



Barnsley Youth Zone – BREEAM Assessment (Land Use & Ecology)

OnSide Youth Zones

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Ecus Ltd

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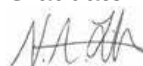
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Contents

1. INTRODUCTION.....	1
1.1 BACKGROUND	1
2. BREEAM ASSESSMENT.....	2
2.1 LE01 – SITE SELECTION	2
2.2 LE02 – ECOLOGICAL RISKS AND OPPORTUNITIES	3
2.3 LE03 – MANAGING IMPACTS ON ECOLOGY	5
2.4 LE04 – ECOLOGICAL CHANGE AND ENHANCEMENT	7
2.5 LE05 – LONG TERM ECOLOGICAL MANAGEMENT AND MAINTENANCE	9
2.6 SUMMARY	11
APPENDIX 1: SQE VERIFICATION LETTER	
APPENDIX 2. ECOLOGICAL VALUE CALCULATIONS SUMMARY	
APPENDIX 3: FIVE YEAR MANAGEMENT PLAN	

1. Introduction

1.1 Background

- 1.1.1 Ecus Limited (Ltd) was commissioned by OnSide Youth Zones to carry out an assessment of the availability of credits under the Building Research Establishment (BRE) 2018 New Construction guidance (*'Non-domestic Buildings (United Kingdom) Technical Manual SD5087:BREEAM UK New Construction 2018 3.0'*, BRE Global, 2018) for a 0.63 hectare (ha) area located off Schwabisch Gmund Lane, in the centre of the town of Barnsley, South Yorkshire. The land, centred at Ordnance Survey National Grid Reference (OSNGR): SE 34799 06632, is hereafter referred to as 'the Site'.
- 1.1.2 Proposed development at the site comprises construction of a new youth centre with associated parking facilities and soft landscaping on approximately 0.45 ha of the Site, with all other habitats to be retained.
- 1.1.3 The site boundary and proposals have been determined from the '*Proposed Youth Zone Site Plan*' drawing (Ref: BAR-HBA-V1-00-DR-A-P54) produced by HB Architects in April 2022. This drawing has been used to form the basis of the BREEAM assessment and biodiversity calculations.
- 1.1.4 The proposed development has been assessed against sections LE01, LE02, LE03, LE04 and LE05 within the '*Technical Manual; Version SD5078 Issue 3.0*', with reference to BREEAM Guidance Notes; GN34 BREEAM, CEEQUAL and HQM Ecology Risk Evaluation Checklist, GN36 BREEAM, CEEQUAL and HQM Ecology Calculation Methodology –Route 2, and GN40 BREEAM, CEEQUAL, HQM Ecology Assessment Issues Reporting Template.
- 1.1.5 The ecological value calculations in LE04 have been undertaken using the '*Biodiversity Metric 2.0 Calculation Tool – Beta Test December 2019 Update*' produced and distributed by the Department for Environment, Food and Rural Affairs (Defra). This is in accord with Knowledge Base KBCN407 which states '*The Defra Metric tool 2.0 can be used to determine the percentage score that describes ecological change in Guidance Note 36*'. The Biodiversity Metric (BM) 2.0 broadly aligns with the '*BREEAM, CEEQUAL & HQM Change in Ecological Value Calculator*'. Please note that a Biodiversity Net Gain Assessment has been undertaken in relation to the Site which uses BM 3.0, the current version of the metric tool, which differs from BM2.0 and so cannot be applied to BREEAM.
- 1.1.6 The assessment has been undertaken based upon a site walkover to update a Preliminary Ecological Appraisal undertaken by Ecus Ltd in March 2021 ('16656 Schwabisch Gmund Update Eco Walkover v1.0', Ecus Ltd, January 2021).
- 1.1.7 The ***ecologist comments are provided in bold italics*** under each criteria within Sections LE01–LE05 throughout this report.
- 1.1.8 N.B. BRE criteria states that a SQE needs to be a full member of a relevant professional body, with over the minimum 3 years relevant experience within the last 5 years and hold a relevant degree. As Emily Andrew has less than the required three years' experience and is not currently a member of the Chartered Institute of Ecology and Environmental Management (CIEEM), this assessment has been completed by her acting as an accredited agent under the direction of Natasha Firth, MCIEEM (SQE). Verification letter for SQE provided as Appendix 1.

