Environmental Impact Assessment [version 1.0]

Proposal title: City Centre Development and Delivery Plan	
Project stage and type: ☐ Initial Idea Mandate ☐ Outline Business Case ☒ Full Business Case	
☐ Policy ☒ Strategy ☐ Function ☐ Service ☐ Other [please state]	☐ New ☐ Changing ☐ Already exists / review
Directorate: Economy of Place	**Lead Officer name: Sarah Jenkinson**
Service Area: Regeneration	**Lead Officer role: Regeneration Manager**

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 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.

The purpose of the City Centre Development and Delivery Plan is to guide and influence future development and infrastructure projects that come forward within the City Centre (Broadmead) area and, subject to Cabinet endorsement, the document will become a material planning consideration in the determination of planning applications.

The DDP seeks to deliver:

- at least 2,500 new high-quality homes;
- a diversified and consolidated retail offer supported by extended leisure, community and cultural spaces;
- 750 student bedrooms and new office spaces;
- the redesign of key central streets to make them pedestrian priority, enhanced with biodiverse planting and green infrastructure;
- approximately 150 new trees, 350 linear metres of rain garden and 50% green roofs;
- significant improvements to Castle Park and other public spaces to make them safe, inclusive, characterful and climate resilient;
- improvements to cycle and pedestrian routes, bus routes and stops and a future-proof approach to servicing and deliveries through a last-mile logistics hub and servicing windows;
- provision of improved and consolidated taxi and blue badge parking around the area and also within a mobility hub in the redeveloped Galleries scheme;
- carefully integrated new development that is highly sustainable, high-quality, complements the street-level experience and safeguards and celebrates heritage assets including listed buildings and scheduled monuments.

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

If 'Yes' complete the rest of this assessment.

☒ **Yes**	☐ **No**	[please select]

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.

☐ **Yes**	☐ **No**	☒ **Not applicable**	[please select]

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.

GENERAL COMMENTS (highlight any potential issues that might impact all or many categories)
The DDP proposes large-scale improvements to green infrastructure, public realm and active and public transport. It proposes the creation of an urban sustainable neighbourhood, bringing much needed homes to a central location, that is well-serviced by amenities, employment, transport options and open space. While short term impacts are foreseen in the construction phase, long term benefits of climate resilience, reduced reliance on private vehicles and enhanced biodiversity and greening are all identified. Bristol City Council has a significant amount of freehold within the DDP focus area, meaning that it can use both planning policy (including the DDP should it be endorsed by Cabinet and become a material consideration) and land ownership as its tools for delivering the benefits set out below.

EV1 Carbon neutral: Emissions of climate changing gases 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. 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. Consider the scale and timeframe of the impact, particularly if the proposal will lead to ongoing emissions beyond the 2025 and 2030 target dates. Further guidance ☐ **No impact**	**Benefits**	The City Centre Development and Delivery Plan regeneration area is part of the business case for the District Heat Network, enabling the broader decarbonisation of heat in the long term for new and existing buildings in the area. Reduction in emissions from climate changing gases due to improvements to active and public travel infrastructure, as well as proposals to create a low-carbon last-mile logistics hub in Frome Gateway (within 1km) to provide low carbon deliveries and servicing to the city centre via e-carbo bikes, electric delivery vehicles and service and delivery windows.
	Enhancing actions	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 district 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. BCC will use its role as freeholder (for most of the city centre development sites) to require that developments connect with the district heat network. Measures to improve walking and cycling infrastructure, as well as bus networks, will make these modes of transport more attractive than private car transport, which will help to reduce CO2 emissions for both existing residents, and those moving into the area. Three streets are proposed to be pedestrianised, removing private vehicles from using these central streets. A higher population density nearer the city centre helps reduce the need to travel. The last-mile logistics hub will reduce the number of delivery vans in the area, replaced by e-cargo bikes and smaller electric vehicles, using identified service and delivery time slots.
	Persistence of effects: ☐ **1 year or less** ☐ **1 – 5 years** ☒ **5+ years**	
	Adverse impacts	All developments will increase CO2 emissions through construction and operation. Short-term emissions will increase through the use of energy, transport fuel and materials during construction works. There will be embodied emissions from the materials used.
	Mitigating actions	Bristol City Council plans to: • capture sustainability requirements as part of an internal guide for development on its freehold sites • to explore developing a green lease strategy to increase business resilience and to create a stronger green economy within the city • seek to use its influence as a planning authority, land-owner and project enabler to ensure development within the city centre meets the highest sustainability standards.

