



Environmental Impact Assessment [version 1.0]

Proposal title: Goram Homes Limited Business Plan 2024/25		
Project stage and type: <input type="checkbox"/> Initial Idea Mandate <input type="checkbox"/> Outline Business Case <input type="checkbox"/> Full Business Case		
<input type="checkbox"/> Policy <input checked="" type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input type="checkbox"/> New <input checked="" type="checkbox"/> Already exists / review	<input type="checkbox"/> Changing
Directorate: N/A	Lead Officer name: Helen Davis	
Service Area: N/A	Lead Officer role: Shareholder Liaison Manager	

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 email environmental.performance@bristol.gov.uk 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.

BCC's wholly owned companies are required to annually refresh their business plans and submit them to the Council for approval. This proposal relates to the Goram Homes business plan for 2024/2025.

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 sending this form to environmental.performance@bristol.gov.uk

If 'Yes' complete the rest of this assessment.

Yes **No** [please select]

Building homes does have environmental impacts but Goram Homes aims to build sustainable homes to a high standard which reduce the environmental footprint, increase biodiversity, and have a net positive effect on the environment.

The climate emergency demands urgent action and leadership from across the construction industry. Goram Homes is meeting this challenge head on, exceeding industry standards, to create places that benefit people:

- Targeting carbon net zero homes, helping support a climate resilient city,
- Aiming for EPC A,
- Exceeding standards on Biodiversity Net Gain (BNG), and
- Using RIBA 2030 Climate challenge targets to design and build low carbon homes.

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](#).

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable	[please select]
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If 'No' explain why environmental impacts have not been considered as part of the options appraisal process.

N/A

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.

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)		
<ul style="list-style-type: none"> Housing development We are on route to becoming a B Corp certified business, which includes consideration of environmental impacts and highlights Goram Homes' commitment to sustainable low carbon homes 		
ENV1 Carbon neutral: Emissions of climate changing gases	Benefits	<p>Goram Homes supports Bristol's One City strategies on Climate and the Ecological Emergency. The housing company strives to achieve carbon neutral housing on all its projects.</p> <p>To meet the climate emergency challenge, Goram is aiming to:</p> <ul style="list-style-type: none"> Consider net zero energy design for its homes early in the design stages, Reach EPC A for as many of its homes as possible, Use RIBA 2030 climate challenge targets to design and build low carbon homes reducing operational energy use, embodied carbon and water use reduction, New Homes are heated in line with Bristol City Council's policies, which are set to drive down energy usage and remove the burning of Gas,
BCC has committed to achieving net zero emissions for its direct activities by 2025, and to support the city in achieving net zero by 2030.		

<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 type="checkbox"/> No impact</p>		<ul style="list-style-type: none"> - Measuring against the National Themes Outcomes and Measures (TOMs) Framework, including: Environment: Decarbonising and safeguarding our world, - Goram Homes has now received enough points to be a certified BCorp, highlighting its business approach is evidence-based and meets the highest standards of performance.
	Enhancing actions	<ul style="list-style-type: none"> - As many homes as possible to be fitted with water and air source heat pumps, which are estimated to reduce the amount of energy needed to heat a building by 80%. This will be in line with or exceed BCC planning policy and Goram Homes will work with BCC housing teams at the design stage. - Incorporate onsite renewable energy generation where possible, including an energy centre at Hengrove Park. Goram Homes works with Vattenfall / City Leap on these projects.
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years	
	Adverse impacts	The manufacture of building materials are large generators of climate changing gases. And almost 20% of the UK's greenhouse gas emissions come from heating our homes and workspaces.
	Mitigating actions	In addition to the benefits and actions above, Goram Homes will work with BCC's Sustainable City team to set SMART targets for the next round of business planning, on embodied emissions associated with its construction activities and operational energy consumption of completed housing stock.
Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		
<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>	Benefits	From the end of January 2024, all new developments in England must deliver at least 10% biodiversity net gain (BNG). This is a DEFRA strategy to mitigate ecological damage as a result of developments and to improve natural habitats with a measurably positive impact ('net gain') on biodiversity. Developments undertaken by Goram Homes will meet or exceed 10% BNG policy standards.
	Enhancing actions	Use Building with Nature standards which define best practice for the construction industry. Building with Nature is the UK's first green infrastructure (GI) benchmark for the UK built-environment sector. The 12 Building with Nature (BwN) Standards are built around the themes of Core, Wellbeing, Water, and Wildlife.
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years	
	Adverse impacts	Ecology can be adversely impacted by housing developments if incorrectly managed.

