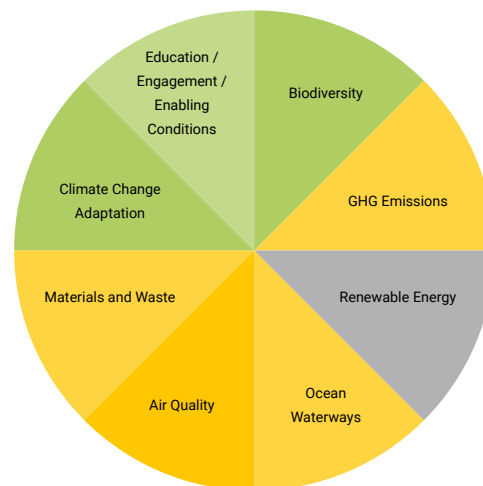


Plan for Homes 4 FINAL



Assessment ID: PLA442

Assessment Author: Neil Mawson

Assessment Initial Summary:

Plan for Homes 4 continues our existing Plan for Homes programme and sets out our commitment to enable and to support the regeneration, improvement and energy efficiency of homes of all tenures. Working with a range of partners we aim to meet our key housing challenges and provide for a range of housing needs, particularly addressing the increase in homelessness and the use of temporary accommodation. Plan for Homes 4 reinforces our overall ambition to deliver 5000 new homes in the city over 5 years.

Assessment Final Summary:

Having considered the issues raised by this tool in detail, within the Housing Delivery team and having had the assessment verified by the Council's lead officer in this area of expertise, we are satisfied that this represents a fair reflection of the impacts of Plan for Homes 4

Biodiversity Score: 4

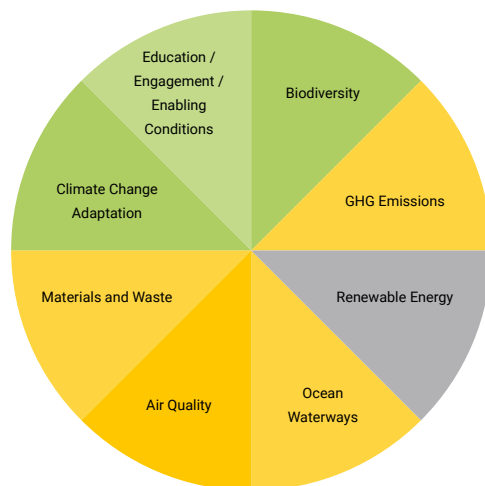
Biodiversity Score Justification: All new Plan for Homes development will be required to comply with legislation and planning policy for the conservation and enhancement of protected species, habitats and wildlife sites. This protection extends beyond the planning process, and will require relevant wildlife licences be obtained where works have the potential for wildlife disturbance. In addition new housing developments will be required to deliver 10% biodiversity net gain, consistent with legislation and Local Plan policy. This will deliver additional habitat alongside new homes, to support the conservation and enhancement of biodiversity in Plymouth. On PCC owned direct delivery sites, like Stoggy Lane, the Plan for Homes will seek to exceed 10% Biodiversity Net Gain subject to viability.

Biodiversity Score Mitigate: No

GHG Emissions Score: 2

GHG Emissions Score Justification: The Plan for Homes 4 will support delivery of a net increase in homes in Plymouth to meet acute housing needs and support economic growth. There will be inherent greenhouse gas emissions during the construction and use of these homes which cannot be avoided entirely. The Plan for Homes will however seek to deliver significant improvements that will help reduce emissions, especially compared to alternative delivery options via the market or were these to be delivered in alternative less sustainable locations

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elsewhere in Devon or the UK. The introduction of the Building Regulations Future Homes Standard means new build homes will be built to higher energy efficiency standards, including for the major regeneration projects such as Barne Barton. Heat network connections for inner city sites, such as Bath St, will also help reduce GHG emissions associated with domestic heating. In addition to this the Plan for Homes allocates £1.5m specifically to assist the delivery of over 250 low and net zero carbon (in their use) homes that will exceed current building regulation standards. The Plan for Homes continues to support for the Council's empty homes programme which delivers improvements to the fabric of existing social and private housing stock in the city. This initiative often has a net positive impact on greenhouse gas emissions associated with the use of these dwellings. The initiative also helps make most efficient use of the existing housing stock and thereby avoids the need for the construction of new homes. Understanding embodied greenhouse gas emissions emitted in the construction of new homes is complex and there is currently no industry standard for doing this. Nevertheless we will aim to scope how existing tools can be used to appraise the GHG emissions of a regeneration project. This will help us better understand the net carbon impact of demolition over refurbishment, and how improvements to emissions through the course of construction can be made.

