



Study Into The Future Growth Implications of Redditch Second Stage Report

November 2008



Appendix Three: Sustainability Matrix

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

This sustainability matrix has been produced in tandem with the Growth Implications for Redditch Stage 2 study. The matrix is designed to ensure each growth scenario explored during the study has been evaluated against agreed sustainability criteria. These criteria have been developed having regard to the full SA process employed by the council to review the draft Core Strategy DPD's large and Strategic Sites.

Outlined below are the 18 objectives which constitute the Sustainability Appraisal Objectives. These objectives are taken from the SA Framework which was developed and refined through consultation on the LDF Scoping Report:

1. To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal;
2. To reduce causes of and adapt to the impacts of climate change;
3. To reduce the need to travel and move towards more sustainable travel patterns;
4. To develop a knowledge-driven economy, with the appropriate employment land, infrastructure and skills base whilst ensuring all share the benefits urban and rural;
5. To provide opportunities for communities to participate in and contribute to decisions that affect their neighbourhood and quality of life, encouraging pride and social responsibility in the local community;
6. To promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives;
7. To protect and improve the quality of water, soil and air and water resources;
8. To ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas;
9. To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio - economic status or educational attainment;
10. To safeguard and strengthen landscape and townscape character and quality;
11. To conserve and enhance biodiversity and geodiversity;
12. To improve the health and well-being of the population and reduce inequalities in health;
13. To provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments;
14. To raise the skills levels and qualifications of the workforce;



Sustainability Matrix

15. To reduce crime, fear of crime and anti-social behaviour;
16. To conserve and enhance the architectural, cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals;
17. To ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest;
18. To promote resource efficiency and energy generated from renewable energy and low carbon sources.

The objectives set out above were used to test 5 development options considered as part of the Growth Implications for Redditch Stage 2 report. All of the options to meet housing targets include the urban capacity figure of 2430 identified through Redditch BC's SHLAA process.

It should be noted that only Option 2 would meet the higher NLP growth option preferred growth option of 9100 dwellings. Options 1, 3, 4 and 5 meet the requirements of current preferred RSS housing figure of 6,600.

These development options are set out below:

1. Option 1 – Bordesley Park developed to meet the current RSS preferred growth option. This option requires 6,600 dwellings to be accommodated within and around Redditch. Urban capacity has been measured through the SHLAA identifying a requirement to develop 4,170 houses on previously undeveloped land outside of the current settlement limits.
2. Option 2 – Bordesley Park developed to meet the NLP growth option target of 9,100 dwellings. Urban capacity has been measured through the SHLAA identifying a requirement to develop 6,670 houses on previously undeveloped land outside of the current settlement limits.
3. Option 3 – All 3 ADR's and 2,814 dwellings at Foxlydiate – Meeting the RSS preferred option requiring the development of 4,170 on previously undeveloped land across 4 locations including part development of the Foxlydiate SUE.
4. Option 4 – All Foxlydiate SUE, Webheath and the A435 ADR – Meeting the RSS preferred option requiring the development of 4,170 on previously undeveloped land across 3 locations.
5. Option 5 – All Foxlydiate SUE, Brockhill West ADR and A435 ADR - Meeting the RSS preferred option requiring the development of 4,170 on previously undeveloped land across 3 locations.



