

## Eco Impact Checklist

<b>Title of report: Whitehouse Street Framework</b>				
<b>Report author: Máire Grogan</b>				
<b>Anticipated date of key decision: 7<sup>th</sup> March 2023</b>				
<p><b>Summary of proposals:</b>          The purpose of the Whitehouse Street Regeneration Framework is to guide and influence future developments that come forward within the Whitehouse Street area and, subject to Cabinet endorsement, the document will become a material planning consideration in the determination of planning applications.</p> <p>The regeneration of Whitehouse Street aims to deliver:</p> <ul style="list-style-type: none"> <li>• Around 2,000 new homes</li> <li>• Up to 15,000m<sup>2</sup> of employment space to ensure no net loss of jobs across the regeneration area, and the potential for jobs growth</li> <li>• Employment that complements the existing businesses on East St and Bedminster Parade, and increases footfall to support the high street</li> <li>• New and improved public realm incorporating pedestrian public spaces, new street trees and sustainable urban drainage</li> <li>• Active travel routes connecting Bedminster to Temple Meads and the city centre</li> <li>• Improvements to Victoria Park</li> <li>• New community infrastructure, to be developed in conjunction with the community.</li> </ul>				
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	<p>All developments will increase CO<sub>2</sub> emissions through construction and operation.</p> <p>Short-term emissions will increase through the use of energy, transport fuel and materials during construction works.</p> <p>There will be embodied emissions from the materials used.</p>	<p>All schemes are required to submit a sustainability statement as part of their planning applications, setting out how the developments will comply with applicable policies relating to energy hierarchy, efficiency and the use of decentralised, renewable and low-carbon energy supply systems.</p>
		+ve	<p>Reduction in emissions from climate changing gases with improvements to active travel infrastructure.</p>	<p>Measures to improve walking and cycling infrastructure will make these modes of transport more attractive than private car transport, which will help to reduce CO<sub>2</sub> emissions for both existing residents, and those moving into the area.</p> <p>The higher population density nearer the city centre helps</p>

				reduce the need to travel.
Bristol's resilience to the effects of climate change?	Yes	+ve	The development will increase the amount of green infrastructure in the area compared to existing.	<p>More tree cover and shade above hard paved areas will help to reduce the urban heat-island effect.</p> <p>Increased tree planting and new low-level planting will help absorb CO2.</p> <p>Development will need to demonstrate how they comply with BCC local plan policy, which includes a requirement for it to be resilient to climate change.</p>
Consumption of non-renewable resources?	Yes	+ve	The Whitehouse St regeneration area is part of the business case for the Bedminster Heat Network, enabling the broader decarbonisation of heat in the long term for new and existing buildings in the area.	In the short term and/or on a temporary basis natural gas may be used for the generation of heat. The medium-term plan is for the Bedminster heat network to be low carbon as renewable sources are brought online. In the longer term, it is hoped that the elimination of all non-renewable heat generation will be possible.
Production, recycling or disposal of waste	Yes	-ve	Construction waste	Construction contractors will be required to prepare a Site Waste Management Plan (SWMP), setting out how waste will be minimised, monitored and recycled where possible. Waste will need to be disposed of according to the waste hierarchy as set out in waste legislation.
		-ve	Waste generation through occupation of new homes and commercial spaces	Recycling and food waste bins will be provided in new developments to minimise waste going to landfill.
The appearance of the city?	Yes	+ve	The area is predominantly comprised of low-density industrial building, and regeneration provides the opportunity to transform the area set within a high-quality public realm.	<p>The Framework sets out six key regeneration principles that will guide and support development of high-quality proposals that enhances the character of the local area.</p> <p>The viewpoint from Victoria Park has been a consideration in</p>

				developing the strategy plans that sit alongside the principles.
Pollution to land, water, or air?	Yes	+ve	Sustainable location and proposed improvement of public and active travel infrastructure offers the potential for low levels of private vehicle trip generation and to encourage modal shift to less polluting modes for existing residents in this area of the city	<p>Minimal car parking will be provided as part of new developments. Transport improvements will reduce NO2 air pollution by making public transport more accessible and active modes of transport are more attractive by delivering supporting infrastructure to accommodate these modal trips.</p> <p>Green infrastructure included as part of these proposals will help reduce exposure to NO2 pollution by creating a green planting strip between the pollution sources in the road and people walking and cycling on footways and cycleways. It will also help reduce pollutant runoff into watercourses.</p>
		-ive	Construction activity will generate dust and noise.	Any planning permission will include a condition requiring a Construction Management Plan setting out how this will be monitored and mitigated and contractors will be encouraged to join the Considerate Constructors Scheme.
Wildlife and habitats?	Yes	+ve	The area currently lacks ecological and natural features. Tree planting and Sustainable Urban Drainage have been incorporated into the highway / public realm improvement proposals.	<p>The Framework sets out a requirement of minimum 10% biodiversity net gain and encourages the retention of existing trees and planting of new ones, creating a green corridor along Princess St.</p> <p>Within development plots, there will be increased opportunities for soft landscaping.</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 the regeneration proposals are a short-term increase in climate changing gases through the construction works and the embodied emissions in the construction materials used.				
The proposals include improving the attractiveness and accessibility of active modes of travel to				

reduce NO2 air pollution and reduce CO2 pollution by reducing the need for private car use; new trees will be provided as part of project delivery; a minimum of 10% biodiversity net gain is expected; developments will be expected to connect to the district heat network and minimise energy demand.

The net effects of the proposals are helping support resilience to the impacts of climate change through increased planting of trees and low-level vegetation to absorb CO2 and reduce the urban heat island effect, and infrastructure to encourage active transport modes, helping reduce CO2 and NO2 emissions in the medium-long term by reducing reliance on private car use.

**Checklist completed by:**

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Date:	5 <sup>th</sup> January 2023
Verified by Environmental Performance Team	Daniel Shelton 6 <sup>th</sup> January 2023