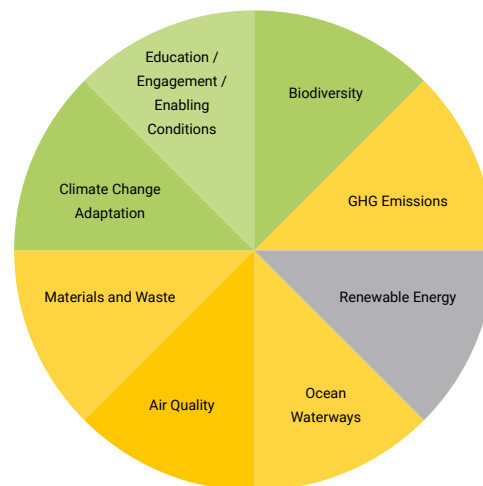
GHG Emissions Score Mitigate: No

Renewable Energy Score: 3

Renewable Energy Score Justification: The Future Homes Standard is scheduled to deliver greater amounts of Solar PV to achieve energy efficiency savings associated with the use of dwellings. New homes complying with the Future Homes Standards will be less energy intensive than the existing housing stock. Homes will still be net consumers of electricity on balance, but will become exporters of renewable energy during periods when electricity generation exceeds home energy use. With the installation of more Solar PV panels as standard, these periods will become longer and more frequent. The Plan for Homes seeks to support the Social Housing sector where many Registered Providers are taking a lead in this area and applying the Future Homes Standard and Net Zero Carbon homes standards ahead of Building Regulations introducing them as compulsory requirements.

Renewable Energy Score Mitigate: No

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Renewable Energy Revised Score Justification: Develop policy and practice to direct and influence the market the deliver over and above Building Regs standards

Ocean and Waterways Score: 2

Ocean and Waterways Score Justification: Plan for Homes sites will need to comply with legislation and policy for the conservation and enhancement of surface water bodies and ground water. The Plan for Homes will support the delivery of a net increase in homes in Plymouth. This increase will inevitably lead to a need for additional sewerage infrastructure and water treatment which is unavoidable. All new development will have to meet planning policy and building regulation requirements on these matters. This includes planning policy requirements to prioritise use of Sustainable Drainage Systems to manage storm water generation on-site, and Building Regulations standards for the efficient use of potable water in new dwellings.

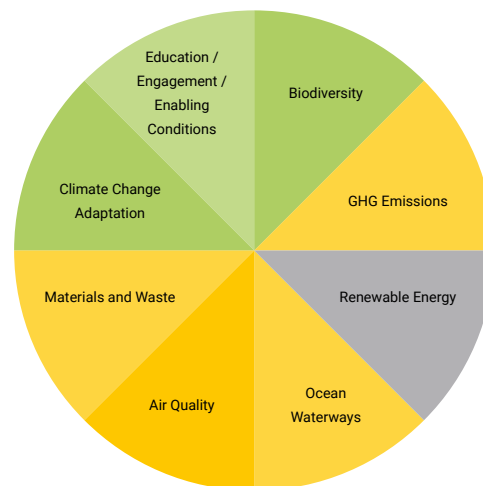
Ocean and Waterways Score Mitigate: No

Ocean and Waterways Revised Score Justification: SUDS?

