

Sustainability Appraisal

Section 8: Sustainability and Climate Change



Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 1, National Minimum

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Increase range and affordability	Potentially neutral over time but negative in the short term	-	0	0	0	0	0	0	Upgrading specifications for buildings may increase costs until market sees it as the 'norm'
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	No direct link	0	0	0	0	0	0	0	
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives There is no direct link and this will only apply to new homes so it would be difficult to estimate an effect on health which was directly the result of this option. The scores for neutral effect are 24.										
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	This should happen	?	+	+	?	?	?	+	If implemented then there should be a more sustainable use of minerals from the outset but this would depend on each scheme.

Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 1, National Minimum

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	6	0	0	56	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging.

Recommendations: None, other than it is important to tackle similar problems with the existing housing stock for a much greater impact.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 2, Higher Standards introduced a year earlier

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Increase range and affordability	No direct link	0	0	0	0	0	0	0	
	Reduce no of unfit homes	No direct link	0	0	0	0	0	0	0	
Community participation	Satisfaction of neighbourhood	No direct link	0	0	0	0	0	0	0	
	Increase green space	No direct link	0	0	0	0	0	0	0	
	Engagement in decision making	No direct link	0	0	0	0	0	0	0	
	Involvement in volunteer activities	No direct link	0	0	0	0	0	0	0	
	Improve ethnic relations	No direct link	0	0	0	0	0	0	0	
	Improve access to cultural facilities	No direct link	0	0	0	0	0	0	0	
Summary of appraisal against social objectives There could be 1 positive effect as the result of this option. The scores for neutral effect are 23.										
Environmental Indicators										
Water and air quality	Quality of water	No direct link	0	0	0	0	0	0	0	
	Quality of air	No direct link	0	0	0	0	0	0	0	
To conserve soil resources and quality	Minimise loss of Greenfield land	No direct link	0	0	0	0	0	0	0	
	Loss agricultural land	No direct link	0	0	0	0	0	0	0	
	Soil quality	No direct link	0	0	0	0	0	0	0	
Use of water and mineral resources	Sustainable use of minerals	This should happen	+	+	+	?	?	?	+	If implemented then there should be a more sustainable use of minerals from the outset but this would depend on each scheme. Materials used are part of the scoring system.

Core Strategy Issues and Options: Question SUS6: Code For Sustainable Homes : Option 2, Higher Standards introduced a year earlier

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	1	6	0	0	55	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging. The assessment is the same as for the National Minimum option because this will only have a marginal effect.

Recommendations: None, other than it is important to tackle similar problems with the existing housing stock for a much greater impact.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: SUS 7: Code For Sustainable Homes : Thresholds :Option 1, to apply to all new build, conversions, redevelopments and extensions in excess of 1 room

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Social Indicators										
Health	Health facilities	No direct link	0	0	0	0	0	0	0	
	Death rates	No direct link	0	0	0	?	0	0	0	One part of the CSH does cover health and well being, but it is difficult to assess whether there would be measurable health benefits of this option. They are likely to arise for the higher CSH standards.
	Healthy lifestyles	No direct link	0	0	0	0	0	0	0	
Education	Improve Qualifications	No direct link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	No direct link	0	0	0	0	0	0	0	
	Reduce fear of crime	No direct link	0	0	0	0	0	0	0	
	Reduce noise and odours	No direct link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	No direct link	0	0	0	0	0	0	0	
Access key services	Access key local services	No direct link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	Potentially neutral over time but negative in the short term	-	0	0	0	0	0	0	Upgrading specifications for buildings may increase costs until market sees it as the 'norm'

Core Strategy Issues and Options: SUS 7: Code For Sustainable Homes : Thresholds :Option 1, to apply to all new build, conversions, redevelopments and extensions in excess of 1 room

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	
Summary of appraisal against economic objectives All the scores are neutral (14)									

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	5	1	0	0	56	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging. The major positive scores are given because it also deals with existing housing stock in addition to new dwellings.

Recommendations: None, other than it is important to tackle similar problems with the existing housing stock for a much greater impact.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds: Option 2: To apply to developments of 1 dwelling and above

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	6	0	0	56	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging.

