessment content varies depending on the scheme therefore this part of the GN captures the key issues assessed and supports the inclusion of information relevant to demonstrate compliance against this issue.

Prerequisite: Planning and Site Implementation

1. Have the relevant criteria (see respective technical manual) in the change and enhancement of ecological value assessment criteria been achieved?

Yes ☒ No ☐

Note: If no, the points below are not applicable, and the assessment issue cannot be achieved.

Management and Maintenance Throughout the Project

2. Did the project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, on measures/actions implemented to:

2a. monitor and review implementation and the effectiveness

2b. develop and review management and maintenance measures/actions.

Yes ☒ No ☐

If yes, please list these and provide a brief statement explaining how this was achieved:

The project team collaborated on via on-going email and phone/video call communications to exchange draft reports/plans and approaches along with a Breeam Ecology DTM (24/09/21) during which the options were reviewed and key actions agreed. No external stakeholders were identified. An Environmental Champion has been appointed for this scurrent Stage of the project (Rob Moore, Planit IE Ltd). Ongoing reviews and updates are expected to occur over later RIBA Stages.

Guidance Note: GN40

V0.1 June 2020

3. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:

3a. summarise the monitoring and reporting arrangements/actions in place for the project/site

3b. show how these demonstrate compliance against the criteria

3c. include justifications about why these were deemed appropriate to the nature and scale of the project

An Environmental Champion will be appointed to co-ordinate the monitoring and reporting actions required at later stages of the process. It is expected / the intention that all relevant criteria will be met as the project progresses.

4. As part of the tenant or building owner information being supplied, has a section been included on Ecology and Biodiversity to inform the owner or occupant of local ecological features, value and biodiversity on or near the site and any related management requirements?

Yes, it is intended that this will be developed and supplied in due course and will need to cover soft landscaping and bat box maintenance.

Landscape and Ecology Management Plan

5. Was the Landscape and ecology management plan, or similar, developed in accordance with BS 42020:2013(206) covering as a minimum the first five years after project completion?

Yes ☒ No ☐

Were any sections or items listed in the criteria or methodology relating to the scope and content of the plan deemed not appropriate due to the nature and scale of the project?

Yes ☐ No ☒

If yes, please list these and provide a brief statement explaining why they were deemed not appropriate:

Which sections or items	Why not appropriate

Evidence Submission

Evidence is required to support the above statements and confirm compliance with this assessment issue. See the beginning of this GN for guidance about evidence types acceptable to submit.

Please record the project specific information relevant for demonstrating compliance with this assessment issue. Include an appropriate reference, such as ID number or document title, for each document:

Description	Reference or Title
Extended Phase 1 Habitat Survey report Dec 2021	Ref: 210565

Section C3: Signature of Validation

I confirm the information provided in this document is truthful and accurate at the time of completion.

Name of ecologist: **Dr Sarah Ross**

Signature of ecologist: Sarah Ross

Digitally signed by Sarah Ross
Date: 2021.12.21 13:11:57 Z

Date: 21/12/2021