



Environmental Impact Assessment [version 1.1]

Proposal title: Interim Affordable Housing Delivery Plan 2025-27		
Project stage and type: <input type="checkbox"/> Initial Idea Mandate <input type="checkbox"/> Outline Business Case <input checked="" type="checkbox"/> Full Business Case		
<input type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service	<input type="checkbox"/> New	<input checked="" type="checkbox"/> Changing
<input checked="" type="checkbox"/> Other [Delivery Plan]	<input type="checkbox"/> Already exists / review	
Directorate: Housing and Landlord Services	Lead Officer name: Louise Davidson	
Service Area: Housing Delivery	Lead Officer role: Head of Housing Delivery	

Step 1: What do we want to do?

The purpose of this Environmental Impact Assessment is to help you develop your proposal in a way that is compliant with the council’s policies and supports the council’s strategic objectives under the [One City Climate Strategy](#), the [One City Ecological Emergency Strategy](#) and the latest [Corporate Strategy](#).

This assessment should be started at the beginning of the project proposal process by someone with a good knowledge of the project, the service area that will deliver it, and sufficient influence over the proposal to make changes as needed.

It is good practice to take a team approach to completing the Environmental Impact Assessment. See further [guidance](#) on completing this document. Please contact the [Environmental Performance Team](#) early for advice and feedback.

1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Please use plain English, avoiding jargon and acronyms.

The current Housing Delivery Plan period runs from 2022 – 2025. A new Interim Housing Delivery Plan is required to set out the strategic approach to delivering new homes (especially affordable homes) to meet housing need across the city. This target is also specified in the draft Corporate Strategy.

This Interim Housing Delivery Plan will outline how more affordable housing can be delivered.

This is not a Housing Strategy for the City; it is a plan for accelerating the delivery of affordable homes. The assessment of ecological impact of any development identified in the pipeline will occur at a site-specific level, not at this strategic level. As well as direct loss of habitat and species, development can also impact negatively by fragmenting habitats and isolating less mobile populations. Therefore, specific ecological impact assessments will still need to be carried out as part of any specific decision making and governance through the delivery of the plan.

Furthering the Council’s declaration of a climate and ecological emergency, the Council’s Corporate Strategy 2022-27 states that, “While building new homes across the city, it is vital we ensure we are building new housing in low carbon ways that help us meet our ecological and environmental ambitions for a sustainable economic recovery.” The Council will ensure that low carbon strategies are integrated into all developments to reduce the ecological impact of any new affordable housing. This impact will be managed through the planning process for individual developments through documents such as Biodiversity Management Plans.

1.2 Will the proposal have an environmental impact?

Could the proposal have either a positive or negative effects for the environment now or in the future? If ‘No’ explain why you are sure there will be no environmental impact, then skip steps 2-3 and request review by the [Environmental Performance Team](#).

If 'Yes' complete the rest of this assessment.

Yes No [please select]

The delivery of new homes has a significant environmental impact, as one of the greatest contributors to CO2 emissions. However, new lower-carbon homes also have a significant positive impact on the environment.

As an overarching Interim Affordable Housing Delivery Plan, this assessment is not able to set out particular environmental impacts of the plan as this is a set of objectives and instead, environmental impacts will be assessed on a project-by-project basis – including the Housing Revenue Account business plan and further projects which emerge within this plan period. Furthermore, all city-wide housing projects are subject to national legislative requirements and local plan requirements in terms of environmental impact.

1.3 If the proposal is part of an options appraisal, has the environmental impact of each option been assessed and included in the recommendation-making process?

If 'Yes' please ensure that the details of the environmental impacts of each option are made clear in the pros and cons section of the [project management options appraisal document](#).

Yes No Not applicable [please select]

If 'No' explain why environmental impacts have not been considered as part of the options appraisal process.

Step 2: What kinds of environmental impacts might the project have?

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered. See detailed [guidance documents](#) for advice on identifying potential impacts.

2.1 Does the proposal create any benefits for the environment, or have any adverse impacts?

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support [our corporate environmental objectives](#) and the wider [One City Climate and Ecological Emergency strategies](#).

Consider how the proposal creates environmental impacts in the following categories, both now and in the future.

Reasonable efforts should be made to quantify stated benefit or adverse impacts wherever possible.

Where the proposal is likely to have a beneficial impact, consider what actions would enhance those impacts. Where the proposal is likely to have a harmful impact, consider whether actions would mitigate these impacts.

Enhancements or mitigation actions are only required when there is a likely impact identified. Remember that where enhancements or mitigation actions are listed, they should be assigned to staff and appropriately resourced.

GENERAL COMMENTS (highlight any potential issues that might impact all or many categories)

Higer quality new-build housing stock is considered to have a significant environmental improvement over existing stock. New affordable housing stock may also emerge through the retrofitting of existing buildings to improve thermal efficiency. This delivery plan sets out a set of objectives for the delivery of affordable housing across the city, but specific benefits will be identified on a project-by-project basis during the plan period, and all affordable housing projects are expected to be delivered in line with wider emerging local plan policies on sustainability.

