

Decision Pathway – Report



PURPOSE: Key decision

MEETING: Cabinet

DATE: 02 July 2019

TITLE	Temple Island – update on proposals and disposal arrangements		
Ward(s)	Windmill Hill and Lawrence Hill		
Author: Richard Marsh	Job title: Programme Director – Temple Quarter		
Cabinet lead: Mayor	Executive Director lead: Colin Molton		
Proposal origin: BCC Staff			
Decision maker: Mayor			
Decision forum: Cabinet			
Purpose of Report: At the 4 th September 2018 Cabinet meeting, Cabinet reached a decision to work to develop proposals for an alternative, mixed-use scheme for the Temple Island site and, at the appropriate time, return to Cabinet with worked up proposals. A request was also made for Cabinet to receive updates on progress relating to the alternative, mixed use scheme. This report therefore seeks to; <ol style="list-style-type: none">1. Provide an update on progress made in relation to proposals for a mixed use scheme on Temple Island;2. Secure approval for continued dialogue with our identified partner, Legal and General (L&G);3. Secure in-principle commitment to the disposal of the Temple Island site to L&G along with an in-principle agreement to enter in to an Agreement for Lease for a new office building on the Temple Island site (both subject to further due diligence and scheme development before legally binding Agreements are entered in to);4. Secure delegated authority to the Executive Director for Growth and Regeneration, in conjunction with the Deputy Mayor Finance Governance and Performance, to enter in to a Strategic Partnership with L&G and an associated non-legally binding Memorandum of Understanding, and;5. Secure approval for Capital funding of up to £0.5m required to support the progression of development proposals relating to a mixed use development on Temple Island.			
Evidence Base: The Site The Temple Island (Arena island/Diesel depot) site is a substantial brownfield site of approximately 7 acres/3 hectares in close proximity to Bristol Temple Meads station and in the heart of the Bristol Temple Quarter Enterprise Zone. Some enabling infrastructure has been developed to support the development of the site, such as Brock’s bridge and St Philips footbridge, but further investment is required in order to bring the site forwards for redevelopment and the site remains derelict. With the planned development of the University of Bristol’s new Temple Quarter Enterprise Campus (TQEC) at the former Cattle Market Road Sorting Office site, enabled through the demolition of the sorting office by the City Council with funding from WECA, and with progress being made with the redevelopment of Temple Meads station, including the creation of a new Eastern Entrance, the Temple Quarter is changing rapidly, and an opportunity exists for the area to become part of the extended city centre and to facilitate improved connectivity to the city from the residential communities to the east. There is therefore a significant opportunity for the City Council to capitalise on current momentum and likely future investment in to the Temple Quarter by enabling the delivery of a landmark mixed-use development on Temple Island. The Partner Following on from the September 2018 Cabinet decision, the Council has been in discussions with Legal and General (L&G) regarding the development of the Temple Island site. L&G have a recent history and experience in partnering Councils, such as Newcastle and Sheffield, to bring forward, fund and progress significant and complex urban regeneration projects and have proven expertise in the area. L&G have expressed a strong desire to enter in to a similar arrangement with the Council in order to bring forward the regeneration of the Temple Island site. Further information about L&G is contained within Appendix A.			

Discussions between BCC and L&G have confirmed L&G's ambition to promote and deliver a new, quality mixed-use scheme on Temple Island and to enter in to a wider Strategic Partnership to support investment and development within the Temple Quarter and city as a whole.

The Proposal

The development proposals produced by L&G for Temple Island expand upon those set out in September 2018 and envisage the delivery of new homes (with 40% affordable provision), office space, a hotel and conference facility, associated retail provision and new public realm linking the site directly to the A4. However, work undertaken has also demonstrated challenges associated with the delivery of a mixed use development on the Temple Island site – especially relating to the level of land remediation previously undertaken on the site – and this may have implications for the scheme moving forwards.

Images of the proposed L&G scheme are already within the public domain – but these are highly indicative and further work will refine the scheme layout, content and physical/appearance of the buildings. It is anticipated that this will result in much greater architectural variation between the buildings on site and yield a scheme which is both commercially attractive, but also sympathetic to Bristol and its character.

Interest from prospective hotel and conference facility operators has been received, and soft market testing has validated the scale of the proposed conference facility. Discussions are scheduled to take place between L&G and prospective hotel and conference centre operators in order to determine the precise scale and layout of the facility and these discussions will be crucial in informing the overall scheme layout, as well as associated construction/enabling works requirements and whether any funding would be required in order to support the provision of the conference facility.

In order to progress the development of the scheme and bring forward the regeneration of Temple Island, further work is required by both parties (L&G and BCC) in order to refine scheme proposals, progress detailed design development and identify the necessary enabling works packages (and costs.) This work needs to be completed before either party is able to reach a position whereby definitive commitment can be given to the transaction and recommendations made in terms of committing either party to legally binding agreements.

Whilst the Council anticipates incurring costs in developing its own understanding of the scope and cost of enabling works anticipated to be undertaken by the Council, these costs are likely to be much less significant than the costs likely to be incurred by L&G in progressing the detailed design of the mixed use scheme and associated planning applications. In order for L&G to commit to this expenditure, it is therefore necessary for the Council to;

1. Enter in to a Strategic Partnership with L&G through which the Council and L&G will agree to work together to progress proposals for Temple Island, deliver the Vision for the Temple Quarter and achieve key city-wide objectives. Further information regarding the Strategic Partnership is contained within Appendix A.
2. Confirm its in-principle commitment to two key aspects of the proposed deal;
 - a) To proceeding with a 250 year long-leasehold disposal of the Temple Island site to L&G, and;
 - b) To key principles established within the draft Heads of Terms developed between the parties and, subject to various future decisions and actions between the parties, enter in to a sub-lease of an office building of up to 100,000 sq ft (NIA) which L&G can deliver as a first phase of works.

The structure of the legal agreement relating to the disposal of Temple Island to L&G has been considered in detail and legal advice sought in this regard. The advice remains privileged but has taken full account of procurement requirements and emerging case law, including the recent Faraday case. The compliance of the proposed disposal route has been considered carefully based on a current understanding of what is a complex and dynamic area of law.

Under the terms of the proposed Agreement, if L&G satisfy the conditions precedent and complete construction of a first office building to industry standards, the Council will enter in to a 250 year (less one day) sub-lease of that building together with a provision to pay rent to L&G for a term of 40 years. The building will have a maximum net internal area of 100,000 sq ft. The lease will have RPI linked rent reviews; with an appropriate cap and collar.

BCC's rent for the building will be set as a percentage of the build cost and L&G will forego the typical profit as a percentage of gross development value (GDV) that developer would typically require.

