

Eco Impact Checklist

| Title of report: Temple Quarter Update | | | | |
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| Report author: Lowri Hughson-Smith | | | | |
| Anticipated date of key decision: 2nd August 2022 | | | | |
| <p>Summary of proposals: The Mead Street Development Brief sets out the regeneration vision for the Mead Street area. The vision is to create a flourishing urban neighbourhood at Mead Street with a mix of new homes and workspaces, including new green space and sustainable travel connections. It sets out a vision to support the delivery of these ambitions which is underpinned by four key guiding principles. The four guiding principles and the key objectives of each are outlined below.</p> <ol style="list-style-type: none"> 1. Deliver new homes and workspaces that people are proud of and that represent the local community Bristol is aiming to deliver 33,500 new homes by 2036. Mead Street has the potential to provide around 1500 new homes towards this total and space for 500 jobs. 2. Provide better sustainable travel routes These include new walking and cycling routes along Mead Street connecting Bristol Temple Meads to Bedminster and ensuring the area can accommodate a potential public transport route. 3. Create high-quality public places and support a low-carbon neighbourhood The delivery of public realm is crucial for achieving the aspirations for the area and ensuring development is joined up by attractive public spaces. 4. Create high-quality green space New development must include central green spaces and green infrastructure that contributes to addressing a shortage in the area. <p>In terms of the delivery of the enabling infrastructure identified in the Development Brief, it is anticipated that developments will deliver a share of the infrastructure or make financial contributions towards doing so, secured through Section 106 agreements. Other identified infrastructure will be dependent on other funding sources in future. The delivery of infrastructure will be continually reviewed as developments progress in the area and funding sources sought, if required.</p> <p>The purpose of the development brief is to provide guidance and influence future developments that come forward within the Mead Street area and, subject to Cabinet endorsement, would be a material planning consideration in the determination of planning applications.</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 | + | The regeneration of Mead Street will increase require new buildings to support | Mead Street, being a brownfield site in an extremely sustainable central location, is |

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| | | <p>the proposed uses and increase the population of the area which could result in more car trips.</p> <p>The Development Brief seeks to intensify the use of the site and therefore could be an increase in electricity and gas.</p> | <p>suitable for an intensified mixed-use residual and employment regeneration scheme. By virtue of its sustainable location with a range of facilities, services and major transport hubs within walking distance, its regeneration will support reduced reliance on the private car.</p> <p>To further reduce the reliance on the private car, the proposed Development Brief seeks to encourage a low car neighbourhood and improve active travel routes though Mead Street and the provision of residential and short stay cycle parking. This will encourage more sustainable modes of travel.</p> <p>The Development Brief also seeks to limit car parking, where possible, to encourage other more sustainable forms of travel. And encourages the use of car clubs.</p> <p>Where car parking spaces are to be provided, it is required that 20% of them have EV charging capabilities.</p> <p>The Development Brief seeks to encourage the development of low carbon neighbourhood. This includes encouraging developers to minimise the</p> |
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| | | | | consumption of energy through thermally efficient buildings, including encouraging amongst other things a fabric first approach and renewable energy generation. The Development Brief, mirroring planning requirements, requires new development to link up to the heat district network. |
| Bristol's resilience to the effects of climate change? | Yes | + | The Development Brief seeks to decrease the amount of impermeable area on site, increase landscaping opportunities, create a green infrastructure network across the site linking to existing natural features, where possible. | <p>The Development Brief seeks to secure an area of green space of around 5,500m² of space and increase soft landscaping opportunities across the site, including opportunities for SuDs features.</p> <p>Retention of trees is a requirement of the Development Brief to provide shade and to support biodiversity across the site. Planting new trees is actively encouraged (particularly deciduous trees that provide shade in summer, but allow solar gain in winter).</p> <p>The Development Brief encourages the creation of a green infrastructure network across the site which will support the creation of wildlife corridors. This includes the provision of green roofs and walls to maximise the biodiversity benefits of the new</p> |

