



Environmental Impact Assessment [version 1.0]

Proposal title: Frome Gateway Regeneration Framework		
Project stage and type: <input checked="" type="checkbox"/> Initial Idea Mandate <input type="checkbox"/> Outline Business Case <input type="checkbox"/> Full Business Case		
<input type="checkbox"/> Policy <input checked="" type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input checked="" type="checkbox"/> New <input type="checkbox"/> Already exists / review	<input type="checkbox"/> Changing
Directorate: Economy of Place	Lead Officer name: Marc Cooper	
Service Area: Regeneration	Lead Officer role: Project 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.

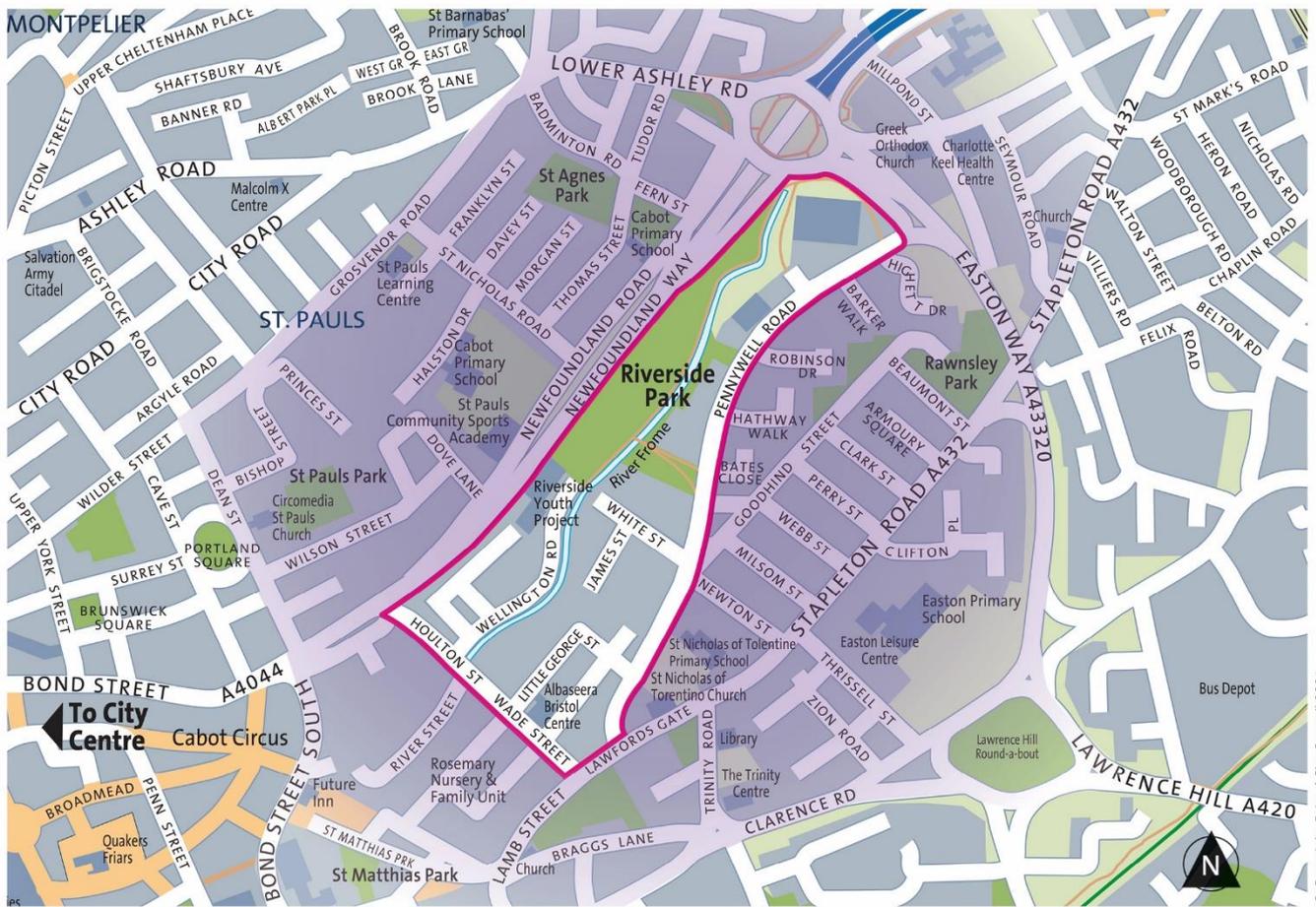
1.1 What are the aims and objectives/purpose of this proposal?