This sub-lease arrangement is necessary in order to secure L&G's investment in the scheme (as it offers the L&G fund a guaranteed income from the site for a 40 year period, underpinning their investment) and, owing to the sub-lease arrangement set out above, it also allows the Council the opportunity to use its superior covenant strength to pay a highly competitive (i.e. reduced), head-rent to L&G and generate a profit rent from leasing the commercial office space to sub-tenants. Subject to positive market conditions, this arrangement should create a positive annual revenue stream for the Council.

L&G only require the Council to pay them rent for the first 40 year period and thereafter L&G will surrender its leasehold interest back to the Council for £1 and all rent arising from the sub-letting of the building will be the Councils without having to pay any further rent to L&G.

The proposal will also have other benefits to the Council – including creating new office space within the city, thereby supporting employment, and in generating additional business rates within the Enterprise Zone: supporting the Council in meeting existing commitments.

It is anticipated that subsequent phases of development (commercial and residential) would be progressed by L&G using its own resources, but with further opportunities for BCC to invest, should BCC so choose. In a situation where L&G achieves an IRR figure higher than a pre-agreed level, the surplus (overage) will be shared between the parties – ensuring that BCC is able to secure further capital receipts where the scheme out performs against initial forecasts.

L&G is expected to deliver a second, speculative office building on Temple Island – once the first office building (let to the Council) is 80% let - comprising high-grade office accommodation within the Temple Quarter – and may also drive further business rates and jobs growth within the Enterprise Zone. L&G have also stated their intention to deliver the initial phase of residential buildings on site with at least 40% affordable housing.

There are risks to the Council under this arrangement, most notably;

1. The Council will be disposing of a long leasehold interest in the site to L&G and will have limited control over the future form of development which will take place upon the site. The Council therefore needs to be mindful that it will be only through the exercise of planning control by the local planning authority that any formal control will be exercised over the form of this development.
2. Should the Council fail to secure a sub-tenant for the office building; the Council will remain liable for the payment of rent to L&G.

More information relating to the risks and benefits of the proposed approach, and mitigations for the risks, are contained within Appendix A.

Subject to Cabinet approval (sought here) for continuation of contractual discussions with L&G and the in-principle agreement to the disposal route and approach to BCC committing to a sub-lease of the first office building, L&G will proceed to develop and refine their proposals for the Temple Island site. It is expected that, as part of this process, L&G will also engage in pre-app discussions with the Local Planning Authority (LPA) with a view to a planning application being submitted for the mixed use scheme, once the parties have finalised a contractual position.

In order to expedite delivery of the Temple Island site and to de-risk the site from a development perspective, it is expected that through the Agreements reached with L&G, BCC will be responsible for undertaking specific enabling and preparatory works in order to prepare the site for redevelopment. Where necessary, BCC will be required to seek and secure planning and statutory consents in order to support and progress these enabling and preparatory works.

Detail around these works will be developed through the next stage of scheme refinement and further information will be provided relating to the extent and cost of works in a future report to Cabinet. However, in order to allow BCC to progress proposals for these enabling works, project funding is required in order to support various elements of work.

Cabinet approval is therefore now sought for up to £0.5m of project funding to support the next stage of works relating to Temple Island. Funding to support this is expected to be drawn from the Capital Investment Reserve.

As part of the work undertaken since the Cabinet decision in September 2018, alternative disposal and development options to enable the redevelopment of Temple Island have been considered, and detail around these alternative approaches are set out within Appendix A.

The proposed approach of disposal to L&G is set out on the basis that it will allow BCC to secure an exceptional development and funding partner with a proven track record of regeneration delivery and ample funding; it may expedite delivery of the site versus alternative routes for the appointment of delivery partners; will allow BCC opportunity to invest in the scheme; allow control over BCC's exposure to risk, and; will allow BCC to utilise grant funding to undertake enabling works. This is balanced against a reduction in overall BCC control over the form of development and the potential limiting of BCC's ultimate income/return from the land (versus other delivery mechanisms).

Assuming the Cabinet endorse the recommendations set out within this report, it is anticipated that the City Council and L&G will continue to work together over the coming months to refine scheme proposals and develop a more detailed understanding of scheme opportunities and constraints; scheme costs and values; legal mechanisms and structure and the overall viability of development. It is anticipated that once this next stage of work is complete, a more detailed report will be brought back to Cabinet with detailed financial and economic analysis which demonstrate a comparison with the benefits and outputs of the alternative scheme as set out in September 2018. This report will also set out recommendations on next steps and present a

comprehensive proposal for Cabinet to review and approve.

It is currently expected that this report will be presented in late 2019 or early 2020 and that Scrutiny will be engaged in the development of this report in order to consider and evaluate the proposed scheme, and its benefits, against those previously established for the mixed use scheme as part of the September 2018 Cabinet decision.

Cabinet Member Recommendations:

1. To approve the Council entering in to a non-binding strategic partnership with Legal & General and to delegate authority to the Executive Director for Growth and Regeneration, in conjunction with the Deputy Mayor Finance Governance and Performance, to negotiate and agree a non-legally binding Memorandum of Understanding to support this.
2. To Approve the City Council committing, in principle, to the conditional disposal of the Temple Island site to L&G on a long leasehold basis – in a way which demonstrates best consideration – and to the Council entering in to an Agreement for Lease relating to an office building not exceeding 100,000 sq ft (NIA) to be constructed on the Temple Island site through a first phase of works.
3. To approve a project budget of up to £0.5m to support the development of proposals for the Temple Island site. This funding to be utilised for internal BCC staff time and fees, professional consultancy fees, site and survey work and including an appropriate contingency allowance.

Corporate Strategy alignment:

The proposals align with a number of corporate priorities, including:

- Develop a diverse economy that offers opportunity to all;
- Deliver 2,000 homes, of which 800 are affordable, built in Bristol each year by 2020;
- Develop an inclusive economy that offers opportunity to all and makes quality work experience and apprenticeships available to every young person, and;
- Reduce social and economic isolation and help to connect people to people, people to jobs and people to opportunities.

City Benefits:

Significant city benefits are anticipated to accrue through the redevelopment of the Temple Island site. The original VfM report suggested that around 2,000 jobs and 500 homes would be created through the redevelopment of the Temple Island site as a mixed use scheme.

Consultation Details:

Proposals have been developed and discussed with the Deputy Mayor Finance Governance and Performance.

Revenue Cost	£	Source of Revenue Funding	<i>Insert specific service budget</i>
Capital Cost	£0.5m	Source of Capital Funding	<i>Capital Investment Reserve</i>
One off cost <input checked="" type="checkbox"/> Ongoing cost <input type="checkbox"/> Saving Proposal <input type="checkbox"/> Income generation proposal <input type="checkbox"/>			

Required information to be completed by Financial/Legal/ICT/ HR partners:

1. Finance Advice:

In September 2018 Cabinet resolved that the Council should work with partners to develop an alternative mixed use scheme for the Temple Island site – ideally incorporating a conference centre, hotel facility, commercial space with a supporting retail offer, and residential units including policy compliant affordable housing provision. This report updates Cabinet on the progress made since that decision, including discussions that have been taking place with potential development partner Legal and General (L&G) to develop proposals aimed at delivering aspirations for the site.

