

Table 5.1: Appraisal of the Three Options

Sustainability Appraisal	Social and Economic							Environmental				Global
	1. Quality housing & neighbourhoods that make the best use of land available	2. Improve health & well being for all	3. Support access to & enjoyment of the open/green spaces and community projects	4. Reduction in level of crime & fear of crime	5. Improve educational achievement & life long learning	6. Support employment, the economy, level of investment	7. Improve the community's access to jobs, services, shops, facilities & democratic structures	8. Maintain & improve land quality, encourage re-use of brownfield land	9. Conserve & enhance the range of plants & animals in the area	10. Reduce waste generation, increase recycling, make better use of resources	11. Protection & enhancement of townscape & landscape and of the area's built culture and heritage in a way that enhances local distinctiveness	
(i) Option 1 Minor Impact	+	?	+			?		+		D	+	-
(ii) Option 2 Mod Impact	+	D	+		+	+		+	-	D	+	-
(iii) Option 3 High Impact	++	++	++	? +	++	++	++	++	?	D	++	

Commentary on Option 1:

- Quality housing & neighbourhoods that make the best use of land available:** Benefit to housing density is restricted to vacant sites only. Relatively, a smaller number of affordable new homes. Significant beneficial use of brownfield land. Small increase in overall percentage of homes within Walker Riverside area meeting decent standards and improved energy efficiency criteria.
- Improve health & well being for all:** Development of this scale not likely to have much impact upon current health conditions, some open space improvement but also land loss and overall health and well being effects are currently uncertain.
- Support access to & enjoyment of the open/green spaces and community projects:** The estimated budget of £2 million for public realm and open space improvements spread across the whole area is not considered to be large enough to achieve a 'small improvement' rating
- Reduction in level of crime & fear of crime:** Difficult to determine the overall effect, but it is unlikely to greatly impact on the safety of the community.
- Improve educational achievement & life long learning:** This is unlikely to benefit from the plan as no improvements to schools and education are proposed under option 1.
- Support employment, the economy, level of investment:** This minor impact option will only mean very limited change to the industrial area and no change to local businesses.
- Improve the community's access to jobs, services, shops, facilities & democratic structures:** This option is unlikely to have any effect as there is no provision for improvements in services, shops and facilities beyond current levels.
- Maintain & improve land quality, encourage re-use of brownfield land:** Level of investment will enable the reuse of brownfield land.

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9. **Conserve & enhance the range of plants & animals in the area:** Development would be mainly on sites vacated for less than five years where rare and diverse species and habitats have yet to be established.
 10. **Reduce waste generation, increase recycling, make better use of resources:** Depends on waste management arrangements during house building phase and subsequent arrangements for household waste management and collection services.
 11. **Protection & enhancement of townscape & landscape and of the area's built culture and heritage in a way that enhances local distinctiveness:** Development of individual housing blocks, no implementation of public realm improvements etc to help create a sense of place and cohesion.
 12. **Reduce air & water pollution & delay climate change:** Small negative effect predicted as overall increase in housing level will increase net effect of energy and water usage and contribute to overall net increase in CO² emissions.

Commentary on Option 2:

1. **Quality housing & neighbourhoods that make the best use of land available:** Small beneficial benefit in housing density. Increased number of affordable housing units. Small increase in overall percentage of homes within Walker Riverside area meeting decent homes standards and improved stock condition and energy efficiency criteria.
2. **Improve health & well being for all:** Development of this scale not likely to have much impact upon current health conditions, some open space improvement but also open space loss and overall health and well being effects are currently dependent upon implementation arrangements to enable the provision of new community and education facilities.
3. **Support access to & enjoyment of the open/green spaces and community projects:** It is likely that the increased budget of £2 -3 million for open spaces development will result in small beneficial effects and possible Green Flag Certification for some parks.
4. **Reduction in level of crime & fear of crime:** Difficult to determine the overall effect, but it is unlikely to greatly impact on the safety of the community.
5. **Improve educational achievement & life long learning:** If the provision for a school is adopted, then there will be a small increase in education opportunities in Walker Riverside area.
6. **Support employment, the economy, level of investment:** It is likely that this will show a small positive effect because of some improvement to the industrial area and local employment in construction.
7. **Improve the community's access to jobs, services, shops, facilities & democratic structures:** This option is unlikely to have any effect as there is no provision for improvements in services, shops and facilities beyond current levels.
8. **Maintain & improve land quality, encourage re-use of brownfield land:** Level of investment will enable the reuse of brownfield land and individual site improvements, but will involve some development on Greenfield land in the area.
9. **Conserve & enhance the range of plants & animals in the area:** Potential to build upon current 'green' open spaces which will have an undesirable effect on range of plants and wildlife with limited money generated to put projects in place to mitigate this.
10. **Reduce waste generation, increase recycling, make better use of resources:** Depends on waste management arrangements during house building phase and subsequent arrangements for household waste management and collection services.
11. **Protection & enhancement of townscape & landscape and of the area's built culture and heritage in a way that enhances local distinctiveness:** Development upon existing areas of open space, limited implementation of public realm improvements to help create a sense of place and cohesion.

