GN40: BREEAM, CEEQUAL, HQM Ecology Assessment Issues Reporting Template

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

This guidance note is applicable for BREEAM, CEEQUAL and HQM schemes used in the UK which opened for registrations from 2018 onwards.

The relevance of this document to a project undergoing an assessment under any of these schemes is dependent on the version of the scheme being used. Reference should be made to the scheme Technical manual and specifically the assessment issue content to determine this. Where the assessment criteria do not align the information set out here is not relevant and cannot be used as a tool for demonstrating compliance with the assessment criteria in those versions of those schemes.

Where the term Assessor is used in this document this refers to the BREEAM, CEEQUAL or HQM Assessor as appropriate.

Purpose and Scope of this Guidance Note

The purpose of this guidance note is to help the Assessor relate the information generated during the project to the BREEAM, CEEQUAL 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. Use of this document as a template is optional. If the Assessor chooses to use the template provided within this guidance note as evidence in the assessment the Assessor, project team member or the appointed Suitably Qualified Ecologist must complete all relevant sections.

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

Evidence Used to Demonstrate Compliance

Evidence does not need to be prepared specifically for the purpose of the BREEAM, CEEQUAL 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 sufficient 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 Requirement' section of the relevant technical manual.

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Sections in this Document

There are 4 sections (sections A - D) in this document.

1. Section A: Scheme, Assessment Route and Contact Details
   - Section A1: identifies the BREEAM family scheme the project has been assessed under.
   - Section A2: identifies the assessment route that has been used for the project.
   - Section A3 requires details and contact details for the project team member (Route 1 only) or the Ecologist (Route 2 only) and developer/client.

2. Section B Expertise
   - Section B1 requests a list of the organisations / experts which were consulted in support of the assessment of the ecology assessment issues (Route 1 assessments).
   - Section B2 determines whether the appointed ecologist is 'suitably qualified' as defined by BREEAM (Route 2 assessments).

3. Section C Information Provided to Support the Assessment of the Ecology Assessment Issues.

   This section provides the Assessor with a template to guide the extraction of the necessary information to complete the ecology assessment of issues and to summarise the evidence being submitted to support achievement of the issue.
   - Section C1 should be completed for Route 1 assessments
   - Section C2 should be completed for Route 2 assessments

Note: There are four core assessment issues which relate to ecology (exact titles may vary according to scheme):

- Identifying and understanding the risk and opportunities for the project
- Managing negative impacts on ecology
- Change and enhancement of ecological value
- Long term ecology management and maintenance

4. Section D Signature of Validation

   This section requires the signature of the project team member or appointed suitably qualified ecologist as appropriate to the assessment route for the project.

Please note: it is only the appointed qualified and licensed Assessor who can confirm the award or otherwise of a credit or equivalent for a BREEAM, CEEQUAL or HQM assessment.

Where the Assessor assists in the completion of this document the project team member (for Route 1 assessments) or the ecologist (for Route 2 assessments) must completed and sign the final section (D1) to confirm the contents are accurate.

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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. Home Quality Mark One v 2.3, 2019) being assessed against:

2) Please add the project details

BRE project reference number (if known):
Development name: Bendix Street
Development address:

Section A2: Assessment Route Used for the Development / Project

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

Route 1 (Project team member) ○ Route 2 (Ecologist) ●

Section A3: Contact Details

Project team member details (complete for Route 1 assessments only)
Company name:
Company address:
Contact name:
Project team member report reference (where applicable):

Ecologist's details (complete for Route 2 assessments only)
Company name: Penny Anderson Associates Ltd
Company address: Park Lea, 60 Park Road, Buxton SK17 6ST
Contact name: Dr Sarah Ross
Ecology report reference (where applicable): Ref No. 090429 (dated Nov 2019)

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Developer/Client details (Complete for both Route 1 and Route 2 assessments)
Company name: Mulbury Homes (Central) Limited
Company address: Great Oak Farm, Mag Lane, Lymm, Cheshire. WA13 0TF
Contact name: Mr James Alderson

Section B Expertise

Section B1: Recognised Local Ecological Expertise (Route 1 Only)

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: Ecologist's Qualifications (Route 2 Only)

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 Wetland 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.

