

| SA Theme         | 1. Natural resources and Waste |                               |                          | 2. CO2 emissions      |                     |                      |                          |                                | 3. Climate change adapt  | 4. Historic environment, landscape, biodiversity and geodiversity |                                    |                       | 5. Pollution     |                 |                   |                  | 6. Economic growth |                          | 7. Communities, healthy lifestyles and equality |                    |                                 |                           |              |             | 8. Housing |           |                                  |             |    |
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| SA Objective     | 1. Resource use                | 7. Waste Red'n & Minimisation | 8. Efficient use of land | 2. Sustainable Design | 3. Renewable Energy | 4. Energy Efficiency | 5. Sustainable Transport | 6. Reducing the Need to Travel | 9. Reduce climate change | 10. Manage Climate Change   | 12. Built and Historic Environment | 13. Natural landscape | 14. Biodiversity | 15. Air Quality | 16. Water Quality | 17. Soil Quality | 18. Noise          | 20. Economy and Equality | 21. Learning and Skills                         | 11. Sense of Place | 19. Social and Env. Responsible | 22. Community Involvement | 23. Equality | 24. Poverty | 25. Health | 26. Crime | 28. Culture / Sport / Recreation | 27. Housing |    |
| Assessment Score | +                              | 0                             | ++                       | ++                    | ++                  | ++                   | ++                       | ++                             | +                        | +   | +                                  | +                     | +                | 0               | +                 | #                | 0                  | ++                       | +   | ++                 | +                               | ++                        | +            | +           | +          | +         | 0                                | +           | ++ |

**Resource Use** – The redevelopment of the NWGC for housing will result in the redevelopment of an urban greenfield site. The NWGC will soon close meaning that an alternative use is required to be found. Redevelopment of the site for housing will reduce the pressure for residential development on greenfield and Green Belt land outside of the built up boundary of the City.

**Waste Reduction and minimisation – Neutral Impact**

**Efficient use of land** – The proposed development will deliver in the region of 800 dwellings on a site within the built up area of the City. Due to financial difficulties the Golf Club will close in the near future and an alternative use of the site is required. Redevelopment of the site for residential development will help the City meet its significant housing requirement in a highly sustainable location within the City’s administrative boundary.

**Sustainable Design** – The redevelopment of the site for residential development will deliver a high quality residential development within the urban area. It will incorporate sustainable transport links and the location site means that it will have easy access to a range of services and facilities.

**Renewable Energy** – The redevelopment of the site provides the opportunity for renewable technologies to be incorporated in the development.

**Energy Efficiency** – The proposed development provides the opportunity for energy efficient materials to be used in the construction of the development.

**Sustainable Transport** – The NWGC is in close proximity to Northfield Centre and the wide range of services, facilities and job opportunities it provides. There are a range of shopping opportunities in easy walking distance of the site, including a Sainsbury’s superstore. Furthermore sustainable transport methods, including public footpaths and cycle ways, can be incorporated into the redevelopment of the site.

**Reducing the need to travel** – The site has excellent access to a range of services, facilities and public transport opportunities using sustainable transport modes. As referred to above Northfield centre, and the range of services and facilities it provides, is in close proximity to the NWGC.

**Reducing climate change** – The proposed development will result in new houses being created on a greenfield site within the urban area. The site does, however, have excellent access to a range of services and facilities by sustainable transport modes reducing the need to travel and assisting reducing climate change. Given that the plan is seeking to put in place proposals to meet the objectively assessed housing need new development is inevitable and the NWGC site is one of the most sustainable and accessible options for development available.

**Managing climate change** – The SA confirms that managing climate change is linked to sustainable transport, reducing the need to travel, air quality, bio-diversity health and natural landscape. The proposed redevelopment of the NWGC will not adversely impact upon any of these factors. However, new residential development is required in and around Birmingham to meet the housing requirement. Directing development to the NWGC will ensure that housing is delivered in a highly sustainable location helping to reduce any climate change impacts compared to less significant sites.

