

Eco Impact Checklist

Title of report: Temple Quarter Update

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Anticipated date of key decision: 2nd May 2023

Summary of proposals: The emerging Framework seeks to identify opportunities for the future and proposes a set of principles and concept designs to guide their development. A place-making approach has been adopted throughout to embed sustainable and inclusive urban design principles with people at the centre. A degree of flexibility has been incorporated to create a framework with clear objectives while still being responsive to new information and direction.

The emerging framework has split Temple Quarter into six-character area to reflect the local character, opportunities and constraints of each:

- Bristol Temple Meads Station
- City Gateway
- The Friary North
- Temple Gate
- Mead Street
- St Philip's Marsh

The level of detail for each character area differs due to level of understanding of how that area may come forward and the level of progress at the time of writing. There is, for example, more detailed information in relation to Bristol Temple Meads and the City Gateway, since the progress and understanding of how these areas may be regenerated is clearer than the other character areas. The approach to the St. Philip's Marsh character area is the most flexible in the Development Framework, recognising that is likely to come forward later than the other character areas due to significant challenges such as requirement for of flood infrastructure.

It must be noted that whilst Mead Street forms part of the Temple Quarter area and some detail relating to this area is included in the Development Framework for completeness, there is a BCC Cabinet endorsed Mead Street Development Framework which sets out the aspiration for the area to create a flourishing urban neighbourhood with a mix of new homes and workspaces, including new green space and sustainable travel connections. The Mead Street Development Framework was endorsed by Cabinet in August 2022 following a public consultation in May-June 2022. Mead Street was not, therefore, consulted upon again as part of the Development Framework.

The Development Framework is framed around five key principles which were formed following key and recurrent themes that emerged during the initial preparation stages of the Framework. These principles are part of the vision and have been applied throughout the Development Framework in relation to each character area. The five principles are summarised below:

1. Integrated and connected

Temple Quarter will be simple, convenient, and comfortable to get around sustainably. New and improved walking, cycling and public transport routes will build on Bristol's reputation as a green pioneer and make low-carbon travel easy and enjoyable, whether you are commuting, visiting friends, or just travelling through Bristol's new gateway.

2. Inclusive economic growth

Temple Quarter will have a diverse mix of high-quality new homes, jobs and education, supported by the infrastructure and community facilities that will make it a great place to live, work and learn. Temple Quarter will boost Bristol's status as a city at the cutting-edge, finding innovative solutions

to tackle the housing, climate, flooding and employment challenges, and providing a home for global business and home-grown talent to thrive.

3. Quality places

Temple Quarter will reflect the best Bristol has to offer, conserving and celebrating its history of innovation and cultural diversity, while making the city fit for a changing world. World-class design will complement environmental performance and low-carbon lifestyles. The area's heritage, particularly Brunel's Grade I listed station, will be used to help develop a character that is distinctly of Bristol. A balanced mix of uses will provide quality places and community facilities, making Temple Quarter a place where everyone in Bristol can enjoy spending time.

4. Quality spaces

Temple Quarter will have outdoor public spaces at its core. Plazas and parks will help Bristol's world renowned arts and cultural scene to thrive and give space to visitors and residents to relax. Our city's connection to its waterways will be celebrated with new waterfront spaces that blend access to nature with active travel and flood defence, and boost greenspaces and nature.

5. Vibrant and creative communities

Temple Quarter will offer something for everyone and public spaces will allow different communities to come together. We'll work with the people of Bristol to shape the future of the area, putting inclusivity first. Community facilities and a range of housing and employment will help facilitate meaningful social encounters and support vulnerable members of the community. Temple Quarter will help make sure Bristol is a city where no one gets left behind.

The purpose of the Development Framework is to provide guidance and influence future developments that come forward within the Temple Quarter area and, subject to Cabinet endorsement, would be a material planning consideration in the determination of planning applications. The principles of the Development Framework will be further developed in future masterplans for the Temple Quarter area, including St. Philip's Marsh.

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 Temple Quarter will increase require new buildings to support the proposed uses and increase the population of the area which could result in more car trips.	Temple Quarter is a wholly brownfield regeneration site located in central Bristol with Temple Meads Station at its centre. It is a suitable location for an intensified mixed-use residual and employment regeneration scheme. The Temple Quarter programme is seeking in the future to build on its Sustainability Strategy and Social Value

			<p>Strategy to maximise its sustainability credentials.</p> <p>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 Framework seeks to encourage a low car use and improve active travel routes throughout the area and connecting into adjacent areas in the city.</p> <p>In addition, the key first phase of the regeneration programme is to improve Temple Meads as a major city and regional transport hub which will further encourage more sustainable modes of travel.</p> <p>The Development Framework 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 parking is to be provided, it envisaged that EV charging capabilities will be provided in accordance with planning</p>
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			<p>The Development Framework seeks to intensify the use of the site and therefore could be an increase in electricity and gas.</p>	<p>requirements.</p> <p>The Development Framework seeks to encourage the development of Sustainable buildings, aiming for flexible and adaptable, net zero carbon and climate resilient Development. This includes encouraging developers to minimise the consumption of electricity and gas through efficient building design. The Development Framework encourages new development to link up to the heat district network which is also a planning requirement.</p> <p>The scale of emissions from developments and use of the new buildings and infrastructure will depend on the final designs produced by developers within the current planning requirements.</p>
Bristol's resilience to the effects of climate change?	Yes	+	<p>The Development Framework 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 and the provision of green space. This will be deliver</p>	<p>The Development Framework seeks to encourage the development of green space and connected green infrastructure across the Temple Quarter area which also increased opportunities for soft landscaping opportunities across the site, including opportunities for SuDs features. As proposals come forward for each</p>