		All individual development and infrastructure projects 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.
	Persistence of effects:	☐ **1 year or less** ☐ **1 – 5 years** ☒ **5+ years**
ENV2 Ecological recovery: Wildlife and habitats BCC has committed to 30% of its land being managed for nature and to halve its use of pesticides by 2030. Consider how your proposal can support increased space for nature, reduced use of pesticides, reduce pollution to waterways, and reduce consumption of products that undermine ecosystems around the world. 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. Further guidance ☐ **No impact**	**Benefits**	The area currently has low levels of ecology and biodiversity. The following elements are incorporated into the public realm improvement proposals: • Tree planting (150 new trees) • Sustainable Urban Drainage (350 linear metres) • Increase of quality open space by 40% • Space to be created for community food growing • Reed beds proposed in Floating Harbour alongside a floating walkway The following elements are incorporated into the requirements for new development: • Minimum of 10% biodiversity net gain but expectations to significantly exceed this • Residential schemes to achieve Urban Greening Factor of 0.4, and office to achieve 0.3 • Assume all roofs to be green unless justified evidence given for an alternative use
	Enhancing actions	The DDP sets out a requirement for the delivery of the wildlife and habitat improvements set out above. It encourages the retention of existing trees and enhancement of existing green and blue spaces including Castle Park, Floating Harbour, St James Park. New development must create new public open green space, as well as communal and private outdoor space for all residents. A Green Infrastructure Strategy and Typologies are provided that set out a mix of different green spaces, corridors and typologies to effectively improve biodiversity and the character of green open space in the area. Bristol City Council plans to: • capture sustainability requirements as part of an internal guide for development on its freehold sites • to explore developing a green lease strategy to increase business resilience and to create a stronger green economy within the city • seek to use its influence as a planning authority, land-owner and project enabler to ensure development within the city centre meets the highest sustainability standards.
	Persistence of effects:	☐ **1 year or less** ☐ **1 – 5 years** ☒ **5+ years**

	Adverse impacts	It is possible that some developments or public realm and infrastructure projects may require the removal of a minimal amount of green infrastructure where safety and access are the priority.
	Mitigating actions	As part of planning applications, individual projects that propose to remove any green infrastructure, habitats or wildlife, must set out the mitigation for this as part of the application. They should follow national and local policy and standards.
	Persistence of effects: ☐ **1 year or less** ☐ **1 – 5 years** ☐ **5+ years**	
ENV3 A cleaner, low-waste city: Consumption of resources and generation of waste 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 Further guidance ☐ **No impact**	**Benefits**	
	Enhancing actions	
	Persistence of effects: ☐ **1 year or less** ☐ **1 – 5 years** ☒ **5+ years**	
	Adverse impacts	Construction waste Waste generation through occupation of new homes and commercial spaces
	Mitigating actions	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. Recycling and food waste bins will be provided in new developments to minimise waste going to landfill. A strategy for recycling and waste removal for this part of the city centre will be developed to support new residential development.
	Persistence of effects: ☐ **1 year or less** ☐ **1 – 5 years** ☒ **5+ years**	
ENV4 Climate resilience: Bristol's resilience to the effects of climate change Bristol's climate is already changing, and increasingly frequent instances of extreme weather will become more likely over time. Consider how the proposal will perform during periods of extreme weather	**Benefits**	The development will significantly increase the amount of green infrastructure in the area compared to existing. More tree cover (min 150 new trees) and shade above hard paved areas, as well as new low-level planting will help to reduce the urban heat-island effect. New development will be expected to contribute to this target tree number. The flood strategy for the area (which is in Flood Zone 1 and 2) focuses on minimising surface water runoff by adding 350 linear metres of rain gardens (Sustainable Drainage) in the public realm. New development will also be required to have a sustainable drainage strategy.