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To manage waste in accordance with the waste hierarchy: reduce, reuse, recycle, compost, recovery, disposal	Will it reduce the production of waste and manage waste in accordance with the waste hierarchy?	Significantly						This is not affected by scale or location of development.
		To a small extent						
		No						
		Neutral	✓	✓	✓	✓	✓	
Reduce causes of and adapt to the impacts of climate change	Will it reduce emissions of greenhouse gases?	Significantly						The assessment is linked to criteria to reduce the need to travel, where there would be less emissions from vehicles for shorter journey times and the potential for introducing low carbon technology. The Bordesley Park option 1 and 2 offer the greatest potential to reduce green house gas emissions by virtue of its location and scale. The size and concentration of development in one location also maximises the potential for shared low carbon technologies.
		To a small extent	✓	✓				
		No			✓	✓	✓	
		Unknown						
	Does it promote patterns of spatial development that are adaptable to and suitable for predicted changes in climate?	Significantly						None of the development sites advocate development at locations which would specifically be affected by climate change. Floor risk, which would have the most significant potential to impact on the development, can be accommodated within open space areas on all of the development options examined.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To reduce the need to travel and move towards more sustainable travel patterns	Will it reduce the need to travel?	Significantly because of its location						<p>This can be assessed in two ways. The first is if the site is within the urban area, near to a transport interchange, near to multi-modal access or within the Town Centre. The second relates to the potential for new and alternative public transport infrastructure to be provided. Option 1 and 2 by virtue of its location and good potential links into the wider Redditch pathway and cycleway system offers the best opportunity to reduce the need to travel.</p> <p>All other development options are further removed from the town centre with limited potential to reduce people's need to travel. Good public transport links at these locations would be required to mitigate the increased travel demands created by residential development away from central locations.</p>
		Extensively through its transport provision						
		To a small extent because of its location	✓	✓				
		To a small extent through its transport provision						
		No			✓	✓	✓	
	Will it provide opportunities to increase sustainable modes of travel?	Yes					<p>This can be assessed in two ways. The first is if the site is within the urban area, near to a transport interchange, near to multi-modal access or within the Town Centre. The second relates to the potential for new and alternative public transport infrastructure to be provided. Option 1 and 2 by virtue of its location and good potential links into the wider Redditch pathway and cycleway system offers the best opportunity to reduce the need to travel.</p> <p>Sustainable transport is easier to facilitate where development is concentrated so options 3, 4 and 5 do not maximise the chances of increasing sustainable modes of travel.</p>	
		Possibly	✓	✓				
		No			✓	✓		✓
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Does it focus development in existing centres, and make use of existing infrastructure to reduce the need to travel?	Significantly because it is within or adjacent to an existing centre						This assessment focuses on the requirement to create new communities to meet regional housing growth targets.
		Significantly because it is near existing infrastructure						
		To a small extent because it is fairly near to an existing centre or existing infrastructure						
		No	✓	✓	✓	✓	✓	
Develop a knowledge-driven economy, with the appropriate employment land, infrastructure and skills base whilst ensuring all share the benefits urban and rural	Will it contribute towards urban and rural regeneration?	Yes						Development of Greenfield land does not contribute towards urban regeneration and development at any of these locations will not regenerate the rural communities locally.
		No	✓	✓	✓	✓	✓	

**Study Into The Future Growth Implications of Redditch
Second Stage Report**



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it provide opportunities for businesses to develop and enhance their competitiveness?	Significantly						Focussing growth and increasing population and therefore demand for local services has the potential to impact positively on local business. Location of the development is not likely to influence the success of meeting this objective.
		To a small extent	✓	✓	✓	✓	✓	
		Unknown						
	Will it support the shopping hierarchy?	Yes	✓	✓	✓	✓	✓	Focussing growth and increasing population in and around Redditch will increase demand for retail and improve town centre viability. New urban expansion sites will create new local centres which mirrors the current shopping hierarchy.
		To a small extent						
		No						
	Will it help to improve skills levels in the workforce?	Yes						Development of additional dwellings will not directly impact on skills levels in the workforce.
		To a small extent						
		No	✓	✓	✓	✓	✓	
	Will it support tourism?	Yes						Development of additional dwellings will not directly impact on tourism in the area.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Promote and support the development of new technologies, of high value and low impact, especially resource efficient technologies and environmental technology initiatives	Does it encourage innovative and environmentally friendly technologies?	Yes						There is increased potential for ensuring innovative and environmentally friendly technologies with a concentration of a single large SUE such as Bordesley Park. Further initiatives would be evaluated as part of an urban expansion site development briefs and masterplanning.
		To a small extent						
		No						
		Unknown	✓	✓	✓	✓	✓	
	Does it promote and support the development of new technologies, of high value and low impact?	Yes					This relates more to the development of commercial and employment sites.	
		To a small extent						
		No	✓	✓	✓	✓		✓
		Unknown						
Protect and improve the quality of water, soil and air and water resources	Will it provide opportunities to improve or maintain water quality/water resource?	Yes					This is not specifically relevant to any of the development options. All appropriate measures would be put in place at the development master planning stage.	
		To a small extent						
		No						
		Unknown	✓	✓	✓	✓		✓



