



# Environmental Impact Assessment [version 1.0]

<b>Proposal title: Temple Quarter Update</b>		
<b>Project stage and type:</b> <input type="checkbox"/> Initial Idea Mandate <input type="checkbox"/> Outline Business Case <input type="checkbox"/> Full Business Case		
<input type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service	<input type="checkbox"/> New	<input type="checkbox"/> Changing
<input checked="" type="checkbox"/> Other [please state]	<input checked="" type="checkbox"/> Already exists / review	
<b>Directorate: Growth and Regeneration</b>	<b>Lead Officer name: Karen Mercer, Abigail Stratford</b>	
<b>Service Area: Regeneration</b>	<b>Lead Officer role: Head of Regeneration</b>	

## Step 1: What do we want to do?

The purpose of this Environmental Impact Assessment is to help you develop your proposal in a way that is compliant with the council's policies and supports the council's strategic objectives under the [One City Climate Strategy](#), the [One City Ecological Emergency Strategy](#) and the latest [Corporate Strategy](#).

This assessment should be started at the beginning of the project proposal process by someone with a good knowledge of the project, the service area that will deliver it, and sufficient influence over the proposal to make changes as needed.

It is good practice to take a team approach to completing the Environmental Impact Assessment. See further [guidance](#) on completing this document. Please email [environmental.performance@bristol.gov.uk](mailto:environmental.performance@bristol.gov.uk) early for advice and feedback.

### 1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Please use plain English, avoiding jargon and acronyms.

Temple Quarter sits at the heart of Bristol – it is being taken forward by a partnership of Bristol City Council, Homes England, Network Rail and the West of England Combined Authority. With the upgrade and regeneration of Bristol Temple Meads station at its centre, the proposals for Temple Quarter aim to transform over 130 hectares of brownfield land over the next 25 years into a series of thriving, well-connected mixed-use communities. The regeneration of the area aims to create 10,000 new homes, thousands of new jobs and bring £1.6bn annual income to the city economy.

This update to Cabinet gives a general update on the programme since the last update in May 2023, in which the Temple Quarter Development Framework was endorsed. It also seeks approval for the proposed constitutional arrangements for a Temple Quarter Joint Delivery Vehicle (JDV) and the Temple Quarter Business Plan.

### 1.2 Will the proposal have an environmental impact?

Could the proposal have either a positive or negative effects for the environment now or in the future? If 'No' explain why you are sure there will be no environmental impact, then skip steps 2-3 and request review by sending this form to [environmental.performance@bristol.gov.uk](mailto:environmental.performance@bristol.gov.uk)

If 'Yes' complete the rest of this assessment.

<input checked="" type="checkbox"/> <b>Yes</b>	<input type="checkbox"/> <b>No</b>	[please select]
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### 1.3 If the proposal is part of an options appraisal, has the environmental impact of each option been assessed and included in the recommendation-making process?

If 'Yes' please ensure that the details of the environmental impacts of each option are made clear in the pros and cons section of the [project management options appraisal document](#).

<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable	[please select]
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If 'No' explain why environmental impacts have not been considered as part of the options appraisal process.

## Step 2: What kinds of environmental impacts might the project have?

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered. See detailed [guidance documents](#) for advice on identifying potential impacts.

### Does the proposal create any benefits for the environment, or have any adverse impacts?

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support our corporate environmental objectives and the wider [One City Climate and Ecological Emergency strategies](#).

Consider how the proposal creates environmental impacts in the following categories, both now and in the future.

**Reasonable efforts should be made to quantify stated benefit or adverse impacts wherever possible.**

Where the proposal is likely to have a beneficial impact, consider what actions would enhance those impacts. Where the proposal is likely to have a harmful impact, consider whether actions would mitigate these impacts.

Enhancements or mitigation actions are only required when there is a likely impact identified. Remember that where enhancements or mitigation actions are listed, they should be assigned to staff and appropriately resourced.

<b>GENERAL COMMENTS</b> (highlight any potential issues that might impact all or many categories)		
<p>The method of construction sits outside the scope of the Framework, and although The Development Framework requires development to be built using sustainable construction methods, this is not considered as part of this cabinet report. Further detail on construction will be covered through planning and a full statutory Environmental Impact Assessment of individual projects as they are developed.</p> <p>The main request for cabinet is to approve the JDV that has delegated authority, this has the potential to have an environmental impact through the constitutional arrangements, governance and level of ambition or the JDV. It is important that through procurement, development of contracts and monitoring and measurement criteria that the commitments of BCC and commitments of the city (as described in the ENV targets) are included.</p>		
<p><b>ENV1 Carbon neutral: Emissions of climate changing gases</b></p> <p>BCC has committed to achieving net zero emissions for its direct activities by 2025, and to support the city in achieving net zero by 2030.</p>	<p><b>Benefits</b></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>Through constitutional and governance arrangements for the JDV ensure the commitments of the One City Climate and Ecological Strategies are included as requirements of the Temple Quarter business plan and master plan development, maximising opportunities for net zero, climate resilience and biodiversity net gain.</p>

