

Birmingham City Council

**Steelhouse Conservation Area
Character Appraisal & Supplementary
Planning Policies
Supplementary Planning Document (SPD)**

Sustainability Appraisal Report

14th August 2007

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Introduction

This report accompanies the Steelhouse Conservation Area Character Appraisal and Supplementary Planning Policies Supplementary Planning Document (SPD).

In this report, we have summarised the background to the preparation of the SPD, how we identified and assessed the significant social, environmental and economic effects of the SPD, and how this has influenced its content.

It is a requirement of the new planning system to publish a report such as this alongside the adopted SPD.

1. Sustainability Objectives and Policy Context

The Sustainability Objectives of the Plan

1.1 The Steelhouse Conservation Area Character Appraisal and Supplementary Planning Policies Supplementary Planning Document (SPD) covers the Steelhouse Conservation Area. It defines the special interests of the conservation area and provides guidance on the preservation and/or enhancement of its special character. The SPD supports the following parts of the Birmingham Unitary Development Plan (UDP) 2005:

- Para. 3.27 Development in conservation areas.
- Para. 3.28 Development adjacent to conservation areas.

The SPD also supports UDP policy relating to the conservation of the built environment in general, the development and prosperity of the city centre and the promotion of design quality.

1.2 The main objectives of the SPD are set out below. These relate to the broader sustainable development objectives that have been used to assess the plan (see Assessment Tables in Appendix A), and are the main ways in which the City Council expects the plan to contribute towards sustainable development.

1.3 As this SPD supports a policy in The Birmingham Plan (Birmingham UDP 2005), which was not subject to a Sustainability Appraisal, the Sustainability Objectives of the relevant UDP policies have also been outlined here, in accordance with current Government guidance. The Sustainability Objectives of the UDP policies are identified in Table 1A below, and the SPD Sustainability Objectives are listed in Table 1B.

Steelhouse Conservation Area Character Appraisal and Supplementary Planning Policies SPD Sustainability Appraisal:
Table 1A: Sustainability Objectives of the UDP Policy that the SPD Supports
1. To protect Birmingham's existing environmental assets
2. Secure new uses for redundant buildings
3. Promoting and securing sustainable forms of development
4. Improving the overall quality of the built environment to promote regeneration through business and tourism.
5. Enhance the quality of life for all.

Steelhouse Conservation Area Character Appraisal and Supplementary Planning Policies SPD Sustainability Appraisal:

Table 1B: Sustainability Objectives of the SPD

1. To ensure that there is a clear and consistent approach to the application of the UDP Policy so that it supports social, environmental and economic aims generally.
2. The appraisal identifies the special interest of the conservation area and provides a definition of its character. The Supplementary Planning Policies, which are based on the appraisal, provide guidance for future development in the area and identify objectives for its preservation and enhancement.

The Policy Context - Existing Plans, Policies and Programmes

- 1.4 The SPD is not prepared in isolation, but in the context of a range of existing plans, policies and programmes. Key documents considered are listed in Table 2 and are outlined in the following paragraphs.

Steelhouse Conservation Area Character Appraisal and Supplementary Planning Policies SPD - Sustainability Appraisal:

Table 2: Existing Plans, Policies and Programmes Relating to the Plan

National and International Plans, Policies and Programmes

Relevant Legislation

Town and Country Planning Act 1990

Planning and Compulsory Purchase Act 2004

Race Relations (Amendment) Act 2000

Disability Discrimination Act 2005

The Environmental Assessment of Plans and Programmes Regulations 2004 (Statutory Instrument 2004 No. 1663)

The Town and Country Planning (Local Development) (England) Regulations 2004 (Statutory Instrument 2004 No. 2204)