Recommendations: None.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds :Option 3 : To apply to developments of 3 dwellings and above

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Social Indicators										
Health	Health facilities	No direct link	0	0	0	0	0	0	0	
	Death rates	No direct link	0	0	0	?	0	0	0	One part of the CSH does cover health and well being, but it is difficult to assess whether there would be measurable health benefits of this option. They are likely to arise for the higher CSH standards.
	Healthy lifestyles	No direct link	0	0	0	0	0	0	0	
Education	Improve Qualifications	No direct link	0	0	0	0	0	0	0	
Crime and anti-social activities	Will reduce crime	No direct link	0	0	0	0	0	0	0	
	Reduce fear of crime	No direct link	0	0	0	0	0	0	0	
	Reduce noise and odours	No direct link	0	0	0	0	0	0	0	
Poverty and social exclusion	Reduce poverty	No direct link	0	0	0	0	0	0	0	
Access key services	Access key local services	No direct link	0	0	0	0	0	0	0	
	Accessibility of shopping facilities	No direct link	0	0	0	0	0	0	0	
	Access child care	No direct link	0	0	0	0	0	0	0	
Employment	Unemployment	No direct link	0	0	0	0	0	0	0	
	Job opportunities	No direct link	0	0	0	0	0	0	0	
	Improve earnings	No direct link	0	0	0	0	0	0	0	
Housing	Reduce homelessness	No direct link	0	0	0	0	0	0	0	
	Provide enough housing	Potentially neutral over time but negative in the short term	-	0	0	0	0	0	0	Upgrading specifications for buildings may increase costs until market sees it as the 'norm'

Core Strategy Issues and Options: Question SUS7: Code For Sustainable Homes : Thresholds :Option 3 : To apply to developments of 3 dwellings and above

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	6	0	0	56	0

This option is very targeted and so the impacts are relatively narrow and not wide ranging.

Recommendations: None.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 1 : National Minimum Standards (Building Regulations)

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No Link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	No Link	0	0	0	0	0	0	0	
	Encourage inward investment	More environmentally friendly buildings will attract companies	+	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will also be cut.
	Make land available for business development	No Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral effect	? Uncertain effect
Number	0	5	0	0	54	1

Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 1 : National Minimum Standards (Building Regulations)

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8 : Option 2 : BREEAM Good Standard

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	0	6	0	0	54	2

Recommendations: None at this stage.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?
 ++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 3 : BREEAM Very Good Standard

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Landscapes and townscapes	Reduce underused land	No Link	○	○	○	○	○	○	○	
	Improve landscape/ townscape	No Link	○	○	○	○	○	○	○	
Summary of appraisal against environmental objectives There is one strong positive score, 3 positive scores and 19 neutral scores.										
Economic Indicators										
Economic growth	Improve business development	The properties in this category should have several benefits for business	-	+	+	?	?	?	+	To achieve this score there will have to be several effects, such as saving energy costs, making it easy for people to get to work etc which will benefit the business. But there will be initial costs for the developer.
	Promote growth in key sectors	No Link	○	○	○	○	○	○	○	
	Economic performance	The properties in this category should have several benefits for business	-	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation. But there will be initial costs for the developer.
	Rural diversification	No Link	○	○	○	○	○	○	○	
To revitalise town centres	Increase range of employment opportunities	No Link	○	○	○	○	○	○	○	
	Decrease vacant units in town centres?	No Link	○	○	○	○	○	○	○	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	This is possible	○	+	+	?	?	?	+	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly commuting. This should result in reduced car use.

Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 3 : BREEAM Very Good Standard

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	1	9	0	0	51	0

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 4 : BREEAM Excellent Standard

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	This is likely	+	+	+	?	?	?	+	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly commuting, this applies more strongly in this option.
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	Possible use of local materials	0	+	+	0	0	0	+	Use of local materials eg wood, clay, straw, tiles, bricks etc
Increase investment	Encourage indigenous business	The properties in this category should have several benefits for business	+	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation, being in a location where people can get there easily by sustainable modes. It will also help create a new building industry locally and may use traditional skills..
	Encourage inward investment	The properties in this category should have several benefits for business	-	?	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation. However there would be higher initial capital costs of the development which will fall on the developer but benefit the tenant and subsequent users

Core Strategy Issues and Options: Non-Residential Development : Sustainable Construction : SUS 8: Option 4 : BREEAM Excellent Standard

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Make land available for business development	No Link	0	0	0	0	0	0	0	

Summary of appraisal against economic objectives
 There are 0 major positive, 7 minor positive scores and 7 neutral scores.

