

## Eco Impact Checklist

<b>Title of report:</b> Re-development of Hengrove Park - Securing Funding for Enabling Projects (Report going to Cabinet on 1 <sup>st</sup> September 2020)				
<b>Report author:</b> Declan Cooney, Senior Project Manager, Housing Delivery Service				
<b>Anticipated date of key decision</b> 1 <sup>st</sup> September 2020				
<p><b>Summary of proposals:</b> This ECOIA relates to a report going to Cabinet on 1<sup>st</sup> September 2020 in relation to the overall redevelopment of Hengrove Park.</p> <p>Hengrove Park is a residential-led development project in South Bristol on land owned by Bristol City Council, which will deliver c. 1435 new homes (minimum 30% affordable homes), a new public park plus new employment, commercial and community facilities. The site is the largest housing development site in the city, and a key contributor to delivering more and better affordable and market housing in Bristol.</p> <p>The Council has secured outline planning consent for the re-development of Hengrove Park, and will shortly be ready to launch a procurement process to select a Development Partner, to work with the Council to deliver the scheme in phases over 5 to 10 years.</p> <p>The purpose of the September 2020 Cabinet Report is</p> <p>To update Cabinet on the redevelopment of Hengrove Park and the delivery of two enabling infrastructure projects i.e. a new primary school, and improved highways junctions and sustainable travel provision; and</p> <p>To seek Cabinet approval for funding to rebuild and expand Perry Court Primary School, and deliver 3 new highways junctions and related sustainable travel improvements.</p> <p>These enabling works are key to unlocking the new housing and park development, and entering into an agreement with a future Development Partner following procurement.</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	The approval of funding itself will not have an impact but this will enable the projects to go ahead, which themselves will result in emission of climate changing gases - during construction, operation and maintenance, and disposal at the end of their lives.	School – CO2 emissions will be reduced in accordance with the energy statement approved under planning consent ref (19/04258/F). This includes a total 36% reduction beyond building regulations through a combination of energy efficiency measures including a low air leakage of 3m3/m2.hr @ 50 Pa, and renewable energy (PV), and a 20% reduction in CO2

			<p>emissions through the generation of renewable energy.</p> <p>In the context of BCC's commitment for the corporate estate to be carbon neutral by 2025 and the investment estate to be carbon neutral by 2030 (assuming that the school will be part of one of these estates), and noting the wider strategy (currently under development) setting out how to achieve this, the potential for achieving a carbon neutral development (and other increased CO2 reduction targets) will be reviewed together with the impact on budget, design and delivery programme.</p> <p>If achievable, within budget, and with acceptable impact on the design and delivery programme, the energy strategy will be amended to achieve the maximum feasible increased carbon reduction target.</p> <p>If achievable with minimal impact on the design but there will be an increased cost, the funding bid to WECA will be updated accordingly to reflect this (i.e. we may seek increased funding through the WECA funding bid, to deliver an enhanced design and construction specification to further reduce emissions and respond to the climate crisis).</p> <p>Costs and measures required to retrofit the building to achieve the carbon neutrality target will also be reviewed, together with any measures that can be incorporated from the outset to reduce the cost</p>
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Bristol's resilience to the effects of climate change?	Yes	-ve	<p>The approval of funding itself will not have an impact but this will enable the school development to go ahead, which will have the following impacts:</p> <p>The school building meets planning policy requirements to mitigate overheating risk in the current climate, but identifies that there may be an overheating risk in the future.</p>	<p>The school overheating risk assessment submitted for planning demonstrates that under 2050 weather scenarios, the building will overheat without the installation of further mitigation measures.</p> <p>These are not currently proposed as part of the development, but overheating risk will be reviewed during the design stage to identify</p> <ul style="list-style-type: none"> <li>feasible and viable measures that can be</li> </ul>