The report seeks approval for the Council to enter into a non-binding strategic partnership with L&G to exclusively develop proposals for the regeneration of Temple Island and in principle for the disposal of this Temple Island site via a long lease to L&G. It should be emphasised that this is an in principle decision only, and does not commit the Council either to the disposal of the site or its associated agreement to lease-back up to 100,000 sq ft of office accommodation to the Council. Further work is required to develop a proposition that is intended to be brought back to Cabinet during the current financial year for consideration, and significant additional due diligence is required before either party is able to reach a position whereby any definitive commitment can be given.

The outline proposal which officers are seeking authority to develop includes the following principles:

- Disposal of the site, on the basis of a long lease (250 yrs) at best consideration reasonably obtainable under S123 of the Local Government Act 1972. When last reviewed, as reported in September 2018, this equated to some £12.5m.
- Agreement that the Council lease-back for 40 years up to 100,000sq ft of office accommodation to ensure a guaranteed return back to L&G. This represents a transfer of risk from L&G to the Council which will need to be fully assessed in line with the associated cost / benefits of the proposition.

As outlined in Appendix A to the report, should the Council fail to secure a sub-tenant for the office building; the Council will remain liable for the payment of rent to L&G after the completion of the building – placing a potentially significant long term financial burden upon the Council.

Under the proposed Agreement, the intention is that should L&G fail to proceed with the development within a pre-agreed timetable, the Council will retain the right to buy back the site/development plots on terms which would reflect the investment by both parties and seek to promote the redevelopment of the site via alternative mechanisms. This should be on the basis of no more than cost plus or minus reasonable expenses on both sides, to ensure the Council is not financially disadvantaged.

The Council will have limited control over the form of development through the development agreement itself. This is necessary due to the nature of the partnership agreement being proposed.

Appendix A to the report outlines additional enabling works that will be required prior to the development, including the provision of utility services, and improvements to accessibility. There may also be further remediation works to the site. These could be significant, but have yet to be fully quantified, and reviewed for potential state aid implications.

As set out in the September 2018 Temple Island report to Cabinet, assessment of the original high level mixed-use proposition assumed that should the Council decide to take a stake in the proposition, the original allocation of £25.6m (excluding land value), CIL, capital receipt and other Council contributions, could be available to be re-purposed. An economic assessment will be incorporated into the detailed report so that likely costs and estimated economic and social benefits are compared to those highlighted in the Value for Money review undertaken for the previous Temple Island decision.

The report seeks approval for a project budget of up to £500k for the next stage development. Pending formal approval of any capital scheme it is recommended that this is considered priority funding from the Council's Capital Investment Reserve and should it progress to development, it could subsequently be capitalised as part of the scheme costs.

Finance Business Partner: *Chris Holme, Interim Head of Finance, Bristol City Council, 24th June 2019*

2. Legal Advice:

As the report and appendix A record, L&G have been chosen as the Council's partner in this project due to their financial and other resources, their previous experience and proven track record in projects of this kind. They provided initial proposals for the Cabinet report in September 2018, and these have been developed further since then.

L&G's other property interest in the Temple Quarter (TQ) also afford the opportunity to develop a strategic partnering arrangement of benefit to the temple quarter generally, although this is not critical to the proposed development of the Temple Island site itself. The memorandum of understanding is proposed to be "non-binding", and intended to be of no contractual effect. The objectives have not yet been finalised, but are intended to relate to high level joint planning in respect of developments in the TQ provided the MOU remains a statement of intent, (and contains no contractual obligations on either side) it will not amount to a contract; which would expose it to the procurement regulations.

The specific legal arrangements between the Council and L&G themselves, as detailed in the report and appendix A, comprise, in summary;

- disposal to L&G by way of a long lease (250 years),
- agreement for a lease back in respect of an office block,

The agreement for lease to L&G will not contain positive development obligations, although it is expected to require that the first office if built will comply with certain basic standards.

External legal advice has been obtained on the nature of the proposed transaction and in relation to any procurement issues which might arise. The current arrangements are being envisaged as a property transaction and will not therefore comprise a public contract, and so fall outside the ambit of the Public Contracts Regulations 2015.

It must be ensured that "best consideration" is obtained for the site in order to comply with s123 Local Government Act 1972, and in addition an independent valuation will be required supporting the disposal terms, to satisfy state aid requirement. These matters will be addressed in more detail in the future report, as will any state aid implications (if any) associated with the Council

investment in the enabling works.		
Legal Team Leader: Eric Andrews. Team Leader, Legal Services, 21 June 2019		
3. Implications on IT: There are no identifiable IT implications arising from this report		
IT Team Leader: Ian Gale; Head of IT, Bristol City Council. 14 th June 2019		
4. HR Advice: At the stage there are no HR implications evident		
HR Partner: Celia Williams, HR Business Partner – Growth and Regeneration, Bristol City Council, 18 th June 2019		
Background Documents:		
EDM Sign-off	Colin Molton	27/03/2019
Cabinet Member sign-off	Cllr Cheney	30/05/2019
CLB Sign-off	Mike Jackson	28/05/2019
For Key Decisions - Mayor's Office sign-off	Mayor's office	03/06/2019

Appendix A – Further essential background / detail on the proposal	YES
Appendix B – Details of consultation carried out - internal and external	NO
Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	YES
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of proposal	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Exempt Information	NO
Appendix J – HR advice	NO
Appendix K – ICT	NO

Temple Island – update on proposals and disposal arrangements

APPENDIX A: Further essential background / detail on the proposal.

1. ADDITIONAL BACKGROUND INFORMATION

Site/location detail:

Although many aspects of the Temple Island site make it a challenging site to develop, the proximity of the site to Temple Meads station, the proposed University of Bristol Temple Quarter Enterprise Campus and the existing commercial centre at Temple Quay mean that the site has significant opportunities to create a new, vibrant and creative business cluster, supported by residential uses and other uses including retail and hotel/conference facilities – supported by the development already proposed by the University of Bristol.

The site has points of comparison with London's Kings Cross development; the proximity to a major station & transport hub; the presence of a University of significant repute; significant heritage features and a growing and developing residential community. Successful precedents do therefore exist for Temple Island to learn from in terms of creating a dynamic and successful mix of uses where activity can take place across all parts of the day and active ground floor uses and well thought out public realm facilitate opportunities for collaboration and interaction.

