

# Decision Impact Assessment Report

## Wessex Fields Disposal of Land

DIA Proposal ID: 182

Assessment date: 17<sup>th</sup> December 2020

Assessor(s): Sarah Longthorpe

Support: Roxanne King



The Decision Impact Assessment (DIA) is a requirement of BCP Council's Financial and Procurement Regulations. It has been developed to help project managers maximise the co-benefits of proposals, reduce risk and ensuring that sustainable outputs and value for money are delivered through every project, plan, strategy, policy, service and procurement.

The following report highlights the opportunities and potential issues associated with the above titled proposal. It has been assessed against a number of themes and shared with BCP Council Theme Advisors for internal consultation. The RAG ratings and additional information have been provided by the project manager and may or may not have incorporated feedback from theme advisors. Results should be scrutinised by decision-makers when considering the outcome of a proposal.

The results of this DIA will be combined with all other assessments to enable cumulative impact data across a wide range of data sets. Individual DIA reports should be included in proposal documentation and made available to decision makers for consideration. Cumulative impact reports will be produced annually or as required by the Climate Action Steering Group and Members Working Group.

For questions and further information, please contact Sustainability Team at [DIA@bcpcouncil.gov.uk](mailto:DIA@bcpcouncil.gov.uk)

*Please note: This report is in a draft format and may appear different to future DIA reports.*

DIA Proposal ID: 182

Welcome Roxanne King

## Decision Impact Assessment

Proposal Title: Wessex Fields Disposal of Land



[Review registration](#)

Home Page

Climate Change & Energy

Complete



Communities & Culture

Complete



Waste & Resource Use

Complete



Economy

Complete



Health & Wellbeing

Complete



Learning & Skills

Complete



Natural Environment

Complete



Sustainable Procurement

Complete



Transport & Accessibility

Complete



### Key



Not yet assessed



Major negative impacts identified



Minor negative impacts identified / unknown impacts



Only positive impacts identified



No positive or negative impacts identified

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At any point the assessment you can request a report of what has been completed so far, for example to share with colleagues.

Note that it may take up to two working days for the report to be emailed to you.

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

<b>Proposal Title</b>	Wessex Fields Disposal of Land
<b>Type of Proposal</b>	Other
<b>Brief Description</b>	Disposal of approximately 6.15 acres of land at Wessex Fields to University Hospital Dorset NHS Foundation Trust to enable development of the land for a pathology lab, MedTech/research buildings and a multi-storey car park.
<b>Assessor</b>	Sarah Longthorpe, Commercial Programme Manager
<b>Directorate</b>	Regeneration & Economy
<b>Service Unit</b>	Development
<b>Estimated Cost</b>	No cost
<b>Ward(s) Affected</b>	Littledown & Iford

### Sustainable Development Goals (SDGs) Supported:



### RAG reasoning and proposed mitigation/monitoring actions

Theme	RAG	RAG reasoning <i>Details of impacts including evidence and knowledge gaps</i>	Mitigation and monitoring actions <i>Additional information relevant to the theme e.g. monitoring activities, performance indicators, related strategies. Amber / Red ratings - any mitigation/remedial action being considered</i>
Climate Change & Energy		This relates to a freehold disposal of land. The exact nature and design of the development is still to be determined and would require the necessary planning consent. Both UHD and BU are committed to delivering carbon neutral developments and have a good track record of delivery. The partners are committed to reducing traffic movement on their site and this newly acquired piece of land.	Sale of land to be completed by 31st March 2021.
Communities & Culture		The sale of the land will support new MedTech research facilities which will improve public health and wellbeing in the community. The remainder of the site, which BCP Council are retaining ownership of, will be developed out to provide affordable/key worker housing and elderly living.	The council has entered into a Memorandum of Understanding with UHD and BU.
Waste & Resource Use		This relates to a freehold disposal of land. The exact nature and design of the development is still to be determined and would require the necessary planning consent. Both UHD and BU are committed to delivering carbon neutral developments and have a good track record of delivery.	Waste management strategy will be required for planning purposes.

Economy		This relates to a freehold disposal of land. The exact nature and design of the development is still to be determined and would require the necessary planning consent. Both UHD and BU are committed to delivering carbon neutral developments and have a good track record of delivery. The partners are committed to reducing traffic movement on their site and supporting sustainable methods of transport. The pathology lab has planning consent and includes new cycle lanes.	It is anticipated that this development will contribute to the creation of circa 500 new jobs.
Health & Wellbeing		Whilst the exact design is undetermined at the stage, the use of the land will support new medical and health facilities that will benefit the community and staff. UHD is committed to delivering a sustainable development on this site.	N/A
Learning & Skills		Bournemouth University is a key strategic partner and will be a tenant in the completed development, however the exact nature and extent is for the partners to determine.	N/A
Natural Environment		Previously agricultural land now designated for employment use. Any future design/ development is subject to planning and will seek to maximise green space within the development and connectivity to the adjacent SSSI.	As part of the A338 Wessex Fields link road installation, the relevant ecological survey were undertaken.
Sustainable Procurement		No procurement - disposal of freehold land.	
Transport & Accessibility		This relates to a freehold disposal of land. The exact nature and design of the development is still to be determined and would require the necessary planning consent. Both UHD and BU are committed to delivering carbon neutral developments and have a good track record of delivery. The partners are committed to reducing traffic movement on their site and this newly acquired piece of land, however part of the site will be for the creation of a new staff multistorey carpark.	Traffic Impact Assessment will be undertaken for planning purposes.