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2. Are you a practising 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 Bodies and for ADAS Consulting Ltd before joining Penny Anderson Associates Ltd (PAA) in 2001 as an ecological consultant. She advises on all key terrestrial habitats and protected/priority species for a range of clients including statutory agencies, utilities companies, commercial developers and private clients. Sarah holds Natural England bat and dormouse survey licenses (since 2006) and Bat Low Impact Bat Licence (since 2015) and a Natural Resources Wales bat survey licence (since 2011). She regularly prepares Method Statements

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.

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 considered to be 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 Section B2 the requirements for carrying out an assessment using route 2 have not been met and no credits or points can be awarded for any ecology assessment issues under Route 2.

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Section C: Information Provided to Support the Assessment of the Ecology Issues

General note

When completing entries the level and detail provided should be appropriate to the scope and scale of the project.

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 in the justification, explanation or why boxes if this already exists elsewhere.

Section C1: Complete For Route 1 Assessments

Assessment Issue: Identifying and Understanding the Risks and Opportunities for the Project or Site

Prerequisite

1. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is 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:

Survey and evaluation

2. Has the BREEAM, CEEQUAL, HQM Ecology Risk Evaluation Checklist been completed?

Yes ◯ No ◯

Determining the ecological outcomes for the site

3. 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.

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4. 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:

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

Yes ◯ No ◯

Was this done in accordance with the following hierarchy of actions for those applicable for Route 1?

a. avoidance

b. protection

Yes ◯ No ◯

Please provide a brief statement for each action explaining how this was done / each point (applicable for Route 1) in the hierarchy was achieved:

Hierarchy of actions	What was done?
Avoid	
Protect	

If yes, 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

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 outcome for the site?

Yes ◯ No ◯

If yes, 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 ◯

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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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 negative impacts on ecology

Prerequisite

1. Has the following been achieved?
   a. The Identifying and understanding the risks and opportunities for the project or site assessment issue?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is 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 EU and UK legislation that relates to the site:

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Planning, liaison, implementation, 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:

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, implement solutions, and measures selected, during site preparation and construction works?

Yes ◯ No ◯

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

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Managing negative impacts of the site / project

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, protect 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 ◯

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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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: Change and Enhancement of Ecological Value Assessment Issue

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

1. Has the following been achieved?
   a. The Managing the negative impacts on ecology site "assessment issue"?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is 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 EU and UK legislation that relates to the site:

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Change and enhancement of ecology

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

Yes ◯ No ◯

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

Yes ◯ No ◯

Please briefly summarise the recommendations made and solutions, actions and / or measures 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

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Assessment Issue: Long Term Ecology Management and Maintenance

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.

Pre requisite

1. Has the following been achieved?
   a. The Change and Enhancement of Ecological Value "assessment issue"?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is 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:

Planning, liaison, data

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

Yes ◯ No ◯

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

Monitoring and reporting, management and maintenance

3. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:
   - summarise the monitoring and reporting arrangements / actions in place for the project / site
   - show how these demonstrate compliance against the criteria
   - include justifications about why these were deemed appropriate to the nature and scale of the project

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4. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:
   - summarise the management and maintenance arrangements / actions in place for the project / site
   - show how these demonstrate compliance against the criteria
   - include justifications about why these were deemed appropriate to the nature and scale of the project

5. 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?

Landscape and ecology management plan (or similar)

6. Was the Landscape and ecology management plan, or similar, developed in accordance with BS 42020:2013 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

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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

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Section C2: Complete For Route 2 Assessments

Assessment Issue: Identifying and Understanding the Risks and Opportunities for the Project or Site

Prerequisite

1. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is 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 EU and UK legislation that relates to the site:

For planning related legislative context see Ecology Report paragraphs 1.7 - 1.15

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.

Survey and Evaluation

2. 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 was appointed as Ecologist to the project in June 2018 (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. Briefing Notes, proposals for Site Plans & Schedules and Massing Strategy information prepared by the Design Team was provided to the Ecologist on appointment. The Ecologist was invited to undertake the initial ecological assessment with key members of the Design Team and the Client being present on site at the same time, which engendered immediate information exchange and discussion.

