Birmingham City Council

Shopping and Local Centres
Supplementary Planning Document (SPD)

Sustainability Appraisal
March 2012

Birmingham City Council

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Shopping and Local Centres Supplementary Planning Document (SPD)

Sustainability Appraisal (SA) Report

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1.   Introduction

1.1   Context and Purpose of this Sustainability Appraisal (SA) Report

The Shopping and Local Centres SPD is being prepared under Chapter 7 (paragraphs 7:21 - 26) of the adopted Birmingham Plan (UDP) 2005. It is also consistent with Policies SP17 - SP21 of the emerging Core Strategy.

The Planning & Compulsory Purchase Act 2008 removed the statutory requirement for the Sustainability Appraisal of all SPDs. However, where the Sustainability Appraisal for the relevant Development Plan pre-dates the SA/SEA Directive 2005 or does not meet the SA/SEA requirements in sufficient detail, an SA should be undertaken.

As the Shopping and Local Centres SPD expands on existing UDP Policy, whose preparation predates the SA/SEA Directive, and as the Core Strategy and its accompanying SA is not finalised, it is considered prudent to undertake a separate SA for the Shopping and Local Centres SPD. This will ensure that the SPD is robust, and that sustainability considerations are properly taken into account.

The Sustainability Appraisal ensures that the potential social, economic and environmental impacts associated with the Shopping and Local Centres SPD are identified, and that measures are taken to mitigate any potentially detrimental effects.

This SA and the Scoping Report (dated 05th August 2011) draws on the Interim SA carried out for the Core Strategy. It does not intend to repeat the Core Strategy SA, but does examine the relevant sustainability issues at a level commensurate with the SPD.

1.2   Purpose and Objectives of the Shopping and Local Centres SPD

The main purpose of this SPD is to expand on policies for shopping and local centres in the UDP and to bring Birmingham's polices for shopping and local centres up to date and in line with national planning policy. It will help secure investment in centres and maintain an appropriate balance between the number of shops and other uses such as offices, cafes and hot food takeaways. It will provide guidance to those who wish to submit a planning application for retail and other service uses.

1.2.1   The objectives of the SPD are to:
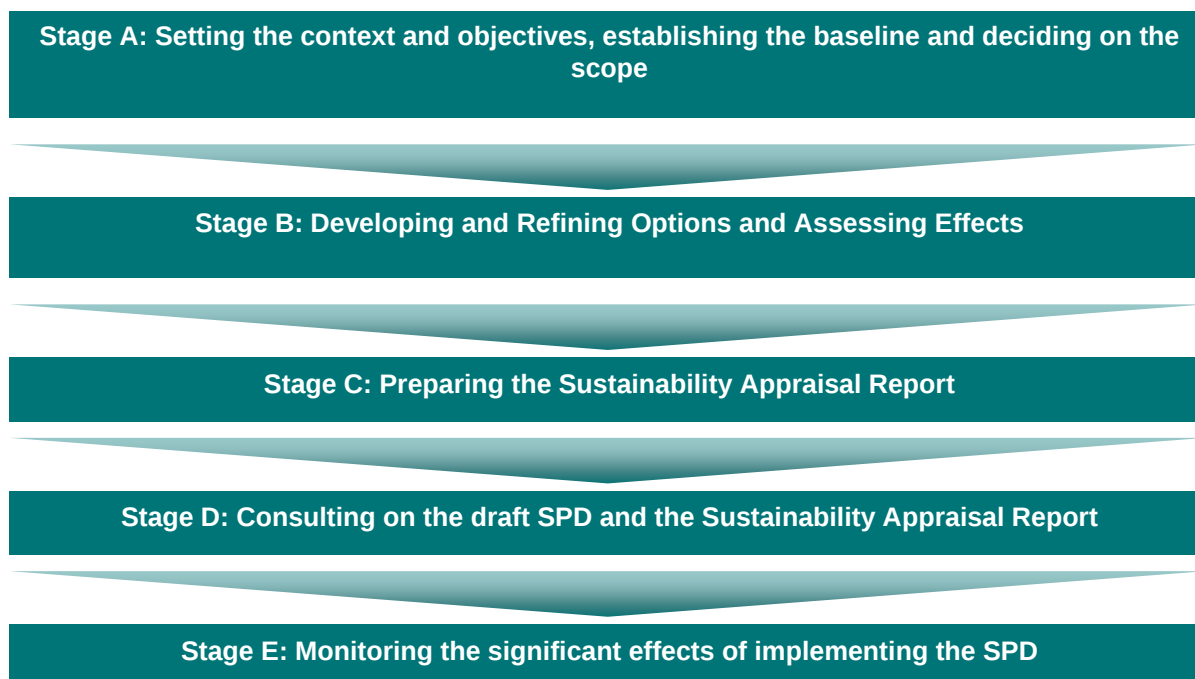
- To set out how national and strategic policy will be interpreted in detail in Birmingham's Local Centres.

- To identify the boundary and extent of each Local Centre in the city.

- To identify Primary Shopping Areas within those centres.

- To support the primary retail function in centres, whilst ensuring an appropriate balance of retail and non-retail uses.

2.   Methodology

2.1   Key stages and tasks

The Good Practice Guides produced by the Office of the Deputy Prime Minister (ODPM) identify a number of different stages in the production of a Sustainability Appraisal/Strategic Environmental Assessment. These are:

Table 1: SA stages

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
Stage B: Developing and Refining Options and Assessing Effects
Stage C: Preparing the Sustainability Appraisal Report
Stage D: Consulting on the draft SPD and the Sustainability Appraisal Report
Stage E: Monitoring the significant effects of implementing the SPD

2.2   Scoping Report and Draft Sustainability Appraisal Report Consultation

A Sustainability Appraisal Scoping Report and Interim Sustainability Appraisal have been prepared for the Core Strategy, and these were used as the basis for a Scoping Report for the Sustainability Appraisal of the Shopping and Local Centres SPD (Stage A). The Scoping Report was sent to the three Consultation Bodies as specified in the SEA Guidance (Natural England, the Environment Agency and English Heritage). The comments received in response to the Scoping Report are summarised in Appendix 3, and the Draft SA was amended in the light of those comments. The Draft Sustainability Appraisal Report was published alongside the Draft SPD on 7th November 2011, as part of the stautory SPD consultation process. A six week period was allowed for consultations, ending on 19th December 2011. No objections or comments were received in respect of the Draft Sustainability Appraisal.

2.3   The Sustainability Appraisal

This Sustainability Appraisal follows Stage D. The appraisal matrix used is explained in section 4 and presents a summary of the key sustainability effects associated with each policy in the Draft Shopping and Local Centres SPD.

