

Appendix B – EIA Screening tool

| EIA Assessment: Conversation Screening Tool - Chapel Lane North | |
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| What is being reviewed? | <p>An Outline Business Case (OBC) setting out recommendations for the future use of Chapel Lane (south) car park in Poole Town Centre.</p> <p>The OBC has been prepared by the Council's wholly owned Urban Regeneration Company - BCP FuturePlaces Limited.</p> |
| What changes are being made? | <p>Chapel Lane car park lies to the west of Poole High Street. There are two car parks – north and south - separated by the road and linked to the high street via a pedestrianised section of Chapel Lane.</p> <p>The OBC proposes a mixed-use development on the north car park to enhance North Street and provide an access route to both the High Street and Poole station.</p> <p>The scheme will consist of a mix of class E space at ground floor with active frontages which will create affordable high quality flexible works/sell/maker space in the vicinity of the High Street and transport connections.</p> <p>Upper parts, facing Hunger Hill, will provide town centre rental homes for local people. A building to the rear will include additional class E workspace on the upper levels.</p> |
| Service Unit: | Regeneration Delivery |
| Participants in the conversation: | <p>Corporate Management Board Corporate Property Group Sarah Longthorpe - Director of Delivery Regeneration, Gail Mayhew, Managing Director, BCP FuturePlaces Craig Beevers, COO BCP FuturePlaces Andrew Burrell, Director of Development and Design BCP FuturePlaces, Rob Dunford, Corporate, Business Case and Commercial Manager, Steve Cox Programme Manager BCP Future Places.</p> |
| Conversation date/s: | <p>July 2021 – August 2022.</p> <p>This project is one of the 14 initially allocated to BCP FuturePlaces in summer 2021.</p> <p>The proposals have been discussed at several BCP FuturePlaces Company Board meetings and at the Council's Big Plan Delivery Board. The project has also featured in several Cabinet Reports and as part of the company's annual Business Plan.</p> |
| Do you know your current or potential client base? Who are the key stakeholders? | <p>BCP Council BCP FuturePlaces Residents and visitors</p> |

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| <p>Do different groups have different needs or experiences?</p> | <p>BCP FuturePlaces Limited is committed to a stewardship approach to the delivery of regeneration and the creation of well-designed sustainable and inclusive local neighbourhoods.</p> <p>The stewardship approach adopted by FuturePlaces supports the 6 domains identified as part of the measurement framework for Equality and Human Rights (measurement-framework-interactive.pdf (equalityhumanrights.com)), in particular:</p> <p>Living standards – To enjoy an adequate standard of living, with independence and security, and be cared for and supported when necessary</p> <p>Health – To be healthy, physically and mentally, being free in matters of sexual relationships and reproduction, having autonomy over care and treatment, and being cared for in the final stages of your life</p> <p>Justice and personal security – To avoid premature mortality, live in security, and know you will be protected and treated fairly by the law</p> <p>Participation – To participate in decision making and in communities, to access services, to know that your privacy will be respected, and to be able to express yourself.</p> |
| <p>Will this change affect any service users?</p> | <p>The proposals will impact users positively in terms of employment and housing availability.</p> <p>However, the redevelopment of the south car park will see a reduction in the number of car parking spaces.</p> |
| <p>What are the benefits or positive impacts of the change on current or potential users?</p> | <p>Development of the site will make a strong contribution to the rejuvenation of Poole, bringing new commercial activity and housing to better connect the recently improved public realm at Hunger Hill through to Poole High Street.</p> <p>Delivery of housing and commercial property will contribute positively to the ambition to create 13,000 new jobs, 15,000 new homes and towards securing £3bn investment into BCP.</p> <p>BCP Housing Strategy 2021-26 requires 2,637 new homes per annum to meet Government targets. Affordability ratios (median house price to median residence-based earnings) in BCP continue to be problematic. Current ratio is 11.3 compared to 9.8 in the Southwest and 8.92 in England and Wales. BCP is ranked 70th least affordable council area (out of 329).</p> |