		<p>through the redevelopment of the area the aspiration/expectations is that green space will be delivered by developers or potentially the partnership if funding and land can be secured.</p> <p>Flood infrastructure</p>	<p>character area the requirements will be better defined, as was the case in the Mead Street Development Brief.</p> <p>Retention of trees is encouraged in the Development Framework and complimentary planting to support biodiversity net gain across the programme area.</p> <p>The Development Framework 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 buildings.</p> <p>Only around 2% of the Temple Quarter area is currently green space So, the proposals will be beneficial in terms of climate resilience.</p> <p>The Framework recognises that flood infrastructure is essential to deliver the regeneration vision. The Framework identifies that public and private sector funding is needed to deliver the infrastructure and that it should be multi-functional and building into the placemaking of the area, such as a greenway.</p>
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			Sustainable development – extreme weather	<p>This would also support other uses and benefits, such as active travel and increased biodiversity net gain and green space.</p> <p>The Development Framework seeks to encourage the development of Sustainable buildings, aiming for flexible and adaptable, net zero carbon and climate resilient Development. This would include some concepts that are not directly mentioned, such as buildings resilient to temperature extremes.</p>
Consumption of non-renewable resources?	Yes	-	The new development could be constructed using non-renewables sources.	The Development Framework requires development to be built sustainability. The method of construction sits outside the scope of the Framework.
Production, recycling or disposal of waste	Yes	-	The Development Framework 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 if the Development Framework. 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 requirements. There is potential that Temple Quarter will consider waste management in more detail through a area strategy or in relation to further masterplanning.

<p>The appearance of the city?</p>	<p>Yes</p>	<p>+</p>	<p>The Development Framework encourages significant change to the Temple Quarter and St. Philip's Marsh area which will impact on the appearance of the site in this location.</p>	<p>The Development Framework 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. Further guidance on appearance of the built form and public realm will come forward on a project by project basis or via the further masterplanning work.</p> <p>In addition, the final appearance of development will be determined through the planning process against relevant planning policies.</p>
<p>Pollution to land, water, or air?</p>	<p>Yes</p>	<p>+</p>	<p>The Development Framework encourages redevelopment of the site for uses which will not result in increased pollution or hazardous activity.</p>	<p>The Development Framework encourages a mix of uses including potentially housing and industrial uses, providing compatibility or sufficient separation. More detailed guidance on land uses and their spatial distribution will be provided through the future masterplanning work.</p> <p>A high-level assessment of previous land uses informed the Development Framework, and it was concluded the area is likely to have contamination and remediation is likely to be required in the future.</p>

				<p>Further investigation, however, is needed via the planning process and mitigation measures may be required.</p>
			<p>The nature of the proposals encouraged by the Development Framework will increase foul drainage requirements.</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 Framework.</p>
			<p>The Development Framework encourages increased permeable surfaces</p>	<p>Increased permeable surfaces provides more opportunities for SuDs features.</p>
			<p>The construction of the future regeneration proposals could result in dust and spillages, etc.</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 Framework.</p>
			<p>Noise generated from the proposals could be harmful.</p>	<p>Residential use is not a noise generating use. The proposed commercial uses required in the Development Framework must be compatible with residential including in terms of noise generation activities or be located in a suitable location to ensure no impact on amenity. Further guidance in relation to</p>

				this will be provided in the future masterplanning work. Furthermore, this will be assessed through the planning process.
Wildlife and habitats?	Yes	+	The area currently site lacks ecological and natural features. There are no legally protected sites or habitats within the area.	<p>The Development Framework encourages significant improvements to the biodiversity of the site including:</p> <ul style="list-style-type: none"> • Provision of additional green space. • Creation of green infrastructure network across the site. • Increased opportunities for soft landscaping. • Increased opportunities for SUDS. • Encourages retention of existing trees.
Consulted with:				
Summary of impacts and Mitigation - <u>to go into the main Cabinet/ Council Report</u>				
<p>The impact of the Development Framework is likely to be positive since it seeks to encourage development outcomes which support the environment. New development could be constructed using non-renewables sources and would result increased household waste which could have a negative impact.</p> <p>Further guidance in the form of a masterplan for the area is proposed which will provide more detailed guidance which will assist in mitigating any adverse impacts on the environment. This could include guidance on construction methods to limit household waste and the use of non-renewables.</p> <p>The net effects of the proposals are considered likely to be positive.</p>				
Checklist completed by:				
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Date:	20/04/2023
Verified by Environmental Performance Team	Giles Liddell, Project Manager - Environmental