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| | | | | <p>buildings.</p> <p>The development is near the River Avon, but outside the flood risk zones. The use of shade planting and the positioning and orientation of buildings to reduce the risk of overheating is encouraged. However specific design features for buildings are outside the scope of the Development Brief.</p> |
| Consumption of non-renewable resources? | Yes | - | The new development could be constructed using non-renewables sources. | The Development Brief requests that Sustainability Statements are prepared to demonstrate how the construction process can be resource efficient and low impact with respect to mitigating its impact on the environment, society, economy and climate change. This includes, the type, life cycle and source of materials; waste and recycling (during construction and in operation) and; opportunities to incorporate measures which enhance biodiversity. |
| Production, recycling or disposal of waste | Yes | - | The Development Brief encourages the regeneration of the area for housing and commercial uses which could result in an increased amount of household waste. | Waste management of the proposals is outside of the scope of the Development Brief. Developments through the planning application process will be required to demonstrate they are appropriately managing waste by providing waste storage in accordance with the city's waste management. |

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| | | | | requirements. |
| The appearance of the city? | Yes | + | The Development Brief encourages significant change to the Mead Street area which will impact on the appearance of the site in this location. | The Development Brief encourages high quality buildings and public realm which should reflect the local characteristics of the area and will enhance city facing frontage overlooking the river. The final appearance of development will be determined through the planning process. |
| Pollution to land, water, or air? | Yes | + | <p>The development Brief encourages redevelopment of the site for uses which will not result in increased pollution or hazardous activity.</p> <p>The nature of the proposals encouraged by the Development Brief will increase foul drainage requirements.</p> <p>The Development Brief encourages increased permeable</p> | <p>The Development Brief encourages commercial uses which are compatible with residential uses, so will not result increased harmful pollution.</p> <p>A high-level assessment of previous land uses informed the Development Brief, and it was concluded the area is unlikely to have contamination which prevent its regeneration. Further investigation, however, is needed via the planning process and mitigation measures may be required.</p> <p>Future development will be required through the planning process to demonstrate they can effectively and safely drain the proposals. This lies outside the scope of the Development Brief.</p> <p>Increased permeable surfaces provides more opportunities for SuDs</p> |

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| | | | <p>surfaces</p> <p>The construction of the future regeneration proposals could result in dust and spillages, etc.</p> <p>Noise generated from the proposals could be harmful.</p> | <p>features.</p> <p>Appropriate and safe construction management plans will be a requirement of the planning process, where necessary. This lies outside the scope of the Development Brief.</p> <p>Residential use is not a noise generating use. The proposed commercial uses required in the Development Brief must be compatible with residential including in terms of noise generation activities. This will be assessed through the planning process.</p> |
| Wildlife and habitats? | Yes | + | <p>The current site lacks ecological and natural features. There are no legally protected sites or habitats within the area.</p> | <p>The Development Brief encourages significant improvements to the biodiversity of the site including:</p> <ul style="list-style-type: none"> • 10% biodiversity net gain across the site. • Provision of a large central green space. • Creation of green infrastructure network across the site, including encouraging the use of green roofs and wall. • Increased opportunities for soft landscaping. • Increased opportunities for Suds. |

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| | | | <p>Street lights and other outside lighting has the potential to adversely affect wildlife.</p> | <ul style="list-style-type: none"> Encourages retention of existing trees and planting of new ones. <p>Outside lighting will be designed to avoid excessive light spill and avoid creating bright boundaries that would interfere with wildlife corridors.</p> |
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Consulted with:

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

Any development could cause adverse environmental impacts from construction and demolition works and through the travel, energy, waste, resilience, biodiversity and emissions associated with the use of the completed development. The Development Brief is likely to have a beneficial environmental impact by encouraging development outcomes which avoid such harmful environmental outcomes and actively encourage outcomes beneficial to sustainable and healthy lifestyles.

The Development Brief include the following suggestions to mitigate these impacts:

- The Development Brief requests that Sustainability Statements are prepared to demonstrate how the construction process can be resource efficient and low impact.
- Household waste storage will be managed through the planning process.
- Biodiversity net gain is encouraged, along with retaining existing trees.
- The design of developments will encourage active travel options and the location is ideal for this.
- The design of the developments will promote energy efficiency and the developments will be links to heat networks.

The net effects of the proposals are likely to be positive.

Checklist completed by:

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| Extension: | |
| Date: | 10/07/2022 |
| Verified by Environmental Performance Team | Giles Liddell, Project Manager - Environmental |