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Ensure development does not occur in high-risk flood prone areas and does not adversely contribute to fluvial flood risks or contribute to surface water flooding in all other areas	Does it protect the floodplain from inappropriate development?	Yes - no impacts/not on or near the floodplain						Floodplains have been mapped for each of the development options and suitable mitigation and avoidance measures will be employed to ensure development does not impact on areas affected by flooding.
		Yes - positive mitigation measures in place	✓	✓	✓	✓	✓	
		No						
	Does it take account of all types of flooding?	Yes	✓	✓	✓	✓	✓	All flood zones have been taken into account for all sites.
		To a small extent						
		No						
	Does it promote Sustainable Urban Drainage Systems where appropriate?	Yes	✓	✓	✓	✓	✓	Development of SUDS schemes are a key design element of any new residential development and are expected to be employed at a detailed design stage.
		No						
		Unknown						

Study Into The Future Growth Implications of Redditch Second Stage Report



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To improve the vitality and viability of Town and District Centres and the quality of, and equitable access to, local services and facilities, regardless of age, gender, ethnicity, disability, socio-economic status or educational attainment	Will proposals enhance the provision of local services and facilities?	Significantly	✓	✓				For Bordesley Park option 1 and 2 the opportunities are maximised for enhancing and providing local services which meet the needs of local people. To a lesser extent the smaller Foxlydiate SUE also looks to improve local services for the northwest area of Redditch. Developing on all smaller sites will result in fewer opportunities to provide local services and facilities.
		To a small extent				✓	✓	
		No			✓			
		Unknown						
	Will it contribute to rural service provision across the Borough?	Significantly						None of the sites reviewed are separate rural sites and none of the development options will offer specific benefits to the rural communities.
		To a small extent						
		No	✓	✓	✓	✓	✓	
		Unknown						



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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it enhance accessibility to services by public transport?	Yes	✓	✓				The concentration of development at one location closest to the town centre offers the maximum potential to improve and integrate public transport links.
		To a small extent				✓	✓	
		No			✓			
		Unknown						
Safeguard and strengthen landscape and townscape character and quality	Will it safeguard and strengthen landscape and townscape character and quality?	Yes	✓					<p>The impact on landscape, townscape and the current urban form is a key consideration for any of the urban expansion sites. Developing into open countryside will have a pronounced impact on the current settlement form and surrounding landscape.</p> <p>Development of Option 1 or 2 at Bordesley Park has been assessed for landscape impact and by virtue of the land form is considered to be the least impactful location in accommodating both RSS preferred option and the growth scenario. Its location to the north of Redditch has the least impact with relatively few properties affected by development on the site. The Foxlydiate site is not contained within the landscape to the same extent as Bordesley Park.</p> <p>The A435 ADR as a development option would have a significant impact on the eastern settlement boundary with the town perceptibly moving into the open countryside as development moves out to meet the road itself. The Brockhill ADR to the north of Enfield Industrial Estate would have significant impact on the skyline.</p> <p>The Webheath ADR is more contained although there is no obvious development boundary with the site seemingly spilling into the open countryside. Good quality landscapes here would also be affected.</p>
		To a small extent		✓				
		No			✓	✓	✓	
		Unknown						



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SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To conserve and enhance biodiversity and geodiversity	Will it help to safeguard the Borough's biodiversity and geodiversity?	Yes - not related to sites of biodiversity or geodiversity interest						Greenfield development will be required to accommodate both the RSS preferred option and Growth Option. The avoidance of areas of high quality natural habitats will maximise the potential for sites of nature importance to be retained as part of future masterplanning exercise.
		To a small extent - mitigation measures in place	✓	✓				Option 1 and 2 have relatively few areas of natural habitat with the significant majority of the site being open agricultural land. Areas of flood risk around the watercourses offer the most significant concentration of deciduous woodland. The current fishing ponds also have significant ecological potential. It is envisaged that these areas would be included within the open spaces provision on site with the key features retained and enhanced.
		No			✓	✓	✓	
		Unknown						<p>The Foxlydiate site is a similar area of agricultural land although there is a substantial increase in the quantity of mature hedgerows and woodland across the site when compared with Bordesley. Webheath ADR also provides a similar ecological landscape to Foxlydiate with a mix of mature trees and watercourses along field boundaries.</p> <p>The A435 ADR has substantial areas of mature woodland. Planting has been introduced and the semi-natural environment offers a more a broader range of habitat than more common agricultural environments.</p> <p>Brockhill ADR has a limited impact on natural habitats with the sites agricultural use and relative size limiting the impact.</p>