<p>Will the proposal involve transport, or the use of energy in buildings? Will the proposal involve the purchase of goods or services? If the answer is yes to either of these questions, there will be a carbon impact.</p> <p>Consider the scale and timeframe of the impact, particularly if the proposal will lead to ongoing emissions beyond the 2025 and 2030 target dates.</p> <p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<p><b>Enhancing actions</b></p>	<p>The Temple Quarter programme is seeking in the future to create and build on a Sustainability Strategy and Social Value Strategy to maximise its sustainability credentials.</p> <p>To further reduce the reliance on the private car, the Development Framework, endorsed by Cabinet in May 2023, seeks to encourage a low car use, and improve active travel routes throughout the area and connecting into adjacent areas in the city. Masterplanning, due to commence in late 2023, will further encourage sustainable travel through, around and in/out of the regeneration area.</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, and promote and encourage other more sustainable forms of travel. And encourages the use of car clubs. Finer detail of these plans TBC in later phases of the project.</p>
	<p><b>Persistence of effects:</b>    <input type="checkbox"/> 1 year or less                      <input type="checkbox"/> 1 – 5 years                      <input checked="" type="checkbox"/> 5+ years</p>	
	<p><b>Adverse impacts</b></p>	<p>The regeneration of Temple Quarter will increase requirements for new buildings to support the proposed uses and increase the population of the area which could result in more car trips. There will be a significant amount of embodied carbon associated with realising the regeneration of Temple Quarter.</p>
	<p><b>Mitigating actions</b></p>	<p>Where parking is to be provided, it is envisaged that EV charging capabilities will be provided in accordance with planning requirements. Connectivity to be looked at in masterplanning process.</p> <p>The existing TQ Development Framework seeks to encourage the development of sustainable buildings, aiming for flexible and adaptable, net zero carbon and climate resilient development. As mentioned above it is important to ensure this is embedded into the procurement and contractual and governance arrangements with the JDV. This includes encouraging developers to minimise the emissions of Co2 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><b>Persistence of effects:</b>    <input type="checkbox"/> 1 year or less                      <input type="checkbox"/> 1 – 5 years                      <input checked="" type="checkbox"/> 5+ years</p>		
<p><b>ENV2 Ecological recovery: Wildlife and habitats</b></p> <p>BCC has committed to 30% of its land being managed for nature and to halve its use of pesticides by 2030.</p> <p>Consider how your proposal can support increased space for nature, reduced use of pesticides, reduce pollution to waterways, and reduce consumption of products</p>	<p><b>Benefits</b></p>	<p>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.</p> <p>There are no legally protected sites or habitats within the area.</p>
	<p><b>Enhancing actions</b></p>	<p>The endorsed Development Framework encourages significant improvements to the biodiversity of the site including:</p> <ul style="list-style-type: none"> <li>• Provision of additional green space.</li> <li>• Creation of green infrastructure network across the site.</li> <li>• Increased opportunities for soft landscaping.</li> <li>• Increased opportunities for Suds.</li> <li>• Encourages retention of existing trees and replacement</li> </ul>

