

	Description	Examples of deliverables/ evidence	Building with Nature Timeline
<p>0</p>  <p>Strategic Definition</p>	<p>Review and guide strategic project rationale for GI for the development, embedding the 12 BWN standards.. Beginning the engagement with the landscape architect, ecologist and drainage engineer so they are involved from the early stages. Programme when evidence is required including site visits and meetings.</p>	<ol style="list-style-type: none"> 1. Site selection and if viable for BwN 2. Written and cocreated outline brief to include specifics on multi-functionality, wellbeing, wildlife and water 3. Identify key stakeholders and community groups 4. Outline finance and scope determined for all landscape works 5. Define reduction in carbon footprint strategy for GI from site design to sequestration and the procurement of low carbon materials 6. Identify existing green and blue infrastructure strategies and planning policies e.g. Local and Regional Strategy Natural recovery network, Active Travel, health indices and Natural England GImapping 7. Funding and investment terms and conditions requiring social and/or environmental value assessment 	<p>Check viability of site: BwN can be used in developments, policy, strategies and regeneration schemes in the UK and potentially abroad, rural and urban context.</p> <p>Building with Nature is best suited to 'major' or 'significant' sites:</p> <ul style="list-style-type: none"> • 10+ houses; • 0.5 hectares or more; • 1000+ square metres of floor space) and • 'strategic' sites, such as major regeneration schemes or urban extensions.
<p>1</p>  <p>Preparation and Briefing</p>	<p>Ensure that there is a clear strategy for multi-functional landscape, ecology and water sensitive design (GI) which links to the existing, historical and wider surrounding GI context. In the brief, be clear that the GI should be multifunctional and incorporated principles of wellbeing, water and wildlife.</p> <p>Contribute and review development of Initial Project Brief including Project Objectives, Quality Objectives, Project Outcomes, Sustainability Aspirations, Project Budget and other parameters or constraints.</p>	<ol style="list-style-type: none"> 1. Detailed brief with description under key principles 2. Landscape and Ecological desktop/site appraisal beyond the landownership and planning boundary. E.g., public health outcomes, cycle infrastructure, biodiversity indicators, flood risk, planning and GI policy, landscape and townscape character, air quality, plant species 3. Codesign/community engagement on local knowledge and cultural identity of area including identifying GI needs of the community and local area 4. Begin stakeholder engagement (internal and external) 5. Define landscape management and maintenance approach and specification including reducing carbon footprint 6. Identify mitigation of any unavoidable harmful environmental impacts of development on soil and air quality and to minimise light and noise pollution 7. Identify landscape features* to be retained, enhanced, mitigated or removed 8. Agree sustainability targets and environmental requirements. 9. Type of planning application 	<p>Define what type of BwN award/project/application:</p> <ul style="list-style-type: none"> - Policy Award: for strategies and policy documents - Design Award: for outline application - Full Award: Full and reserved matters application <p>Appoint assessor and register with Building with Nature and attend site visit</p> <p>Attend some design team meetings, guide and inform emerging information and designs to assist in obtaining accreditation</p>
<p>2</p>  <p>Concept Design</p>	<p>Analysis and design where and what GI features could be incorporated into the development; look beyond site boundary. A network of GI features and spaces should be developed that are linked together. If it is a small more urban site, design in pockets of GI through measures such as green roofs, rain gardens, informal play etc. Review and incorporate possible reuse of site waste/materials to reduce carbon footprint</p> <p>Typically at the planning stage for outline applications, strategies and policies</p>	<ol style="list-style-type: none"> 1. Landscape, ecology and water sensitive design or strategy incorporated into concept design or strategy 2. Desktop/site analysis beyond the landownership and planning boundary. E.g., public health outcomes, cycle infrastructure, biodiversity indicators, flood risk, planning and GI policy, landscape and townscape character, local identity etc. 3. Codesign/community engagement on local knowledge and cultural identity of area 4. Stakeholder (internal and external) engagement including with planning authority 5. Identify landscape management and maintenance approach 6. Review site waste strategy for reuse 7. Target habitats (landscape and building) and plant species to be specified including to biodiversity and environmental net gain 8. Review outline specification and landscape maintenance and management plan including governance, duration and funding linked to enhancing biodiversity and reducing carbon footprint linked to sustainability strategy. 	<p>Review progress to date and provide initial assessment feedback in particular weak areas of any often 12 standards.</p> <p>Request information/evidence on areas that need strengthening or may not be able to gain</p>
<p>3</p>  <p>Spatial Coordination</p>	<p>Decide on the GI measures that will be included and where they will be incorporated; landscape and buildings. Ensure that the measures outlined in the concept stage are feasible, reflect local identity and wider context. Work with the landscape architect to develop the detail of the GI strategy in partnership with the ecologist and engineers with input from engagement outcomes. At this stage, also ensure that the long term maintenance of the landscape features, governance and funding are discussed and agreed.</p> <p><u>Typically this is the planning stage for full or reserved matters or discharge of conditions applications or stage 1 of a two stage tender process.</u></p>	<p>The above information would be consolidated into a following information as evidence:</p> <ul style="list-style-type: none"> Design and Access Statement LVIA or LVA Landscape and ecology proposals Various technical reports e.g. biodiversity net gain report, arboricultural report, ecology report, drainage proposals, soft and hard landscape plans and schedules, site sections, boundary treatments etc Landscape Maintenance and Management Strategy Outline landscape specification Sustainability report and waste management strategy 	<p>Submit Building with Nature Assessment for review by BWN for accreditation</p>
<p>4</p>  <p>Technical Design</p>	<p>The detail design of the GI should be developed at this stage to finalise the features that will be incorporated and how they fit with the overall design. It is important that it is discussed and developed with the design of the drainage for the site. SuDS measures should be multifunctional to manage surface water run off whilst also enhancing biodiversity.</p> <p><u>Typically for one stage or stage 2 of a tender and discharge of conditions applications</u></p>	<p>Typical information for tender information:</p> <p>Soft and hard landscape construction details, plans, sections, schedules and specification with maintenance specification if included in construction defects period.</p>	
<p>5</p>  <p>Manufacturing and Construction</p>	<p>Manage the construction process to ensure that the soils are not compacted by the construction work and that the right GI features are implemented with the right planting. The project programme is key at this stage to ensure the GI measures are incorporated at the right time to facilitate the correct planting conditions.</p>	<p>On site construction with inspection: any changes to Stage 4 information they may impact on the award would need to be submitted</p>	
<p>6</p>  <p>Handover</p>	<p>Ensure that there is a maintenance plan and strategy in place and is handed over to the appropriate stakeholder such as the estate manager, a local community group or local authority.</p>	<p>Site visit after 12 month defects and maintenance visit with contractor, clients and landscape architect</p>	<p>12 month post completion site visit and report.</p> <p>Award accredited either pass or fail.</p>
<p>7</p>  <p>Use</p>	<p>The GI on the site will need to be monitored and managed. This maintenance can be minimal if this is the intention from the start and appropriate low maintenance GI is incorporated.</p>	<p>Post occupation evaluation and use of the site to gain lessons learnt</p>	

*Landscape features: all outdoor environmental features for example, soil type, topography, geology, archaeology, ecology/habitat, vegetation, water sensitive design, landscape context