This SA Report now accompanies the Shopping & Local Centres SPD. It has been prepared by the planning officers of Birmingham City Council.

3. Key Sustainability Issues and SA Objectives and Themes

3.1 The Issues

The SA Scoping Report sets out the background to the Sustainability Appraisal process. It:

- considers links to other plans and programmes, and
- outlines the current baseline situation.

These are summarised in Appendix 1 and Appendix 5 of this SA (see pages 20 and 28).

The Scoping Report identified 14 specific social, economic and environmental sustainability issues for the Shopping and Local Centres SPD, which are set out in Table 2 below and Appendix 4.

These have been drawn from the 28 sustainability issues and accompanying baseline information that has been comprehensively appraised in the Interim Sustainability Appraisal Report (November 2010) for the emerging Core Strategy. They also draw on information collected for the Core Strategy and this SPD (see Appendix 5 below).

These issues have informed the SA Objectives which are described in section 3.2, and these in turn have lead to the identification of a number of appraisal questions which provide the basis for the assessment of the SPD in terms of how it contributes to sustainable development.

Table 2: Summary of Key Sustainability Issues for the Local Centres SPD

Key Sustainability Issues	
Efficient Use of Land	Good use is being made of previously developed land in Birmingham as a high proportion of new housing and office development has taken place on previously developed land. The city's scale of development over the next 20 years is intended to be managed in ways that should contribute to greater efficiency in the use of land- through the regeneration of brownfield sites for example. There is an opportunity for Local Centres to contribute towards the achievement of this objective.
Air Quality	Air quality is an issue as the whole City is designated as an Air Quality Management Area; the main source pollutant being nitrogen dioxide as a result of pollution from vehicle emissions. There is a strong correlation between traffic congestion and poor air quality, particularly in some of Birmingham's Local Centres where there are high levels of traffic.
Managing Climate Change	Birmingham City Council has a good record of taking on board Environment Agency comments in terms of permitting development in flood risk areas. There is limited information on this objective although it is recognised by the City Council that measures will need to be put in place to manage the unavoidable impacts of climate change. Many Local Centres have been a focus for regeneration through environmental enhancement projects including tree planting which is considered to contribute positively to the local micro-climate and the aim is to continue to encourage these initiatives.
Sense of Place	Birmingham people are positive about their city; according to the Community Strategy, opinion polls show that three quarters of people think it is a good place to live. No public open space is currently being lost, and environmental improvements have been made and continue to be made to various parts of the City. Centres in Birmingham are important focal points of community life, and each has its own identity and range of shops and other facilities and services, all of which contribute to sense of place. Many of the Birmingham Local Centres have places such as public squares, and other community assets which also add to the sense of place. The City Council continues to invest in and support local centres through both a programme of public realm and environmental improvements and the promotion of town centre management.

Biodiversity	Although Birmingham's biodiversity is generally outside Centre boundaries, there are centres in close proximity to areas protected for their nature conservation value, including SSSI, SINC, SLINC, and LNRs.
Built and Historic Environment	Birmingham has a large amount of land designated as Conservation Areas, some of which are nationally recognised such as the Jewellery Quarter and Bournville and some focus on local centres such as Kings Norton and Moseley. It also has an extensive network of historic canals.
Water Quality	The chemical and biological quality of rivers and waterways in Birmingham is generally poor compared to the West Midlands and England as a whole. Some of the Local Centres are in close proximity to Canals and rivers and development will need to ensure there is no threat to nearby water resources.
Soil Quality	There is very little high quality soil due to the built-up nature of the Birmingham's local centres and surrounding areas.
Economy	Birmingham is the major employment centre for the West Midlands and the number of jobs in the city is predicted to rise. Birmingham still has a high proportion of economically inactive people e.g. students, and people caring full-time for relatives. Unemployment is higher than the national average, and the rate for Black and Minority Ethnic residents is higher than that for white residents. Local centres are an important source of local employment and a hub for local communities. They provide significant employment, much of which is part-time and particularly suits those with caring responsibilities, or who may not wish, or are unable to work full-time.
Learning and Skills	The proportion of people in Birmingham with few or no qualifications is above the national average, but improvements are being made in educational achievement.
Equality	Birmingham Local Centres serve a diverse population composed of people from a wide variety of national, ethnic and religious backgrounds. There are inequalities relating to access to services such as to jobs and health services, which is partly to do with geographical location, but partly to do with social and economic disadvantage. There is generally good accessibility in most places at most times for those households without a car, due to the extensive bus network.
Health	The number of residents feeling in poor health is higher than the national average, and people in Birmingham have generally less healthy lifestyles than the English average. In recent years obesity has been highlighted as a particular issue.
Crime	Despite recent reductions in crime in recent years, in 2005 Birmingham remains ranked 20th on the list of authorities with the highest crime rates in England and Wales.
Population	Just under 40% of Birmingham's population live in areas that are in the most deprived 10% in England. Unemployment rates are above the national average. The most deprived areas are the wards to the east, north and west of the City Centre.

3.2   SA Objectives and Appraisal Questions

The SA objectives and appraisal questions are components of a framework that will be used consistently to appraise the policies in the Shopping and Local Centres SPD.

The list of 14 SA objectives can be seen in Table 3 overleaf. These objectives are supported by appraisal questions or criteria. These help to clarify the objectives, and have been used during the assessment process to help clarify to the assessors what they should be considering.

This table also shows how the objectives are grouped under 8 key themes. Again these are consistent with the themes in the Core Strategy Sustainability Appraisal (see pages 13-24 of the Core Strategy Sustainability Appraisal, November 2010).

