

APPENDIX F: ALDERMAN MOORES DEVELOPMENT – ECO IMPACT CHECKLIST

Title of report: ALDERMAN MOORES HRA NEW BUILD DEVELOPMENT				
Report author: Martyn Pursey/Peter Quantick - Development Manager/Housing Property Partner				
Date of key decision 4 th September 2018				
<p>Summary of proposals: To seek support to enter into a construction contract at a cost of £24.14m to build and fund a development of 133 homes (53 council (40%) and 80 private for sale (60%)) on the Alderman Moore site in Ashton Vale. Cabinet approval was obtained in March 2017 to enter into a Development Agreement with Willmott Dixon (WD) to secure a satisfactory planning consent for the proposed development, which was obtained in May 2018 and to obtain a fixed price construction cost. The idea is to use the expertise of WD as developers to project manage the homes for sale and for the resultant receipts to cross fund the cost of building council homes.</p>				
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	<p>In the short term emissions of climate gases will arise through the use of energy, transport, fuel and materials during works</p> <p>In the longer term any new buildings built will have an impact on the sites carbon footprint</p>	<p>Contractors will complete an Environmental Method Statement during tendering which will include details relating to:</p> <ul style="list-style-type: none"> • sustainable material use • Use of local resources & materials • How the travel impacts associated with the works will be reduced. <p>Construction emissions and environmental impact are recorded and monitored against KPIs as a contractual requirement under the SCAPE procurement framework to ensure efficiency and sustainable development, publishing figures on a monthly basis.</p> <p>CO2 emissions will be controlled via building regulations and the planning policies BCS13-</p>

				16 which require that the energy hierarchy is followed (i.e. passive design approach to heating and cooling), a 20% CO2 reduction using renewable energy. As a 'super-major' development, a BREEAM communities 'excellent' rating is also required, which will also help to reduce the emission of climate changing gases. The works will have the potential to improve energy efficiency by building new homes to current building regulations.
Bristol's resilience to the effects of climate change?	Yes	+ve/-ve	<p>Flood Risk The site is in a low-lying area considered to be at high risk of surface water flooding and vulnerable to the effects of tide locking. Development has the potential to increase flood risk in the area. The site is also adjacent to Colliters brook which has in the past flooded.</p> <p>Heat waves and urban heat island Development has potential to either improve or worsen the urban heat island</p>	<p>Flood Risk A Sustainable drainage strategy has been designed through the planning process which will reduce surface water run-off rates through permeable paving, attenuation basins and oversized drainage pipes.</p> <p>Community Resilience BREEAM communities 'excellent' rating will be targetted which will help to support community resilience</p> <p>Heat waves and urban heat island Inclusion of future proofing provision of</p>

			<p>effect and the city's resilience against heat waves.</p>	<p>passive and low energy cooling measures to mitigate risk of overheating.</p> <p>Design of the landscaping strategy to mitigate the urban heat island effect.</p>
Consumption of non-renewable resources?	Yes	-ive	<p>In the short term use of fossil fuels & other non-renewable materials through the use of energy, transport & materials during works.</p> <p>Any new homes and buildings provided as a result of redevelopment works will consume fossil fuels for heating, power and travel.</p>	<ul style="list-style-type: none"> • Where possible, works will be scheduled to coincide with any other external works required, so as to minimise energy, disruption and nuisance. • The procurement process for appointing contractor(s) included a sustainability assessment, and specific contractual requirements as appropriate. • Completed properties will meet or exceed building regulations fabric standards to improve thermal efficiency, and will include sufficient renewable energy to reduce CO2 emissions by a further 20% in accordance with policy BCS14. • Consumption of non-renewable resources are controlled through planning policies BCS13-15. • The design development to include a micro district ground source heat pump solution will limit the use of non renewable fuels to electric only.