Planning (Listed Building and Conservation Areas) Act 1990

Ancient Monuments and Archaeological Areas Act 1979

<u>Relevant Policy Guidance/Strategies</u>
Waste Strategy 2000 for England and Wales Parts 1 & 2 (May 2000), DETR
Changes to Waste Management Decision Making Principles in Waste Strategy 2000 (July 2005), DEFRA
Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management (July 2005), ODPM
Securing the Future - UK Government Sustainable Development Strategy (March 2005), UK Government
Planning Policy Statement 12 (PPS12): Local Development Frameworks (September 2004), ODPM
Creating Local Development Frameworks - A Companion Guide to PPS12 (September 2004), ODPM
Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (November 2005), ODPM
Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks - Interim Advice Note on Frequently Asked Questions (April 2005), ODPM
Planning Policy Guidance Note 16 - Planning and Archaeology 1990
Planning Policy Statement 1 - Delivering Sustainable Development
English Heritage - Sustainability and the Historic Environment 1996
Conservation Area Practice - English Heritage Guidance on the Management of Conservation Areas
Planning Policy Guidance Note 15 - Planning and the Historic Environment 1994
Regional and Sub-Regional Plans, Policies and Programmes
Regional Planning Guidance for the West Midlands (RPG11) - Regional Spatial Strategy for the West Midlands (June 2004), GO-WM
A Sustainable Future for the West Midlands - A Regional Sustainable Development Framework (RSDF) - Version One (January 2005), Sustainability West Midlands
Quality of Life: The Future Starts Here - A Sustainability Strategy for the West Midlands (February 2000), GO-WM
Delivering Advantage - West Midlands Regional Economic Strategy and Action Plan 2004 - 2010 (2004), Advantage West Midlands
Moving with the Times - West Midlands Local Transport Plan 2003 (April 2003), Birmingham City Council, Coventry City Council, Dudley M.B.C., Sandwell M.B.C., Walsall M.B.C., Wolverhampton City Council and West Midlands PTA
West Midlands Regional Research Framework for Archaeology
Local Plans, Policies and Programmes

<u>Birmingham Local Development Framework:</u>
<i>Existing Saved Development Plan</i>
The Birmingham Plan - Birmingham Unitary Development Plan 2005 Birmingham City Council
<i>Supplementary Planning Guidance</i>
Regeneration Through Conservation - Birmingham Conservation Strategy 1999 : Reviewed 2004
Shopfronts Design Guide 1995
Places for All 2001
High Places 2003
Archaeology Strategy 2004
BUDS - City Centre Design Strategy 1990
City Centre Strategy 1987
City Centre Review 1992
<u>Corporate Strategies and Policies:</u>
Cabinet and Corporate Plan 2004/05 (December 2004), Birmingham City Council
Council Plan 2005+ (February 2005), Birmingham City Council
Equality Impact and Needs Assessment Toolkit (June 2004), Birmingham City Council
<u>The Community Strategy:</u>
Towards a Community Strategy for Birmingham 2003 - 2004 (July 2002), City Strategic Partnership
Taking Birmingham Forward - A Community Strategy for Birmingham 2005 - 2010 (October 2005)

National and International Policy Guidance

- 1.5 In preparing the plan, we have followed the requirements of the Planning and Compulsory Purchase Act 2004 and associated secondary legislation, and we have also had regard to the Government guidance relating to the preparation of SPDs and Sustainability Appraisals.

Consideration has been given to PPS1 (General Policies and Principles) and to English Heritage's guidance on best practice for conservation

areas 1995 and 2005. In addition the SPD has been prepared with regard to the requirements of Government Guidance PPG15 Planning for the Historic Environment.

The SPD accords with the objectives within the guidance listed above. It emphasises the importance of identifying and preserving the special character of our historic areas, spaces and buildings.

National Waste Strategy

- 1.6 There are few direct relationships between this SPD and the National Waste Strategy. However, the retention and reuse of existing buildings areas and spaces, and the recycling of historic materials is more sustainable and reduces the burden on landfill and waste sites.

Regional Spatial Strategy (RSS)

- 1.7 Regional Planning Guidance for the West Midlands (RPG11) was published in June 2004. Under the provisions of the new planning system, this is now the Regional Spatial Strategy (RSS) for the West Midlands and is part of the statutory development plan for Birmingham. The SPD accords with policy QE5 of the RSS, which covers the protection and enhancement of the historic environment.