Significant potential also exists for the site, and the wider Temple Quarter, to host an events schedule – making use of both meanwhile opportunities, as well as new, permanent public realm delivered through redevelopment. These events and spaces can begin to activate the Temple Quarter and ensure that the area is able to begin to develop its own character and facilitate increased community and business engagement. Again – lessons can be learnt from other successful schemes, including Kings Cross, and work will be undertaken to identify and realise both short term and longer term opportunities.

Key to realising such a Vision is the ability to work with a partner who shares this Vision and wants to take a long-term interest in the scheme, and has experience of bringing forward and delivering flagship mixed use schemes.

In addition to this, the redevelopment of Temple Island also has the potential to add a further critical mass of development to the east of Temple Meads, supporting the existing regeneration of this area of the city and supporting the creation of a new city quarter and destination and enhance connectivity through the Temple Quarter and St Philips areas, improving accessibility and connectivity from St Philips Marsh, and the residential communities beyond, to the City Centre. Consideration to these linkages is already being given through the emerging Temple Quarter masterplan/development framework.

Legal and General:

L&G Investment Management is one of the largest fund investors in the UK and L&G are one of Europe's largest institutional asset and fund managers - currently managing in excess of £1 trillion of assets across all investment classes. Meanwhile, L&G uses its own balance sheet investment to fund and develop assets which can be subsequently transferred in to the L&G portfolio to generate income for 20-40 years, matching L&G's pension commitments. This means that L&G have a long-term vested interest in developing successful and sustainable communities – where long term value can be assured. The L&G business is therefore well suited to promoting and funding the development of a mixed use

scheme on Temple Island – where the opportunity for long term value can be created through well considered and delivered development and through ongoing curation of occupiers and tenants. This structure of the L&G business also means that L&G have significant in-house expertise in regeneration, funding, development and asset management and are able to operate in a highly cost effective and efficient manner.

In other cities where L&G have committed to a significant investment, they have subsequently sought out additional investment opportunities within the city – and it is anticipated that the same may happen in Bristol, resulting in a level of investment significantly above the initial commitment.

The Strategic Partnership

The Strategic Partnership arrangement outlined in the Cabinet Report would be unique and bespoke to Bristol and is something which BCC have sought to promote with L&G as a mechanism through which to gain further benefits for the city and its citizens. The achievement of such a Strategic Partnership with an institutional funder of the scale and calibre of L&G would be a significant achievement for the city; demonstrate the city's commitment to public-private sector collaboration and offer a template for discussions with other major institutional investors and developers who may wish to do business with the city in the future.

The Strategic Partnership will be supported by a non-legally binding agreement (a Memorandum of Understanding). It will involve the parties (the Council & L&G) engaging on strategic or specific projects and activities within the Temple Quarter (and potentially the wider city) in order to deliver against an agreed set of objectives.

The objectives of the partnership are to be finalised, but would be expected to include non-binding commitments to support in delivering inclusive economic growth; deliver new schemes in accordance with the Council's affordable housing policy; support the delivery of schemes incorporating modern methods of construction; support training and education opportunities and assist the council in meeting its commitments around sustainable development and Carbon neutrality.

The Strategic Partnership would operate under an agreed governance structure, reporting to a quarterly board. No binding legal or financial obligations would be placed upon either party through the partnership arrangement (barring confidentiality arrangements) and it is expected that it would initially run for a 5 year period.

The proposed disposal route:

Under the proposed arrangements, the parties would enter in to a conditional agreement on Temple Island, with BCC granting L&G a 250 year long leasehold interest preceded by an Agreement for Lease. The proposed transaction will be structured to ensure that the Council receives the best consideration reasonably obtainable as required under S123 of the LGA 1972.

The Agreement will contain conditions precedent in order to ensure that progress is made on the project and that both parties' interests are protected. Under the Agreement for Lease, the parties will have 12 months in which to satisfy the Conditions precedent.

Under the proposed Agreement, the intention is that should L&G fail to proceed with, commence or complete the development within a pre-agreed timetable, the Council will retain the right to buy back the site/development plots on terms which would reflect the investment by both parties and seek to promote the redevelopment of the site via alternative mechanisms. This aims to ensure against the possibility of L&G 'land-banking' the site or the site remaining undeveloped.

Risks and benefits of the proposed approach:

There are commercial risks to the Council entering in to the arrangement as outlined within the Cabinet Report, most notably;

1. The Council will be disposing of a long leasehold interest in the site to L&G with limited control over the form of development which will take place upon the site. The Council therefore needs to be mindful that the main form of control will be through the Local Planning Authority (LPA). This reduction in direct control is a consequence of the restrictions imposed as a result of the Faraday case, through which the Council is limited in its ability to place positive obligations upon the developer, but must seek to achieve desired outcomes through the imposition of negative covenants. There are however also benefits to this approach, as set out below.
2. Should the Council fail to secure a sub-tenant for the office building; the Council will remain liable for the payment of rent to L&G after the completion of the building – placing a potentially significant financial burden upon the Council. Mitigations for these risks do exist and are set out below. The exact financial risk and reward of this approach will be established as part of the next stage of work to be undertaken and, once fully determined and understood, will be presented to Cabinet for review, consideration and approval.

The commercial benefits of the proposed approach are notably;

1. The disposal route will allow the Council to work with a high-calibre funding and development partner (L&G) with a track record of successfully funding, promoting and delivering high-quality mixed use urban regeneration projects;
2. The Council should be in a position to use its covenant strength to secure a highly competitive rental figure on the first office building which, subject to positive market conditions, should provide a significant opportunity for the Council to derive a profit rent from letting the office accommodation to commercial occupiers on market terms and reduce the likelihood of the Council realising a financial loss on the commercial office space;
3. The approach is likely to expedite the pace of delivery of Temple Island as a funding and development partner of sufficient standing and calibre can mobilise immediately, without the alternative of the Council having to undertake a lengthy procurement exercises to appoint a developer to carry out works under a traditional development agreement that would be subject to the public procurement rules;
4. L&G's long term approach to income generation mean that they are willing to accept a lower level of developer profit – maximising areas of financial return to the Council, and;
5. L&G's long term investment priorities means that they are fully aligned with the Council in terms of a desire to see Temple Island succeed in the long term.

The commercial risk associated with the Council taking the head-lease on the first office building can be minimised in various way and the Council will seek to engage appropriate professionals at the appropriate time to ensure that the Council maximises the likelihood of promptly securing occupiers for the commercial office accommodation. Ways of ensuring this are anticipated to include;

1. the Council proactively seeking a sub-tenant at an early stage, especially to those businesses within target growth sectors;
2. by the Council receiving a commercially attractive office building built by L&G, and;
3. by ensuring the Council's rental obligation will be much lower than the open market would pay – minimising the financial risk to the Council.