2. BREEAM Assessment

2.1 LE01 – Site Selection

Description

2.1.1 Up to 2 credits are available.

2.1.2 The issue is split into two parts:

Previously Occupied Land (1 credit)

2.1.3 Criteria Number (No.) 1: At least 75% of the proposed development's footprint is on previously occupied land.

2.1.4 ***BREEAM defines previously occupied land as 'that which is or was occupied by a permanent structure, including any associated fixed surface infrastructure' (the definition is based on the National Planning Policy Framework definition of previously developed land ('Technical Manual: Version SD5078 – Issue 3.0')).***

2.1.5 ***The pre-development site habitats were mainly Hard Standing with Scattered scrub. Before the land was cleared it is evident from historic imagery on Google Earth Pro that the Site contained buildings in 2009.***

2.1.6 ***From this evidence it is considered that this credit can be achieved.***

Contaminated Land (1 credit)

2.1.7 Criteria No.2: A contaminated land professional undertakes a site investigation, risk assessment and appraisal, which deems that land within the development footprint to be affected by contamination. This report identifies:

- 2a: The degree of contamination
- 2b: The contaminant sources or types
- 2c: The options for remediating sources of contamination which present an unacceptable risk.

2.1.8 ***A contaminated land professional should confirm details re. Criteria 2.***

2.1.9 Criteria No.3: The client or principal contractor confirms that a remediation strategy will be implemented, in line with the report (see definitions within '*Technical Manual: Version SD5078 – Issue 3.0*').

2.1.10 ***Confirmation from the Construction and/or the principal contractor should be provided to the assessor regarding compliance with Criteria 3, if applicable.***

2.2 LE02 – Ecological Risks and Opportunities

Description

- 2.2.1 Up to 2 credits are available (with an additional Exemplary credit also available).
- 2.2.2 ***Two potential Routes are available within the Land Use and Ecology BREEAM assessment. Route 2 has been selected by the project team which includes specialist input by a Suitably Qualified Ecologist (SQE), and an increased number of credits are available for this Route.***
- 2.2.3 One prerequisite criteria is set:
- 2.2.4 Criteria No.1: Confirmation is given that compliance is monitored against all relevant UK and EU or International legislation relating to ecology.
- 2.2.5 ***The relevant legislation for the site is considered to be:***
- ***The Wildlife and Countryside Act 1981 (as amended).***
- 2.2.6 ***There is both introduced shrub and scattered scrub on Site which will provide opportunities for use by a low number of common nesting birds and potentially, common reptiles species, if present.***
- 2.2.7 ***It is considered that no protected habitats are associated with the Site and that it is highly unlikely that any other protected species are associated with the Site due to its location within an urban area surrounded by existing roads, housing and retail. However the scrub and shrubs can provide some shelter and protection for bird and reptile species if present.***
- 2.2.8 It is recommended that before vegetation work clearance commences on Site, an ecologist is present to ensure no animals are harmed by the work as recommended in the updated Preliminary Ecological Appraisal undertaken by Ecus Ltd.
- 2.2.9 ***In this instance it is considered that the prerequisite criteria for LE 02 can be achieved which results in credits being available for LE02.***
- 2.2.10 The Issue is then split into two parts:
- Survey and Evaluation Criteria (1 credit)
- 2.2.11 Criteria No.2: Relates to Route 1 only.
- 2.2.12 ***Evidence for Criteria 2 is not applicable due to the route selected.***
- 2.2.13 Criteria No.3: A SQE carries out a survey and evaluation for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically Preparation and brief stage) (see definitions within 'Technical Manual: Version SD5078 – Issue 3.0').
- 2.2.14 ***The evaluation had been conducted during the initial PEA and Updated walkover, with recommendations for planning works. These assessments were overseen and reviewed by a SQE.***
- 2.2.15 Criteria No.4: The SQE's survey and evaluation determines the site's ecological baseline, including:

- 4a: current and potential ecological value and condition of the site taking account of the zone of influence;
- 4b: direct and indirect risks to current ecological value from the project;
- 4c: capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the Zone of Influence.

