

Eco Impact Checklist

Title of report: Southmead Regeneration				
Report author: Mohammed Al-Bayatti				
Anticipated date of key decision: May 11 th 2023				
Summary of proposals: Delivery of 200 new homes in the locality of Glencoyne Square. Relocation of the health centre with a smaller health and wellbeing hub and shared learning and training space within the library. The proposals feature a number of changes since the 2021 cabinet approval.				
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	Housing and commercial development: is expected to generate short-term emissions through the use of energy, transport fuel and materials during construction works and more long term emissions from the new homes that will be delivered.	All building works will meet planning policy guidance for sustainability and energy. At Glencoyne Square, a fabric first approach has been used to minimise energy demands at source through good fabric, but also through efficient services design. Although it sits outside the heat priority area, the heat hierarchy has been considered and wider energy policy including the 20% renewable energy target have been applied.
		+ive	HIF investment in infrastructure: Drainage and public realm improvements will generate emissions during construction.	Public realm and pedestrian improvements expected to support walking and cycling and subsequently expected to slightly reduce dependence upon cars and associated emissions.
Bristol's resilience to the effects of climate change?	Yes	+ive	Additional households will be accommodated in Southmead. All developments will be subject to Planning	New developments will be constructed in accordance with Core Strategy policy BSC13. HIF funding will support appropriate SuDs

			<p>Consents. Glencoyne Square and areas to the South are known to be a flood risk.</p> <p>New developments may:</p> <ul style="list-style-type: none"> - Be at risk of flooding. - Increase the flood plain making surrounding buildings more vulnerable to flooding. - Place additional demand on the mains drainage system. - Increase water runoff by creating more impermeable surfaces or removing trees. - Be designed to cope with extreme weather including heat wave and warmer weather. - Increase water consumption associated with the area. 	<p>provision. Major developments will be subject to BREEAM for Communities. The current predicted score indicates that a BREEAM Excellent rating is achievable on the Glencoyne Square project.</p> <p>Ensure housing development design and infrastructure can deal with extreme weather events through integrating into project briefs across the masterplan area.</p>
Consumption of non-renewable resources?	Yes	-ive	<p>Short-term use of fossil fuels and other non-renewable materials through the use of energy, vehicle fuel and materials during construction works.</p> <p>Long term consumption of fossil fuels for occupying and travelling to and from dwellings. This includes energy and heat provision to houses.</p>	<p>Developments will at least meet Building Regulations requirements. There will be some onsite energy generation (solar panels) At Glencoyne Square, there should be a 20% renewable energy provision as per the energy and sustainability strategy.</p> <p>New dwellings will benefit from proximity to local services.</p> <p>Heating systems will be</p>

				installed according to the heat hierarchy policy. At Glencoyne Square, part of the heating requirements will be fulfilled by ground source heat pumps.
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 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	New homes will alter the appearance of the city.	Good 'placemaking' is key to Southmead regeneration. Local community aspirations are being taken into account, and have informed the design and appearance of the development at Glencoyne Square at all stages. It is anticipated that the next phases will follow a similar structured approach to community involvement. All developments will be subject to usual consultation and statutory Planning controls, with extensive input from the City Design Group.
Pollution to land, water, or air?	Yes	-ive	Construction works will involve the use and storage of	Planning Consents will be expected to require the use of a Construction

			<p>materials that could contaminate land, watercourses and surface water drains, if accidentally released.</p> <p>Works are likely to create dust and noise.</p> <p>Construction works may create new sewage discharges.</p> <p>Diffuse pollution will be created from runoff from new roads and vehicular parking areas created by the development.</p> <p>Site may have been contaminated by previous activity.</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>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 production of pollution.</p> <p>The development scheme at Glencoyne Square includes dedicated cycle storage and will be delivered alongside cycleway improvements alongside Arnside. This will reduce the number of journeys taken by car by new and existing residents in Southmead.</p>
Wildlife and habitats?	Yes	-ive	<p>Development and densification expected to lead to the loss of open space, albeit space with relatively low ecological value.</p> <p>Materials, such as bricks and timber, can have a detrimental effect on</p>	<p>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.</p> <p>Compliance with biodiversity net gain will</p>

		<p>wildlife and habitats if not carefully sourced.</p>	<p>be verified through the planning process.</p> <p>At Glencoyne Square, the arboricultural impact assessment identified that number of new trees required to be planted to mitigate for the impact of the loss of trees due to new construction. The same approach will continue to be used across other developments at Southmead.</p> <p>Procure sustainably sourced materials and encourage contractors to do the same.</p>
<p>Consulted with: n/a</p>			
<p>Summary of impacts and Mitigation - <u>to go into the main Cabinet/ Council Report</u></p>			
<p>The significant impacts of this proposal mainly related to the proposed development of some 200 new homes and investment into improved public realm.</p> <p>The proposals include the following measures to mitigate the impacts: Sustainable Urban Drainage (SUDs) provision. The impacts and mitigation of individual housing development sites will be considered on a site-by-site basis.</p> <p>The net environmental effects of the proposals will increase greenhouse gas emissions and waste production from construction and from more homes being lived in, but benefits include efficient housing design, cycling infrastructure, the provision of SUDs to reduce flood risk and the improvement of the local area from the placemaking design work associated with this project. Biodiversity impacts may be beneficial, depending on the precise measures taken, but the loss of existing trees will be minimised.</p>			
<p>Checklist completed by:</p>			
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Dept.:		Growth & Regeneration	
Extension:		n/a	
Date:		11/05/2023	
Verified by Environmental Performance Team		Giles Liddell, Project Manager - Environmental	