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

The [Frome Gateway Regeneration Framework](#) (“the Framework”) has been produced in response to emerging planning policy for Bristol being brought forward by Bristol City Council’s Local Plan Review. *Draft Policy DS5: Frome Gateway* in the emerging Local Plan marks a significant change in planning policy for this area aimed at transitioning this area over time from a predominantly industrial, employment-based area to a mixed-use residential neighbourhood. Frome Gateway is one of a number of Areas of Growth and Regeneration across the city set out in the emerging Local Plan aimed at delivering new homes, workspaces and infrastructure to meet the demands of Bristol’s growing population. When Bristol’s emerging Local Plan is adopted and becomes operational, a much wider range of uses will be permissible in the Frome Gateway area, and resultingly there is a growing interest from the private sector to bring forward new development in this area.

In order to get the best out of this planning policy change for St Jude’s communities and the wider city, Bristol City Council has led the production of the Frome Gateway Regeneration Framework. The Framework seeks to provide further guidance and clarity on requirements for new development and investment within the Frome Gateway area to facilitate high-quality and comprehensive area-wide regeneration to deliver better social, environmental, and economic outcomes for local communities, and meet strategic city objectives.

Regeneration Frameworks integrate planning, transport and design thinking. They tend to be prepared for areas where there is a particular need to control, guide and promote change, such a where significant change is anticipated over a long period of time which will be brought forward by many different stakeholders, or where complex opportunities and challenges exist which would be difficult to realise and overcome without holistic co-ordination.



Core Regeneration Area

This area will see significant change as land is brought forward for redevelopment. The Regeneration Framework will outline design and development proposals within this area and guide the future delivery of new and improved homes, jobs, public and green spaces, and infrastructure.

Wider area of local context

The area surrounding the core regeneration area will not be subject to these development proposals, however it is important to consider how any development works with and are connected into the surrounding area.

The framework sets out the following regeneration objectives to guide change in this area:

1. **Improved connectivity:** improve links to surrounding neighbourhoods
2. **1,000+ new homes:** mix of tenures to aid housing supply and meet local housing needs
3. **Employment space:** range of type and sizes to catalyse economic renewal
4. **Neighbourhood leisure and retail:** for existing and new community
5. **Community facilities:** new provisions an enhancement of existing
6. **Mixed-use/Diverse & Inclusive Community:** successfully enabling a mix of uses and communities
7. **Carbon neutral and climate resilient:** pioneering building energy performance and on-site energy creation
8. **Amenity space:** enhance green amenity space and public realm
9. **Green infrastructure:** improve urban greening, re-wilding and river restoration
10. **River Frome restoration:** enhance townscape feature and recreational resource
11. **Health & wellbeing:** Improve health outcomes for new and existing communities

Project objectives

1. Ensure the Regeneration Framework is aligned with meeting strategic city and BCC Regeneration Service objectives:
 - a. *Take a place-based approach to regeneration, promoting inclusive and sustainable growth*
 - b. *Promote a range of housing to meet local housing need, including affordable housing*
 - c. *Promote high quality developments, public realm and place making which enhances health and wellbeing outcomes and reduces health inequalities*

- d. Promote local employment, training and apprenticeships which reduced socio-economic inequalities (in line with BCC's Building Bristol guidance)
 - e. Support local businesses, high streets and the night-time economy
 - f. Respond to the climate and ecological emergencies by being grounded in the city's 2030 carbon neutrality and climate resilient targets.
 - g. Support modal shift to sustainable transport modes by improving connectivity and accessibility for all members of the community.
 - h. Embed the UN Sustainable Development Goals and identify strategic contributions to the One City Plan.
 - i. Identify and deliver the physical, social and community infrastructure required to support growth
 - j. Facilitating meaningful community and stakeholder participation in regeneration projects
2. Ensure the Regeneration Framework is underpinned by a complete costed and phased Infrastructure Delivery Plan
 3. Ensure the Regeneration Framework includes a robust response to existing and future flood risk.
 4. Use effective engagement and communication techniques to secure stakeholder and community support for the Regeneration Framework which must be developed in accordance with a clear design vision and objectives developed with community and key stakeholders.
 5. Embed cultural engagement to ensure the Regeneration Framework responds to the needs of local communities and their cultures, as well as the need to protect and enhance cultural infrastructure across the city.
 6. Ensure Regeneration Framework is a practical and effective tool for relevant parties including landowners, BCC services, infrastructure providers and the community.
 7. Ensure the Regeneration is formally endorsed by BCC Cabinet to secure political backing and 'material weight' in the planning process.
 8. Use the Regeneration Framework to secure a funding allocation to deliver early enabling infrastructure to unlock and regeneration and demonstrate BCC leadership/commitment.