2.2.16 In April 2021 an update ecological walkover was undertaken at the Site. The update Site assessment was required to inform the development proposals. This considered impacts to designated sites within the local area and species, it identified protection measures and enhancement which address points 4a, 4b and 4c.

Determining the Ecological Outcomes for the site (1 credit)

2.2.17 Criteria No.6: Survey and evaluation criteria relevant to the chosen Route have been achieved.

2.2.18 The survey and evaluation criteria are considered to have been achieved as they were assessed as part of the site visit to inform the update ecological report.

2.2.19 Criteria No.7: The project team liaise and collaborate with representative stakeholders (see Methodology) early enough to influence key planning decisions (typically Concept Design stage), to:

- 7a: Identify the optimal ecological outcomes for the site.
- 7b: Identify, appraise and select measures to meet the optimal ecological outcomes for the site (criterion 7.a), in line with the mitigation hierarchy of Avoidance, Protection, Reduction, On-site Compensation, and Enhancement (Route 2).

2.2.20 The survey and evaluation criteria are considered to have been achieved as they were assessed as part of the site visit to inform the update ecological report; the details of which were shared with the client and considered during the design stage.

2.2.21 An additional Exemplary Level credit is also available within LE02.

2.2.22 The exemplary level credit is in relation to the wider ecology associated with the Site.

2.2.23 Due to the limited scale of the Site there are few opportunities to integrate ecology with wider Site sustainability, and it is considered unlikely that this exemplary credit is achievable for this project.

2.2.24 Both credits within Hea07, credits for 'surface water run-off' and 'minimising watercourse pollution' within Pol03, and Pol05 must also be achieved for this exemplary credit to be awarded. It is noted that there are no watercourses within the Site or the zone of influence of the Site.

2.3 LE03 – Managing Impacts On Ecology

Description

2.3.1 Up to 3 credits are available.

2.3.2 This issue is split into three parts:

Ecological Risks and Opportunities (Prerequisite)

2.3.3 Criteria No.1: LE02's 'Survey and evaluation' and 'Determining ecological outcomes' criteria have been achieved using the selected route (Comprehensive route - Route 2).

2.3.4 ***The LE02 prerequisite has been met therefore the above criteria have been achieved.***

Planning and Measures On-site (1 credit)

2.3.5 Criteria No.2: Further planning to avoid and manage negative ecological impacts on-site is carried out early enough to influence the concept design and design brief as well as site preparation planning (typically Concept Design stage).

2.3.6 ***This was discussed within the update ecological report and therefore appropriate measures have been recommended pre commencement.***

2.3.7 ***The project team has been provided with the PEA (March 2021) and the SQE has discussed the recommendation for the vegetation removal outside of the breeding bird season. Where vegetation removal cannot be scheduled outside of March – August inclusive, an ecologist will be engaged to carry out nesting bird check(s) and provide evidence e.g. a letter report.***

2.3.8 Criteria No.3: On-site measures for managing negative ecological impacts during site preparation and construction are implemented in-practice (e.g. mitigation measures to protect existing ecological features).

2.3.9 ***The Client has been informed of the on-site measures to which they should work to which will protect the ecological features. This credit can only be achieved if the client implements the recommendations that have been made. The client will need to implement and document the required changes and as long as they match the require changes as collected in LE02 this credit will be achieved.***

2.3.10 Criteria No.4: Criteria 2- 3 are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE02 Ecological risks and opportunities.

2.3.11 ***Criteria 2 and 3 have been based on discussions with client and based on the updated walkover as part of LE02. This can be achieved if the client implements the recommendations.***

Managing Negative Impacts (up to 2 credits)

2.3.12 Criteria No.5 and No.6 – Relate to Route 1 only.

2.3.13 ***N/A***

2.3.14 Criteria No.7: Criteria 2, 3 and 4 have been achieved.

2.3.15 ***Criteria 3 is yet to be achieved, which is based on the clients actions on the recommendations made within the Ecus PEA. Once this has been achieved criteria 2, 3 and 4 will be achieved***

2.3.16 Criteria No.8: Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations and, either:

- 8a: No overall loss of ecological value has occurred (2 credits) or,
- 8b: Where criterion 8a is not possible, the loss of ecological value has been minimised (1 credit).