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| | <p>Increasing supply will help to reduce ratio and the proposed retention of the flats for private rental will retain the homes for local people.</p> <p>The project will also help to support the Heritage Action Zone objectives through creating high quality affordable residential and business space in the vicinity of the High Street.</p> <p>Significant quantities of office space in Poole have been lost through Permitted Development Rights (PDR) and there is a significant lack of space for start-ups and entrepreneurial businesses.</p> |
| <p>What are the negative impacts of the change on current or potential users?</p> | <p>There are no negative impacts in terms of the overall development proposals.</p> <p>However, the car parks are popular with shoppers due to easy, level accessibility to Poole High Street and the Outline Business Case proposes the retention of the Chapel Lane (south) car Park. There is ample alternative town centre car parking within very close proximity at the Dolphin Centre and Hill Street.</p> |
| <p>Will the change affect employees?</p> | <p>No.</p> |
| <p>Will the change affect the wider community?</p> | <p>The site is to the south of a busy road interchange where the A350 meets West Quay Road and the B3068 at Hunger Hill. The car parks are highly visible from this approach to the town centre. The setting has recently been enhanced by the Hunger Hill £9.6M public realm scheme which transformed excess street space into a landscaped park. It is a short walk south from Poole railway station and a similar distance southwest from the Dolphin shopping centre. Poole Quay is around half a mile to the south.</p> <p>The north car park represents a significant opportunity to create a better connection with the High Street along North Street to 're-stitch' the urban fabric consolidating development within the vicinity of the High Street and bringing additional activity and residences to support overall regeneration. Equally, the scheme will create a new visible gateway to Poole Old Town and the High Street.</p> <p>The Brewhouse and Kitchen pub sits adjacent to the north car park but is cut off from neighbouring commercial properties and the high street by the car park.</p> <p>The change will affect the community positively by continuing to regenerate the town centre and contributing to housing targets for the area. The type and tenure of the</p> |

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| | <p>housing will meet or exceed planning requirements and public consultation will be undertaken as part of the Full Business Case development.</p> <p>The proposals will provide good accessibility to green spaces to improve physical and mental health and wellbeing.</p> <p>Chapel Lane benefits from direct access to new public open space to encourage people to engage with the natural environment, encouraging informal interaction and improving community cohesion.</p> <p>Safe links to the new open space will encourage children to play outside and interact informally with other children to improve self-esteem and build resilience.</p> <p>The new housing development will be designed to have higher accessibility standards, be adaptable to residents as they get older and their needs change, due to age and/or reduced mobility.</p> <p>New active frontage will create a much-improved sense of place and enhance the safety and accessibility for pedestrians whilst visually linking the Brewhouse and Kitchen with the other properties on North Street; increasing opportunities for the community to interact, reducing loneliness and improving wellbeing.</p> <p>The site also has the potential to spearhead significant improvement to pedestrian and cycling access to Poole railway station via Vanguard Road, which is currently poorly signposted, feels unsafe and is underused.</p> |
| <p>What mitigating actions are planned or already in place for those negatively affected by this change?</p> | <p>The reduction in the number of car parking spaces will be offset by encouraging greater use of suitable nearby alternative car parks which are programmed to undergo upgrading works in 2022/23. It could also help to encourage modal shift to bus, cycling or walking, in line with the Big Plan “Transforming Travel” ambition to create a sustainable travel network and “a town to walk in”.</p> <p>As part of the Full Business Case development, work will be undertaken to review the current car parking provision across both north and south car parks along with consultation with transport colleagues to ensure that current users are not disadvantaged.</p> |
| <p>Summary of Equality Implications:</p> | <p>The proposals will benefit Poole Town Centre in terms of regeneration, creating a sustainable, well-designed and inclusive local neighbourhood and much improved sense of place.</p> |

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| | <p>BCP FuturePlaces stewardship approach will include active frontage to encourage activity and vibrancy along with office space and residential accommodation which will create new job opportunities and contribute to BCPs housing targets.</p> <p>The potential negative impacts in determining the proposed use will be further considered and addressed as part of the Full Business Case development.</p> |
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