Table 3: SA Objectives and Appraisal Questions/Criteria

SA Objective	Appraisal guide questions for the SA. Will the Local Centres SPD help to…….	SA issues	Themes
SA1 Encourage land use and development that optimises the use of previously developed land and buildings	encourage the efficient use of land and minimise the loss of greenfield land?	Efficient use of land	**1** Natural Resources and Waste
SA2 Minimise air pollution levels and create good quality air	improve air quality?	Air quality	**2** CO2 emissions
SA3 Ensuring that the design and planning process takes into account predicted changes in Birmingham's climate including flood risk	minimise the risk of flooding from rivers and watercourses to people and property? reduce the risk of damage to property from storm events?	Managing climate change	**3** Climate Change adaptation
SA4 Encourage land use and development that creates and sustains well-designed, high quality built environments that incorporate green space, encourage biodiversity, and promote local distinctiveness and sense of place	improve the satisfaction of a diverse range of people with their neighbourhood?	Sense of place	**4** Historic environment, landscape, biodiversity and geodiversity
SA5 Value, protect, maintain, restore and re-create local biodiversity	improve the resilience of natural systems such as linking fragmented habitats where possible? conserve and enhance natural/semi-natural habitats and conserve and enhance species diversity?	Biodiversity	
SA6 Value, protect, enhance and restore the built and historic environment and landscape	protect and enhance features of built and historic environment and landscape?	Built and historic environment	
SA7 Minimise water pollution levels and create good quality water	improve water quality?	Water quality	**5** Pollution
SA8 Minimise ground pollution levels and create good quality soil	improve ground quality?	Soil quality	
SA9 Achieve a strong, stable and sustainable economy and economic prosperity	encourage and support a culture of enterprise and innovation, including social enterprise? improve business development and enhance competitiveness? promote growth in key sectors?	Economy	**6** Economic Growth
SA10 Promote investment in future prosperity, including ongoing investment and engagement in learning and skills	ensure that the local workforce is equipped with the skills to access high quality employment opportunities suited to the changing economy, whilst	Learning and skills	**7** Communities, healthy lifestyles and equality

development	recognising the value and contribution of unpaid work?		
SA11 Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning	ensure that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?	Equality	
SA12 Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health Improve opportunities to participate in diverse cultural and recreational activities	provide equitable access to local Services and facilities? encourage healthy lifestyles?	Health	
SA13 Reduce crime, fear of crime and antisocial behaviour	reduce crime? reduce the fear of crime?	Crime	
SA14 Address poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs	recognise that deprived areas and disadvantaged communities are more likely to be affected by environmental damage and degradation? increase the range and affordability of housing for all groups? reduce the number of unfit homes? reduce homelessness?	Population	**8** Housing

3.3 Appraisal Framework and Assessment of Strategic Options

3.3.1 Appraisal Framework

The Appraisal framework is a tool that enables the effects of SPD Objectives, and policies on the Sustainability Objectives to be assessed, as detailed in section 4. There are 4 main elements to the framework:

- Identification of the SA Issues, Objectives and Appraisal considerations (see 3.1/3.2 and Tables 2/3 above)
- Assessing the strategic options (see 3.3.2)
- Testing the SPD Objectives and the SA Objectives (see 4.1 and Table 4)
- Appraisal of the SPD and the SA Objectives (see 4.3 and Table 5)

3.3.2 Assessment of Strategic Options

There are two strategic options for Shopping and Local Centres policy. These are:

Option 1 – Do nothing/business as usual, continuing to rely on existing policy which is gradually becoming life-expired.

Option 2 – Produce up to date policy guidance within the Local Development Framework, in line with national policy and the adopted development plan.

Both options have been assessed against the objectives of the Sustainability Appraisal Framework. The assessment examined whether the likely effects of each option would be positive, negative or neutral in respect of the sustainability objectives. This assessment is set out in Appendix 6.

A summary of the options assessment is set out below.

Option 1 – Business as usual

Under this option there would be largely neutral effects in the short term in respect of most of the objectives, with some uncertainties about the longer term. Some objectives show a potential for decline over the longer term.

Option 2 – Produce an SPD

Under this option there would also be largely neutral effects in the short term. However, in the medium and longer term it is believed that a positive effect on most of the objectives can be foreseen.

Conclusion

It is clear that the most preferable strategic option is to prepare up-to-date policy guidance. Doing nothing would lead to a reliance on life expired and out of date policy, which will reduce in effectiveness over time. Preparing a new SPD ensures that the city has policy guidance which is fit for purpose, and therefore this option has been chosen.

4. SA Appraisal of the Shopping and Local Centres SPD

4.1 Testing the SPD Objectives and SA Objectives

The testing framework (Table 4) consists of 8 key SA Themes, 14 SA Issues and Objectives (as identified in section 3 above) and the 4 SPD Objectives. The purpose of this section is to identify any potential conflicts of interest between the SA Objectives and the SPD Objectives.

Where conflicts are identified, there is a risk that sustainability of the SPD could be compromised. In the case of uncertain relationships, it may be necessary to seek further information or monitor the outcome of policies, with the aim of minimising risk. In some cases, there may be no clear relationship.

4.2 Analysis

Table 4 demonstrates that the relationship between the SA Objectives and SPD Objectives is generally positive. This is particularly evident for Objectives SA1, 4, 6, 9, 10 and 12, which relate to spatial issues affecting people and places.

There are some instances where no clear impact can be identified, but of particular note is a cluster of environmentally focused Objectives (SA3, 7 and 8) where an uncertain relationship is present. Further examination of these objectives and potential impacts may be necessary as the SPD evolves through consultation.

A neutral relationship is identified for Objectives SA2 and 5 (Air quality and Biodiversity).

Most importantly, no clear negative relationships/potential conflicts are identified between the SPD Objectives and the SA Objectives.

Table 4: Shopping & Local Centres SPD Objectives vs Sustainability Objectives

SA Theme	1 Natural Resources and Waste	2 CO2 emissions	3 Climate Change adaptation	4 Historic environment, landscape, biodiversity and geodiversity			5 Pollution		6 Economic Growth	7 Communities, healthy lifestyles and equality				8 Housing
SA Issues and Objectives for the Local Centres SPD (see Table 3 above) SPD Objectives	SA1 Efficient Use of Land	SA2 Air Quality	SA3 Managing Climate Change	SA4 Sense of Place	SA5 Biodiversity	SA6 Built and Historic Environment	SA7 Water Quality	SA8 Soil Quality	SA9 Economy	SA10 Learning and Skills	SA11 Equality	SA12 Health	SA13 Crime	SA14 Population
1. Explain how national and strategic policy will be interpreted in detail in Birmingham's Local Centres	✓	N	?	✓	N	✓	?	?	✓	✓	✓	✓	?	?
2. Identify the boundary and extent of each Local Centre in the city	✓	N	?	✓	N	✓	?	?	✓	✓	N	✓	?	?
3. Identify Primary Shopping Areas within those centres	✓	N	?	✓	N	✓	?	?	✓	✓	✓	✓	?	?
4. Focus the primary retail function in centres, whilst ensuring an appropriate balance of retail and non-retail uses	✓	N	?	✓	N	✓	?	?	✓	✓	✓	✓	?	?