2.3.17 ***No overall loss of ecological value will occur as a result of preparation and construction works as the habitats to be impacted are of predominantly low ecological value. Provided the measures recommended are implemented, two credits can be awarded.***

2.4 LE04 – Ecological Change and Enhancement

Description

2.4.1 Up to 4 credits are available. This issue is split into three parts:

Managing Negative Impacts on Ecology (Prerequisite)

2.4.2 Criteria No.1: Criterion 8 in LE03 must have been achieved.

2.4.3 ***This criterion will be achieved provided the protection measures detailed in LE03 are implemented.***

2.4.4 Criteria No.2: Confirmation is given that compliance is monitored against all relevant UK, EU or International legislation relating to ecology.

2.4.5 ***The Wildlife and Countryside Act will need to be adhered to and based on the updated walk over recommendations should be followed.***

2.4.6 ***The Client should provide evidence that the vegetation clearance was undertaken outside of the breeding bird season. This may be photographs or written entry in a Site diary etc. which show the date that the works were undertaken.***

2.4.7 ***If works took place during the bird breeding season and nesting bird checks were applicable, written evidence should be provided to confirm they were undertaken.***

2.4.8 Criteria No.3: Relates to Route 1 only.

2.4.9 ***N/A***

Ecological Enhancement (1 credit)

2.4.10 Criteria No.4: Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE02. Measures are implemented in the following order:

- 4a: On site, and where this is not feasible,
- 4b: Off site within the zone of influence.

2.4.11 ***The measures to enhance ecological value (i.e. new soft landscaping in the form of new shrub, and grassland) will be implemented on site. No off site measures are considered applicable for this Site***

2.4.12 Criteria No.5: Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.

2.4.13 ***No protected, locally important or scarce species were recorded during the update ecologist walkover. Any ecological records subsequently recorded during the works will be submitted to the local record centre.***

Change and Enhancement of Ecology (up to 3 credits)

2.4.14 Criteria No.6: Based on the calculation of the change in ecological value occurring as a result of the project, calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2, credits are awarded as follows and where there

are no residual impacts on protected sites or irreplaceable habitats:

- 6a Minimising loss of ecological value (1 credit - score of 75- 94%)
- 6b No net loss of ecological value (2 credits - score of 95- 104%)
- 6c Net gain of ecological value (3 credits - score of 105- 109%).

2.4.15 ***The proposed development will impact hardstanding and introduced shrub. The baseline pre-development biodiversity unit value is 0 for hard standing and the introduced shrub habitat unit value is 0.36. The post-development biodiversity units have been calculated as set out in GN36.***

2.4.16 ***The pre- and post-development habitats have been input into the Defra Metric 2.0 Beta calculation tool which shows that the creation of new grassland, introduced shrub and street trees will deliver a habitat unit value of 0.68 which equates to a net gain of 0.32 units. This is equal to a score of 89.91% in Metric 2.0 and a 189.91% in BREEAM and so there is a net gain of ecological value. The summarised results of the calculations are shown in Appendix 2.***

2.4.17 ***Under current proposals, three credits can be awarded.***

2.4.18 An additional Exemplary Level credit is also available within LE04.

2.4.19 The exemplary level credit pertains to the criteria 6 in which the change in ecological value calculated under criterion 6 above confirms significant net gain has been achieved.

2.4.20 The minimum level for LE04 Criteria No. 06 has not been met. It is therefore not considered possible for the exemplary credit to be achieved.

2.5 LE05 – Long Term Ecological Management and Maintenance

Description

2.5.1 Up to 2 credits are available.

2.5.2 This issue is split into three parts:

Statutory Obligations, Planning and site Implementation (Prerequisite)

2.5.3 Criteria No.1: Confirmation that compliance is being monitored against all relevant UK, EU and International standards relating to ecology.

2.5.4 ***As per Section 2.2: Wildlife and Countryside Act 1981 (as amended); and The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019. Evidence should be provided to show that the tree and shrub clearance was undertaken outside of the breeding bird season (typically recognised as March – August inclusive) or following the appropriate checks by an ecologist in order to avoid the potential destruction of active bird nests.***

2.5.5 Criteria No.2:

- 2a: Relates to Route 1 only
- 2b: LE03 Criterion 8 has been achieved and at least 1 LE04 credit for LE04 'Change and enhancement of ecology' has been awarded.