Moving with the Times - West Midlands Local Transport Plan 2003

- 1.8 There are few direct links between the SPD and the Local Transport Plan (LTP). However, the LTP Vision includes, among other things, an aspiration for the West Midlands Metropolitan Area to be a thriving, sustainable and vibrant community where people can live and where businesses can grow, and where everyone can enjoy a better quality of life which is not dependent on the availability of a car. Preserving the special historic character of the Conservation Area creates an attractive environment for business, residential and leisure activities. The City Centre is well served with transport links which reduces the need for car use, and the concentration of a range of activities in a centre well served by public transport reduces dependence on cars.

Regional Economic Strategy - Delivering Advantage 2004

- 1.9 By helping to sustain a high quality, attractive and distinctive historic environment the SDP will support some of the key pillars of the Regional Economic Strategy (RES) including:
 - Pillar One: Developing a diverse and dynamic business base - supporting enterprise and innovation and securing inward investment. To establish, retain and grow more businesses in the West Midlands.

- Pillar Three: Creating the conditions for growth- securing improvements to the regions transport, communication and property infrastructure to support the development of a diverse and dynamic business base.

Taking Birmingham Forward - A Community Strategy for Birmingham 2005 - 2010

- 1.10 The current Community Strategy for Birmingham was approved by the City Council in October 2005, following extensive public consultation. The SPD will help to support two key objectives of the strategy - the creation of a national and international City and the promotion of flourishing neighbourhoods.

2. The Information Base

Key Issues and Sources of Information

- 2.1 As part of the information-gathering process, we have identified the main sources of background information on the issues relating to the SPD and the UDP policies it supports. This has helped us to understand the issues that need to be addressed in the SPD, and has given us a sound basis for preparing it.
- 2.2 Table 3 and the following paragraphs summarise the main social, environmental and economic issues that relate to the SPD and the UDP policies it supports, and the sources of information that have contributed to our understanding of those issues. In the following paragraphs, we have explained in more detail what the issues are, and we have summarised the current state of our knowledge about them.

Steelhouse Conservation Area Character Appraisal and Supplementary Planning Policies SPD and UDP paragraphs 3.27 3.28 - Sustainability Appraisal:	
Table 3: The Information Base	
1. Social Issues	
Issues	Information Available
<ul style="list-style-type: none">Promoting and maintaining a social and cultural identity for all of the citizens of Birmingham.	<ul style="list-style-type: none">Power of Place: The Future of the Historic Environment - produced by English Heritage for Central Government in 2000.
2. Environmental Protection and Enhancement Issues	
Issues	Information Available

<ul style="list-style-type: none"> Protecting and enhancing the historic environment 	<ul style="list-style-type: none"> Planning Policy Guidance Note 15 'Planning & the Historic Environment' 1994 Planning Policy Guidance Note 16 'Archaeology & Planning' 1990 Streets for All West Midlands - English Heritage 2005 Conservation Strategy 1999 - Reviewed 2004
3. Environmental Resource Issues	
Issues	Information Available
<ul style="list-style-type: none"> Promoting a sustainable and attractive City through the reuse and regeneration of the historic environment 	<ul style="list-style-type: none"> PPS1 Delivering Sustainable Development 2005 Sustainability & the Historic Environment - English Heritage 1996
4. Economic Issues	
Issues	Information Available
<ul style="list-style-type: none"> Promoting the revitalisation of historic buildings and areas for business, leisure and residential uses. 	<ul style="list-style-type: none"> Towards an Urban Renaissance - Central Government Paper 2001

Key Social Issues

- 2.3 The main social issue relates to the preservation of a distinctive local identity and sense of place in which all the citizens of Birmingham can take pride.

Key Environmental Protection and Enhancement Issues

- 2.4 The main environmental protection and enhancement issue relates to the conservation of the historic environment.

Key Environmental Resource Issues

- 2.5 The main environmental resource issue is the preservation and reuse of existing buildings and places, including the use of sustainable materials in repair/restoration and new build. This approach ensures that traditional skills in the use of sustainable materials are maintained.