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.

The production of the Framework was undertaken over a number of project/work stages. Stage 2 was concerned with scenario and options testing. During this stage, a number of a spatial development concepts/options based on spatial layout, movement, desired capacity, density, scale and mix of uses set were analysed. These included:

- **Scenario 1:** Baseline emerging Policy DS5 Frome Gateway
- **Scenario 2:** Baseline + enhanced housing

- **Scenario 3:** Baseline + enhanced employment
- **Scenario 4:** Baseline + enhanced landscape

These four spatial options were underpinned by a common placemaking approach and similar infrastructure principles (such as flooding and movement) and intended to test a range of placemaking outcomes. Each scenario was evaluated against a set of criteria which was informed by BCC's Sustainability Implementation Plan (the Frome Gateway project was one of a number of pilot projects used to test the use of the draft Sustainability Implementation Plan).

The evaluation of the four spatial concepts was used to inform the preferred development scenario which was taken into stage 3 of the project (framework refinement and detail) and has become the basis of the regeneration and placemaking vision set out in the Framework.

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)

This project (the development of the Frome Gateway Regeneration Framework) does not include the physical delivery of infrastructure or development. The purpose of the Framework is to provide an **over-arching vision and design and development principles and objectives** to guide and shape many individual projects within the regeneration area over the next 10-15 years which will be needed to realise the vision for the area.

The primary audience of the framework is built environment professionals including developers, architects, and planners both across the public and private sector. If endorsed by Bristol City Council, it will become a 'material consideration' in the planning system and will also be used by BCC's Development Control team and Development Control Committee in the determination of planning applications within the regeneration area. It will also become a key tool and resource for BCC's Regeneration team to help co-ordinate and drive change (such as securing funding to enable delivery, or progressing planning applications for BCC owned sites, for example).

Therefore, the environment impact of individual projects and planning applications will be considered on an individual basis as appropriate to their scale and nature.

Health and wellbeing

Benefits listed below are also intended to bring wider health and wellbeing benefits including promoting more active lifestyles, reducing air pollution and improving quality of life through the provision of high-quality homes,

workspaces, infrastructure and services. The [Health Impact Assessment](#) undertaken alongside the Regeneration Framework estimates that the combined societal value of health benefits from guiding long-term change in compliance with the Regeneration Framework (as opposed to an unmanaged approach) over the lifetime of the project are expected to be between £80-100 million.

ENV1 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

Key aspects of the Regeneration Framework relevant to 'ENV1 Carbon Neutral' are as follows:

- Supporting modal shift through the design of transport infrastructure which prioritises sustainable and active travel, and a managed approach to vehicle access.
- The delivery of the Frome Gateway District Heating Network (DHN) to provide renewable energy to all new development within the regeneration area. The extent of the DHN will expand much beyond the Frome Gateway Regeneration Area to provide renewable energy to neighbouring areas including St Paul's and Easton.
- Advocates pioneering building energy performance and on-site energy generation (this is one of the 11 regeneration objectives).
- The delivery of a Low Carbon Logistics Hub on a BCC-owned site to facilitate sustainable last mile logistics and delivery across the city.

More broadly, the Frome Gateway Regeneration Area is one of a number of Areas of Growth and Regeneration set out in BCC's emerging Local Plan. Many of these are areas of the city which are already developed 'brownfield' areas (in this case as an area of employment) and in inner-urban areas. These regeneration areas have been in part identified to help to ensure that city growth is responsible and sustainable by:

- Making more efficient use of land and concentrating new development in areas which are already connected to infrastructure and services (such as transport systems, schools and health services). This also has the additional benefit of improving the viability of infrastructure and services (as there is more users to make use of them).
- Preventing the urban sprawl/expansion of the city outwards and generating the need to deliver significant new infrastructure and services where they do not currently exist.