Legal advisors are retained by the Council in order to provide continued legal advice and to negotiate and draft the legal agreements.

Funding required to support the development of the scheme:

The Cabinet Report seeks funding of up to £0.5m to support the development of proposals for the mixed use scheme on Temple Island. Funding will be utilised for;

1. Internal Council staff time/cost associated with progressing the project;
2. External professional and consultancy fees;
3. Site works/costs and survey costs, and;
4. A project contingency for additional works or miscellaneous items.

Anticipated BCC enabling works:

As outlined within the Cabinet Report, it is anticipated that the Council will undertake some enabling works in order to prepare the Temple Island site for redevelopment. Works are anticipated to include works to upgrade the provision of Utility services to the site; works to improve the A4 pedestrian and cycle carriageway adjacent to the 'tump' near the 3 lamps junction; works to deliver a stabilised A4 retaining wall and create a bridge link spanning the railway spur-line adjacent to the A4, and; improvement works to the A4 slip road/access to Temple Island. Works may also include further remediation works to the site. Further detail on these will be provided in the future report. It is expected that these works will be funded through the re-purposing of EDF funds previously allocated to the Arena project and, if funding is successfully secured, through the Housing Infrastructure Fund (HIF).

Alternative delivery mechanisms:

Alternative delivery mechanisms would exist through which to promote the redevelopment of Temple Island, and consideration has been given to the appropriateness and attractiveness of these options to the Council;

1. A straight land sale (disposal) potentially via tender or auction:
This would allow the Council to dispose of the site quickly; but would not include the advantage to the Council under the proposed arrangements to input into the type and speed of development which may come forwards. It may also not allow the Council to maximise the land receipt generated by the development of the site, participate in any way in the development of the site or generate ongoing income. This approach may also fail to generate significant market interest as the costs of enabling the site (remediation, infrastructure etc.) would be wholly borne by the developer. The approach would also run the risk of a developer over-paying for the site and subsequently being unable to bring forwards development – delaying the regeneration of this prominent gateway site. The approach is therefore not one which is recommended.
2. A Joint Venture arrangement:
A Joint Venture would involve the Council seeking to partner with L&G (or another organisation) in developing and delivering the scheme. The Council would exercise control over the development as a consequence of being part of the JV entity. A Joint Venture arrangement would potentially allow BCC to participate in the full design and delivery of the Temple Island scheme, but could be complicated, costly and risky and may not achieve more than the proposed structure (in the sense that the Council will be afforded the opportunity to invest in the development via the proposed

disposal routes should it so choose to do so.) Therefore the Council would be able to share in the profit for the project but would also have a higher share of the associated risk of development and delivery. The current L&G proposal ensures the Council is paid its land value and its risks are agreed and limited in cost. This approach therefore has both pro's and con's, but is not felt to offer significant benefits over the suggested approach.

3. An OJEU Procurement process:

This could involve following one of the prescribed OJEU procurement routes, such as the competitive dialogue process or negotiated process. Adopting an OJEU procurement process would be typical in an arrangement whereby the seller wishes to be prescriptive in the form and timing of development and in achieving set criteria including delivery, and it supports this by allowing the seller to exercise increased control over development. However, OJEU processes can be lengthy and costly and the risk of challenge always exists. OJEU procurement processes can also make development opportunities less attractive to private sector developers owing to the significant time, effort and resource required to participate in the process and the (relatively) low likelihood of successful appointment. Progressing an OJEU compliant procurement process would possibly present a lower risk option, but it would introduce a significant time delay and cost, and even after the selection of the preferred development partner through the OJEU process, works may not be able to commence on site for some time as the development partner may still need to refine and develop their scheme, and secure a planning consent. The option would therefore add significant delay to the delivery of development on site.

Bristol City Council Equality Impact Assessment Form



Name of proposal	Temple Island – update on proposals and disposal arrangements
Directorate and Service Area	Growth & Regeneration – Bristol Temple Quarter
Name of Lead Officer	Colin Molton

Step 1: What is the proposal?

Please explain your proposal in Plain English, avoiding acronyms and jargon. This section should explain how the proposal will impact service users, staff and/or the wider community.

1.1 What is the proposal?

The proposal is to continue discussions relating to the development of Temple Island for a mixed use scheme. This will involve the provision of funding to support the continued development of proposals and, approvals to enter in to a Strategic Partnership with funding and development partner and give in-principle approval to key aspects of the proposed disposal.

Current proposals foresee the delivery of a mixed use scheme, reflective of those outlined in the previous Cabinet report in September 2018. The expectation is that the development will respond to the characteristics of the Temple Quarter (and Bristol), add a further critical mass of development to the east of Temple Meads and seek to enhance connectivity between the east of the station and the city centre.

Benefits

The proposed scheme closely aligns with core objectives of the Temple Quarter (including the Enterprise Zone), the City Council and its partners' and will contribute towards the realisation of the Vision for the Temple Quarter.

The development is expected to;

- become a new destination for Bristol residents, businesses and visitors and, over time, will work with other proposed and emerging schemes within the

Temple Quarter to create a new quarter for the city and an extension of the existing city centre.

- facilitate improved sustainable transport links especially cycle and pedestrian routes.
- The commercial aspects of the scheme (offices and the proposed hotel/conference facility) will generate significant additional spend for the city, and wider region, business activity, increased hotel occupancy and other related spend.
- Offer the council the opportunity to invest in the mixed use scheme to bring forward the delivery of commercial office accommodation within the Temple Quarter Enterprise Zone.

Step 2: What information do we have?

Decisions must be evidence-based, and involve people with protected characteristics that could be affected. Please use this section to demonstrate understanding of who could be affected by the proposal.

2.1 What data or evidence is there which tells us who is, or could be affected?

There will be a considerable amount of economic benefit including construction jobs, and a number of direct and indirect jobs created when the scheme is completed.

It is expected that the mixed use development will deliver a range of accommodation on site and offer facilities to support residents and occupiers of the site, and for the wider community. Such facilities will include retail provision and public realm.

Summary of the Bristol Census 2011 Equalities Statistics

		Gender		Ethnicity			Disability	Sexual orientation
		males	females	White British	non- 'White British'	BME	with a LLTI	Lesbian, Gay or Bi-sexual
Total	number	213,400	214,700	333,432	94,802	68,642	71,724	n/a

population all ages	denominator	428,100	428,100	428,234	428,234	428,234	428,234	n/a
	Bristol %	49.8	50.2	77.9	22.1	16.0	16.7	n/a
	England and Wales %	49.2	50.8	80.5	19.5	14.0	17.9	6

available at: <http://www.bristol.gov.uk/page/community-and-safety/equalities-data-and-research>

According to the table above, 16% of the Bristol people are Disabled, under the Equality Act 2010, that is defined as '...a physical or mental impairment which has a long-term and substantial adverse effect on their ability to carry out normal day-to-day activities'. Taking into consideration that not everyone discloses their disability, the actual number could potentially be higher.