<p>ENV1 Carbon neutral: Emissions of climate changing gases</p> <p>BCC has committed to achieving net zero emissions for its direct activities by 2025, and to support the city in achieving a Just Transition to net zero by 2030.</p> <p>Will the proposal involve transport, or the use of energy in buildings? Will the proposal involve the purchase of goods or services? If the answer is yes to either of these questions, there will be a carbon impact.</p> <p>Consider the scale and timeframe of the impact, particularly if the proposal will lead to ongoing emissions beyond the 2025 and 2030 target dates.</p> <p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Benefits</p>	See above
	<p>Enhancing actions</p>	See above
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>	
	<p>Adverse impacts</p>	See above
	<p>Mitigating actions</p>	See above
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>ENV2 Ecological recovery: Wildlife and habitats</p> <p>BCC has committed to 30% of its land being managed for nature and to halve its use of pesticides by 2030.</p> <p>Consider how your proposal can support increased space for nature, reduced use of pesticides, reduce pollution to waterways, and reduce consumption of products that undermine ecosystems around the world.</p> <p>If your proposal will directly lead to a reduction in habitat within Bristol, then consider how your proposed</p>	<p>Benefits</p>	See above
	<p>Enhancing actions</p>	See above
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>	
	<p>Adverse impacts</p>	See above

<p>mitigation can lead to a biodiversity net gain. Be sure to refer to quantifiable changes wherever possible.</p> <p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Mitigating actions</p>	<p>See above</p>
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>ENV3 A cleaner, low-waste city: Consumption of resources and generation of waste</p> <p>Consider what resources will be used as a result of the proposal, how they can be minimised or swapped for less impactful ones, where they will be sourced from, and what will happen to any waste generated</p> <p>Further guidance</p> <p><input checked="" type="checkbox"/> No impact</p>	<p>Benefits</p>	<p>See above</p>
<p>Enhancing actions</p>	<p>See above</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>Adverse impacts</p>	<p>See above</p>	
<p>Mitigating actions</p>	<p>See above</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>ENV4 Climate resilience: Bristol’s resilience to the effects of climate change</p> <p>Bristol’s climate is already changing, and increasingly frequent instances of extreme weather will become more likely over time.</p> <p>Consider how the proposal will perform during periods of extreme weather (particularly heat and flooding).</p>	<p>Benefits</p>	<p>See above</p>
<p>Enhancing actions</p>	<p>See above</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years</p>		
<p>Adverse impacts</p>	<p>See above</p>	

Consider if the proposal will reduce or increase risk to people and assets during extreme weather events. Further guidance <input checked="" type="checkbox"/> No impact	Mitigating actions	See above
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years	
Statutory duty: Prevention of Pollution to air, water, or land Consider how the proposal will change the likelihood of pollution occurring to air, water, or land and what steps will be taken to prevent pollution occurring. Further guidance <input checked="" type="checkbox"/> No impact	Benefits	See above
	Enhancing actions	See above
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years	
	Adverse impacts	See above
	Mitigating actions	See above
Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years		

Step 3: Actions

3.1 Action Plan

Use this section summarise and assign responsibility for any actions you have identified to improve data, enhance beneficial, or mitigate negative impacts. Actions identified in section two can be grouped together if named responsibility is under the same person.

This action plan should be updated at each stage of the project. Please be aware that the Sustainable City and Climate Change Service may use this action plan as an audit checklist during the project’s implementation or operation.

Enhancing / mitigating action required	Responsible Officer	Timescale
n/a		

Step 4: Review – for completion by the Environmental Performance Team

The Sustainable City and Climate Change Service need at least five working days to comment and feedback on your impact assessment. Assessments should only be marked as reviewed when they provide sufficient information for

decision-makers on the environmental impact of the proposal. Please seek feedback and review from the [Environmental Performance Team](#) before final submission of your decision pathway documentation¹.

Where impacts identified in this assessment are deemed significant, they will be summarised here and included on the cover sheet of the decision pathway documentation.

Summary of significant beneficial impacts and opportunities to support the Climate, Ecological and Corporate Strategies (ENV1,2,3,4):
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BCC's Environmental Impact Assessment has determined significant beneficial impacts from the proposal:
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Summary of significant adverse impacts and how they can be mitigated:
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BCC's Environmental Impact Assessment has determined significant adverse impacts from the proposal:

Environmental Performance Team Reviewer: Nicola Hares – Environmental Performance Officer	Submitting author: Matt Brown
Date: 02/12/2024	Date: 22/11/2024

¹ Review by the Environmental Performance Team confirms there is sufficient information for decision makers to consider the most relevant environmental impacts at the current stage of the proposal. This is not an endorsement or approval of the proposal.