This strategic approach to city-wide regeneration is intended to have positive impact on carbon neutrality and emissions by increasing city density and therefore making more efficient use of infrastructure and reducing the need to travel to meet needs and access services.

Enhancing actions

1. Continued working and collaboration with Vattenfall to ensure the Frome Gateway DHN is powered by renewable energy.
2. Ensure that development and infrastructure projects which are directly delivered by BCC take all appropriate steps to minimise their carbon footprint in design, construction and operation.

		<ol style="list-style-type: none"> 3. Communication and collaboration with landowners and developers to advocate for new development proposals being carbon neutral in their design and operation (in accordance with planning policies in BCC's emerging Local Plan). 4. Collaboration with BCC Sustainable City & Climate Change team to scope how 'softer' measures which support behaviour change and more sustainable lifestyles could be integrated into regeneration projects.
Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		
	Adverse impacts	<ol style="list-style-type: none"> 1. The physical delivery of the regeneration vision will mean a significant amount of construction over the next 15 years. Building and construction materials are commonly accepted to have a high carbon footprint.
	Mitigating actions	<ol style="list-style-type: none"> 1. Ensure that development and infrastructure projects which are directly delivered by BCC take all appropriate steps to minimise their carbon footprint in design, construction and operation. 2. Communication and collaboration with landowners and developers to advocate for new development proposals being carbon neutral in their design and operation (in accordance with planning policies in BCC's emerging Local Plan).
Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		
<p>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.</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 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>Further guidance</p> <input type="checkbox"/> No impact	Benefits	<p>Key aspects of the Regeneration Framework relevant to 'ENV2 Ecological Recovery' are as follows:</p> <ol style="list-style-type: none"> 1. Delivering a river restoration of the river Frome to enhance its placemaking and ecological value. 2. Improving the quality of existing green spaces (Riverside Park; Peel Street Open Space) for wildlife and community amenity value. 3. Increasing the amount of green space within the regeneration area by 1 hectare through the integration of a new network of pocket parks and linear parks through development offsets. 4. A commitment to explore the 'Green Space Big Move' which is a concept for a strategic land exchange between BCC and private landowners which would enable BCC to deliver an additional public park in the heart of the regeneration area. This would provide an additional uplift in green space of 0.8 hectares. 5. Enhanced urban greening and re-wilding throughout the regeneration area. Specifically, this includes a requirement for new development to provide a Biodiversity Net Gain of 10% and apply the Urban Greening Factor methodology in accordance with the emerging Local Plan.
	Enhancing actions	<ol style="list-style-type: none"> 1. Ensure that wildlife recovery is a key design objective of new green infrastructure and the enhancement of existing green and blue infrastructure. 2. Engagement landowners and strategic stakeholders to explore the feasibility and deliverability of the 'Green Space Big Move'
Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		

	Adverse impacts	None.
	Mitigating actions	None.
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years	
<p>ENV3 A cleaner, low-waste city: Consumption of resources and generation of waste</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>Further guidance</p> <p><input type="checkbox"/> No impact</p>	Benefits	<p>Key aspects of the Regeneration Framework relevant to ‘ENV3 A cleaner, low-waste city’ are as follows:</p> <ol style="list-style-type: none"> 1. The delivery of a Low Carbon Logistics Hub on a BCC-owned site to facilitate sustainable last mile logistics and delivery across the city. 2. Supporting modal shift through the design of transport infrastructure which prioritises sustainable and active travel, and a managed approach to vehicle access (therefore reducing emissions associated with private vehicle ownership). 3. One of the five key areas of focus of the approach to employment and skills set out in the Framework is ‘Evolving a Green Economy’ which is described as ‘Frome Gateway evolves as a green economy, embedding and piloting new approaches which can support the city’s green transition. 4. The Framework notes that developers should minimise waste and maximise adaptability, reuse and recycling. This includes the exploration of reusing appropriate existing buildings and compliance with emerging planning policy NZC2 (Net zero carbon development – operational carbon)
	Enhancing actions	<ol style="list-style-type: none"> 1. Collaboration with BCC Sustainable City & Climate Change team to scope how ‘softer’ measures which support behaviour change and more sustainable lifestyles could be integrated into regeneration projects. 2. Collaboration and engagement with internal and external stakeholders (such as BCC Economic Development, BCC Employment, Skills & Learning and BCC Sustainable City & Climate Change teams to explore and scope how the economic and skills vision for Frome Gateway can be realised including supporting the city’s green transition. 3. Through delivery, scope how ‘softer’ measures can be incorporated in the approach to regeneration which support ENV3, such as through the use of ‘green leases’ to encourage and support more sustainable business practices.
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years	