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it protect sites and habitats designated for nature conservation?	Yes - not related to sites designated for nature conservation	✓	✓	✓	✓	✓	<p>The masterplanning of this site would offer greater insight into the potential for introducing ecological diverse and high quality features. As a general approach the development at Bordesley offers the most potential with sizable water features on site and an overall scale and size which offers the greatest chance of accommodating biodiversity within the sites open space.</p> <p>The higher growth option at Bordesley requires more open space and therefore offers greater potential for more natural habitat areas alongside recreational open space facilities. Development of all ADR sites creates the least opportunity to provide for natural habitats. As a principal each sites relative size and requirement for informal and formal play facilities limits the potential to introduce natural habitat features of any size.</p> <p>The Foxlydiate site is dissected by the Bromsgrove highway and already offers more natural habitat space than Bordesley Park. Full development of the site could offer improvements to these habitats but when viewed relatively to the other development options these opportunities are not as numerous.</p>
		To a small extent - mitigation measures in place						
		No						
		Unknown						
	Will it help to achieve targets set out in the Biodiversity and Geodiversity Action Plans?	Yes					<p>This can only be assessed if it is known what measures to ensure targets in the Worcestershire and Redditch BAP are to be implemented as part of any development scheme.</p>	
		No						
		Unknown	✓	✓	✓	✓		✓



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
To improve the health and well-being of the population and reduce inequalities in health	Will it improve access to health facilities across the Borough?	Yes - it is close to a health facility						None of the options evaluated are in close proximity to the Alexandra Hospital. Any provision of GP facilities would be introduced as part of a master plan with the SUEs at Bordesley and Foxlydiat offering the best opportunities for accommodating new facilities.
		Yes - mitigation measures in place						
		No						
		Unknown	✓	✓	✓	✓	✓	
	Will it promote healthier lifestyles?	Significantly						The potential for leisure facilities and creation of good car alternatives at Bordesley will assist in promoting healthier lifestyles. For other more fragmented development options the promotion of active and healthier lifestyles through walking or cycling to the town centre is not so easy to achieve.
		To a small extent	✓	✓				
		No			✓	✓	✓	
		Unknown						
	Does it mitigate against noise pollution?	Yes						Noise issue would need to be assessed as part of a development proposal.
		No						
		Unknown	✓	✓	✓	✓	✓	
	Does it mitigate against light pollution?	Yes						Any extensions to the urban area will exacerbate light pollution issues. Mitigation measures would need to be considered at detailed design stage.
		No						
		Unknown	✓	✓	✓	✓	✓	



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Provide decent affordable housing for all, of all the right quality and tenure for local needs, in clean, safe and pleasant local environments	Will it provide opportunities to increase affordable housing levels within urban and rural areas of the Borough?	Yes	✓	✓	✓	✓	✓	The provision of affordable housing will be improved through the development of any of the sites considered. There are fewer competing costs elements such as contamination or mitigation measures to overcome in bringing any of the large sites forward.
		No - residential development may not be appropriate for this site						
		No - there is no affordable housing provision						
		Unknown						
	Will it provide affordable housing access to a range of housing tenures and sizes?	Yes	✓	✓	✓	✓	✓	The provision of affordable housing will be improved through the development of any of the sites considered. There are fewer competing costs elements such as contamination or mitigation measures to overcome in bringing any of the large sites forward.
		No - residential development may not be appropriate for this site						
		No - there is no affordable housing access to a range of housing tenures and sizes						
		Unknown						



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Does it seek to provide high quality, well-designed residential environments?	Yes	✓	✓	✓	✓	✓	Development at all of the sites offers an opportunity to deliver a high quality, well designed residential environment.
		No - residential development may not be appropriate for this site						
		No - high quality/well designed environment not to be incorporated						
		Unknown						
To raise the skills levels and qualifications of the workforce	Will it provide opportunities to further develop educational and attainment facilities within the Borough?	Yes						Not relevant.
		No	✓	✓	✓	✓	✓	
		Unknown						