<p>that undermine ecosystems around the world.</p> <p>If your proposal will directly lead to a reduction in habitat within Bristol, then consider how your proposed mitigation can lead to a biodiversity net gain. Be sure to refer to quantifiable changes wherever possible.</p> <p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<p>planting where appropriate.</p> <p>Future Masterplanning will look to give further detail on improvements to wildlife and habitats in the TQ 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. The Masterplanning process will explore this further.</p> <p>Through constitutional and governance arrangements for the JDV ensure the commitments of the One City Climate and Ecological Strategies are included as requirements of the Temple Quarter business plan and master plan development, maximising opportunities for net zero, climate resilience and biodiversity net gain.</p>
	<p><b>Persistence of effects:</b>   <input type="checkbox"/> 1 year or less                      <input type="checkbox"/> 1 – 5 years                      <input checked="" type="checkbox"/> 5+ years</p>
	<p><b>Adverse impacts</b></p> <p>While the development will primarily take place on brownfield land, there will be adverse impacts on existing biodiversity from development. For example, the Temple Island site current has significant biodiversity and is having to look at offsite mitigation to meet Biodiversity Net Gain requirements</p>
	<p><b>Mitigating actions</b></p> <p>Retention of trees will be prioritised through the masterplanning exercise and in the Development Framework. Complimentary planting will be used to support biodiversity net gain across the programme area.</p>
<p><b>Persistence of effects:</b>   <input type="checkbox"/> 1 year or less                      <input type="checkbox"/> 1 – 5 years                      <input checked="" type="checkbox"/> 5+ years</p>	
<p><b>ENV3 A cleaner, low-waste city: Consumption of resources and generation of waste</b></p> <p>Consider what resources will be used as a result of the proposal, how they can be minimised or swapped for less impactful ones, where they will be sourced from, and what will happen to any waste generated</p>	<p><b>Benefits</b></p>
	<p><b>Enhancing actions</b></p>
	<p><b>Persistence of effects:</b>   <input type="checkbox"/> 1 year or less                      <input type="checkbox"/> 1 – 5 years                      <input checked="" type="checkbox"/> 5+ years</p>
	<p><b>Adverse impacts</b></p> <p>The Development Framework encourages the regeneration of the area for housing and commercial uses which will result in an increased amount of household waste within the development area, however the proposal itself is not directly responsible for household waste generation.</p> <p>Redevelopment of the area will involve the generation of significant levels of waste associated with construction works.</p>

<p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<p><b>Mitigating actions</b></p>	<p>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 an area strategy or in relation to Masterplanning commencing in late 2023.</p> <p>All development projects will be subject to waste management plans as required under planning conditions.</p>
<p><b>Persistence of effects:</b>   <input type="checkbox"/> 1 year or less      <input type="checkbox"/> 1 – 5 years      <input checked="" type="checkbox"/> 5+ years</p>		
<p><b>ENV4 Climate resilience: Bristol's resilience to the effects of climate change</b></p> <p>Bristol's climate is already changing, and increasingly frequent instances of extreme weather will become more likely over time.</p> <p>Consider how the proposal will perform during periods of extreme weather (particularly heat and flooding).</p> <p>Consider if the proposal will reduce or increase risk to people and assets during extreme weather events.</p> <p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<p><b>Benefits</b></p>	<p>The endorsed Development Framework encourages significant improvements to the biodiversity which also increases the climate resilience of the site by providing increased natural shade and cooling, including:</p> <ul style="list-style-type: none"> <li>• Provision of additional green space.</li> <li>• Creation of green infrastructure network across the site.</li> <li>• Increased opportunities for soft landscaping.</li> <li>• Increased opportunities for Suds.</li> <li>• Encourages retention of existing trees and replacement</li> </ul>
<p><b>Enhancing actions</b></p>	<p>Through constitutional and governance arrangements for the JDV ensure the commitments of the One City Climate and Ecological Strategies are included as requirements of the Temple Quarter business plan and master plan development, maximising opportunities for net zero, climate resilience and biodiversity net gain.</p> <p><a href="#">The Keep Bristol Cool mapping tool</a> should be used when Masterplanning and shading should be incorporated into the planning process.</p>	
<p><b>Persistence of effects:</b>   <input type="checkbox"/> 1 year or less      <input type="checkbox"/> 1 – 5 years      <input type="checkbox"/> 5+ years</p>		
<p><b>Adverse impacts</b></p>	<p>The regeneration programme is dependent on flood mitigation and we're working closely with the BAFs team to find solutions that support new development as well as improving public/natural amenities and a flood strategy is being developed for the area.</p> <p>The area is classed as High or Very High risk for outdoor exposure factors in the Keep Bristol Cool mapping tool. Increasing the intensity of use of the site could have adverse effects by introducing more hard surface (including vertical surfaces), trapping heat in street canyons, increasing human related heat production in the area.</p>	
<p><b>Mitigating actions</b></p>	<p>The endorsed Development Framework and emerging masterplan seek 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 area as part of the Masterplanning process the requirements will be better defined, as was the case in the Mead Street Development Brief (endorsed by Cabinet in August 2022).</p> <p>Masterplanning will take into consideration the latest Met Office projections for Bristol's changing climate <a href="#">CSSP city pack BRISTOL (metoffice.gov.uk)</a> and incorporate appropriate mitigations for excessive heat.</p>	

		Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years			
<p><b>Statutory duty:</b> <b>Prevention of Pollution to air, water, or land</b></p> <p>Consider how the proposal will change the likelihood of pollution occurring to air, water, or land and what steps will be taken to prevent pollution occurring.</p> <p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<b>Benefits</b>	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.			
	<b>Enhancing actions</b>	Further investigation, however, is needed via the planning process and mitigation measures may be required. Development here will ensure that any contaminated land will be remediated as per the requirements of the Env Protection Act / planning.			
			Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		
	<b>Adverse impacts</b>	<p>The construction of the future regeneration proposals could result in dust and spillages, etc.</p> <p>Increased heavy vehicle movements during the construction phases may have a negative impact on local air quality.</p> <p>The nature of the proposals encouraged by the Development Framework will increase foul drainage requirements.</p>			
	<b>Mitigating actions</b>	<p>Appropriate and safe construction management plans will be a requirement of the planning process, where necessary.</p> <p>Standard practices regarding wheel washing will be required where appropriate.</p> <p>Future development will be required through the planning process to demonstrate they can effectively and safely drain the proposals and work closely with Wessex Water to ensure appropriate capacity is planned into the network at an early stage</p> <p>Increased permeable surfaces provides more opportunities for SuDs features.</p>			
		Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years			

### Step 3: Action Plan

Use this section summarise and assign responsibility for any actions you have identified to improve data, enhance beneficial, or mitigate negative impacts. Actions identified in section two can be grouped together if named responsibility is under the same person.

This action plan should be updated at each stage of the project. Please be aware that the Sustainable City and Climate Change Service may use this action plan as an audit checklist during the project's implementation or operation.

Enhancing / mitigating action required	Responsible Officer	Timescale
Create and build on the Temple Quarter Sustainability Strategy and Social Value Strategy to maximise its sustainability credentials.	<b>Karen Mercer, Abigail Stratford</b>	Through project development
Masterplanning, due to commence in late 2023, will further encourage sustainable travel through, around and in/out of the regeneration area. Ensure this ties in with BCC strategy (Including the upcoming citywide EV strategy)	<b>Karen Mercer, Abigail Stratford</b>	Through project development
Explore the provision of green roofs and walls to maximise the biodiversity benefits of the new buildings in the master planning process	<b>Karen Mercer, Abigail Stratford</b>	Through project development

Enhancing / mitigating action required	Responsible Officer	Timescale
Consider waste management in more detail through a area strategy or in relation to Masterplanning commencing in late 2023.	<b>Karen Mercer, Abigail Stratford</b>	Through project development
Through constitutional and governance arrangements for the JDV ensure the commitments of the One City Climate and Ecological Strategies are included as requirements of the Temple Quarter business plan and master plan development, maximising opportunities for net zero, climate resilience and biodiversity net gain.	<b>Karen Mercer, Abigail Stratford</b>	Through project development

## Step 4: Review

The Sustainable City and Climate Change Service need at least five working days to comment and feedback on your impact assessment. Assessments should only be marked as reviewed when they provide sufficient information for decision-makers on the environmental impact of the proposal.

Please seek feedback and review by emailing [environmental.performance@bristol.gov.uk](mailto:environmental.performance@bristol.gov.uk) before final submission of your decision pathway documentation<sup>1</sup>.

Where impacts identified in this assessment are deemed significant, they will be summarised here by the Sustainable City and Climate Change Service and must be included in the 'evidence base' section of the decision pathway cover sheet.

### Summary of significant beneficial impacts and opportunities to support the Climate, Ecological and Corporate Strategies (ENV1,2,3,4):

**BCC's Environmental Impact Assessment has determined significant beneficial impacts from the proposal:** The Temple Quarter Redevelopment presents significant opportunities to create Net Zero neighbourhoods that are resilient to the effects of climate change and support ecological recovery in the city. These opportunities will be realised through the adoption of the One City Climate and Ecological Strategy targets into the Joint Delivery Vehicle Business Plan.

### Summary of significant adverse impacts and how they can be mitigated:

**BCC's Environmental Impact Assessment has determined significant negative impacts from the proposal:** The scale of Temple Quarter Redevelopment Programme means that there will be large volumes of carbon, waste, and ecological impacts associated with the development activities. These will be partially mitigated through the incorporation of One City Climate and Ecological targets into the Joint Delivery Vehicle Business Plan. Other impacts and benefits will emerge as the project and masterplan progress, it is therefore critical that BCC environmental and ecological targets remain central in the ongoing design process.

<b>Environmental Performance Team Reviewer:</b> Nicola Hares Daniel Shelton	<b>Submitting author:</b> Abigail Stratford
<b>Date:</b> 29/09/2023	<b>Date:</b> 06/09/2023

<sup>1</sup> Review by the Sustainable City and Climate Change Service confirms there is sufficient analysis for decision makers to consider the likely environmental impacts at this stage. This is not an endorsement or approval of the proposal.