**Built and historic environment** - The redevelopment of the NWGC will result in the redevelopment of a greenfield site. However, at the moment the NWGC is inaccessible to members of the public. The redevelopment of the site will provide new areas of open space available to all. It will help to create a sense of place locally and provide much needed houses on a sustainable site.

**Natural landscape** – The SA advises that the natural landscape is linked to issues relating to bio-diversity, health, soil quality, sense of place, culture, sports and recreation, climate change, mitigation and adaption. The development will create new areas of open space for sports and recreation purposes alongside new residential development. At the moment the NWGC plays a limited sports and recreational role as it is only available to its members. The development will also help to create a sense of place through the delivery of a high quality sustainable residential scheme.

**Bio-diversity** – The development will not impact upon any areas of bio-diversity or geo-diversity of note. Whilst the site is currently greenfield it is subject to a vigorous management regime as part of its use as a golf course limiting its ecological value. The redevelopment of the site will create new areas of open space, including balancing ponds that will provide a bio-diversity resource. It will also reduce pressure to develop greenfield sites outside of the City's built up boundary.

**Air quality** – The emerging BDP plans for significant amounts of new residential development. This development, along with the associated vehicle movements, will have some impact upon air quality. However, the NWGC is located in an area with excellent access to a range of services, facilities and public transport opportunities helping to minimise vehicle movement and air quality impact.

**Water quality** – The development will not adversely impact upon water quality. Through the use of SUDS the water quality leaving the site will be better than it currently is providing the opportunity to help solve off-site drainage issues that have arisen nearby through the development of drainage infrastructure.

**Soil quality** – The site is not used for, and is not suitable to be used for, any agricultural or associated activities.

**Noise** – The NWGC currently produces a highly limited amount of noise. It is surrounded by residential development on all sides. Redevelopment of the site for residential use will be compatible to the surrounding area in the noise perspective.

**Economy and equality** – Jobs will be created in the construction industry through the development of the houses. The number of jobs is likely to be significant given the scale of the development. An apprentice scheme and local labour will be used where possible.

**Learning skills** – We have been advised by the LPA that they require provision to be made for a school on the site. This school will not only serve the residents of the redevelopment but also the wider area generally.

**Sense of place** – The scale of the development provides the opportunity to create a high quality residential scheme with its own sense of place. Furthermore, as the site is surrounded by residential development on all sides it will integrate into the wider residential area.

**Social and environmental responsibility** – The SA advises that social and environmental responsibility is linked to quality, community involvement, learning skills, economy and equality, waste reduction and minimisation. The proposed development will not adversely affect any of these topics. It has the potential to create jobs, a sense of community and the provision of a new school.

**Community involvement** – Bloor Homes have actively sought to engage the local community in the future of the NWGC. A series of consultation events have been undertaken and a working group has been established. The local community will be involved as far as possible in the redevelopment of the NWGC.

**Equality** – The SA advises that there are inequalities relating to access to services, such as jobs and health services, which are partly to do with the geographical location, but partly to do with the social and economic disadvantage. The NWGC is located close to Northfield centre and the range of services and facilities it provides. It is, therefore, well placed geographically to provide access to the services and facilities.

**Poverty** – The SA advises that a significant proportion of Birmingham's residents live in areas that are some of the most deprived in England. Unemployment rates are above national average. Poverty is linked to, amongst other things, learning and skills. The redevelopment of the NWGC will provide affordable housing. Jobs will be created through the construction process and a school will be provided on the site.

**Health** – As part of the development of the NWGC new areas of open space will be provided on the site. This will improve the opportunities for health and recreation. Discussions were also taking place regarding the possibility of a doctor's surgery being located on the site.

**Crime** – There will be no impact on crime as a consequence of the development. The scheme will use good urban design techniques to minimise the risk of crime.

**Culture/Sport/Recreation** – The redevelopment of the NWGC will result in the loss of the Golf Club. However, the Golf Club is not accessible to members of the public. New sports and recreational facilities will be provided on the site that are accessible to all.

**Housing** – The proposed redevelopment of the Club will deliver much needed new housing in a highly sustainable location.