Therefore, it is expected there will be significant number of disabled people accessing Temple Island, including people with sensory impairment and long-term health conditions.

The majority of visitors are expected to travel by foot, bicycle or via public transport. The remaining visitors traveling by car would be encouraged to make use existing public parking provision, or new facilities which may be proposed as part of the overall development.

The development is located in the Windmill Hill ward, which is adjacent to the following wards:

- Lawrence Hill
- Southville
- Cabot
- Knowle
- Brislington West

The table below illustrate the characteristics of the population living in the wards listed above:

Ward	Population by sex					Ethnic group				Limiting long-term illness or disability	
	Total usually resident population [1]	Total males	%	Total females	%	White Total	%	Black and Minority Ethnic Group Total	%	People whose day-to-day activities are limited	%
Brislington West	11,355	5,670	49.9	5,685	50.1	10,352	91.2	1,003	8.8	1,774	15.6
Cabot	15,940	8,572	53.8	7,368	46.2	11,741	73.7	4,199	26.3	1,353	8.5
Knowle	11,315	5,608	49.6	5,707	50.4	10,312	91.1	1,003	8.9	2,105	18.6
Lawrence Hill	18,942	10,060	53.1	8,882	46.9	8,493	44.8	10,449	55.2	3,402	18.0
Southville	12,543	6,459	51.5	6,084	48.5	11,353	90.5	1,190	9.5	2,061	16.4
Windmill Hill	13,180	6,614	50.2	6,566	49.8	11,351	86.1	1,829	13.9	1,873	14.2
Bristol	428,234	213,071	49.8	215,163	50.2	359,592	84.0	68,642	16.0	71,724	16.7
England & Wales	56,075,912	27,573,376	49.2	28,502,536	50.8	48,209,395	86.0	7,866,517	14.0	10,048,441	17.9

The table demonstrates that the majority of the Lawrence Hill population are from Black and minority ethnic communities and that there are also a high number of disabled people living in the area. Knowle also has a high proportion of older people. Consultations with these groups will form part of the consultation around proposals for Temple island.

2.2 Who is missing? Are there any gaps in the data?

We have no official data specifying the sexual orientation of the Bristol people. However for this report we will assume that Bristol reflects the national statistics where 6% of the population is LGBT+, all as referred to later in this assessment.

Marriage and civil partnership, Pregnancy and maternity data is missing from this assessment.

2.3 How have we involved, or will we involve, communities and groups that could be affected?

Consultations with these groups will form part of the Planning Process, but it may also be possible for the developer to engage these groups early as part of the design process.

The Council and Developers will consult with equalities groups during the detailed design of new transport schemes, space improvements and developments. Individual transport schemes are required to undertake EQIAs as part of the Council's quality assurance strategy.

Step 3: Who might the proposal impact?

Analysis of impacts on people with protected characteristics must be rigorous. Please demonstrate your analysis of any impacts in this section, referring to all of the equalities groups as defined in the Equality Act 2010.

3.1 Does the proposal have any potentially adverse impacts on people with protected characteristics?

Whilst we have not identified any directly adverse impacts from the proposal at this stage we are aware of issues which we will need to consider further as part of the development/design process:

Age, Marriage and civil partnership, Pregnancy and maternity

No issues identified at this stage however, civil partnerships can be an indicator of same sex marriage and could support LGBT+ data.

Disability

Shared pedestrian/cyclist routes to the Island could be a hazard for people with mobility or sensory impairment. Elevated areas/levels to the Podium and Conference facility could be perceived as excluding for people with mobility impairments and older people. The design will need to account for this and seek to mitigate any impacts through intelligent design.

An influx of people

An influx of people walking to and from the development through the Old Market area, who are potentially unfamiliar with Bristol, could potentially increase the chances of homophobic, bi-phobic and transphobic hate crime as this area is well known as the LGBT+ quarter in Bristol.

Race, religion or belief

An influx of people walking to and from the development through the Lawrence Hill Ward streets, and Old Market who are potentially unfamiliar with Bristol, could potentially increase the chances of racially and faith aggravated hate crime due to the high number of BAME owned business on this high street.

Sex

Womens safety-there may be an increased risk of sexual harassment, assault or gender based hate crime, speaking with the Womens Commission may be able to support consulting with women any issues they have with the new development.

3.2 Can these impacts be mitigated or justified? If so, how?

Currently, BCC are only at the very preliminary stages of design and yet to reach agreement with the proposed developer. However as the design develops and wherever viable, access routes to the development will have designated areas to separate cyclists and pedestrians.

Key stakeholders will be engaged as the design develops to provide views in order to prevent criminal activities. Examples of potential mitigating measures to be considered but not limited to are:

- CCTV cameras covering all access routes.
- Cooperation between any Conference Centre operator and police where appropriate on event days.
- Stewarding/marshalling by the operator where required on events days.

Bristol Operations Centre developed for the Bristol City Council as part of their Smart City programme, this connected operations centre is designed to provide integrated, city-wide management. This includes traffic management, monitoring of public spaces, and telecare services in Bristol and would be an important feature in ensuring citizens are safe and are able to access the development. Along with SARI Bristol Hate Crime and Discrimination Services monitors hate crime, crime against women and vulnerable people; the group examine hate crime statistics reported from the community and to the police on a quarterly basis. Any increase in hate crime would be quickly noted and action can be taken to mitigate this (e.g. additional CCTV in Old Market or Lawrence Hill, increased foot patrols, increased publicity for reporting etc. where there is a lack of safety precautions where required)

BCC Overview & Scrutiny Management Board commissioned a working group on the Bristol Night Voice, the group will be consulted further so that considerations on how the issues identified in this equality assessment and in respect of how the development operates can be integrated into a City Centre Night Time Economy Strategy.

Accessibility issues raised during pending planning consultations, consultation and meetings with Bristol Physical Access Chain (BPAC) and others will be considered through the design development and ongoing engagement with BPAC.

It should also be noted that it is felt that the redevelopment proposals for Temple Island do offer an opportunity to significantly enhance the levels of activity within the Temple Quarter area and offer the opportunity to make improvements to key walking/cycling routes – such as along Cattle Market Road. The opportunity does therefore exist to make significant improvements to the benefits of all residents and groups.

3.3 Does the proposal create any benefits for people with protected characteristics?

Age

During the construction period there will be a number of construction jobs and potential apprenticeship opportunities which would be suitable for young people.

Age

There is a high number of older who live in Bedminster, and would be beneficial for any consultation to target these groups too.

Disability

Early input from Attitude is Everything and BPAC on the design will ensure the best viable disabled-friendly venue possible for Bristol citizens.