3. Prior to the completion of the preparation and brief stage, was an appropriate level of survey and evaluation carried out to determine the ecological baseline of site taking into account the zone of influence to establish:
   - Current and potential ecological value and condition of the site, and related areas within the zone of influence.
   - Direct and indirect risks to current ecological value
   - Capacity and feasibility for enhancement of the ecological value of the site and, where relevant, areas within the zone of influence?

Yes ● 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.

A Ecological Assessment was completed to further inform the Concept Design, covering the following:

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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

4. Was 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 full Ecology Report was provided by the SQE to the appointed Planning Consultant for circulation to the wider team for information and review and taken forward to Design Team Meetings and subsequent development of the Design and Access Statement. A request for an updated Ecological Assessment Report was received from the Planning Consultants in November 2019 following some design revisions, indicating the wider Design Team are aware of the need for on-going ecological input into the design process and have engaged fully with the Ecology Team.

Determining the ecological outcomes for the site

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:

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. The Design and Access Statement (DAS) prepared by the Architect provides a clear statement of the process presenting the design evolution, how the proposal meets both national planning policy and local development plans including the Neighbourhood Development Framework (NDF). There is particular emphasis on increasing greenspaces in the area, which is a key ambition within the New Cross NDF and also consolidated within the wider Greater Manchester Green Blue Strategy. This has been a cornerstone of the creation of an ecologically-sensitive

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

Yes ● No ○

8. Was this done in accordance with the following hierarchy of actions:
   a. avoidance
   b. protection
   c. reduction or limitation of negative impacts
   d. on site compensation and,
   e. 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,	recommendations to avoid potential impacts with nesting birds by site clearance outside of the bird breeding
Protect	Is site clearance within the breeding season - then pre-works inspection by Ecologist to check for and protect any
Reduce/limit negative impacts	N/A
On-site compensation	N/A
Enhancement	Recommendations for bug/bird/bat box provision and use of native/wildlife friendly planting schemes

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

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9. Briefly describe the agreed ecological outcome for the site

Avoid impacts on nesting birds by applying seasonal constraints to site clearance works, or if not possible due to scheduling, then protect nesting birds during works under guidance from Ecologist.
Enhance site by incorporating insect/bird/bat habitat boxes into scheme were possible.
Enhance site by including native and/or wildlife friendly plants into planting scheme for communal terrace area and ground level landscape design.

10. 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

11. 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 benefit 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 habitat boxes and nectar/pollen-rich plant species, but also indirectly via addition to the network of 'ecological stepping stones' across the local urban environment supporting the wider green infrastructure and increasing local greenspaces with associated health and wellbeing benefits to the local community.

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

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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 and Inspection for Bats (Sept 2018 updated Nov 2019) Design and Access Statement	Ref: 190429 Bendix Street. Design and Access Statement. Tim Groom Architects.

Assessment Issue: Managing Negative Impacts on Ecology

Prerequisite

1. Has the following been achieved?
   a. The Identifying and understanding the risks and opportunities for the project or site assessment issue?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is 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 EU and UK legislation that relates to the site:

For planning related legislative context see Ecology Report paragraphs 1.7 - 1.15 - 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.

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Planning, liaison, implementation, 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 could 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 (para. 4.5 and 4.13).

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:

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. Appointing an Ecologist to review any Conditions and advise on working methods throughout the Technical Design and Construction Stages would assist in achieving this target at later stages of the project, particularly in reagrd to achieving ecologically-driven planting specification and the installation of any bird/bat/insect habitat boxes.

4. Did the project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, implement solutions, and measures 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. The Design and Access Statement (DAS) prepared by the Architect provides a clear statement of the process presenting the design evolution, how the proposal meets both national planning policy and local development plans including the Neighbourhood Development Framework (NDF). There is particular emphasis on increasing greenspaces in the area, which is a key ambition within the New Cross NDF and also consolidated within the wider Greater Manchester Green Blue Strategy. This has been a cornerstone of the creation of am ecologically-sensitive

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Managing negative impacts of the site / project

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. No significant areas of habitat were present on site (approx. 5ha very sparse self-seeded vegetation across the site, of low ecological value). Significant ecological enhancements are proposed in the form of ecologically-sensitive planting and inclusion where possible of bat/bird/insect habitat boxes. There is, therefore, judged to be no overall loss of ecological value and a measurable significant net gain in biodiversity is predicted.