✓ = positive relationship   ? = uncertain relationship   ✗ = potentially incompatible   N = neutral relationship

4.3   Sustainability Appraisal of the Shopping & Local Centres SPD Policies

The purpose of table 5 is to identify any potential conflicts of interest between the SA Objectives and the SPD policies. Where conflicts are identified, there is a risk that sustainability of the SPD could be compromised. In the case of uncertain relationships, it may be necessary to seek further information or monitor the outcome of policies, with the aim of minimising risk. In some cases, there may be no clear relationship.

There are 4 main SA assessment criteria for this SPD as set out in the SA Scoping Report (pages 19-21). These include:

- Timing of effect in terms of short (5 years), medium (lifetime of SPD) or long-term (beyond the lifetime of SPD);
- Commentary in terms of specific considerations, SPD Response or mitigation measures that would increase opportunity for sustainable development;
- Secondary effect in terms of cumulative and synergistic effects and;
- Geographical effects in terms of effects being felt differentially within different centres.

Account has been taken of these SA assessment criteria to inform the score ratings as shown in Table 5 below, along with the considerations identified in column 2 of Table 3 above. The resulting scores are classified as follows:

Assessment scores		
Score	Description	Symbol
Major positive impact	The proposed policy contributes significantly to the achievement of the objective	**++**
Minor positive impact	The proposed policy contributes to the achievement of the objective, but not significantly	**+**
Neutral	The proposed policy does not have any effect on the achievements of the objective	**0**
Minor negative impact	The proposed policy detracts from the achievement of the objective but not significantly	**-**
Major negative impact	The proposed policy detracts significantly from the achievement of the objective	**--**
No relationship	There is no clear relationship between the proposed policy and the achievement of the objective or the relationship is negligible	**~**
Uncertain	The proposed policy has an uncertain relationship to the objective, or the relationship is dependant on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	**?**

Table 5: Appraisal of the Shopping & Local Centres SPD Policies

Sustainability Appraisal Objectives	SA1	SA2	SA3	SA4	SA5	SA6	SA7	SA8	SA9	SA10	SA11	SA12	SA13	SA14
Appraisal of Centre Boundaries and Primary Shopping Areas														
Centre Boundaries	++	0	?	++	0	+	0	0	+	+	+	?	0	0
Primary Shopping Areas	+	0	?	++	0	+	0	0	+	+	+	?	0	0
Appraisal of Draft SPD Policies														
Policy 1 Percentage of units in Local Centres to remain in Class A1 use.	+	0	?	+	0	?	0	0	+	?	+	?	0	?
Policy 2 Change of use from retail (Class A1) to non shopping uses in Primary Shopping Areas	+	0	?	+	0	+	0	0	+	?	+	?	0	0
Policy 3 Exceptional circumstances for applications for changes of use	+	0	?	+	0	?	0	0	+	?	+	?	0	0
Policy 4 Concentration and clustering of A5 uses within Centres	?	0	?	?	0	?	0	0	+	?	+	+	?	?
Policy 5 Concentration and clustering of A3, A4 and A5 uses within Centres	?	0	?	?	0	?	0	0	+	?	+	+	?	?
Policy 6 Concentration and clustering of A5 uses in other locations	?	0	?	?	0	?	0	0	+	?	+	+	?	?

4.4 Commentary on Appraisal

The SA appraisal in Table 5 is largely self-explanatory, and shows that the SPD policies perform relatively well against SA objectives. There are predicted to be positive effects in respect of a number of the social and economic objectives, in particular those relating to sustainable communities. Of particular note is the demonstration that the policies in the SPD are not expected to have any adverse impacts on sustainability or equalities.

In general terms, the policies seek to focus development in centres, where they are easily accessible to the local population, and creating a greater sense of place and community. Whilst the level and mix of retail and service provision will vary from centre to centre and will also vary over time and depend on general macro economic conditions, investing in centres which are best suited to retaining a service/retail function should help to create more robust neighbourhoods.

4.4.1 Principal effects of the SPD

The outcome of the appraisal of Centre Boundaries and Primary Shopping Areas is similar, with positive effects identified in respect of Objectives SA1[1], 4, 6, 9, 10 and 11. The remaining objectives are unlikely to be affected by the detailed identification of these areas.

Appraisal of Policies 1-3 reveal similar outcomes, with positive benefits identified in respect of Objectives SA1, 4, 9, and 11 and a mix of positive and uncertain relationships for Objective 6. Uncertain relationships are revealed for Objectives SA3, 10 and 12, with limited uncertainties for Objectives SA6 and 14. Otherwise, neutral effects are envisaged.

Policies 4-6 reveal a family group of similar outcomes. This is perhaps unsurprising as the policy areas are closely related. Positive effects are identified in respect of Objectives SA9, 11 and 12, neutral effects identified for Objectives SA1,3,4,6,10,13 and 14, with the remainder being uncertain. The uncertainties are unlikely to be resolved by any alteration to policies, and are more a matter for consideration when specific detailed proposals are considered during the planning application process.

In summary, the principal specific positive effects of the SPD are:
- Ensuring the efficient use of land in centres;
- A sustainable economy and economic prosperity in centres;
- Good access to services, facilities and opportunities, including jobs and learning;
- Promoting local distinctiveness and sense of place;
- Improving the health and well being of the city's population;

4.4.2 Secondary, cumulative and synergistic effects

The cumulative, secondary and synergistic impacts of the SPD are generally positive. For example, safeguarding the vitality and viability of the City's town, district and neighbourhood centres; by ensuring that they retain their predominantly retail function; and that excessive numbers of non retail uses and concentrations of hot food takeaways are also avoided, should improve the attractiveness of the centres as places to visit and invest.

In view of the outcome of the appraisal, no specific mitigation measures are required at this stage.

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[1] SA1: Efficient Use of Land, SA2: Air Quality, SA3: Managing Climate Change, SA4: Sense of Place, SA5: Biodiversity, SA6: Built & Historic Environment, SA7: Water Quality, SA8: Soil Quality, SA9: Economy, SA10: Learning & Skills, SA11: Equality, SA12: Health, SA13: Crime, SA14: Population

5. Implementation and Monitoring

The SPD and this SA have been subject to a statutory 6 week period of consultation, from 7th November – 19th December 2011. A number of changes were made to the SPD in response to representations received during the consultation period. These are detailed in the Consultation Statement, which is published alongside the adopted SPD.

The SPD will be implemented via the Development Control process.

Monitoring is an important part of the SA process which is ongoing and does not end once the SPD is adopted. Through monitoring it will be possible to determine whether the implementation of the SPD is working towards the Sustainability Appraisal objectives set out in this report.

The Sustainability Appraisal Framework identifies a range of indicators which could be used to monitor the impact of the SPD. These will be developed and reported upon as necessary.