Key Economic Issues

- 2.6 The preservation and enhancement of the special character of the conservation area is essential to its continuing economic success.

Future Monitoring - Indicators and Targets

- 2.13 It will be necessary to monitor the SPD on a regular basis to see how well it is performing, and whether the objectives are being met. In Table 4 below we have identified a limited number of measurable Indicators and Targets, which relate to the broad Sustainability Objectives identified in Table 1A and Table 1B. We will use these to assess the effectiveness of the SPD.

Steelhouse Conservation Area Character Appraisal and Supplementary Planning Policies SPD - Sustainability Appraisal:		
Table 4: Monitoring - Indicators and Targets		
Sustainability Objectives of the UDP Policy and SPD	Indicator(s)	Target(s)
1. To protect Birmingham's existing environmental assets by securing new uses for redundant buildings	<ul style="list-style-type: none"> • Visual surveys • Buildings at Risk Register • Reduction of buildings on the Buildings at Risk Register 	<ul style="list-style-type: none"> • No specific targets in the RSS or UDP
2. Promoting and securing sustainable forms of development	<ul style="list-style-type: none"> • Awareness of compliance within planning and other applications 	<ul style="list-style-type: none"> • No specific targets in the RSS or UDP
3. Improving the overall quality of the built environment to promote regeneration through business and	<ul style="list-style-type: none"> • Visual surveys 	<ul style="list-style-type: none"> • No specific targets in the RSS or UDP

tourism.		
<p>4. To ensure that there is a clear and consistent approach to the application of the UDP Policy. So that it supports social, environmental and economic aims generally.</p>	<ul style="list-style-type: none"> • Compliance checks of planning and other permissions and complaints 	<ul style="list-style-type: none"> • No specific targets in the RSS or UDP
<p>5. The appraisal identifies the special interest of the conservation area and provides a definition of its character. The Supplementary Planning Policies, which are based on the appraisal, provide guidance for future development in the area and identify objectives for its preservation and enhancement. This ensures that key elements in the city's environment are protected.</p>	<ul style="list-style-type: none"> • Checks on compliance with planning and other permissions and complaints. 	<ul style="list-style-type: none"> • No specific targets in the RSS or UDP

3. Evaluation of Reasonable Alternatives

Options for the SPD

- 3.1 Planning Policy Statement 12 (PPS12): Local Development Frameworks advises that there is no requirement for the preparation of “preferred options” for a SPD. However, the latest guidance on Sustainability Appraisals suggests that “reasonable alternatives” to the SPD should be considered, and that as a minimum, we should consider the “SPD” and “no SPD” options. Our evaluation of these options is summarised below.

The “SPD” and “No SPD” Options

- 3.2 The UDP conservation policies that the SPD will support already provide a clear policy framework against which planning applications may be considered. However, as the UDP is a strategic policy document, there is a limit to the level of detail that can be included within it. Whilst it would be possible to continue to apply the UDP policies as they stand, we believe that in this case, supplementary guidance is necessary. Experience has shown that there is a clear need for further guidance on the character of conservation areas and their management. The most efficient and effective way of providing this guidance is to prepare a SPD.

The 1990 Planning (Listed Building and Conservation Areas) Act requires the Local Authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Character Appraisals and Management Plans are required to be written in accordance with guidance produced by English Heritage, last updated in August 2005.

Alternative Approaches

- 3.3 As this is a SPD, it must be in conformity with the UDP policies that it supports. Its scope is therefore strictly limited to providing further information and guidance on the issues that the UDP policies address. Since the UDP already provides a clear policy framework, the SPD only needs to provide guidance on a limited number of issues where clarification is required. This is the approach that the City Council has adopted, and we do not consider that there are any other realistic alternative approaches.

4. Sustainability Appraisal - Results and Conclusions

Method

4.1 The basic method used in the assessment was to consider the impact that the SPD and associated UDP policies are likely to have on a series of General Sustainability Objectives, which are based on the General Sustainability Objectives set out in the Regional Sustainable Development Framework (RSDF), published in January 2005. The City Council has adapted these to reflect the Birmingham situation, and to embrace issues relating to equalities. Two assessments have been undertaken - one for the UDP policies upon which the SPD is based and one for the SPD itself. The results of the assessments are summarised in the Assessment Tables, which are reproduced in Appendix A. From this we can draw general conclusions about whether the SPD will contribute towards sustainable development.