Conclusions: This option scores very highly but would place high demand on the building industry, for buildings which are beyond the standard of most modern buildings. There would need to be a major change in how the building industry operated to achieve such a high standard, although the building regulations are slowly changing in this direction.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	3	12	0	0	49	0

Recommendations: None.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?
 ++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 1 : All Development

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
	Protect designated geological sites	No Link	○	○	○	○	○	○	○	
Landscapes and townscapes	Reduce underused land	No Link	○	○	○	○	○	○	○	
	Improve landscape/ townscape	No Link	○	○	○	○	○	○	○	
Summary of appraisal against environmental objectives There are 3 major positive results for this option, 4 positive scores and 16 neutral										
Economic Indicators										
Economic growth	Improve business development	The properties should have several benefits for business	-	+	+	?	?	?	+	To achieve this there will have to be several effects, such as saving energy costs, making it easy for people to get to work etc which will benefit the business. There would be a high initial capital cost for the developer but would benefit the user.
	Promote growth in key sectors	No Link	○	○	○	○	○	○	○	
	Economic performance	Properties benefiting from this approach could have several benefits for business	-	+	+	?	?	?	+	These can assist economic performance, by cutting ongoing costs, creating a good place to work, creating the right image for the organisation. There would be a high initial capital cost for the developer but would benefit the user.
	Rural diversification	No Link	○	○	○	○	○	○	○	
To revitalise town centres	Increase range of employment opportunities	No Link	○	○	○	○	○	○	○	
	Decrease vacant units in town centres?	No Link	○	○	○	○	○	○	○	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	This is likely	++	++	++	?	?	?	++	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly commuting, this applies more strongly in this option. This forms part of a BREEAM assessment.

Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 1 : All Development

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions: This option scores very highly but would place high demand on the building industry, for buildings which are beyond the standards of most modern buildings. There would need to be a major change in how the building industry operated to achieve such a high standard, although the building regulations are slowly changing in this direction.

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	4	8	0	0	49	0

Recommendations: None.

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 2 : Development over 0.1 ha or 100 sq m

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
Landscapes and townscapes	Reduce underused land	No Link	○	○	○	○	○	○	○	
	Improve landscape/ townscape	No Link	○	○	○	○	○	○	○	
Summary of appraisal against environmental objectives There is one strong positive score, 2 positive scores and 19 neutral scores.										
Economic Indicators										
Economic growth	Improve business development	Properties should have several benefits for business	-	+	+	?	?	?	+	There are likely to be several effects, such as saving energy costs, making it easy for people to get to work etc which will benefit the business. There would be a high initial cost to the developer but benefits to the users.
	Promote growth in key sectors	No Link	○	○	○	○	○	○	○	
	Economic performance	There should be several benefits for business	-	+	+	?	?	?	+	These can assist economic performance, by cutting costs, creating a good place to work, setting the right image for the organisation. There would be an initial high capital cost.
	Rural diversification	No Link	○	○	○	○	○	○	○	
To revitalise town centres	Increase range of employment opportunities	No Link	○	○	○	○	○	○	○	
	Decrease vacant units in town centres?	No Link	○	○	○	○	○	○	○	
To encourage efficient patterns of movement in support of economic growth	Will it reduce commuting	This is possible	○	+	+	?	?	?	+	One of the assessment criterion relates to access to the building and scores more highly sustainable modes and therefore indirectly commuting. This forms part of a BREEAM assessment.

Core Strategy Issues and Options: Question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 2 : Development over 0.1 ha or 100 sq m

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	- - Major negative	0 Neutral effect	? Uncertain effect
Number	1	8	0	0	50	1

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 3 : Development over 1 ha or 1000 sq m

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No Link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	No Link	0	0	0	0	0	0	0	
	Encourage inward investment	More environmentally friendly buildings will attract companies	-	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will also be cut. But development costs would be higher.
	Make land available for business development	No Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral effect	? Uncertain effect
Number	0	5	0	0	53	2

Core Strategy Issues and Options: question SUS9: Non-Residential Development : Sustainable Construction : Thresholds Option 3 : Development over 1 ha or 1000 sq m

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 1 : No requirement

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No Link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	No Link	0	0	0	0	0	0	0	
	Encourage inward investment	More environmentally friendly buildings will attract companies	+	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will be cut.
	Make land available for business development	No Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral effect	? Uncertain effect
Number	0	4	0	0	56	0

Although this is the no requirement option there will still be a possible building regulation requirement.

Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 1 : No requirement

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 2 : National or Regional requirement

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No Link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	No Link	0	0	0	0	0	0	0	
	Encourage inward investment	More environmentally friendly buildings will attract companies	-	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs may be cut. There would be higher initial capital costs.
	Make land available for business development	No Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral effect	? Uncertain effect
Number	0	4	1	0	55	0

With this option the major benefits will not occur until 2020.

Core Strategy Issues and Options: Question SUS10: Sustainable Construction : Renewable Energy Option 2 : National or Regional requirement

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:
Option 1 : No Requirement**

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No Link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	No Link	0	0	0	0	0	0	0	
	Encourage inward investment	More environmentally friendly buildings will attract companies	+	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will be cut.
	Make land available for business development	No Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives There are 3 positive scores and 10 neutral scores.										

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral effect	? Uncertain effect
Number	0	3	3	0	54	1

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:
Option 1 : No Requirement**

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:
Option 2 : At Least 25% Decentralised**

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No Link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	No Link	0	0	0	0	0	0	0	
	Encourage inward investment	More environmentally friendly buildings will attract companies	-	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs may be cut. There will be higher initial capital costs.
	Make land available for business development	No Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives There are 4 positive scores and 10 neutral scores.										

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral effect	? Uncertain effect
Number	0	7	1	0	54	0

**Core Strategy Issues and Options: Sustainable Construction : Question SUS11: Renewable Energy From Decentralised Source:
Option 2 : At Least 25% Decentralised**

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Thresholds: Option 1 : Applies to All Developments

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No Link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	Potential for energy technology companies	0	+	+	0	0	0	+	
	Encourage inward investment	More environmentally friendly buildings will attract companies	-	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will be cut. There will be higher initial capital costs
	Make land available for business development	No Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives There are 5 positive scores and 9 neutral scores.										

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral effect	? Uncertain effect
Number	0	9	1	0	52	0

Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Thresholds: Option 1 : Applies to All Developments

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect

Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Threshold: Option 2 : Above 1 Dwelling or 100 sq m Non-residential floorspace.

Sustainability Objective	Sub Objective	Predicted Effects								Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	Rating	
To encourage efficient patterns of movement in support of economic growth	Improve accessibility to work	No Link	0	0	0	0	0	0	0	
	Reduce journey times between employment areas	No Link	0	0	0	0	0	0	0	
	Increase freight transported	No Link	0	0	0	0	0	0	0	
	Increase consumption of local goods	No Link	0	0	0	0	0	0	0	
Increase investment	Encourage indigenous business	No Link	0	0	0	0	0	0	0	
	Encourage inward investment	More environmentally friendly buildings will attract companies	-	+	+	?	?	?	+	Companies will have targets to be met for environmental standards and this will help meet them, some will impose higher standards on themselves. Energy costs will be cut. There will be higher initial capital costs.
	Make land available for business development	No Link	0	0	0	0	0	0	0	
Summary of appraisal against economic objectives There are 4 positive scores and 10 neutral scores.										

Conclusions:

Score	++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral effect	? Uncertain effect
Number	0	5	1	0	56	0

Core Strategy Issues and Options: Sustainable Construction : Question SUS12: Renewable Energy Threshold: Option 2 : Above 1 Dwelling or 100 sq m Non-residential floorspace.

Sustainability Objective	Sub Objective	Predicted Effects							Justification for assessment
		Nature of Effect (quantify where possible)	Short Term	Med term	Long term	Secondary	Cumulative	Synergy	

Recommendations: None

Key to Appraisal of Effects

Will the policy make a positive or negative contribution to the appraisal objective?

++ Major positive + Minor positive - Minor negative - - Major negative 0 Neutral effect ? Uncertain effect