

## Eco Impact Checklist

**Title of report: Temple Quarter update**

**Report author: John Smith, Director – Economy of Place**

**Anticipated date of key decision: 5 October 2021**

### **Summary of proposals:**

The paper to Cabinet in October follows on from the one provided in March. It provides an update on various elements of the Temple Quarter regeneration programme, namely:

- To seek approval to request funding from WECA to maintain momentum in delivering key elements of the programme whilst anticipating that funds may ultimately be forthcoming from other sources
- The creation of a development brief to guide the redevelopment of the Mead Street industrial area
- To seek approval for the commissioning of a citywide employment land strategy, necessary to enable regeneration of the Temple Quarter area to progress in a managed and co-ordinated manner
- The development and implementation of a communications and engagement strategy for the programme
- The delivery of enabling works on the Temple Island site and the disposal of it to Legal and General.

The Temple Quarter development framework will found the basis for the regeneration of the Temple Quarter area, shown on the map below.



Temple Quarter presents a major regeneration opportunity of national significance, having the capacity to deliver 22000 new jobs, 10000 new homes and an economic uplift to the

local economy of £1.6billion per annum when fully built out.

Temple Quarter will make a substantial contribution to inclusive and sustainable growth in the city, through consideration and management of:

- Economic factors – by working with developments coming forward to attract inward and local investment, create new employment opportunities at a range of levels and skills requirements, develop a skills academy on site and encourage local business growth
- Physical factors - by improving access to the area and jobs, ensuring proposals coming forward connect community to city and reduce severance, overcome physical and perceived barriers, and leveraging contributions to create these improvements.
- Social – by ensuring people are informed on city developments coming forward, engaged on city issues linking to physical environment, upskilled in planning, design & development, and ensuring ownership, engagement and employment in temporary projects intended to bring jobs and activity to the area in advance of more permanent developments coming forward.

Future growth and regeneration of the area will also be grounded in considerations of environmental sustainability, with projects actively supporting the city’s targets for achieving carbon neutrality by 2030. A sustainability assessment has been prepared in the drafting of the Temple Quarter development framework and, albeit it has specific relevance to the Temple Meads element of the document, the principles and analysis is pertinent to the overall area. The potential for negative impacts arising from construction works, use of materials and travel will be monitored and mitigated wherever possible.

The framework itself is a relatively high level document, proposing a direction of travel for the development of the area, and the detail of specific developments within it and programmes proposed will be consulted on and evolve with time. Consequently the assessment provided below can only be high level in nature.

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	Overall positive in that it should lead to a reduction in emissions	New buildings, increased population, increased journeys and footfall will be balanced by high sustainability standards for buildings, employment & leisure opportunities provided locally, greater public transport capacity, new pedestrian & cycle access and measures to reduce dependency on the car.	Sustainability assessment identifies the following: <ul style="list-style-type: none"> <li>• Ensuring whole lifecycle carbon management is an integral part of decision making and design processes</li> <li>• Facilitating connection to the emerging Bristol district heat network</li> <li>• Setting embodied and operational energy related policies that are over and above current national standards</li> <li>• Encouraging sustainable lifestyle choices.</li> </ul>
Bristol's resilience	Yes	Positive	Increasing population	Sustainability assessment

to the effects of climate change?		overall	and developing in areas at risk of flooding will be counterbalanced by new flood defence measures, with efforts made to include these as part of new developments, that will enhance the city's overall flood defence infrastructure, as well as new green spaces, new access routes for pedestrians and cyclists and jobs and services available locally to meet local need.	identifies the following: <ul style="list-style-type: none"> <li>• Optimising massing and orientation to improve microclimate, protect against temperature extremes and enhance performance of sustainable systems</li> <li>• Incorporating flood defences and resilient infrastructure zones within the design to protect the development from water in the event of flooding – advice to be sought from the climate change team regarding future climate risks</li> <li>• Adopting green infrastructure wherever possible throughout the developments, including SUDS to reduce the local risk of flooding</li> <li>• Taking a holistic approach to reviewing the effect on adjacent areas of flood defence schemes</li> <li>• Setting water conservation related policies that are over and above current national standards</li> <li>• Looking for opportunities to divert re-usable forms of waste water.</li> </ul>
Consumption of non-renewable resources?	Yes	Negative overall	The scope for this and potential to mitigate it needs to be explored further, and is likely to be on both a programme and individual project basis. Large amounts of construction do offer the potential for the scale of consumption and associated mitigation to be significant.	The sustainability assessment notes Bristol's use of the UN Sustainable Development Goals. Goal no. 12 calls for responsible consumption and production. The assessment calls on negative impacts to be reduced as far as possible, and integrated approaches adopted to ensure maximisation of cross benefits across the 17 goals.  This approach is likely to form an important part of sustainability strategy/ies for the Temple Quarter programme.
Production, recycling or disposal of waste	Yes	Positive overall	The scope for this and potential to mitigate it needs to be explored further, and is likely to be on both a	Sustainability assessment identifies the following: <ul style="list-style-type: none"> <li>• Adopting of circular economy principles throughout development</li> </ul>