2.5.6 ***Evidence for Criteria 2a is not applicable.***

2.5.7 ***LE03 Criterion 8 has been achieved and it is anticipated that up to four credits may be awarded for LE04 'Change and enhancement of ecology'***

Management and Maintenance throughout the Project (1 credit)

2.5.8 Criteria No.3: Measures have been implemented to manage and maintain ecology throughout the project. These are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE02. To ensure the optimal ecological outcomes agreed in LE02 are met in-practice, these measures must monitor and review the effectiveness of the mitigation and enhancement measures in place for LE03 & LE04 to ensure they are implemented.

2.5.9 ***Liaison between the SQE and project team will take place during the later design stages to ensure soft landscaping is appropriately designed and implemented on Site.***

2.5.10 Criteria No.4: A section on Ecology and Biodiversity has been included as part of the tenant or building owner information supplied, to inform the owner or occupant of local ecological features, value and biodiversity on or near the site. This should include detailed management and maintenance plans as required by landscape and asset managers as well as relevant parts of the handover information for occupiers written in a format that encourages understanding and supportive behaviours.

2.5.11 ***The finalised BREEAM report (including the landscape and ecology management plan) should be shared with the maintenance team at the Site, to ensure that they are aware of Site ecology and any maintenance recommendations for the soft landscaping.***

Landscape and Ecology Management Plan (1 credit)

- 2.5.12 Criteria No.5: Landscape and ecology management plan, or equivalent, is developed in accordance with BS 42020:2013 Section 11.1 covering at least the first five years after project completion as a minimum and includes:
- 5a: Actions and responsibilities of relevant individuals prior to handover;
 - 5b: The ecological value and condition of the site at handover and how this is expected to develop and change over time;
 - 5c: Identification of opportunities for ongoing alignment with activities beyond the development project, which supports the aims of BREEAM's Strategic Ecology Framework;
 - 5d: Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts; and
 - 5e: Clearly defined and allocated roles and responsibilities for delivering the plan.
- 2.5.13 ***In accordance with the Knowledge Base Entry KBCN0132 'The level of detail required in the landscape and habitat management plan needs to be commensurate with the complexity and extent of the landscaped areas. If there is a limited amount of landscaping, then a simple plan would be acceptable, commensurate with the significance of the area assessed'. As such, full credits can be awarded provided that it is demonstrated that the relevant legislation has been followed.***
- 2.5.14 ***A detailed plan is not considered to be applicable for this scheme due to the nature of the Site and its surroundings, which will comprise almost entirely building and hardstanding with minimal external space i.e. soft landscaping. A simplified management plan is included within Appendix 3.***
- 2.5.15 ***The enclosed management plan is indicative only at this stage, based on assumptions of habitats that will be present. The management plan will require review and update (if necessary) following issue of the finalised soft landscape design.***
- 2.5.16 Criteria No.6: The landscape and ecology management plan or similar will be updated as appropriate to support maintenance of the ecological value of the site.
- 2.5.17 ***The landscape and ecology management plan will be updated to reflect any changes to ecological features currently proposed, if this is found to subsequently be required.***

Summary of BREEAM Credits

2.6 Summary

2.6.1 The development has been assessed under LE01, LE02, LE03, LE04 and LE05 and a summary of the likely credits to be awarded is provided in Table 1 below.

Table 1. Summary of BREEAM Credits

BREEAM section	Available credits	Pre-Requisite(s) Met?	Credits likely to be awarded based on evidence	Further action to gain residual credits (where applicable)
LE01	Up to 2	N/A	2	Contaminated land professional to confirm if criteria 2 & 3 can be met to achieve 1 credit.
LE02	Up to 2 + 1 Exemplary	1 of 1 met	2	None. Exemplary credit not considered feasible to achieve.
LE03	Up to 3	1 of 1 met	3	N/A
LE04	Up to 4 + 1 Exemplary	4 of 4 met	4	*Where the actions within 'Change and enhancement of ecology' are implemented and finalised these credits may be awarded.
LE05	Up to 2	2 of 2 met	2	Going forward - undertake post completion verification visit and update the management plan when finalised designs are available.
Total	Up to 13 (+ 2 Exemplary)	N/A	13	