4.2 To indicate the relative significance of the impacts, we have "scored" them according to whether they are likely to be positive, neutral, negative or uncertain. The "score" against each General Sustainability Objective is indicated by one of the following symbols:

- ++ Likely to be a very positive impact
- + Likely to be a positive impact
- O Likely to be a neutral impact
- Likely to be a negative impact
- Likely to be a very negative impact
- ? Impact not known/unclear
- N/A Not applicable/relevant to General Sustainability Objective

4.3 Within the Assessment Tables, in the Assessment column we have explained how we have arrived at the "score." Where little or no baseline data is available, it has been necessary for us to use our own judgement, and where this is the case we have said so. We have also indicated in the Assessment column whether the appraisal identified any specific implications for the SPD, for example, if it has raised any significant new issues that the SPD needs to address.

Sustainability Appraisal - Summary of Results and Conclusions

4.4 The Sustainability Appraisal Matrices (Appendix A) summarise the results of the Sustainability Appraisal and provide an overview of how the relevant UDP policies and SPD perform against the General Sustainability Objectives.

4.6 Overall the UDP policies and SPD were judged to make a positive contribution to the topics and measures identified in the appraisal framework. The appraisal produced similar results for the UDP

policies and the SPD, which would be expected given that the SPD is derived from the policies within the UDP.

- 4.7 The UDP policies and SPD perform strongly in relation to a number of objectives of sustainable development. The appraisal indicates a positive contribution to social objectives such as participation and culture and recreation, and to economic objectives such as skills and innovation.
- 4.8 The impacts on the environment and environmental resources indicate very positive effects associated with the reuse of buildings and materials and the reduced burden on energy and natural resources.

Equality Impact Needs Assessment (EINA)

- 4.9 The City Council is required to carry out an Equality Impact Needs Assessment (EINA) for all land use plans under the Race Relations (Amendment) Act 2000 and Disability Discrimination Act 2005, and in accordance with the City Council's own corporate equalities policy. There are two levels of EINA. All plans need to go through an Initial Screening process, to establish which level of EINA is appropriate, to identify key stakeholders who should be consulted, and to establish whether any particular methods of consultation and community involvement should be used.
- 4.10 The City Council's corporate policy identifies six areas where differential impacts may occur:
- Race/Ethnicity
 - Gender
 - Age
 - Sexual Orientation
 - Disability
 - Religion/Faith

Where the Initial Screening shows that the plan is unlikely to have a significant impact on the City Council's general duty under the above-mentioned Acts, or a potentially adverse impact upon any of the above groups that is significantly greater than on the wider community, the EINA does not need to progress any further.

Implications for Consultation and Community Involvement

- 4.11 The initial screening process identified a number of stakeholders who were consulted. These included property owners and occupiers, businesses, and amenity societies such as the Victorian Society. This consultation took the form of a newsletter delivered to every address

in the area and a series of staffed exhibitions. The document was also available on the City Council's website.

Implications for the SPD

- 4.12 The EINA Initial Screening has not identified any potential adverse impacts on the City Council's duty, and has identified a neutral impact on equalities issues (race/ethnic origin, sexual orientation, age, gender, disability and religion/faith).

Conclusions

- 4.13 Our initial view is that the overall impact of the SPD on equalities is likely to be *neutral*, and that therefore the EINA *does not* need to progress beyond the Initial Screening.

