

Eco Impact Checklist

Title of report: Lawrence Weston Community Hub				
Report author: Mohammed Al-bayatti				
Anticipated date of key decision: 25th February 2021				
Summary of proposals:				
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	Lawrence Weston Community Hub development: development is expected to generate short-term emissions through the use of energy, transport fuel and materials during construction works.	All building works will meet planning policy guidance for sustainability and energy. At Lawrence Weston, a fabric first approach has been used to minimise energy demands at source through good fabric, but also through efficient services design.
		+ive	Biomass in the structure of the building will store the carbon contained by those materials.	Biomass will be maximised in the design where it is reasonable to do so. For example, timber framing may be used. On-site solar panels and a 20% renewable energy provision will reduce the use of fossil fuels.
Bristol's resilience to the effects of climate change?	Yes	-ve /+ive	All developments will be subject to Planning Consents.	New developments will be constructed in accordance with Core Strategy policy BSC13. The development will achieve a minimum of BREEAM Excellent using BREEAM for Communities, while attempting BREEAM Outstanding.
			Broadlands Drive doesn't fall within any flood risk zones, but is on a hillside.	Developments will avoid placing additional demands on mains drainage by including

			<p>Broadlands Drive does not contain any consistent hot spots for overheating, but a significant proportion of the surrounding population is vulnerable to overheating (over 65, or in poor health).</p> <p>Water use may be increased.</p>	<p>design features that slow runoff.</p> <p>Ensure that for all developments (including housing development), design and infrastructure can maintain comfortable internal temperatures if daytime temperatures exceed 30 degrees Celsius for more than five consecutive days without the use of air conditioning (passive measures are preferred). This will be integrated into project briefs across the masterplan area.</p> <p>Developments will include water efficiency features to avoid excessive water use. This may also include rainwater recovery, at least for outside areas. If internal rainwater recovery is used, contractors will take great care to avoid plumbing rainwater into potable water supplies.</p>
Consumption of non-renewable resources?	Yes	-ive	<p>Short-term use of fossil fuels and other non-renewable materials through the use of energy, vehicle fuel and materials during construction works.</p> <p>Long term consumption of fossil fuels for occupying and travelling to and</p>	<p>Developments will at least meet Building Regulations requirements. There will be some onsite energy generation (solar panels) At Lawrence Weston, there should be a 20% renewable energy provision as per the energy and sustainability strategy.</p> <p>New dwellings will benefit from proximity to local services, reducing the need to make single</p>

			from dwellings. This includes energy and heat provision to houses.	occupancy car journeys. Heating systems will be installed according to the heat hierarchy policy. Wherever possible, heating systems with a typical coefficient of performance exceeding 2 and do not rely on fossil fuels will be installed.
Production, recycling or disposal of waste	Yes	-ive	Waste will arise from construction works. Waste will arise from the normal occupation of the homes.	Construction contractors will be obliged to a prepare site waste management plan in an approved format, which will detail how waste will be minimised, and reuse and recycling promoted. It is anticipated that homes will be designed to provide adequate off footpath recycling facilities, waste management storage and access for pick up by council contractors.
The appearance of the city?	Yes	+ive	New hub will alter the appearance of the city.	Good 'placemaking' is key to Lawrence Weston Hub. Local community aspirations are being taken into account, and have informed the design and appearance of the development at Lawrence Weston at all stages. It is anticipated that the next phases will follow a similar structured approach to community involvement. All developments will be subject to usual consultation and statutory Planning controls, with extensive input from the City Design Group.

Pollution to land, water, or air?	Yes	-ive	<p>Construction works will involve the use and storage of materials that could contaminate land, watercourses and surface water drains, if accidentally released.</p> <p>Works are likely to create dust and noise.</p> <p>Site may have been contaminated by previous activity.</p> <p>Construction works may create new sewage discharges.</p> <p>Diffuse pollution will be created from runoff from new roads and vehicular parking areas created by the development.</p> <p>New dwellings will impact upon traffic flows and noise levels in the surrounding area.</p> <p>Any increases in traffic resultant from the dwellings will impact on local air quality.</p>	<p>Planning Consents will be expected to require the use of a Construction Management Plan, to be approved by the planning authority. This plan should mitigate for all of the issues noted in relation to construction activity and the production of pollution.</p> <p>Soil samples will be taken and analysed if there is any reason to believe that the ground has been contaminated in the past.</p> <p>Sewer and storm drain connections will be checked very carefully to ensure to avoid causing pollution.</p> <p>The development scheme at Lawrence Weston includes dedicated cycle storage and will be delivered alongside cycleway improvements alongside Arnside. This will reduce the number of journeys taken by car by new and existing residents in Lawrence Weston.</p>
Wildlife and habitats?	Yes	-ive	Development and densification expected to lead to the loss of open	Development sites will be subject to ecological impact assessments prior to development.

		<p>space, albeit space with relatively low ecological value.</p> <p>Materials, such as bricks and timber, can have a detrimental effect on wildlife and habitats if not carefully sourced.</p>	<p>Appropriate avoidance/mitigation measures will be considered and implemented on a site-by-site basis.</p> <p>At Lawrence Weston, the arboricultural impact assessment identified that number of new trees required to be planted to mitigate for the impact of the loss of trees due to new construction. The same approach will continue to be used across other developments at Lawrence Weston.</p> <p>Wherever possible, a net gain in biodiversity will be achieved.</p> <p>Construction materials used will be A or B rated in the BRE Green Guide for Specification.</p> <p>Timber and wood products will be certified as sustainably and legally sourced using schemes accepted by the UK government.</p>
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Consulted with:

n/a

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

Although not relevant to this assessment, it is worth noting that the purpose of the development is to deliver some significant non-environmental impacts to improve the lives of some of Bristol's most disadvantaged people through the voluntary and community sector.

The significant environmental impacts of this proposal will include emissions, waste, material consumption, travel and loss of habitat associated with construction, as well as the potential to pollute. Energy, water and travel will result from occupation.

The range of proposed mitigation measures include using sustainable building materials,

aiming for biodiversity net gain, improving cycle infrastructure, achieving a minimum of BREEAM Excellent, and plans to minimise waste and pollution risk.

The overall impact of construction works and operating buildings is likely to involve some environmental harm, but with all reasonable measures put in place to reduce the likelihood or mitigate this.

Checklist completed by:

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Extension:	n/a
Date:	17/01/2021
Verified by Environmental Performance Team	Giles Liddell