

Eco Impact Checklist

Title of report: Lockleaze Estate Regeneration & Housing Delivery				
Report author: Paul Owens				
Anticipated date of key decision: 06/03/2018				
Summary of proposals: Establishing approach to and funding for 'Lockleaze Estate Regeneration & Housing Delivery' to enable the delivery of some 800 new homes on some 16ha of land. Associated sustainable transport infrastructure investment.				
Will the proposal impact on...	Yes/ No	+ive or -ive	If Yes...	
			Briefly describe impact	Briefly describe Mitigation measures
Emission of Climate Changing Gases?	Yes	-ive	Housing Development: Short-term emissions through the use of energy, transport fuel and materials during construction works.	All building works will meet planning policy guidance BCS13-15 as laid down in the BCC Core Strategy 2011.
		+ive	Sustainable transport infrastructure: Implementation of pedestrian, public transport and cycle infrastructure improvements will generate emissions during construction.	It is expected that new homes will have improved thermal/environmental performance over existing stock in the area. Provision of new bus lanes, cycle routes, and pedestrian improvements are expected to reduce dependence upon cars and associated emissions.
Bristol's resilience to the effects of climate change?	Yes	+ive	Additional households will be accommodated in Lockleaze. All developments will be subject to Planning Consents. New developments may: - Be at risk of flooding. - Increase the flood plain making surrounding buildings more vulnerable to	New developments will be constructed in accordance with Core Strategy policy BSC13. Larger developments will include SuDs provision. SuperMajor developments will be subject to BREEAM for Communities.

			<p>flooding.</p> <ul style="list-style-type: none"> - Place additional demand on the mains drainage system. - Increase water run-off by creating more impermeable surfaces or removing trees. - Be designed to cope with extreme weather including heat wave and warmer weather. - Increase water consumption associated with site. 	<p>Utility capacity studies have been undertaken.</p> <p>Ensure housing and infrastructure can deal with extreme weather events.</p>
Consumption of non-renewable resources?	Yes	-ve	<p>Short-term use of fossil fuels and other non-renewable materials through the use of energy, vehicle fuel and materials during construction works.</p> <p>Long term consumption of fossil fuels for occupying and travelling to and from dwellings.</p> <p>Heat provision to houses</p>	<p>Developments will at least meet Building Regulations requirements.</p> <p>There will be some on-site energy generation (solar panels) – There should be a 20% renewable energy provision on developments as planning policy</p> <p>New dwellings will benefit from proximity to local services, sustainable transport infrastructure investment, and IT connectivity to enable homeworking.</p> <p>Install heating systems in according to the heat hierarchy policy as set by planning - document BCS14,</p>
Production, recycling or disposal of waste		-ive	<p>Waste will arise from construction and demolition works.</p>	<p>Construction contractors will be obliged to a prepare site waste management plan in an approved format, which</p>

			Waste will arise from the normal occupation of the homes	<p>will detail how waste will be minimised, and recycling promoted.</p> <p>It is anticipated that homes will be designed to provide adequate off-footpath recycling facilities.</p>
The appearance of the city?		+ive	New homes will alter the appearance of the city.	Good 'placemaking' is key to Lockleaze Estate regeneration. Almost all identified sites 'brownfield'. Local community aspirations are being taken into account. All developments will be subject to usual consultation and statutory Planning controls.
Pollution to land, water, or air?		-ive	<p>Construction works will involve the use and storage of materials that could contaminate land, watercourses and surface water drains, if accidentally released.</p> <p>Works are likely to create dust and noise.</p> <p>Construction works may create new sewage discharges.</p> <p>Diffuse pollution will be created from run-off from new roads and vehicular parking areas created by the development.</p> <p>Site may have been contaminated by previous activity.</p>	<p>Planning Consents will be expected to require the use of a Construction Management Plan, to be approved by the planning authority.</p> <p>Some development sites are known to be contaminated and will be remediated.</p> <p>Development schemes are expected to include dedicated cycle storage</p> <p>Major investment in sustainable transport infrastructure planned which will not only provide good alternatives to car use for new residents, but for existing residents and commercial uses.</p>

			<p>New dwellings will impact upon traffic flows and noise levels in the surrounding area.</p> <p>Any increases in traffic resultant from the dwellings will impact on local air quality.</p>	
Wildlife and habitats?		-ive	<p>It is possible for works associated with development works to:</p> <ul style="list-style-type: none"> • Impact upon legally protected species or habitats • Impact on priority species or habitats listed in the UK or Bristol Biodiversity Action Plan. • Remove or damage trees. <p>Materials such as timber can have a detrimental effect on wildlife and habitats if not carefully sourced.</p>	<p>Development sites (which are mostly brownfield) will be subject to ecological impact assessments prior to development.</p> <p>Appropriate avoidance/mitigation measures will be considered and implemented on a site-by-site basis.</p> <p>Procure sustainably sourced wood and encourage contractors to do the same.</p>

Consulted with:

Summary of impacts and Mitigation - to go into the main Cabinet/ Council Report

The significant impacts of this proposal are *mainly related to the proposed development of some 800 new homes, predominantly on brownfield sites, and investment into sustainable transport infrastructure.*

The proposals include the following measures to mitigate the impacts: *sustainable transport infrastructure provision. The impacts and mitigation of individual housing development sites will be considered on a site-by-site basis.*

The net effects of the proposals are *mixed but will have positive aspects in the provision of sustainable travel infrastructure and efficient housing provision.*

Checklist completed by:	
Name:	Paul Owens
Dept.:	Place/Growth & Regeneration
Extension:	22737
Date:	21/2/2018
Verified by Environmental Performance Team	Nicola Hares with advice from Amy Harvey.