Table 6: Monitoring Indicators

SA Objective	Appraisal guide questions for the SA. Will the Local Centres SPD help to…….	Indicator (s)	Target
SA1 Encourage land use and development that optimises the use of previously developed land and buildings	encourage the efficient use of land and minimise the loss of greenfield land?	Percentage of development on previously developed land	None identified
SA2 Minimise air pollution levels and create good quality air	improve air quality?	Nitrogen dioxide levels	Reduce the average nitrogen dioxide level by 1% in areas where it exceeds the national objective compared to 2004/5 (West Midlands LTP)
SA3 Ensuring that the design and planning process takes into account predicted changes in Birmingham's climate including flood risk	minimise the risk of flooding from rivers and watercourses to people and property? reduce the risk of damage to property from storm events?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	None identified
SA4 Encourage land use and development that creates and sustains well-designed, high quality built environments that incorporate green space, encourage biodiversity, and promote local distinctiveness and sense of place	improve the satisfaction of a diverse range of people with their neighbourhood?	Number of planning applications including a landscape appraisal Net loss/gain in amount of public open space and public and private playing fields Percentage of new dwelling completions within reasonable walking distance of public open space	100% of applications Net gain Meet criteria in Core Strategy
SA5 Value, protect, maintain, restore and re-create	improve the resilience of natural systems such as linking fragmented habitats where	Change in areas of biodiversity importance	No loss of SSSIs Maintain extent of

local biodiversity	possible? conserve and enhance natural/semi-natural habitats and conserve and enhance species diversity?	Condition of SSSIs Biological quality of rivers Net loss/gain in area of SINC/SLINC/ 1RIGs (Local Sites) Net loss/gain in area of environmental/green infrastructure Number of LNRs designated Net loss/gain in amount of Local Biodiversity Action Plan habitat Positive/ negative impact on Local Biodiversity Action Plan species	other priority habitats Specific River Quality Objective Targets (Environment Agency) Net gain Net gain 5yr target Net gain Positive impact
SA6 Value, protect, enhance and restore the built and historic environment and landscape	protect and enhance features of built and historic environment and landscape?	Number of planning applications requiring a Heritage Assessment	None identified
SA7 Minimise water pollution levels and create good quality water	improve water quality?	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality Biological quality of rivers	None identified Specific River Quality Objective Targets (Environment Agency)
SA8 Minimise ground pollution levels and create good quality soil	improve ground quality?	Area of contaminated land	None identified
SA9 Achieve a strong, stable and sustainable economy and economic prosperity	encourage and support a culture of enterprise and innovation, including social enterprise? improve business development and enhance competitiveness? promote growth in key sectors?	Amount of land developed for employment Loss of employment and retail land to other uses Number of new businesses created and demonstrating growth after 12 months	None identified

SA10 Promote investment in future prosperity, including ongoing investment and engagement in learning and skills development	ensure that the local workforce is equipped with the skills to access high quality employment opportunities suited to the changing economy, whilst recognising the value and contribution of unpaid work?	Percentage of 16 year olds achieving at least 5 A*-C GCSE or equivalent Percentage of working age adults achieving NVQ Level 2 qualification Number of residents who are active volunteers	None identified
SA11 Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning	ensure that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location?	Difference between unemployment rates and the city average	None identified
SA12 Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health Improve opportunities to participate in diverse cultural and recreational activities	provide equitable access to local Services and facilities? encourage healthy lifestyles?	Gap between areas of worst health & deprivation indicators and the population as a whole	Reduce by 10%
SA13 Reduce crime, fear of crime and antisocial behaviour	reduce crime? reduce the fear of crime?	Crime data (see Objective 26 of Core Strategy SA)	See Objective 26 of Core Strategy SA
SA14 Address poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs	recognise that deprived areas and disadvantaged communities are more likely to be affected by environmental damage and degradation? increase the range and affordability of housing for all groups? reduce the number of unfit homes? reduce homelessness?	Difference between unemployment rates and the city average Affordable housing completions Reduction in vacant properties Length of stay in temporary accommodation	None identified

6. Summary

The Shopping and Local Centres SPD aims to achieve the following 4 objectives:

- Explain how national and strategic policy will be interpreted in detail in Birmingham's Local Centres.
- Identify the boundary and extent of each Local Centre in the city's hierarchy of centres.
- Identify Primary Shopping Areas within those centres.
- Support the primary retail function in centres, whilst ensuring an appropriate balance of retail and non-retail uses.

It is considered prudent to prepare Sustainability Appraisal (SA) to accompany the SPD, to ensure that the SPD is robust, and that sustainability considerations are properly taken into account. The SA ensures that the potential social, economic and environmental impacts associated with the Shopping and Local Centres SPD are identified, and that measures are taken to mitigate any potentially detrimental effects.

The Appraisal sets out a framework to provide the context in which the potential effects of the SPD are assessed. There are 4 main elements to the framework:

- Identification of the SA Issues, Objectives and Appraisal considerations
- Assessing the strategic options
- Testing the SPD Objectives and the SA Objectives
- Appraisal of the SPD and the SA Objectives

A number of Sustainability Issues have been identified as being relevant to the SPD, which in turn have led to the development of 14 Objectives for the Sustainability Appraisal. A Scoping Report has been prepared and subjected to statutory consultations, as required by the SEA Directive.

A test to examine strategic options (do nothing/produce up to date policy guidance) has been undertaken to determine whether the likely effects of each option would be positive, negative or neutral in respect of the sustainability objectives. This led to the clear conclusion that the preferable strategic option is to prepare an SPD to ensure that the city has policy guidance which is fit for purpose.

The SA Objectives were then tested against the Objectives of the SPD. Most relationships were positive, with an equal amount of uncertain/neutral interactions. Importantly, no potential incompatible relationships were revealed.

The policy guidance within the SPD was then tested against the SA Objectives. This test shows that the SPD policies perform relatively well against those Objectives. There are predicted to be positive effects in respect of a number of the social and economic objectives, in particular those relating to sustainable communities. Of particular note is the demonstration that the policies in the SPD are not expected to have any adverse impacts on sustainability.

A separate Equalities Assessment has been undertaken, which concludes that the SPD is not expected to have any adverse impact on equalities considerations.

Appendix 1: List of other plans and programmes of relevance to the SPD

The purpose of reviewing plans and programmes as part of the SA is to ensure that the relationship with these other documents is fully explored and to ensure that the relevant environmental protection and sustainability objectives are taken on board throughout the SA and the plan-making process. Reviewing plans and programmes can also provide appropriate information on the baseline for the plan area and the key sustainability issues.