Appendix A:
Sustainability Appraisal Assessment Tables

Sustainability Appraisal Assessment Table 1A - UDP Policy - Paragraphs 3.27 and 3.28

RSDf Key Objective	General Sustainability Objective	SEA Topics	Impact Score	Assessment
Social	Participation	N/A	Very Positive (++)	Extensive consultation was undertaken on UDP historic environment policies, the Conservation Strategy (1999) & Conservation Review (2004).
	Crime	Population & Human Health	Positive (+)	Can reduce crime by encouraging investment in the fabric of conservation areas.
	Health	Population & Human Health	Neutral (0)	A pleasant environment contributes to a sense of well-being.
	Poverty	Population & Human Health	Positive (+)	Studies have shown that creating better areas and spaces can attract investment and promote regeneration.
	Access	Population & Human Health	Neutral (0)	N/A
	Culture and Recreation	Population & Human Health Cultural Heritage & Landscape	Very Positive (++)	Preserves and enhances distinctive local historic and cultural environments.
	Housing	Population & Human Health	Positive (+)	Protects a diversity of high quality housing types.
Environmental Protection and Enhancement	Environmental Assets	Biodiversity, Flora & Fauna Cultural Heritage & Landscape	Very Positive (++)	Promotes the conservation of cultural heritage and landscapes.
	Biodiversity	Biodiversity, Flora & Fauna	Positive (+)	The protection and conservation of historic landscapes supports biodiversity.
	Land Use	Biodiversity, Flora & Fauna Cultural Heritage & Landscape	Positive (+)	Conserves existing land uses.

	Urban Development	Population & Human Health	Positive (+)	Has the potential to encourage inward investment.
	Stewardship	Material Assets Biodiversity, Flora & Fauna Cultural Heritage & Landscape	Very Positive (++)	Preserves and enhances the city's buildings, areas and landscapes for present and future generations.
	Pollution	Water Soil Air	Very Positive (++)	The reuse of materials and the retention of buildings reduce the pollution associated with new manufacture.
	Climate Change	Air Climatic Factors	Very Positive (++)	The use of existing buildings and the reuse of building materials reduce the need for the manufacture of new materials and its contribution to climate change.
Environmental Resource	Energy	Material Assets	Very Positive (++)	The reuse of materials and the retention of buildings reduce the consumption of energy required for new manufacture.
	Conservation	Water Material Assets	Very Positive (++)	The reuse of materials and the retention of buildings may reduce the consumption of water associated with industrial processes.
	Standards	Material Assets Cultural Heritage & Landscape	Very Positive (++)	Promotes high standards of building conservation and design.
	Planning	Population & Human Health	Very Positive (++)	Conserves examples of good planning and urban design.
	Transport	Population & Human Health Air	Positive (+)	Can increase employment through encouraging investment in city centre conservation areas well served by public transport, reducing the need for car use.
	Waste	Population & Human Health Material Assets	Positive (+)	The reuse of buildings and building materials reduces waste.
	Local Sourcing	Population & Human Health Material Assets	Very Positive (++)	Historic buildings and spaces were frequently constructed using local materials and skills. The promotion of appropriate repair and restoration and the use of natural materials have the potential to encourage the use of local resources.

Economic	Growth	Population & Human Health	Positive (+)	The preservation of distinctive historic environments can promote economic growth.
	Employment	Population & Human Health	Positive (+)	Local businesses (eg architects, builders, specialist trades people etc) are often involved in the repair and restoration of historic buildings and spaces.
	Investment	N/A	Positive (+)	The preservation of distinctive historic environments can encourage inward investment.
	Skills	N/A	Very Positive (++)	The repair of buildings and the use of natural materials promote the survival of traditional construction and other skills.
	Innovation	N/A	Very Positive (++)	The preservation of important buildings and spaces often necessitates innovative solutions.
	Technology	N/A	Positive (+)	The repair and development of existing buildings to meet current standards in a sympathetic manner can involve a variety of old and new technologies.
	Responsibility	All SEA Topics	Positive (+)	The City Council has a duty to designate conservation areas and to formulate and publish proposals for their preservation and enhancement. The Council is also responsible for the maintenance of the public realm and of its own buildings. The UDP supports the Council's role in these areas.