Air Quality Score: 2

Air Quality Score Justification: The Plan for Homes will support delivery of new housing in Plymouth, a highly sustainable city location relative to alternative rural locations. Supporting growth of the city has inherent benefits for reducing society's overall travel needs. The Plan for Homes will however support the growth of Plymouth's population and the air quality impacts associated with this cannot be mitigated entirely. New homes will have access to, and support future growth of, Plymouth's public transport network. Planning policy requires new housing development to submit a Transport Plan which contains actions that help new residents orientate themselves to the local sustainable transport options available, such as public transport, car clubs, Beryl Bikes and other local options. Planning policy also requires new development provide sufficient bicycle storage for new residents. Building regulations requires installation of an electric vehicle charging point for each new dwelling. This will create opportunities for new residents to use electric vehicles, and avoid impacting air quality. However EV take-up by new residents cannot be required. Demolition on brownfield site will lead to an increase in particulates. General construction can also create dust in dry weather. Both of these

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are short term impacts.

Air Quality Score Mitigate: No

Air Quality Revised Score Justification: We can require Electric Vehicle Charging points and provision of electric bikes Car sharing clubs are being encouraged at key sites such as Bath St West where parking is limited.

Materials and Waste Score: 2

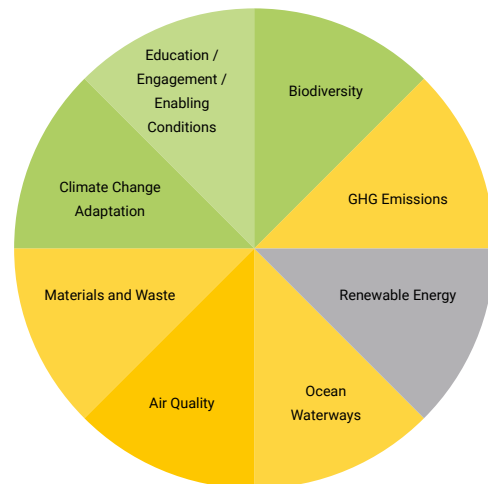
Materials and Waste Score Justification: The Plan for Homes seeks to support population growth which will invariably lead to additional consumption and waste creation in the City. Planning policy requires the waste needs of each development to be calculated and provided for in the form of integrated areas for the storage of recyclable and non-recyclable waste. The Plan for Homes seeks to prioritise development on brownfield sites. Increased construction on brownfield sites will increase demolition waste. Planning policy requires compliance with an approved Waste Management Plan demonstrating how waste generation can be minimised consistent with the waste hierarchy. Nevertheless efficient use of brownfield sites is considered highly preferable to the release of greenfield sites. Where there is the option, the feasibility of retaining the existing building will be fully explored before demolition is considered. The Plan for Homes seeks to increase the amount and speed of construction in the city, this will likely to lead to additional construction waste. Planning policy also requires that waste during the construction is managed through compliance with an approved Waste Management Plan demonstrating how waste generation can be minimised consistent with the waste hierarchy.

Materials and Waste Score Mitigate: No

Climate Change Adaptation Score: 4

Climate Change Adaptation Score Justification: The Plan for Homes will deliver housing in locations consistent with the Local Plan, avoiding areas of flood risk and significant biodiversity. Planning policy also requires that new development does not contribute to flood risk and all surface water generation is managed sustainably, with the prioritisation of the use sustainable drainage systems which manage water on-site. The requirement to deliver 10% biodiversity net

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gain alongside new homes will encourage green infrastructure that can assist mitigate the urban heat island effect of new and existing development.

Climate Change Adaptation Score Mitigate: No

Climate Change Adaptation Revised Score Justification: What are the mitigations that might be possible?

Education / Engagement / Enabling Conditions Score: 4

Education / Engagement / Enabling Conditions Score Justification: New developments though their location, design and provision of travel plans will encourage cycling, walking and use of public transport. EV charging and car sharing opportunities can also enable reduced impacts of private vehicle use. Provision of energy efficient housing with solar PV assists educate residents on the holistic benefits of energy efficiency and use of renewable energy. Social housing and empty homes retrofitting will create opportunities for residents to mitigate and adapt to climate change in ways that would otherwise not happen or be cost prohibitive.

Education / Engagement / Enabling Conditions Score Mitigate: No

Wheel Key

- Long lasting or severe negative impact
- Short term or limited negative impact
- No impact or neutral impact
- Short term or limited positive impact
- Long lasting or extensive positive impact