Appendix 1: SQE Verification Letter

Our ref: 17943

27th April 2022

Re: Suitably Qualified Ecologist (SQE) Verification – Barnsley Youth Zone

To whom it may concern,

This verification comes from a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). I have 9 years of experience of working as an ecologist for Cheshire Ecological Services (2013 to 2020) then Ecus Ltd (2020 to present), demonstrating a practical understanding of factors affecting ecology in relation to construction and the built environment including undertaking Preliminary Ecological Appraisals (PEA); Phase 2 habitat and fauna surveys and acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures. I have a 2:1 BSc (Hons) degree in Environmental Biology and a Merit level MSc degree in Conservation Science. As a full member of a relevant professional body, with over the minimum 3 years relevant experience within the last 5 years and holding a relevant degree, I meet the requirements for a Suitably Qualified Ecologist (SQE), as defined within the BRE criteria.

I confirm that I have reviewed the BREEAM report relating to the above site and that I consider it to:

1. Represent sound industry practice.
2. Report and recommend correctly, truthfully and objectively.
3. Be appropriate given the local site conditions and scope of works proposed.
4. Avoid invalid, biased and exaggerated statements.

Yours sincerely,



Natasha Firth BSc (Hons) MSc MCIEEM
Senior Ecologist
E: natasha.firth@ecusltd.co.uk



Appendix 2. Ecological Value Calculations Summary

On-site baseline	Habitat units	0.36
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	0.68
	Hedgerow units	0.00
	River units	0.00
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation, enhancement & succession)	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention/creation)	Habitat units	0.32
	Hedgerow units	0.00
	River units	0.00
Total net % change (including all on-site & off-site habitat creation + retained habitats)	Habitat units	89.91%
	Hedgerow units	0.00%
	River units	0.00%

Appendix 3: Five Year Management Plan

Year	Tree and Landscape/ Wildlife Planting	Bird and Bat Box
Year 1	All landscaping planted to specification. Ensure newly planted trees remain weed free around base, re-mulch if required to suppress weed growth. Replace any failed bare root plants with same species (Nov - Feb). Replace any failed container grown plants (June). Check any stakes/guards if these are present, adjust and repair if required. Trimming of plants within raised planting beds to be undertaken outside of main growing season i.e. once flowering/fruited has finished.	Securely attach a bird nest box (such as the 1SP Schwegler sparrow terrace or similar design) to an appropriate elevation (avoiding full south) of the new building to provide nesting opportunities for this bird species. The box should be positioned close to the eaves. 3 bat boxes (such as Schwegler1FR bat tube" or a Habitat bat box, unless otherwise agreed with an ecologist) should be attached to an appropriate elevation of the new building for roosting opportunities. This should be positioned close to the eaves.
Year 2	Replace any failed bare root plants with same species (Nov - Feb). Remove weeds around base of plants and re-mulch if required to suppress weed growth. Replace any failed container grown plants (June). Adjust any tree stakes and ties as necessary. Trimming of plants within raised planting beds to be undertaken outside of main growing season i.e. once flowering/fruited has finished.	No action required
Year 3	Replace any failed bare root plants with same species (Nov - Feb). Remove weeds around base of plants and re-mulch if required to suppress weed growth. Replace any failed container grown plants (June). Adjust any tree stakes and ties as necessary. Trimming of plants within raised planting beds to be undertaken outside of main growing season i.e. once flowering/fruited has finished.	No action required
Year 4	Replace any failed bare root plants with same species (Nov - Feb). Remove weeds around base of plants and re-mulch if required to suppress weed growth. Replace any failed container grown plants (June). Adjust any tree stakes and ties as necessary.	No action required

	Trimming of plants within raised planting beds to be undertaken outside of main growing season i.e. once flowering/fruiting has finished.	
Year 5	Replace any failed bare root plants with same species (Nov - Feb). Remove weeds around base of plants and re-mulch if required to suppress weed growth. Replace any failed container grown plants (June). Adjust any hedgerow stakes and ties as necessary. Trimming of plants within raised planting beds to be undertaken outside of main growing season i.e. once flowering/fruiting has finished. Quinquennial review including management plan for next five years.	Quinquennial review including management plan for next five years.

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- Business Management Systems
- Carbon Advisory
- Habitats Management

