

Appendix F – The Park Daventry Road - Eco Impact Checklist

Title of report: The Park Community Trust, Daventry Road				
Report author: Steve Matthews				
Anticipated date of key decision: 05/03/2019				
Summary of proposals: Obtain authority for the transfer of BCC's freehold interest (subject to the exiting lease to The Park) to the Education Skills Funding Agency (ESFA) to enable the construction of new community buildings on part of the site, the freehold of which the ESFA will transfer back to BCC following the construction of the new community buildings and subject to a 150 year lease to The Park. ESFA will then construct the new school on the remainder of the site, the freehold of which will be held by Secretary of State (SoS)				
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	Emissions through construction work activities –It is likely the school will be built by a developer, however BCC has control through the planning process.	Adhere to planning processes; including planning polices BCS 13-15. Sustainable heating to be considered, ideally build to be 'heat network connection ready'. To follow the heat hierarchy as listed in planning document BCS14. Ideally set through planning that construction to meet BREEAM Very Good (assuming development of BREEAM for refurbishment standard). 20% of energy demand to be met through on-site renewables). (For information there is consultation ongoing that this target will become zero carbon developments through the local plan review, this is planned to be adopted at the end of 2020 subject to viability testing.)
		-ive	Emissions through daily operation of the	There is an existing biomass boiler on site,

			school, eg energy and water use	<p>this is a fairly new (Installed around 2011) 500 Kw boiler, housed in a purpose built boiler house. It is fuelled by locally sourced fuel, wood chip provided through the BCC tree maintenance contractor Gristlewood and Thoms from the Blaise Nursery site. The biomass boiler provides an income to BCC through RHI payments. It is advised that the option to retain the existing biomass plant is explored with the developer. The boiler itself could be updated if needed. It is envisaged that the heat demand would go down as any new building would be more efficient than the current Park building. And also consider piping across the heat to heat the community building build as well.</p>
		+ive	A new build school and community building will be much more efficient than the existing building on site	A very inefficient building is being demolished and will be replaced with a more efficient modern build
Bristol's resilience to the effects of climate change?	Yes	+ive/-ive	<p>Buildings:</p> <ul style="list-style-type: none"> -May be at risk of flooding. -May increase the area of impermeable surfaces -May not be robust enough to cope with extreme temperature variations, or violent storms -Consume water 	All of these areas to be considered through the planning process.
Consumption of non-	Yes	-ive	Resources will be	Ensure contractors use

renewable resources?			used during construction	eco materials where practical, (A or B rated in the BRE Green Guide, or equivalent, and sourced sustainably and legally, especially in the case of timber and wood products). FSC timber from sustainably managed forests is used.
Production, recycling or disposal of waste	Yes	-ive	Waste will be generated from demolition of current building, including hazardous waste such as asbestos. Waste will be generated from construction works. Waste will be generated from schools daily operation	The contractors for demolishing and build should have waste management plans in place. All waste to be disposed of legally, according to waste legislation and following the waste hierarchy. This will not be under direct BCC control.
The appearance of the city?	Yes	+ive	New school will change the appearance of the area	All designs will go through the planning permission process.
Pollution to land, water, or air?	Yes	-ive	Air pollution linked to travel through construction works and daily operation Spill risk during construction.	Encourage developers to consider use of a local contractor to reduce emissions from daily travel. Travel for daily operations will need to be considered through the planning process. Ensure developers consider spill prevention
Wildlife and habitats?	Yes	-ive+ive	Construction of buildings.	Seek guidance on ecological enhancements from the Parks Horticulture team, and implement their recommendations. As the build is going on an existing site there are

				likely to be minimal impacts in this area.
Consulted with:				
Summary of impacts and Mitigation - <u>to go into the main Cabinet/ Council Report</u>				
<p>The significant impacts of this proposal are resource use, energy use and waste generation in the short term from demolition and construction activities. In the long term daily operation of the school and community buildings will create energy, waste and travel impacts.</p> <p>The proposals include the following measures to mitigate the impacts, the development is likely to be completed by an external developer, but BCC has control through the planning process. Sustainability planning processes to be followed including planning polices BCS 13-15, encourage sustainable material use and local travel. There is an existing biomass boiler on site and it is encouraged that the option to retain this boiler is explored with the developer.</p> <p>The current building on site is very inefficient so following re-development a more efficient building should reduce daily impacts through efficient energy, heat and water use.</p> <p>The net effects of the proposals are negative in the short term but likely to be positive with a more efficient building being operated in the long term.</p>				
Checklist completed by: Nicola Hares with input from Steve Ransom (Programme manager energy and environmental performance) and Amy Harvey (Project Manager Sustainability)				
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Extension:				
Date:		14/02/2019		
Verified by Environmental Performance Team		Nicola Hares		