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

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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 and Inspection for Bats (Sept 2018 updated Nov 2019)	REF: 190429
Design & Access Statement	Bendix Street Design and Access Brochure. Tim Groom Architects.
Bendix Street - 11th Floor Plan	DWG. REF: 0324-TGA-XX-11-DR-A-0311

Assessment issue: Change and Enhancement of Ecological Value Assessment Issue

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 comprises areas of hard standing and a single building, with scattered self-seeded vegetation around the edge of the car park area. The Extended Phase 1 habitat survey highlighted no areas of habitat of nature conservation interest. No linear features were present. There is no significant habitat present on site and any incidental plant species include those typical of urban areas such as annual meadow-grass, Canadian fleabane, knotgrass, mugwort, Michaelmas-daisy, pineappleweed and wall barley, some of which are non-native. No non-native invasive Schedule 9-listed plants were observed across the site. There was limited potential for nesting birds to be present.

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.

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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.**

N/A

Prerequisite

3. Has the following been achieved?
   a. The Managing the negative impacts on ecology site "assessment issue"?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is 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 Ecology Report paragraphs 1.7 - 1.15. Assuming the development proceeds in line with the recommended actions as stated under para. 4.7 to 4.9 of the Ecological Assessment Report, then all relevant legislation should have been complied with.

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.

Recommendations for avoiding potential impacts on nesting birds have been made in the Ecology Report submitted with the planning application. No other legally protected species or habitats, or habitats defined as irreplaceable, are identified as being impacted by the proposals for the site.

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Liaison, implementation and data collation

5. Did the project team, liaising and collaborating with representative stakeholders and taking into consideration data collated and shared, implement the solutions, actions and / or measures, selected in a way that enhances ecological value, in the following order:
   a. On site, and where this is not feasible,
   b. 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 ○

Enhancement of Ecology

7. Where the calculation of the change in ecological value has been carried out in line with GN 36 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues – Route 2, please confirm the BREEAM, CEEQUAL, 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 ○

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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
Extended Phase 1 Habitat Survey and Inspection for Bats (Sept 2018 updated Nov 2019)	REF: 190429
Design & Access Statement	Bendix Street Design and Access Brochure. Tim Groom Architects.
Bendix Street - 11th Floor Plan	DWG. REF: 0324-TGA-XX-11-DR-A-0311

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Assessment Issue: Long Term Ecology Management and Maintenance

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.

Pre requisite

1. Has the following been achieved?
   a. The Change and Enhancement of Ecological Value assessment issue?
   b. Has the client or designated representative (e.g. contractor etc.) confirmed that compliance is 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 Ecology Report paragraphs 1.7 - 1.15. Providing the development proceeds in line with the recommended actions as stated under para. 4.7 to 4.9 of the Ecological Assessment Report, then all relevant legislation should have been complied with.

Planning, liaison, data

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

Yes ● No ○

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

At this stage in the project, there has been no implementation, maintenance or monitoring, however it is anticipated that this will be undertaken in line with Breeam guidance as the project goes forward.

Monitoring and reporting, management and maintenance

3. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:
   - summarise the monitoring and reporting arrangements / actions in place for the project / site
   - show how these demonstrate compliance against the criteria
   - include justifications about why these were deemed appropriate to the nature and scale of the project

Whilst the project is not at the stage of monitoring and reporting, it is expected that suitable processes and procedures will be in place and implemented at the appropriate stage in the project's schedule, in line with Breeam guidance.

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4. Taking into consideration the assessment criteria in the scheme technical manual which the project is being assessed against please:
   - summarise the management and maintenance arrangements / actions in place for the project / site
   - show how these demonstrate compliance against the criteria
   - include justifications about why these were deemed appropriate to the nature and scale of the project

Whilst the project is not at the stage of management and maintenance, it is assumed that suitable processes and procedures will be in place and implemented at the appropriate stage in the project's schedule, in line with Breeam guidance.

5. 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?

Whilst the project is not at the stage of management and maintenance, it is assumed that this will be addressed at the appropriate stage in the project's schedule, in line with Breeam guidance.

Landscape and ecology management plan (or similar)

6. 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

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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:

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Section D: 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 / ecologist:	Dr Sarah Ross
Signature of project team member / ecologist:	Sarah Ross
Date:	06/12/19

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