

Eco Impact Checklist

Title of report: Disposal of land at Astry Close at less than best consideration for Community Led Housing				
Report author: Jay Ridsdale				
Anticipated date of key decision: 3 March 2022				
Summary of proposals: The grant of a new 999-year lease of Council owned land at Astry Close in Lawrence Weston to Ambition Lawrence Weston to enable the community group to develop a community led housing scheme of 36 homes in partnership with Brighter Places.				
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	<p>The housing development is expected to generate short-term emissions using energy, transport fuel and materials during construction works.</p> <p>Once the homes are occupied there will be emissions from energy consumption, travel, generation of waste to landfill.</p>	<p>The Council is not the developer. The developer will need to comply with all planning requirements.</p> <p>Mechanical Ventilation with Heat Recovery systems are proposed providing controlled ventilation. Homes will also include individual air source heat pumps and photovoltaic roof mounted systems to generate on site renewable energy.</p>
Bristol's resilience to the effects of climate change?	Yes	+ve	The proposal will create homes that are more efficient and more resilient to extreme heat compared to the previous dwellings.	The proposed homes are specified to exceed Building Regulations requirements for thermal performance and air tightness.
Consumption of non-renewable resources?	Yes	-ive	Short-term use of fossil fuels and other non-renewable materials through the use of energy, vehicle fuel and	The development is proposed to exceed Building Regulations requirements.

			<p>materials during construction works. 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>New dwellings will benefit from proximity to local services, reducing the need to make single occupancy car journeys.</p> <p>Heating systems will be installed according to the heat hierarchy policy.</p>
Production, recycling or disposal of waste	Yes	-ive	<p>Waste will arise from construction works.</p> <p>Waste will arise from the normal occupation of the homes.</p>	<p>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.</p> <p>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.</p>
The appearance of the city?	Yes	+ive	<p>The site is vacant and cleared having previously been developed for PRC Housing which has since been demolished. The vacant site attracts frequent fly tipping.</p>	<p>The new development will significantly improve the appearance of the local area.</p>
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>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</p>

			<p>Works are likely to create dust and noise.</p> <p>The housing developments is located on a previously developed site; the proposals will address the treatment of any residual contamination.</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>production of pollution.</p> <p>Ground Investigations to determine presence of contamination will be undertaken and remediation proposals developed if required</p> <p>It is anticipated that the housing development will include dedicated cycling parking stores located within the curtilage of all houses and flats.</p> <p>It is anticipated that the housing development will include electric vehicle charging infrastructure.</p>
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Wildlife and habitats?	Yes	-ive	Development and densification expected to lead to the loss of open space (grass verges).	Development sites will be subject to ecological impact assessments prior to development. Appropriate avoidance/mitigation measures will be considered and implemented on a site-by-site basis.
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Consulted with: Daniel Shelton

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

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 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.

The proposed homes are specified to exceed Building Regulations requirements.

Checklist completed by:

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Extension:	06/02/2022
Date:	
Verified by Environmental Performance Team	Daniel Shelton 06/01/22