(particularly heat and flooding). Consider if the proposal will reduce or increase risk to people and assets during extreme weather events. Further guidance ☐ **No impact**	**Enhancing actions**	Development will need to demonstrate how they comply with the targets set out in the DDP, as well as with the emerging updated local plan policy, which includes a requirement for it to be resilient to climate change. Development will be expected to contribute towards tree and vegetation planting. Bristol City Council will use its role as project enabler to identify funding for tree planting and rain gardens within the public realm (for example, funding has already been identified for trees to The Horsefair and green infrastructure to The Horsefair and Penn Street). It will also use its role as landowner and planning authority to ensure developers contribute to planting and flood strategy.
	Persistence of effects: ☐ **1 year or less** ☐ **1 – 5 years** ☒ **5+ years**	
	Adverse impacts	More buildings (including homes) have the potential to enhance the urban heat-island effect.
	Mitigating actions	The DDP sets out a need for future development to demonstrate its climate resilience and ability to minimise the urban heat-island effect through appropriate design. Bristol City Council plans to: • capture sustainability requirements as part of an internal guide for development on its freehold sites • to explore developing a green lease strategy to increase business resilience and to create a stronger green economy within the city • seek to use its influence as a planning authority, land-owner and project enabler to ensure development within the city centre meets the highest sustainability standards.
	Persistence of effects: ☐ **1 year or less** ☐ **1 – 5 years** ☐ **5+ years**	
Statutory duty: Prevention of Pollution to air, water, or land 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. Further guidance ☐ **No impact**	**Benefits**	Nitrogen dioxide and particulate matter air pollutants to be reduced due to reduction in private vehicle trips and encouragement of a modal shift to less-polluting travel modes for existing and future residents in this area of the city. Active modes of transport are more attractive by delivering supporting infrastructure to accommodate and improve these modal trips. Creation of a linear floating habitat of reed beds and sedge beds, and a walkway along the water's edge.
	Enhancing actions	Proposed pedestrianisation of 3 key roads reduce the access for private vehicles in the area. Developments to be car free and in a central location that is close to amenities, services and employment, minimising the need for private vehicles. Proposed improvement of public and active transport. Green infrastructure included throughout these proposals will help

		reduce exposure to NO2 pollution. It will also help reduce pollutant runoff into watercourses. Enhancement to the floating harbour provided through floating reedbeds will improve the water quality and biodiversity, as well as promote access to the water's edge and create a wetland ecological corridor that is contributing to the wider ecological connections as promoted in the Harbour Place Shaping Vision.
	Persistence of effects: ☐ **1 year or less** ☐ **1 – 5 years** ☒ **5+ years**	
	Adverse impacts	Construction activity will generate dust and noise.
	Mitigating actions	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.
	Persistence of effects: ☐ **1 year or less** ☐ **1 – 5 years** ☒ **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
Development of a city centre residential design code, to include a focus on sustainable design features and requirements	Sarah Jenkinson / Ben Smallwood	2024
Ensure sustainability requirements are included in project briefs for BCC led work	Sarah Jenkinson / Ben Smallwood	Ongoing
Development of a green lease strategy	Abigail Stratford / Sarah Jenkinson / Ben Smallwood	2024 - 2025
Development of a last mile logistics strategy	Sarah Jenkinson / Ben Smallwood	Approx. 5 years
BCC using role as planning authority to apply DDP as material consideration in planning determination	Simone Wilding / Ben Smallwood	Ongoing
BCC using role as freeholder to ensure highest sustainability targets are achieved – including capturing sustainability requirements as part of an internal guide for development on its freehold sites	Abigail Stratford / Sarah Jenkinson / Ben Smallwood	Ongoing

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 before final submission of your decision pathway documentation[1].

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):
The environmental impact assessment has identified the following significant beneficial impacts: The proposal is likely to deliver long term benefits of climate resilience, reduced reliance on private vehicles and enhanced biodiversity and greening in the delivery area. Bristol City Council has a significant amount of freehold within the DDP focus area, meaning that it can use both planning policy (including the DDP should it be endorsed by Cabinet and become a material consideration) and land ownership as its tools for delivering the benefits.
Summary of significant adverse impacts and how they can be mitigated:
The environmental impact assessment has identified the following significant adverse impacts: Short term impacts through carbon and waste through construction will be mitigated through requirement of a Construction Management Plan and Site Waste Management Plan and Development of a city centre residential design code, to include a focus on sustainable design features and requirements.

Environmental Performance Team Reviewer: Nicola Hares	**Submitting author: Sarah Jenkinson**
Date: 25/10/2023	**Date: 23/10/2023**

[1] 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.