The plans and programmes considered to have a direct or indirect influence on the Shopping & Local Centres SPD at a local level are listed below. Other documents are referred to in the Core Strategy SA where they have city-wide relevance.

International:

EU (1992) Conservation of Natural Habitats and Wild Fauna and Flora (92/43/EEC, Habitats Directive)
Air Quality Framework Directive (96/62/EC)
EU Water Framework Directive (2000/60/EC, or WFD)

National:

Defra (2005) UK Sustainable Development Strategy
Planning Policy Statement 1: Delivering Sustainable Development, and supplement Planning and Climate Change
Planning Policy Statement 3: Housing
Planning Policy Statement 4: Planning for Sustainable Economic Development
Planning Policy Statement 5: Planning for the Historic Environment
Planning Policy Statement 9: Biodiversity and Geological Conservation
Planning Policy Statement 10: Planning for Sustainable Waste Management
Planning Policy Statement 12: Local Spatial Planning
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 23: Planning and Pollution Control
Planning Policy Statement 25: Development and Flood Risk, and accompanying Practice Guide
Planning Policy Guidance 13: Transport
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation
Planning Policy Guidance 19: Outdoor Advertisement Control
Planning Policy Guidance 24: Planning and Noise
ODPM (2003) Sustainable Communities Plan
Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems – Department for Environment food and Rural affairs
Litter and Refuse - Guidance on Part 4 of the Environmental Protection Act 1990 as amended by the Clean Neighbourhoods and Environment Act 2005 – (DEFRA)
Strong and Prosperous Communities - The Local Government White Paper (2006)
Waste Strategy for England 2007

The Coalition Government intends to replace the existing Planning Policy Statements and Guidance with a new National Planning Policy framework (NPPF) by 2012. A draft NPPF was published for consultation in July 2011.

Regional:

Sustainability West Midlands (2006) – Regional Sustainable Development Framework
The 7 Authorities of the West Midlands Metropolitan Area (2006) - West Midlands Local Transport Plan
West Midlands Regional Assembly (2005) - West Midlands Regional Housing Strategy and
The West Midlands Regional Strategy (pending the outcome of the Localism Bill)
West Midlands Regional Visitor Economy Strategy (2008)
Humber River Basin Management Plan (RBMP)

Local:

Birmingham City Council (2010) - Emerging Core Strategy
Birmingham City Council (2005) - The Birmingham Plan (UDP, pending completion and adoption of the Core Strategy)
Birmingham City Council (2005) - Developing Birmingham: An Economic Strategy for the City 2005-2015

Birmingham Sustainable Community Strategy 2026
Birmingham City Council Heritage Strategy 2007-2012.
Level 1 and Level 2 Strategic Flood Risk Assessment
Surface Water Management Plan
Birmingham Climate Change Adaptation Plan
BUCCANEAR climate change modelling project
Birmingham Brooks Report

Appendix 2: Compliance with the SEA directive - quality assurance checklist

The following table demonstrates how this sustainability appraisal complies with the SEA Directive (2001/42/EC)

Quality Assurance Checklist	
SEA Directive requirements	**Where covered in the SA Report**
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated.	This Report and predecessors
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Outline (Sections 1 & 2) of this SA Report; and Section 2 of scoping report (Links with other related plans, programmes and policies are identified and explained). Appendix 1 contains the listing of these key documents.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 3.32 & appendix 7 of this Report. See also baseline data published in the Scoping Report.
c) The environmental characteristics of areas likely to be significantly affected.	See section 3 of this Report
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	See section 3 of this Report
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	See Scoping Report.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).	See key sustainability issues in section 3 of this SA Report and explanation in appendix 4.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Appraisal of significant effects in section 4 of this SA Report.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Methodology (section 2) Appraisal framework (Section 3) Appraisal of the Shopping & Local Centres SPD Policies (Section 4)
i) a description of measures envisaged concerning monitoring in accordance with Art. 10	Monitoring
j) a non-technical summary of the information provided under the above headings.	Summary
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which	This SA Report

certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	
Consultation: • authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) • authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).	Consultation on Scoping Report and response to comments received at Appendix 3. The Sustainability Report and the draft SPD were published together for public consultation. Not considered necessary in the case of this SPD.
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)	The Sustainability Appraisal report and consultation responses have been taken into account prior to adopting the SPD.
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed: • the plan or programme as adopted • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9)	The SPD will be adopted in accordance with the relevant Regulations.
Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)	The Sustainability Appraisal for the Core Strategy identifies a range of monitoring indicators which will be reported upon as part of the Annual Monitoring Report.

Appendix 3: Responses received in respect of the Sustainability Appraisal Scoping Report

Environment Agency (Summary)

2) Links with other relevant Plans and Programmes

It is essential that the **EU Water Framework Directive (WFD)** is included within the Sustainability Appraisal (SA) as a vital piece of international legislation that your Authority has a legal duty to give regard to in its decision making.

River Basin Management Plans (RBMPs) have been produced in order to help meet the objectives of the WFD, and provide a local approach to implementing the directive.

Birmingham City Council falls within the boundaries of the **Humber River Basin Management Plan**, and as such this is a Regional piece of evidence which needs to be considered within your plan-making as it will contain locally specific objectives, actions and targets for the area. The Evidence Base document currently being compiled in support of your Aston, Newtown and Lozells Area Action Plan summarises some of the issues flagged up within the Humber RBMP for your area, alongside the **Birmingham Brooks Report** which should form part of your Local evidence base for this plan.

Your recently updated **Level 1 Strategic Flood Risk Assessment** should form a vital part of this document, in addition to the **Level 2 Strategic Flood Risk Assessment** which we understand was recently commissioned in August 2011. We understand work for the **Surface Water Management Plan** is also underway and should feed into this plan, alongside the findings of your **modelling of the Hockley Brook**. The results of the **BUCCANEAR** climate change modelling project should be considered, alongside the draft **Birmingham Climate Change Adaptation Plan** undertaken by the Birmingham Climate Change Partnership.

3) Key Sustainability Issues and Baseline Data

It should be noted that Planning Policy Statement 25: *Development and flood Risk (PPS25)* requires that the Sequential Approach is applied when allocating sites for Development. This is something that the SA should address when your evidence base indicates that your proposed Local Centres are affected by Flood Zone 2 or 3. In accordance with the Sequential Approach, we recommend that wherever possible, the boundaries of the Local Centres are drawn so as to exclude areas subject to flooding. Where it is unavoidable that parts of Local Centres are within the floodplain, your SA should demonstrate how risk has been minimised by considering how different land uses can be distributed within the Local Centre to ensure that the most vulnerable uses are located in the least risky area.

