

Eco Impact Checklist

Title of report: Approval of Temple Quarter Spatial Framework				
Report author: Julie Witham				
Anticipated date of key decision 4th October 2016				
<p>Summary of proposals: The adoption of the following documents for use as material consideration in determining planning applications in the Temple Quarter area:</p> <ul style="list-style-type: none"> • Temple Quarter Spatial Framework • BTQEZ Making People-friendly Streets and Spaces - A Public Realm Guide; and • Sustainable Urban Mobility Plan. 				
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	+ve and -ve	Construction work, travel, and the ongoing operation of the buildings will emit climate changing gases. Emissions are likely to be reduced if there is a modal shift following the development of the zone.	<ol style="list-style-type: none"> 1. Buildings will be designed and built to achieve BREEAM Excellent (this is required for most buildings in sections 3 and 5 of the framework). 2. Buildings will be ready to connect to the council's heat network (this is covered by Policy BCAP21 and BCS14 and is in section 3 of the framework), or reduce carbon emissions from buildings by 20% (this is included in BCS 13 and 14 and this framework). 3. Travel route improvements are included in the framework and the Strategic Urban Mobility Planning document and throughout framework documents. 4. Any schools built within the zone should follow the council specifications for schools document produced by the Sustainable City and Climate Change Team.
Bristol's resilience to the effects of climate change?	Yes	+ve and -ve	Heatwaves are predicted to become more common. Part of the zone has in	<ol style="list-style-type: none"> 1. Buildings will be modelled to minimise the use energy for space heating and cooling. Various features of buildings and the design of spaces, such as natural ventilation and tree planting is included within the framework documents. Ideally, buildings will be designed to remain at an acceptable

			a 1- in-200 year flood risk.	<p>temperature when maximum outside daytime temperatures exceed 30C for five or more consecutive days (this is in the council's specification for building schools and care homes).</p> <p>2. Flood risk is covered by section 5 of the spatial framework and it is required by National planning policy.</p>
Consumption of non-renewable resources?	Yes	+ve and -ve	Construction and heating will use materials and fuels that may be non-renewable	The BREEAM standard includes consideration of the environmental impacts of construction materials, which are rated in the BRE Green Guide. It is also included in the energy and sustainability statement that is part of the planning process.
Production, recycling or disposal of waste	Yes	+ve and -ve	<p>1. Waste will be produced during construction works.</p> <p>2. Waste will be produced in buildings and public spaces.</p>	<p>1. Site waste management plan with targets will be implemented during building works. The Wrap Net Waste Tool may be useful in writing such plans: http://www.wrap.org.uk/content/net-waste-tool-0 Section 3 of this framework includes construction waste.</p> <p>2. Waste management should ideally be considered in the design of buildings and public spaces.</p>
The appearance of the city?	Yes	+ve and -ve	Construction of buildings in a key location will impact on visual amenity.	Visual amenity (including views of key buildings) is part of the planning process that is included in the framework documents.
Pollution to land, water, or air?	Yes	+ve and -ve	<p>There is potential for causing nuisance during building works, and contribute to traffic congestion and poor air quality in a busy location.</p> <p>A Strategic Environmental Assessment screening was carried out, but found that the environmental impacts did not require a full assessment to be conducted.</p>	<p>1. The main contractor will document and implement measures to mitigate light pollution and noise, dust and waste generation during the works, as well as any ground contamination discovered. This is covered in section 3 of this framework.</p> <p>2. The main contractor will document and implement a travel plan to mitigate the impact of the works on traffic congestion. The Strategic Urban Mobility Planning document mentions freight management, but not specifically in relation to construction works.</p>

				<p>3. Sustainable drainage systems are included in section 3 of this framework, as there is an aim to improve local water quality.</p> <p>4. Air quality impacts will be modelled for large developments.</p>
Wildlife and habitats?	Yes	+ve and -ve	<p>1. There is potential for building on habitats that may be occupied by protected species.</p> <p>2. Other habitats will be preserved or created.</p> <p>3. Additional riverside lighting is likely to adversely affect bats</p>	<p>1. These habitats will be surveyed if required by the planning process.</p> <p>2. Wildlife corridors will be preserved or created through the zone (this is included within the Making People-friendly Streets and Spaces document. They will comply with sustainable drainage systems guidance, where appropriate.</p> <p>3. External lighting will be designed and positioned to avoid causing light pollution, and to make it less likely to disturb bats and other species sensitive to artificial light.</p>

Consulted with:

Environmental Performance Team

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

Because of the large number of potential environmental impacts associated with the development on a large area, this assessment will cover key impacts only. In addition, A Strategic Environmental Assessment (SEA) screening was carried out by ARUP, which found that the environmental impacts were not significant enough to require a full assessment to be conducted.

The suite of framework documents covers the design and build of developments to connect to the council's adjacent heat network, achieve BREEAM Excellent, and be resilient to minor flooding. It also covers the intent to design buildings, green spaces, public spaces, and transport routes and links to enhance a sense of place and encourage modal shift and unbroken wildlife corridors. There are targets linked to transport improvements.

The planning process should also require key measures not specifically mentioned in the suite of framework documents: buildings will ideally be designed and constructed to require minimal heating and cooling and maintain a steady internal temperature when maximum outside daytime temperatures are above 30°C for five days or more, due to predictions of increasing summer temperatures and more frequent heatwaves. During building works, site waste management plans, nuisance avoidance plans, traffic management and air quality management plans will also be required, as will any measures necessary to avoid disturbing any protected species on greenfield habitats (including the use of external lighting) and to manage any contamination of ground discovered. Any schools built within the zone should follow the council specifications for schools document produced by the Sustainable City and Climate Change Team.

There will be some harmful environmental impacts associated with building works, but the framework documents, along with favourable location and transport links have the potential to provide accommodation with lower environmental impacts than alternative developments.

Checklist completed by:	
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