		+ve	The school building drainage strategy will achieve greenfield rates of run off and utilise SuDS techniques	<p>implemented from the outset</p> <ul style="list-style-type: none"> <li>Any additional funding required to fully mitigate future overheating risk, and</li> <li>measures that can be implemented from the outset that will make future retrofitting easier and lower cost.</li> </ul> <p>Feasible and viable options will be included.</p>
Consumption of non-renewable resources?	Yes	-ve	<p>The approval of funding itself will not have an impact but this will enable the projects to go ahead, which will increase the consumption of climate changing gases during demolition, construction, operation, maintenance, and disposal at the end of their lives.</p> <p>The school will be heated by a gas boiler, and electricity demands will result in consumption of fossil fuel.</p>	<p>Heating and electricity energy demands will be reduced in line with the approved energy statement, potentially further subject to the review of carbon neutral development noted above.</p>
Production, recycling or disposal of waste	Yes	-ve	The approval of funding itself will not have an impact but this will enable the projects to go ahead, which will increase waste generation through demolition, operation and construction.	<p>School - The site waste management plan for the school approved under consent 19/04258/F will be followed.</p> <p>This includes the following key objectives to minimise the impacts:</p> <ul style="list-style-type: none"> <li>- Produce less than 6.5 tonnes non-hazardous construction waste (excluding demolition &amp;</li> </ul>

				<p>excavation waste) per 100m2 (gross internal floor area)</p> <ul style="list-style-type: none"> <li>- Recycle at least 95% non-hazardous demolition waste</li> <li>- Recycle at least 99% non-hazardous construction waste</li> <li>- To segregate the following waste streams on site (brick/blockwork, plaster-board, metal, timber, hazardous waste, office paper, packaging)</li> </ul> <p>The school development will include measures to encourage recycling in operation in line with the approved sustainability statement.</p> <p>Highways Junction – The CEMP produced to discharge condition 4 of the Outline Consent for Hengrove Park (ref 19/02632/PB) will include strategies for minimising waste arising from construction.</p>
The appearance of the city?	Yes	+ve	School – new school buildings will replace the ageing existing buildings coming to the end of their life, which will be a considerable improvement in appearance.	
Pollution to land, water, or air?			There is a risk of hazardous materials (e.g. fuels or paints) being accidentally released during construction works. Construction works may generate mud, dust and noise.	School - Construction environmental management arrangements for the school development are set out in the project environmental management plan approved under planning consent ref 19/04258/F, which includes commitments for minimising and mitigating the resulting effects of construction activity, such as the generation of mud, dust and noise.

				<p>The scheme will 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>Highways - The CEMP will set out how to manage and mitigate pollution.</p>
Wildlife and habitats?	Y	-ve	The approval of funding itself will not have an impact but this will enable the projects to go ahead, which will impact wildlife and habitats.	<p>Mitigation measures for both the school development and the highways junction include a precautionary approach to vegetation clearance which will be secured by condition</p> <p>The officer report for the school planning application included a number of recommendations from the ecology officer which will be reviewed and if feasible included. The recommendations include:</p> <ul style="list-style-type: none"> <li>- Living roof on cycle store</li> <li>- Bird and bat boxes</li> <li>- Green wall</li> <li>- Nectar rich planting</li> <li>- Native species in landscaping</li> <li>- a Pond.</li> </ul>

**Consulted with:**

**Summary of Impacts and Mitigation**

The Cabinet Report requesting funding approval will not itself have a direct impact on the issues listed in the Eco Impact Checklist above. However, the resultant delivery of the two enabling projects referred to in the Cabinet Report (new primary school, and improved highways junctions and sustainable travel provision) will have an impact, which has been assessed through the planning application process. The approved Outline Planning Application for the overall redevelopment of Hengrove Park (19/02632/PB) includes the 3 highways junctions, and a full planning application has been approved for the school (19/04258/F). These planning consents make provision for a Waste Management Plan, Environmental Impact Assessment (EIA) and energy and sustainability assessment, as well as a number of planning conditions relevant to the environmental impacts which will need to be discharged.

In addition, the potential for achieving a carbon neutral school development (or other increased CO2 reduction target) will be reviewed together with the impact on budget, design and delivery programme, and a revised target adopted where feasible.

The Hengrove Park Project Team are currently working with the Council's Sustainability Team to ensure the procurement evaluation criteria which will be used in selecting a future Development Partner are ambitious and robust in relation to sustainability, so that the new homes, public park, community and employment facilities at Hengrove Park are designed and built to an exemplary standard of environmental sustainability.

**Checklist completed by:**

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Extension:	
Date:	20 August 2020
Verified by Environmental Performance Team	<b>Amy Harvey, Project Manager - Sustainable City Team</b>