			programme and individual project basis.	<p>lifecycle (including construction and operation), e.g. consideration of the suitability of waste take-back centres</p> <ul style="list-style-type: none"> <li>• Understanding and accommodating the current and future requirements of the local waste operating company in relation to improved re-use/recycling and reduction of waste to landfill</li> <li>• Providing designs that facilitate space for storage of segregated waste, to encourage appropriate re-use and recycling.</li> </ul> <p>A site waste management plan will be put in place where construction activities take place.</p>
The appearance of the city?	Yes	Positive	Impact is expected to be significantly positive – the Temple Quarter regeneration programme will drive the development of vacant sites, provide much needed improvements to circulation and accessibility within Temple Meads Station and enable easier wayfinding.	
Pollution to land, water, or air?	Yes	Positive in that it should lead to a reduction in pollution	The scope for this and potential to mitigate it needs to be explored further, and is likely to be on both a programme and individual project basis.	<p>The sustainability assessment notes Bristol's use of the UN Sustainable Development Goals. A number appear to be pertinent:</p> <ul style="list-style-type: none"> <li>• Goal no. 6 calls for clean water and sanitation</li> <li>• Goal no. 12 calls for responsible consumption and production</li> <li>• Goal no. 14 covers life below water</li> <li>• Goal no. 15 covers life on land.</li> </ul> <p>The assessment calls on negative impacts to be reduced as far as possible, and integrated approaches</p>

				<p>adopted to ensure maximisation of cross benefits across the 17 goals. Consequently negative potential impacts will be assessed at project level and appropriate mitigation measures put in place.</p> <p>This approach is likely to form an important part of sustainability strategy/ies for the Temple Quarter programme.</p>
Wildlife and habitats?	Yes	Potentially positive	The scope for this and potential to mitigate it needs to be explored further, and is likely to be on both a programme and individual project basis.	<p>The sustainability assessment identifies the following:</p> <ul style="list-style-type: none"> <li>• Setting a biodiversity net gain target</li> <li>• Seeking opportunities for small “pocket parks”, which would improve public realm, provide permeable surfacing for water attenuation, new trees, planning and benches</li> <li>• New planting should be selected to increase wildlife value such as diversity of fruiting season, invertebrate support, growth form and planting that offers shelter and nest building opportunity</li> <li>• Watercourses will need to be considered and protected</li> <li>• Seek a CEEQUAL assessment – an international rating and awards scheme for engineering and infrastructure projects.</li> </ul> <p>The Temple Quarter programme team will work closely with the Bristol City Council ecological emergency project manager and seek to enable alignment with the city’s ecological emergency plan.</p>
<b>Consulted with:</b>				
<b>Summary of impacts and Mitigation - <u>to go into the main Cabinet/ Council Report</u></b>				
The significant impacts of this proposal are potentially very wide-ranging given the scale of the Temple Quarter regeneration programme, associated targets and geographical coverage. It is too early in the life of the programme to be specific about what these				

impacts may be, however given the scale of the re-development it is likely that the use of non-renewable resources will be significant throughout the programme lifecycle. There will also need to be careful scoping of the potential increased flood risk associated with specific areas of the development to ensure that mitigation actions are appropriate and deliver co-benefits. It is critical therefore that ecological and environmental impact is considered fully as it evolves. This – and the need for resource to support it – will be factored into the work-programming and delivery of the programme as it moves forward.

The aim of the programme at all stages of its development and implementation – including extensive consultation and public engagement to be undertaken particularly over the next year but on an ongoing basis throughout its life – will be to have a positive ecological and environmental impact. It is expected that the programme will make a positive contribution to the delivery of Bristol’s goal to be a carbon neutral city by 2030.

**Checklist completed by:**

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