Gender reassignment and sexual orientation

Once the development is open, engagement between any Conference Centre operator and the Old Market traders and other groups can ensure that local businesses would benefit from the Conference Centre hosting cultural relevant events.

Marriage and civil partnership, Pregnancy and maternity, Sex (Gender)

n/a

Race, religion or belief

Many of the local businesses in the Lawrence Hill area are owned by BME people. The expected influx of people would increase business in this area.

Religious groups will be able to use the Conference Facility as has previously been done across the country in similar venues. Consideration of prayer rooms with wash facilities could prove faith friendly for example.

Due to the proximity of the venue to Lawrence Hill, the local community could benefit from some of the jobs created during construction and once the venue is open. It may be possible to put some targeted initiatives in place to support the Lawrence Hill community and developer-dialogue with the Black South West Network will be encouraged.

3.4 Can they be maximised? If so, how?

Job fairs will be organised in conjunction with the developer, the LEP, the building contractor and the operator to inform the local community about Temple Island job opportunities including skill development initiatives. This will involve input from the Council's Temple Quarter team and will also draw on support from BCC officers from within both the Economic Development and Skills teams in order to maximise and promote opportunities.

Step 4: So what?

The Equality Impact Assessment must be able to influence the proposal and decision. This section asks how your understanding of impacts on people with protected characteristics has influenced your proposal, and how the findings of your Equality Impact Assessment can be measured going forward.

4.1 How has the equality impact assessment informed or changed the proposal?

Completing the equality impact assessment has ensured that key groups have been identified. This means that specific engagement can be targeted with these groups during the development of proposals for the Temple Island site and key requirements/issues accounted for.

Consultation processes, undertaken as part of the scheme development and through any formal planning applications, will raise awareness of issues facing equalities groups and those with protected characteristics represented by The Care Forum.

4.2 What actions have been identified going forward?

- Feasibility work looking into infrastructure options, including the viability of designated areas for pedestrian and cyclist, instead of shared spaces,

on the new access routes leading to the development.

- Discussions will be facilitated between any Conference Centre operator and the Council, including Safer Bristol, to review city wide initiatives, including safety measures, which could be implemented in the arena.
- Job fairs will be organised in conjunction with the developer, the LEP, the Building contractor and the operator to inform the local community about Temple Island job opportunities.

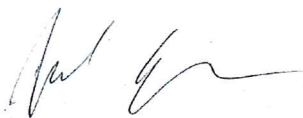
4.3 How will the impact of your proposal and actions be measured moving forward?

In reference to the actions on section 4.2:

- Suitable infrastructure works will be condition of planning consent.
- Discussions between any conference facility operator and the Council will be planned and monitored to ensure that they both happen and achieve SMART objectives.
- The Council and its partners will develop an employment and training strategy which will set out a strategy for maximising employment opportunities. The number of jobs created will be monitored during construction (by the project team, as part of the building contract) and when the Conference Centre is open (by the operator) and the number of employment fayres etc attended will also be monitored

It is intended to maintain the key measures outlined in this EqIA. The equalities impact of changes will be reviewed against this EqIA and updated if required. More in depth EqIA's will be developed once more detailed development plans have been agreed.

Service Director Sign-Off:



Nuala Gallagher

Date: 24 June 2019

Equalities Officer Sign Off:

Cherene Whitfield

Date: 17 June 2019

Eco Impact Checklist

Title of report: Temple Island				
Report author: John Hurlock				
Anticipated date of key decision: 2nd July 2019				
Summary of proposals: <p>The proposal is to continue discussions relating to the development of Temple Island for a mixed use scheme, This will involve the provision of funding to support the continued development of proposals and approval to enter in to a Strategic Partnership with a funding and development partner and give in-principle approval to key aspects of the proposed disposal.</p> <p>This assessment considers the anticipated impacts associated with the mixed use development at Temple island. Given the stage of development of the scheme, this review is at a high-level and a more detailed EIA will be developed to accompany a future Cabinet report which will contain more detail relating to the development proposed for Temple Island, at a stage when such information is available.</p>				
Will the proposal impact on...	Yes/ No	+ve or -ve	If Yes...	
			Briefly describe impact	Briefly describe Mitigation measures
Emission of Climate Changing Gases?	Yes	-ve	<p>During construction there will be direct emissions from construction vehicles and indirect emissions through energy consumption and staff travel.</p> <p>During operation: indirect emissions from energy consumption and staff travel, visitor travel, generation of waste to landfill.</p>	<p>A Construction Environment Management Plan (CEMP) is expected to be developed for the project, which will take account of all mitigation measures identified within the Environmental Impact Assessment which will be submitted alongside the Temple Island Planning Submission.</p> <p>The Developer will set out commitments to local employment within a Skills and Employment Plan, The Council will encourage the developer to achieve a high BREEAM standard. This will seek to place the development at an equal or higher than comparable schemes of a similar nature. The assessment includes consideration of construction materials used and the energy efficiency of the building.</p>

				<p>The site is well connected to the existing public transport network, located next to Temple Meads train station and close to bus routes – although opportunities to enhance this connectivity do exist.</p> <p>The scheme will be expected to seek to encourage and maximise use of public transport for staff and visitors to the Development.</p> <p>The site is expected to be connected to Bristol heat network and that the developer will work with BCC in order to realise this objective.</p> <p>A Waste Management Scheme will be submitted in accordance with respective planning condition.</p> <p>Any landscaping measures, including tree and low ground level planting may have some positive benefit for air and built-environment quality.</p>
Bristol's resilience to the effects of climate change?	Y	+ve & -ve	<p>The site's main access route is within flood zone 3.</p> <p>The proposal may increase the risk of flooding through increased impermeable surfaces.</p> <p>The proposal will increase mains water and energy consumption.</p>	<p>A full flood risk assessment will be undertaken for the project. Improvements are currently proposed to the A4 slip road to create an emergency vehicular access and service road; in addition to the main access. This access is located to the south of the site outside of the flood zone.</p> <p>The site is located in the city centre, within cycling and walking distance of many residential areas of Bristol. The design is expected to be developed to maximise water efficiency and minimise energy and resource</p>