	Adverse impacts	1. The physical delivery of the regeneration vision will mean a significant amount of construction over the next 15 years. Building and construction materials are commonly accepted to have a high carbon footprint.
	Mitigating actions	1. Explore how circular economy principles could be integrated into the construction processes to maximise the re-use of building and construction materials as much as possible, and the responsible disposal/recycling of materials which cannot be recycled.
Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		
<p>ENV4 Climate resilience: Bristol’s resilience to the effects of climate change</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>Further guidance</p> <p><input type="checkbox"/> No impact</p>	Benefits	<p>Key aspects of the Regeneration Framework relevant to ‘ENV4 Climate resilience’ are as follows:</p> <ol style="list-style-type: none"> 1. Dedicated coverage of climate resilience issues within the framework including guidance and requirements on how new design and development should contribute to building resilience to the impacts of climate change. This includes: <ol style="list-style-type: none"> a. Guidance on flood risk management b. Design principles to mitigate the Urban Heat Island Effect (such as building orientation, dual-aspect buildings and the use of green infrastructure. c. The greening of streets throughout the regeneration area. d. Ensuring new infrastructure is designed with a changing climate in mind. 2. Increasing the amount of green space within the regeneration area by 1 hectare through the integration of a new network of pocket parks and linear parks through development offsets (therefore mitigating the Urban Heat Island Effect). 3. A commitment to explore the ‘Green Space Big Move’ which is a concept for a strategic land exchange between BCC and private landowners which would enable BCC to deliver an additional public park in the heart of the regeneration area. This would provide an additional uplift in green space of 0.8 hectares (therefore mitigating the Urban Heat Island Effect). 4. Enhanced urban greening and re-wilding throughout the regeneration area. Specifically, this includes a requirement for new development to provide a Biodiversity Net Gain of 10% and apply the Urban Greening Factor methodology in accordance with the emerging Local Plan. This will increase the resilience of ecological networks and biodiversity by providing more space for nature recovery.
	Enhancing actions	1. Ongoing engagement and collaboration with internal and external stakeholders to progress the ambitions set out above.
Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		

	<p>Adverse impacts</p>	<p>1. The delivery of the regeneration vision set out in the Framework will mean a significant increase in density of new development and buildings in this area. This has the potential to exacerbate the Urban Heat Island Effect (though the above benefits are anticipated to mitigate this).</p>
	<p>Mitigating actions</p>	<p>1. Ongoing engagement and collaboration with internal and external stakeholders to progress the ambitions set out above.</p>
<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>		
<p>Statutory duty: Prevention of Pollution to air, water, or land</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>Further guidance</p> <p><input type="checkbox"/> No impact</p>	<p>Benefits</p>	<p>Key aspects of the Regeneration Framework relevant to ‘ENV5 Prevention of pollution to air, water, or land’ are as follows:</p> <ol style="list-style-type: none"> 1. Due to the historic industrial nature and heritage of the area, development will be required to undertake land remediation during the construction remove pollutants from the ground. 2. Supporting modal shift through the design of transport infrastructure which prioritises sustainable and active travel, and a managed approach to vehicle access (therefore reducing emissions associated with private vehicle ownership). 3. The delivery of a Low Carbon Logistics Hub on a BCC-owned site to facilitate sustainable last mile logistics and delivery across the city. 4. The delivery of the Frome Gateway District Heating Network (DHN) to provide renewable energy to all new development within the regeneration area. The extent of the DHN will expand much beyond the Frome Gateway Regeneration Area to provide renewable energy to neighbouring areas including St Paul’s and Easton. 5. The Framework notes that developers should minimise waste and maximise adaptability, reuse and recycling. This includes the exploration of reusing appropriate existing buildings and compliance with emerging planning policy NZC2 (Net zero carbon development – operational carbon) 6. Enhanced urban greening throughout the regeneration area. Specifically, this includes a requirement for new development to provide a Biodiversity Net Gain of 10% and apply the Urban Greening Factor methodology in accordance with the emerging Local Plan. Green infrastructure is understood to improve air quality and will include the use of Sustainable Drainage Systems (SUDS) which can improve water quality before it re-enters natural systems such as the River Frome.
	<p>Enhancing actions</p>	<ol style="list-style-type: none"> 1. Collaborate with landowners and developers to ensure the safe disposal and/or re-use of contaminated land as part of the land remediation process. 2. Collaboration with BCC Sustainable City & Climate Change team to scope how ‘softer’ measures which support behaviour change and more sustainable lifestyles could be integrated into regeneration projects. 3. Continued working and collaboration with Vattenfall to ensure the Frome Gateway DHN is powered by renewable energy.

