



# Environmental Impact Assessment [version 1.0]

<b>Proposal title:</b> Estate Rationalisation – Surplus Asset Disposals		
<b>Project stage and type:</b> <input type="checkbox"/> Initial Idea Mandate <input type="checkbox"/> Outline Business Case <input checked="" 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 type="checkbox"/> New <input type="checkbox"/> Already exists / review	<input checked="" type="checkbox"/> Changing
<b>Directorate:</b> Growth and Regeneration		<b>Lead Officer name:</b> Lois Woodcock
<b>Service Area:</b> Economy of Place		<b>Lead Officer role:</b> Asset Strategy and Information 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 contact the [Sustainable City and Climate Change Service](#) 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.

To obtain Cabinet approval to the disposal on the open market of BCC assets which have been initially identified by the Estates Rationalisation Board as being surplus to the Council's requirements.

### 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 the [Sustainable City and Climate Change Service](#).

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.

### 2.1 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)		
<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>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><b>Benefits</b></p>	<p>It is hoped that sale of the assets will enable them to be put to productive use by third parties and that the energy efficiency of the buildings will be improved as part of any works carried out to enable re-use.</p> <p>If Concord Lodge had been sold before the 2022/23 financial year, it would have reduced the council's scope 3 electricity and gas emissions by 37.7 tonnes (less than 0.5% of the council's total scope 3 emissions). The other disposal sites proposed have either been recently leased, have been vacant for some time, or are plots of land that do not use energy. In these cases, there is no recent data and disposal will not reduce measured emissions on the council estate.</p>
	<p><b>Enhancing actions</b></p>	<p>Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.</p> <p>Potential buyers may be encouraged to engage in the One City Strategy and <a href="#">Bristol One City Climate Change Ask</a>.</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>Any construction or redevelopment works to prepare the properties for sale, or by their new owners will create emissions in the short term, which should be outweighed by greater future efficiencies.</p>	

<a href="#">Further guidance</a> <input type="checkbox"/> <b>No impact</b>	<b>Mitigating actions</b>	Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.
<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		
<b>ENV2 Ecological recovery: Wildlife and habitats</b> 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.  <a href="#">Further guidance</a> <input type="checkbox"/> <b>No impact</b>	<b>Benefits</b>	The land around these buildings may be altered to provide biodiversity net gain.
<b>Enhancing actions</b>		Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.
<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years		
<b>Adverse impacts</b>		
<b>Mitigating actions</b>		
<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years		
<b>ENV3 A cleaner, low-waste city: Consumption of resources and generation of waste</b>  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	<b>Benefits</b>	
<b>Enhancing actions</b>		
<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years		
<b>Adverse impacts</b>		Any construction or redevelopment works will generate waste.

<p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<p><b>Mitigating actions</b></p>	<p>Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.</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>Any construction or redevelopment works may improve resilience.</p>
	<p><b>Enhancing actions</b></p>	<p>Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.</p>
	<p><b>Adverse impacts</b></p>	<p>Disposals of assets that could be otherwise used to improve resilience could prevent improved resilience.</p>
	<p><b>Mitigating actions</b></p>	<p>Future disposals of green and blue spaces will be made only where it has been indicated by the relevant team that it is not used or needed for:</p> <p>Generating heat for a heat network, ground source heat for an adjacent building, or renewable electricity (Bristol City Leap Client Function)</p> <p>Slowing stormwater runoff, acting as a flood basin, or cycle infrastructure (Highways and Flood Risk Team)</p> <p>Carbon sinks or potentially significant changes in biodiversity net gain (Parks and Sustainable City Team)</p> <p>Providing shade trees to manage the temperature of vulnerable buildings or areas of the city in a warming climate (Sustainable City Team).</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>Statutory duty: Prevention of Pollution to air, water, or land</b></p> <p>Consider how the proposal will change the likelihood of pollution occurring to air,</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 type="checkbox"/> 5+ years</p>	

water, or land and what steps will be taken to prevent pollution occurring.  <a href="#">Further guidance</a> <input type="checkbox"/> No impact	<b>Adverse impacts</b>	Any construction or redevelopment works may cause pollution.
	<b>Mitigating actions</b>	Any impacts and mitigation will be the responsibility of the new owners of the assets and will result from their decisions. Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.
	<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input checked="" type="checkbox"/> 5+ years	

## Step 3: Actions

### 3.1 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
Future owners will be provided with information about how to manage land and buildings to deliver beneficial climate and ecological outcomes.	Lois Woodcock	30/06/2025
Disposals of vacant land will be made after checking whether will be critical for the short term for the delivery of:  Generating heat for a heat network, ground source heat for an adjacent building, or renewable electricity (Bristol City Leap Client Function)  Slowing stormwater runoff, acting as a flood basin, or cycle infrastructure (Highways and Flood Risk Team)  Carbon sinks or potentially significant changes in biodiversity net gain (Parks and Sustainable City Team)  Providing shade trees to manage the temperature of vulnerable buildings or areas of the city in a warming climate (Sustainable City Team).	Lois Woodcock	30/06/2024

## 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 from the [Sustainable City and Climate Change Service](#) 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 and included on the cover sheet of the decision pathway documentation.

<b>Summary of significant beneficial impacts and opportunities to support the Climate, Ecological and Corporate Strategies (ENV1,2,3,4):</b>
<b>Summary of significant adverse impacts and how they can be mitigated:</b>

<b>Environmental Performance Team Reviewer:</b> Giles Liddell, Environmental Performance Co-ordinator	<b>Submitting author:</b> Lois Woodcock
<b>Date:</b> 11/01/2024	<b>Date:</b> 08/01/24

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<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.