Section E addresses the biodiversity evidence base and issues. We recommend that in order to ensure that ecology of the city's rivers and canals is also considered, the Humber RBMP is referred to as ecological value is a key component of WFD monitoring and targets. We acknowledge that designated areas lie outside of the Local Centres, however a number of these water bodies do pass through the Centres either in open channel or culvert, therefore there is the potential for close interaction between water based ecology and the proposals within this plan.

Section G discusses water quality. We draw your attention to information available within the Humber RBMP and the Birmingham Brooks Report,

4) Development of the Sustainability Appraisal Objectives

In light of previous comments of the climate change evidence base and its impact on a wide variety of draft objectives, we advise you consider splitting the flood risk and climate change objectives. The Climate Change Adaptation Report could inform on separate Monitoring Indicators and Targets unrelated to flood risk. The Climate Change Adaptation Report could inform on separate Monitoring Indicators and Targets unrelated to flood risk.

In light of the above comments on the sequential approach to minimising flood risk, it may also be appropriate to add '*number of Local Centres located within the floodplain'* as an Indicator. Your emerging flood risk and surface water management evidence base may also provide leads on Indicators and Targets which may be appropriate.

We note that the Indicator for both Flood Risk and Water Quality is the same, (number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence or water quality grounds). In order to provide an accurate indicator for the separate issue it may be useful to divide these two grounds for objection if possible. It may be appropriate to use the classification status information from the most recently published Humber RBMP as an indicator for water quality elements, and ask whether WFD targets could be incorporated into the targets for the SA.

Natural England

Table 4: Monitoring Indicators and Targets

NE supports this SA objective:	The indicators could be strengthened as follows:	The targets could be strengthened as follows:
Encourage land use and development that creates and sustains well-designed, high quality built environments that incorporate green space, encourage biodiversity, and promote local distinctiveness and sense of place	Provision of open space: (i) Net loss/gain in amount of public open space and public and private playing fields;	Net gain
	(ii) Percentage of new dwelling completions within reasonable walking distance of public open space	Meet criteria in Core Strategy
	iii) net loss/gain in area of SINC/SLINC/1RIGs (Local Sites)	Net gain
	iv) net loss/gain in area of environmental infrastructure (green infrastructure)	Net gain
	v) Number of LNRs designated	5yr target
	vi) Net loss/gain in amount of Local Biodiversity Action Plan habitat	Net gain
	vii) Positive/negative impact on Local Biodiversity Action Plan species	Positive impact

Note: Indicators iii) to vii) have been added to the monitoring for Objective SA5 (Biodiversity) in Table 6.

English Heritage

I have looked over the draft Scoping report and felt comfortable you will be able to appropriately consider the historic environment in the SEA/SA and SPD.

Appendix 4: Brief description of sustainability issues relevant to the SPD

a) Efficient Use of Land:
A very high proportion (80%) of employment development in Birmingham has taken place on previously developed land between 1991 and 2006. Retail and office development has been largely directed to existing centres in line with policy in the UDP and PPS4, unless exceptional circumstances have been demonstrated.

b) Air Quality:
The whole of Birmingham was declared as an Air Quality Management Area (AQMA) in 2003. The main pollutant is nitrogen dioxide, the primary sources of which are transport and industrial combustion processes.

The transportation sector is a major contributor to the emissions of nitrogen oxides across the city, but there has been a slight decrease in the traffic contribution over the last few years according to the Air Quality Action Plan.

c) Managing Climate Change:
Many of Birmingham's rivers and streams are susceptible to flooding (whether due to climate change or otherwise), and the City Council is required to consult the Environment Agency on all planning applications within the floodplain zones defined by the Agency. The City Council is undertaking a Strategic Flood Risk Assessment (SFRA) in accordance with PPS25: Development and Flood Risk. The results of the SFRA should be incorporated into the SA process once they become available.
Flood zones in Birmingham are mapped based on the Environment Agency Indicative Flood Maps and some centres are within flood zones.

d) Sense of Place
Birmingham people are positive about their city; according to the Community Strategy, and opinion polls show that three quarters of people think it is a good place to live.
Centres are important focal points of community life, and Birmingham is characterised by a large number of well established local centres, each with their own identity and range of shops and other facilities and services, all of which contribute to sense of place

e) Biodiversity:
Birmingham has a number of areas that are protected for their nature conservation value, including Sites of Special Scientific Interest (SSSI), Sites of Importance for Nature Conservation (SINC), Sites of Local Importance for Nature Conservation (SLINC) and Local Nature Reserves (LNRs). Some of these sites adjoin or are close to existing centres.

f) Built and Historic Environment:
Birmingham has a wide variety of distinctive historic townscapes, buildings and landscapes. There are currently 25 Conservation Areas in Birmingham, which accounts for 4% of the land area.
The City's Listed Buildings range in date from mediaeval churches and houses to important examples of 20th century architecture. Some centres are within Conservation Areas and many centres contain Listed Buildings.

Birmingham also has an extensive network of historic canals, reflecting its key role during the Industrial Revolution in the 18th and 19th centuries.

The City's archaeological resource is surprisingly varied for such a major urban area. Some remains are recognised as being of national importance, and are protected by scheduling. The Sites and Monuments Record (SMR) maintained by the City Council includes details of all known archaeological remains within local centres.

g) Water Quality:
The Environment Agency monitors the chemical and biological quality of rivers and waterways. A comparison of the % river length with good biological/chemical quality shows that the figures for Birmingham are significantly below the regional and national averages.

h) Soil Quality:
As most of Birmingham is built-up, there is very little quality soil in local centres. There are a number of sites which could be subject to land contamination, especially where there has been a broad spectrum of manufacturing industries and land uses such as roads, canals and railways, which have the potential to leave a legacy of land contamination.

i) Economy:
Birmingham's economic prosperity was originally built on manufacturing, but changes in the 1970s and 80s led to a massive decline in this sector. Local centres provide an important source of local employment, particularly in the retail sector. Vital and viable centres are also important to a thriving economy.

j) Learning and skills:
Learning and skills is an issue in Birmingham, particularly with regard to poor educational achievement.

k) Equality:
A separate Equalities Impact Analysis is under preparation as integral part of the SPD process and as part of the duties set out in the Equality Act 2010, and within the guidance published by the Equalities and Human Rights Commission.

l) Health:
Birmingham's population suffers from a number of health problems. A key concern has been a sharp rise in obesity. Recent evidence places Birmingham firmly in the top 20% of Local Authorities with the highest prevalence of obesity in adults, and just outside the top 20% for children. Research has found that hot food Takeaway Outlets generally serve unhealthy food high in fat, and exposure to take away shops can result in obesity and health problems.

m) Crime:
Amongst Core Cities, Birmingham recorded the lowest overall crime rate per 1,000 population in 2005/2006 and the trend of a marked reduction in overall recorded crime continues. According to performance update figures produced by the Community Safety Partnership (2008), there was a reduction of over 22,000 offences during 2007. However, the rate of violent crime in Birmingham is above the national average, with over 25,000 reported incidents in 2005/06 (NHS, 2007). Crime and safety remain the biggest single concern of local people, with only one third of survey respondents thinking that Birmingham is a safe city (MORI Opinion Survey 2004). Since the publication of thses figures, Birmingham has, like many other cities, suffered from civil disturbances during August 2011. Much of this was centred on local centres. Programmes and funding measures have been put in place to rectify damage to properties and businesses.