				<ul style="list-style-type: none"> • The effects of utilising this technology will be reduced energy consumption, reduction in end user bills and introduction of a more sustainable and future proof system. • Building materials will be procured to take into account the leading industry standards such as all timber being FSC registered and materials where applicable being BRE green guide rated.
Production, recycling or disposal of waste	Yes	-ive	Waste will arise during the delivery of these new Homes	<p>Waste arising during the delivery of the development will be managed through:</p> <ul style="list-style-type: none"> • Registration to the Considerate Construction Scheme and achievement of an overall classification of "A very good site", • The chosen contractor(s) will demonstrate compliance with the waste hierarchy by: <ul style="list-style-type: none"> - Preparing and adhering to Site Waste Management Plans. - Reducing waste e.g. through effective material storage - Reusing waste e.g. reuse of off-cuts. - Recycling as much waste as possible and using readily recyclable products. - Avoiding landfill

			<p>Waste will arise from the normal occupation of any new homes and buildings provided as a result of redevelopment works</p> <ul style="list-style-type: none"> Contractors will complete an Environmental Method Statement which will be reviewed during tendering. <p>The contractor will monitor waste produce against KPIs in line with the SCAPE framework publishing figures on a monthly basis.</p> <p>Waste arising from the normal occupation of new homes will be managed through the provision of appropriate internal and external recycling and waste storage facilities in line with Bristol City Council waste & recycling provision guidance for developers</p>	wherever possible through schemes such as the Community Wood Project.
The appearance of the city?	Yes	+ive	<p>New homes will affect the appearance of the city</p> <p>The appearance of the new homes have been carefully considered as part of the planning applications that has been obtained.</p> <p>An intensive pre application process has been undertaken with the planning department to ensure that the homes fit into the local area whilst developing the aesthetic of the cities residential offering.</p> <p>Care has been taken to</p>	

				ensure all neighbouring stakeholders have been considered with storey heights being designed to ensure this.
Pollution to land, water, or air?	Yes	-ive	<p>Works will involve the use and storage of materials that could contaminate land, watercourses (including Colliters brook which is adjacent to the site) and surface water drains if accidentally released.</p> <p>Works are likely to create dust & noise, NOx& solvent emissions.</p> <p>If the development will include increased car parking compared to the existing site, this will worsen air pollution.</p> <p>NOx, causing air pollution may be emitted by any new homes and buildings dependent on chosen heating system</p>	<p>Providers will operate in an environmentally responsible manner and ensure correct storage of materials. The considerate constructors scheme will be followed as well as production and adherence to a site waste management plan, and an Environmental Method Statement setting out how the environmental impacts will be mitigated. This will form part of contractual obligations. Contractors must ensure procedures are in place to:</p> <ul style="list-style-type: none"> • Securely store any potentially polluting materials and keep them away from watercourses & surface water drains • Avoid washing out containers of paint or similar materials into drains • Reduce dust • Reduce noise pollution • The proposed location is good for public transport, adjacent to the metrobus route with good access to a bus stop. There is also a cycle route running close to the site into the city. There is therefore good potential to reduce car use compared to other

				sites & associated air pollution. Inclusion of Electric vehicle changing points for car parking provided on site will also be encouraged. This would be managed through the planning process
Wildlife and habitats?	Yes	-ve	Given the location of the development the works will impact on the wildlife and ecology of the area	<p>Works are subject to ecological mitigation plans agreed with BCC Environmental team and in accordance with the requirements of the planning consent.</p> <p>In addition to the mitigation plans. An ecology buffer and wetland area has been established within the approved designs to ensure wildlife is encouraged throughout the scheme.</p> <p>The approved landscaping scheme has been developed to include a variety species that encourage diversity of wildlife and ensure a sustainable habitat for years to come.</p>

Consulted with:

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

Risk of flooding, impacts on wildlife and ecology, resource use associated with the construction and operation of the development and associated emissions of climate changing gases, generation of waste during construction.

The proposals include the following measures to mitigate the impacts...

- Where possible, works will be scheduled to co-inside with any other external works required, so as to minimise disruption and nuisance.
- Insulation standards to building regulations will be achieved.
- The chosen contractor(s) will demonstrate compliance with the waste hierarchy by:
- Preparing and adhering to Site Waste Management Plans.

- Reducing waste e.g. through effective material storage
- Reusing waste e.g. reuse of off-cuts.
- Recycling as much waste as possible and using readily recyclable products.
- Avoiding landfill wherever possible.
- Achievement of considerate constructors scheme 'very good' rating.
- Compliance with planning policies BCS13-BCS16

Contractors will complete an Environmental Method Statement during tendering describing how they will mitigate the environmental impacts. This will form part of their contractual obligations.

The net effects of the proposals will be negative, but the standard of new homes will be of good fabric efficiency and comply with planning policies to reduce CO2 production through renewable energy, and mitigate the risk of flooding.

Checklist completed by:

Name:	Martyn Pursey
Dept.:	Housing Delivery
Extension:	25185
Date:	28 June 2018
Verified by Environmental Performance Team	Nicola Hares 9 July 2018