		<p>4. Ensure that pollution removal is a key design objective of green infrastructure.</p> <p>5. Through delivery, scope how 'softer' measures can be incorporated in the approach to regeneration which support ENV3, such as through the use of 'green leases' to encourage and support more sustainable business practices.</p>
		<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>
	Adverse impacts	<p>1. The physical delivery of the regeneration vision will mean a significant amount of construction over the next 15 years. Building and construction materials are commonly accepted to have an air, land, and water pollution impact.</p>
	Mitigating actions	<p>1. Explore how circular economy principles could be integrated into the construction processes to maximise the re-use of building and construction materials as much as possible, and the responsible disposal/recycling of materials which cannot be recycled.</p> <p>2. Collaboration with BCC Development Management to ensure Construction Management Plans are utilised to minimise the impact of construction as much as possible.</p>
		<p>Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years</p>

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
Continued working and collaboration with Vattenfall to ensure the Frome Gateway DHN is powered by renewable energy	Marc Cooper	Ongoing through delivery
Ensure that development and infrastructure projects which are directly delivered by BCC take all appropriate steps to minimise their carbon footprint in design, construction and operation.	Marc Cooper	Ongoing through delivery
Communication and collaboration with landowners and developers to advocate for new development proposals being carbon neutral in their design and operation (in accordance with planning policies in BCC's emerging Local Plan).	Marc Cooper	Ongoing through delivery
Collaboration with BCC Sustainable City & Climate Change team to scope how 'softer' measures which support behaviour change and more sustainable lifestyles could be integrated into regeneration projects.	Marc Cooper	Ongoing through delivery
Ensure that wildlife recovery and pollution removal / exposure reduction are key design objective of new green infrastructure and the enhancement of existing green and blue infrastructure.	Marc Cooper	Ongoing through delivery
Engagement landowners and strategic stakeholders to explore the feasibility and deliverability of the 'Green Space Big Move'	Marc Cooper	Ongoing through delivery
Collaboration and engagement with internal and external stakeholders (such as BCC Economic Development, BCC Employment, Skills & Learning and BCC Sustainable City & Climate	Marc Cooper	Ongoing through delivery

Enhancing / mitigating action required	Responsible Officer	Timescale
Change teams to explore and scope how the economic and skills vision for Frome Gateway can be realised including supporting the city's green transition.		
Through delivery, scope how 'softer' measures can be incorporated in the approach to regeneration which support ENV3, such as through the use of 'green leases' to encourage and support more sustainable business practices	Marc Cooper	Ongoing through delivery
Explore how circular economy principles could be integrated into the construction processes to maximise the re-use of building and construction materials as much as possible, and the responsible disposal/recycling of materials which cannot be recycled.	Marc Cooper	Ongoing through delivery
Collaborate with landowners and developers to ensure the safe disposal and/or re-use of contaminated land as part of the land remediation process.	Marc Cooper	Ongoing through delivery
Collaboration with BCC Development Management to ensure Construction Management Plans are utilised to minimise the impact of construction as much as possible	Marc Cooper	Ongoing through delivery

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 documentation¹.

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 proposed development framework is part of a city-wide strategic approach that is intended to have positive impact on carbon neutrality and emissions through expansion of heat network connections and reduced reliance on car transport. The framework is also expected to make improvements to the ecological value and climate resilience of the development area.

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

BCC's Environmental Impact Assessment has determined significant adverse impacts from the proposal: The physical delivery of the regeneration vision will mean a significant amount of construction over the next 15 years. Building and construction materials are commonly accepted to have a high carbon footprint.

Environmental Performance Team Reviewer: Daniel Shelton	Submitting author: Marc Cooper
Date: 15/12/2023	Date: 15/12/2023

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.