				<p>consumption.</p> <p>With its city centre location, the Conference Facility could be included in BCC's civil contingency plans and could therefore be used in a severe public crisis situation.</p>
Consumption of non-renewable resources?	Y	-ve	<p>In the short-term, there is potential for the consumption of fossil fuels and other non-renewable materials arising through the use of energy and materials during the construction works.</p> <p>In the long-term, there will be consumption of fossil fuels for heating and power, and also for travel to and from the site.</p>	<p>Sustainability of building materials will be considered in the design and reflected in the BREEAM assessment.</p> <p>Reduction in consumption of non-renewable resources through on-site renewable energy generation.</p>
Production, recycling or disposal of waste	Y	-ve	<p>Waste will arise from construction works.</p> <p>Waste will arise from the normal operation of the site.</p>	<p>A Site Waste Management Plan will be prepared to minimise the level of waste produced and maximise the amount of waste that is recycled and diverted from landfill. The plan will be submitted alongside the CEMP under the respective planning condition</p>
The appearance of the city?	Y	+ve	<p>The site is currently derelict / vacant and inaccessible to the public. The proposal will alter the appearance of the city, creating a new destination and public realm on a prominent gateway site in the city.</p>	<p>A full assessment of the landscape and visual impact of the project will be undertaken as part of the Environmental Impact Assessment submitted alongside the respective planning application.</p>
Pollution to land, water, or air?	Y	+ve	<p>The development is located on a</p>	<p>A thorough Remediation Strategy will need to be</p>

		-ve	<p>brownfield site, previously occupied by a diesel depot. The proposals will help treat residual contamination.</p> <p>Activities such as pilling have the potential to disturb and create new pathways for the movement of residual contamination.</p> <p>There is a risk of hazardous materials (e.g. fuels or paints) being accidentally released during construction works.</p> <p>Construction works may generate mud, dust and noise.</p> <p>The site is adjacent to a watercourse.</p> <p>Once operational, the site will be connected to the sewage network.</p> <p>An increase in traffic will potentially impact on air quality within the city.</p>	<p>prepared as part of the development of proposals for the site and agreed with the Environment Agency. Some useful information will exist as a result of the previous proposals for the Arena project – and this will be utilised wherever possible.</p> <p>It is expected that a CEMP will be produced and submitted in accordance with respective planning requirement. The CEMP includes detailed controls and measures for the Control Of Substances Hazardous to Health (COSHH); and for minimising and mitigating the resulting effects of construction activity, such as the generation of mud, dust and noise.</p> <p>During the construction phase the site(s) is expected to be registered to the Considerate Constructors Scheme. Measures for engagement with local community and stakeholders will ensure that any arising issues are quickly identified and dealt with.</p> <p>The site is well connected to the existing public transport network, located next to Temple Meads train station and on multiple bus routes.</p>
Wildlife and habitats?	Y	-ve & +ve	<p>The site is derelict and sparsely vegetated. The on-site vegetation will be cleared prior to construction. It is expected that this will be replaced with new planting as an integral part of any</p>	<p>An ecological survey has been completed for previous proposals, however this will need to be reviewed and updated in line with latest development proposal, as they become available. Retention of habitats and clearance of vegetation will be controlled through respective planning</p>

		<p>redevelopment scheme.</p> <p>Potential for disturbance of protected species: wild birds' nests within and on the site boundaries. No bats were recorded as roosting during the last ecological survey, however there is evidence of foraging activity, which could be impacted by the development.</p>	<p>conditions.</p> <p>Landscape designs will be expected to enhance and preserve existing habitats in accordance with BCAP 22. Scrub corridors along the riverbanks will be retained.</p> <p>Works to structures or vegetation which birds use to nest on or in, will be scheduled in line with the Ecological Calender.</p> <p>Engagement is expected to take place with the BCC Planning Nature Conservation Officer on ecological enhancement and mitigation measures in any forthcoming design</p>
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Consulted with: Nicola Hares- Environmental Project Manager.

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

This proposal will create short term negative impacts from construction, and long term negative impacts from travel to and use of the development. A range of effective mitigation measures are expected to be proposed as part of the scheme development and planning permission process. This will see to address issues relating to construction, energy and travel, and ensure positive impacts will arise from bringing a currently derelict area into the public realm.

The significant impacts of this proposal are:

Short-term increase in environmental impacts are expected through the consumption of fossil fuels and raw materials in constructing the Development and pollution from potential release of residual contamination into the adjacent watercourse. Longer term, there scheme is expected to generate impacts through the on-going consumption of energy for heat and power, generation of waste and travel to the site. An increase in traffic may reduce air quality within the city.

Significant potential exists for mitigating the negative impacts of this proposal, and also for positive effects.

The proposals will also have positive impacts. The currently inaccessible and derelict site will be opened up and a new destination and public realm created on a prominent gateway site into the city. The Development may also have scope to provide an addition to BCC's civil contingency plans and will provide considerable direct local employment opportunities. Landscape design will preserve and enhance existing habitats and tailored

remediation work will reduce contamination and improve the site.

The proposals are also expected to include opportunities for low carbon energy generation via connection to the Bristol heat network and have the scope to contribute towards the City's Carbon Neutral agenda

The proposals include the following measures to mitigate the impacts:

Mitigation measures will be considered throughout the design and planning process and will include a full Environmental Impact Assessment. The planning process will involve thorough consultation with internal BCC teams including transport, planning, contamination, flood risk, economic development and ecology as well as external organisations such as the Environment Agency. This consultation and engagement will be fundamental in shaping the mitigation proposed.

The site is located adjacent to Temple Meads train station and is served by multiple bus routes that link both the north and south of the city. Although scope for improvement of these services exists, this provides for significantly reduced travel impacts, maximising sustainable travel options and reducing reliance on private car use. To further mitigate air pollution and traffic congestion impacts from staff and visitor travel, a Full Travel Plan is anticipated to be developed to support the scheme.

The site is located within walking and cycling distance from numerous residential areas of the city, improving its resilience, making it less vulnerable to disruption from bad weather and accessible via sustainable means of transport from the central, south and northern areas of the city. Staff-travel to the site during construction and operation could be minimised by focusing on opportunities to maximise local employment. This may also offer scope to maximise skills and training opportunities for local residents

To mitigate the potential pollution impacts from residual diesel depot contamination on the site from entering the adjacent watercourse, a comprehensive remediation strategy will be prepared and implemented during the construction phase by the Developer subject to BCC and Environmental Agency satisfaction. During the construction phase, it is expected that the site will be registered to the Considerate Constructors Scheme and a Construction Environment Management Plan (CEMP) produced to control other potential pollution sources such as noise and dust.

Waste generation would be managed and minimised during construction via the CEMP and during operation by a Waste Management Scheme.

To help mitigate impacts from consumption of non-renewable resources, it is expected that the site will be connected to the Bristol heat network, providing resilience to any future resource scarcity and supporting local energy centres, thus contributing towards Bristol's target to become carbon neutral by 2050.

The net effects of the proposals are: Positive: as negative impacts can be mitigated and the proposals provide multiple opportunities for positive impacts.

Checklist completed by:

Name:	John Hurlock
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Dept.:	Growth and Regeneration
Extension:	74179
Date:	11 th June 2019
Verified by Environmental Performance Team	13 th June 2019 – Nicola Hares – Environmental Project Manager