<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 type="checkbox"/> No impact</p>	<p>Mitigating actions</p>	<p>Meeting BNG requirements and following the Building with Nature standard.</p>
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" 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 type="checkbox"/> No impact</p>	<p>Benefits</p>	<p>Goram Homes is aware of materials being used during construction and has plans to manage waste meaning the developments have the potential to reduce consumption of resources during construction, and will make more sustainable choices where possible. Construction / building performance will be in line with Bristol policy, or exceed it where possible.</p>
<p>Enhancing actions</p>	<p>The choice of materials used in the new homes will be considered and their carbon impact reduced inline with RIBA 2030 targets</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>		
<p>Adverse impacts</p>	<p>Construction consumes a considerable number of non-renewable resources.</p>	
<p>Mitigating actions</p>	<p>Modern methods of construction will be considered, for example timber frame.</p> <p>Goram Homes will work with partners to reduce waste in the construction of new homes, and with Bristol Waste ensure all new homes are designed to encourage residents to recycle and reuse wherever possible</p> <p>Construction environmental management plans are developed by Goram Homes’ partners, agreed by LPA during planning process and approved by BCC. This covers aspects such as waste removal management, recycling, good environmental stewardship.</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" 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</p>	<p>Benefits</p>	<p>Considering climate change in place-making is crucial and will ensure developments are fit for the future.</p>
<p>Enhancing actions</p>	<p>Climate change is considered at the earliest stage in our designs to ensure new homes are fit for the future.</p> <p>Homes to be submitted for planning permission in 2024/25 aim to achieve RIBA 2030 Climate Challenge' targets and an EPC rating of A.</p>	
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>		

<p>(particularly heat and flooding).</p> <p>Consider if the proposal will reduce or increase risk to people and assets during extreme weather events.</p> <p>Further guidance</p> <p><input type="checkbox"/> No impact</p>	<p>Adverse impacts</p>	Climate change will impact the resilience of new homes unless designed with future climate in mind.
	<p>Mitigating actions</p>	See all actions above.
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>		

<p>Statutory duty: Prevention of Pollution to air, water, or land</p> <p>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.</p> <p>Further guidance</p> <p><input type="checkbox"/> No impact</p>	<p>Benefits</p>	Good construction site practice can help to control and prevent pollution. By focusing on BNG and good ecological and environmental stewardship, and through the company's targets above, Goram aims to enhance the the natural world through its developments.
	<p>Enhancing actions</p>	Exceeding policy on Biodiversity Net Gain Following Building with Nature Standards and aiming for the accreditation on all our sites RIBA 2030 Climate Challenge targets we follow also encourages sustainable land use and ecology, and zero local pollution from the development.
	<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>	
	<p>Adverse impacts</p>	Construction activities raise the risk of localised pollution.
	<p>Mitigating actions</p>	Good construction site practices can help to control and prevent pollution. Construction environmental management plans are developed by our partners, agreed by LPA during planning process, and approved by BCC. This covers aspects such as waste removal management, recycling, good environmental stewardship.
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>		

Step 3: 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
The mitigations and actions listed above are managed by Goram Homes as part of each individual development therefore this is not an action plan which BCC will track in detail.	Goram Homes	Ongoing
In addition to the benefits and actions above, Goram Homes will work with BCC's Sustainable City team to set SMART targets for the next round of business planning, on embodied emissions	Louise Davidson	Ongoing

Enhancing / mitigating action required	Responsible Officer	Timescale
associated with its construction activities and the climate resilience and operational energy consumption of completed housing stock.		

Step 4: Review

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 by emailing environmental.performance@bristol.gov.uk before final submission of your decision pathway documentation¹.

Where impacts identified in this assessment are deemed significant, they will be summarised here by the Sustainable City and Climate Change Service and must be included in the ‘evidence base’ section of the decision pathway cover sheet.

Summary of significant beneficial impacts and opportunities to support the Climate, Ecological and Corporate Strategies (ENV1,2,3,4):
Summary of significant adverse impacts and how they can be mitigated:

Environmental Performance Team Reviewer:	Submitting author:
Daniel Shelton	Tim O’Gara, Director: Legal and Democratic Services
Date:	Date:
20/02/2024	21/02/2024

¹ Review by the Sustainable City and Climate Change Service confirms there is sufficient analysis for decision makers to consider the likely environmental impacts at this stage. This is not an endorsement or approval of the proposal.