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Reduce crime, fear of crime and anti-social behaviour	Does it promote mixed development that encourages natural surveillance?	Yes - mixed use development and demonstrable natural surveillance						Development options are not mixed uses development sites. All relevant standards for designing out crime would be introduced as part of the proposal although large mixed use areas do not form a part of the options indentified.
		To a small extent - mixed use development						
		No	✓	✓	✓	✓	✓	
		Unknown						
Conserve and enhance the architectural, cultural and archaeological heritage and seek well-designed, resource efficient, high quality built environment in new development proposals	Does it provide opportunities for sustainable construction?	Yes	✓	✓	✓	✓	✓	This can only be assessed at a detailed stage although sustainable construction techniques will be implemented as part of any development scheme.
		No						
		Unknown						

**Study Into The Future Growth Implications of Redditch
Second Stage Report**



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it enhance the Borough's Conservation Areas?	Site not in or adjoining Conservation Area	✓	✓	✓	✓	✓	Conservation areas will not be affected by development of the options identified.
		Adverse effect on Conservation Area						
		Improve or no affect						
		Unknown						
	Will it help safeguard the Borough's Listed Buildings?	Site not listed or adjacent to listed building(s)	✓	✓	✓	✓	✓	Listed buildings will not be affected by development of the options identified.
		Adverse effect on Listed Building(s)						
		Improve or no effect						
		Unknown						



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Does it improve the quality of the built environment?	Yes	✓	✓	✓	✓	✓	The introduction of modern well design residential environments constructed to the latest code for sustainable homes standards offers the opportunity to ensure the best quality designs are employed.
		No						
Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural lands, land of Green Belt value, maximising use of previously developed land and reuse of vacant buildings, where this is not detrimental to open space and biodiversity interest	Will it safeguard the Borough's mineral resources?	Yes	✓	✓	✓	✓	✓	Details on mineral resources are not known at this time.
		No						



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it maximise the use of Previously Developed Land?	Yes - It is on PDL and at high density or mixed uses To a small extent - it is on PDL No	✓	✓	✓	✓	✓	The development of all existing urban capacity identified within the SHLAA is an integral part of each development option.
	Will it protect the Borough's open spaces of recreational and amenity value?	Yes No	✓	✓	✓	✓	✓	



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
	Will it preserve the openness of the Green Belt?	Not on/adjacent to Green Belt land						<p>To achieve both the preferred RSS target and the growth target development will need to occur on greenbelt land. A review of the SHLAA shows an urban capacity of 2,430 has been identified.</p> <p>Meeting the RSS target would require 4,170 units developed outside of the current settlement limits with the growth option increasing this number to 6,670. An allowance has been made for the potential offsetting of non greenbelt land through the reallocation of Redditch's ADRs. For example, Bordesley Park Option 1 would allow for the inclusion of all 3 ADR sites into the Greenbelt which in turn offsets a proportion of greenbelt land lost to that development.</p> <p>The offsetting process would mean that the loss of Greenbelt land is broadly similar for each development option.</p>
		Yes - compliant with PPG2						
		No - there would be harm to Green Belt land	✓	✓	✓	✓	✓	
	Will it help to protect the Borough's agricultural land from adverse developments?	Yes - not on agricultural land						There will be loss of agricultural land for all development options pursued.
		To a small extent - on agricultural land with mitigation measures in place						
		No - there would be harm to agricultural land	✓	✓	✓	✓	✓	



Sustainability Matrix

SA Objectives	Decision Making Criteria	Assessment Criteria	Development Options					Comments
			OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5	
Promote resource efficiency and energy generated from renewable energy and low carbon sources	Will it encourage opportunities for the production of renewable and low carbon energy?	Yes – significant opportunity	✓	✓				The larger the development sites the better the opportunity for integrating renewable and low carbon technologies. The development of Bordesley offers the potential to concentrate all development within one large site which in turn gives the maximum potential for employing new technologies.
		Yes – potential opportunity				✓	✓	
		No			✓			
	Will it promote greater energy efficiency?	Yes	✓	✓	✓	✓	✓	All new residential development is expected to meet the highest standards with guidance coming from the Code for Sustainable Homes suggesting zero carbon communities by 2016. As meeting either the RSS preferred option or growth option will involve planning beyond the 2016 period all development will conform to the required standards. Development on any of the sites is expected to deliver the required standard as a minimum.
		No						
		Unknown						
	Will it encourage opportunities to achieve energy efficiency measures above the minimum standard, as defined by the Code for Sustainable Homes?	Yes						This can only be assessed if it is known whether each option will incorporate measures to achieve above the minimum standard, as defined by the Code for Sustainable Homes.
		No						
		Unknown	✓	✓	✓	✓	✓	