Despite reductions in recorded crime in recent years, Birmingham remains ranked 20th on the list of authorities with the highest crime rates in England and Wales. The number of robberies and muggings in Birmingham tends to fluctuate, but there are higher rates in some areas including Soho Road Lozells and Aston in Ladywood and Perry Barr Districts and part of Coventry Road. It is evident that many of these areas are within or in close proximity to Local Centres. Council records show that hours of operation can be an issue with takeaways in some centres leading to anti-social behaviour.

n) Population:
Birmingham's residents are from a wide range of national, ethnic and religious backgrounds. The city is one of the most ethnically diverse cities in Europe, and this is reflected in the make-up of local centres with many specialist shops serving different cultural, ethnic and community needs. Birmingham also has high levels of deprivation and unemployment.

The population is continuing to rise as projected in the emerging Core Strategy and is projected to increase by 100,000 by 2026.

Appendix 5: Baseline information

Birmingham Core Strategy Equalities Impact Assessment (sections for local centres in appendix B and C provided at http://www.birmingham.gov.uk/corestrategy)

Roger Tym and Partners undertook a retail capacity study which included an assessment of all Centres in Birmingham in 2009.

A summary of the reported health (Birmingham RETAIL NEEDS ASSESSMENT VOLUME 3 - FULL HEALTH CHECK REPORT) of these centres as well as detailed reports are provided under the evidence base at http://www.birmingham.gov.uk/corestrategy

Birmingham Core Strategy Sustainability Appraisal – reports available at http://www.birmingham.gov.uk/corestrategy

Birmingham Shopping & Local Centres Retail Survey (2011)

Appendix 6: Assessment of strategic options

Key	Option 1		Option 2	
++ Major positive impact **S** Short term **+** Minor positive impact **M** Medium term **0** Neutral **L** Long term **-** Minor negative impact **--** Major negative impact **~** No relationship **?** Uncertain	**Business as usual – no SPD and continue to rely on UDP and Core Strategy Policies**		**Produce up-to-date policy guidance in a new SPD**	
Sustainability Appraisal Objectives	**Impact**	**Comments**	**Impact**	**Comments**
SA1 - Efficient Use of Land	0 S - M -- L	UDP and SPG policies become out of date and weaker as they no longer meet national government guidance. This could result in more pressure for edge-of-centre and out-of-centre development, resulting in dispersed retailing and weaker centres	+ S + M + L	Up to date policy reinforces the concentration of appropriate uses in local centres
SA2 - Air Quality	0	Neutral impact	0 S ? M/L	No immediate impact. Longer term effects uncertain but may be positive if shopping patterns change to local centres, thereby reducing car journeys
SA3 - Managing Climate Change	0 S ? M/L	No immediate impact. Longer term effects uncertain	0 S ? M/L	No immediate impact. Longer term effects uncertain but may be positive if shopping patterns change to local centres, thereby reducing car journeys.
SA4 - Sense of Place	0 S - M/L	Lack of up-to-date policy guidance could lead to weaker centres in the longer term, raising the potential for loss of retail units to other non-retail uses	+ S + M/L	Clear policy guidance brings certainty to the short term, and helps to secure a healthy mix of appropriate uses and investment in the longer term
SA5 - Biodiversity	0	Neutral impact	0	Neutral impact
SA6 - Built and Historic Environment	0 S 0 M/L	Lack of up-to-date policy guidance could lead to reduced investment in the longer term	0 S ?/+ M/L	Clear policy guidance helps to secure investment in the longer term
SA7 - Water Quality	0	Neutral impact	0	Neutral impact
SA8 - Soil Quality	0	Neutral impact	0	Neutral impact
SA9 - Economy	0 S - M -- L	Lack of up-to-date policy guidance could lead to weaker centres and declining employment in centres in the longer term	0 S + M/L	Clear policy guidance helps to secure investment and employment in the longer term
SA10 - Learning and Skills	0 S ?/- M/L	Lack of up-to-date policy guidance could lead to reduced opportunities and skills in the longer term	0 S ?/+ M/L	Clear policy guidance can help to secure investment in learning and skills in the longer term
SA11 - Equality	0 S/M/L	Neutral impact	0 S + M/L	Concentrating services in centres will contribute to accessibility and equality
SA12 - Health	?/- S/M/L	Uncontrolled expansion of takeaways could lead to an adverse impact on health of Birmingham residents.	0 S + M/L	Policies on takeaways could reduce their adverse impact on health of Birmingham residents, for example, obesity and well being
SA13 - Crime	0 S ? M/L	Fear of crime and anti-social behaviour may increase over time if there is an uncontrolled concentration of certain land uses near residential areas	0 S + M/L	Controls over concentration and clustering of hot food takeaways could bring positive benefits for residents
SA14 - Population	0 S ? M/L	No immediate effects on communities, but the longer term impact of a lack of up-to-date policy is unclear	0 S + M/L	No immediate effects on communities, but a healthy mix of appropriate uses and investment in the longer term should bring positive benefits to local people

Appendix 7: List of abbreviations

BME   Black and Minority Ethnic
DPD   Development Plan Document
EINA   Equalities Impact Needs Assessment
LDF   Local Development Framework
NHS   National Health Service
ODPM Office of the Deputy Prime Minister
PPG   Planning Policy Guidance
PPS   Planning Policy Statement
SA   Sustainability Appraisal
SEA   Strategic Environmental Assessment
SLINC   Site of Local Importance for Nature Conservation
SMR   Sites and Monuments Record
SPD   Supplementary Planning Document
SSSI   Site of Special Scientific Interest
UDP   Unitary Development Plan
UK   United Kingdom