Sustainability Appraisal Assessment Table 1B - UDP Policy + Steelhouse Conservation Area Character Appraisal and Supplementary Planning Policies SPD

RSDf Key Objective	General Sustainability Objective	SEA Topics	Impact Score	Assessment
Social	Participation	N/A	Very Positive (++)	Extensive consultation was undertaken on UDP historic environment policies, the Conservation Strategy 1999 & Conservation Review 2004.
	Crime	Population & Human Health	Positive (+)	Can reduce crime by promoting investment in the fabric of the area.
	Health	Population & Human Health	Neutral (0)	A pleasant environment contributes to a sense of well-being.
	Poverty	Population & Human Health	Positive (+)	Encouraging investment in a distinctive environment of high quality boosts the city's economy, allowing increased spending in deprived areas.
	Access	Population & Human Health	Very positive (++)	Very accessible by sustainable transport
	Culture and Recreation	Population & Human Health Cultural Heritage & Landscape	Very Positive (++)	Preserves and enhances a distinctive local historic and cultural environment.
	Housing	Population & Human Health	Neutral (0)	N/A
Environmental Protection and	Environmental Assets	Biodiversity, Flora & Fauna Cultural Heritage & Landscape	Very Positive (++)	Preserves and enhances the cultural heritage and landscape of the city centre.
	Biodiversity	Biodiversity, Flora & Fauna	Neutral (0)	N/A

	Land Use	Biodiversity, Flora & Fauna Cultural Heritage & Landscape	Positive (+)	Conserves the cultural heritage and landscape of the city centre through the promotion of existing or sympathetic new land uses.
	Urban Development	Population & Human Health	Positive (+)	A distinctive and attractive city centre encourages investment; this has the potential to alleviate pressure on greenfield sites.
	Stewardship	Material Assets Biodiversity, Flora & Fauna Cultural Heritage & Landscape	Very Positive (++)	Preserves and enhances the historic urban landscape of the city centre for present and future generations.
	Pollution	Water Soil Air	Very Positive (++)	The reuse of materials and the retention of buildings reduces the pollution associated with new manufacture.
	Climate Change	Air Climatic Factors	Very Positive (++)	The use of existing buildings and building materials reduces the need for the manufacture of new materials and its contribution to climate change.
Environmental Resource	Energy	Material Assets	Very Positive (++)	The reuse of materials and the retention of buildings reduce the consumption of energy required for new manufacture.
	Conservation	Water Material Assets	Very Positive (++)	The reuse of materials and the retention of buildings may reduce the consumption of water associated with industrial processes.
	Standards	Material Assets Cultural Heritage & Landscape	Very Positive (++)	Promotes high standards of building conservation and design.
	Planning	Population & Human Health	Very Positive (++)	The conservation area is in the highly accessible city core and the conservation of its buildings and uses is good spatial planning practice.
	Transport	Population & Human Health Air	Positive (+)	Car use can be reduced by encouraging employment through investment in an attractive and distinctive city centre, well served by public transport.
	Waste	Population & Human Health Material Assets	Positive (+)	The reuse of buildings and building materials reduces waste.

	Local Sourcing	Population & Human Health Material Assets	Very Positive (++)	Appropriate repair and restoration techniques and the use of natural materials can encourage the use of local resources.
Economic	Growth	Population & Human Health	Positive (+)	The preservation of a distinctive historic environment promotes economic growth.
	Employment	Population & Human Health	Positive (+)	Local businesses (eg architects, builders, specialist trades people) are often involved in the repair and restoration of historic buildings and spaces.
	Investment	N/A	Positive (+)	The preservation of a distinctive historic environment encourages inward investment.
	Skills	N/A	Very Positive (++)	The repair of historic buildings and spaces and the use of natural materials aids the survival of traditional construction and other skills.
	Innovation	N/A	Very Positive (++)	The preservation of architecturally important buildings and spaces often necessitates innovative solutions.
	Technology	N/A	Positive (+)	The repair and development of existing buildings to meet current standards in a sympathetic manner can involve a variety of old and new technologies.
	Responsibility	All SEA Topics	Positive (+)	The City Council has a duty to formulate and publish proposals for the preservation and enhancement of the conservation area. It also has a general responsibility for the maintenance of the public realm and of its own buildings.