

<b>EIA Assessment: Conversation Screening Tool – Constitution Hill</b>	
<b>What is being reviewed?</b>	<p>An Outline Business Case (OBC) setting out recommendations for the future use of a site located at Constitution Hill in Poole previously used by Bournemouth and Poole College.</p> <p>The OBC has been prepared by the Council's wholly owned Urban Regeneration Company - BCP FuturePlaces Limited.</p>
<b>What changes are being made?</b>	<p>The former Lady Russell Cotes House, which is Locally Listed, and associated buildings lie to the north of Constitution Hill behind Ocean Academy but is now unoccupied and subjected to considerable vandalism.</p> <p>The OBC proposes the retention and conservation of the heritage structures for residential use. Demolition of remaining buildings to prepare the site for further residential development, subject to the completion of a reference masterplan.</p> <p>It is anticipated that up to 88 new homes will be created along with a new community space in St Andrews Hall, supported by 106 parking spaces and the enhancement of substantial green infrastructure with an element of public access.</p>
<b>Service Unit:</b>	Regeneration Delivery
<b>Participants in the conversation:</b>	<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>
<b>Conversation date/s:</b>	<p>July 2021 – August 2022.  This project is one of the 14 initially allocated to BCP FuturePlaces in summer 2021.  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>
<b>Do you know your current or potential client base? Who are the key stakeholders?</b>	<p>BCP Council  BCP FuturePlaces  Residents and visitors</p>

<p><b>Do different groups have different needs or experiences?</b></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><b>Living standards</b> – To enjoy an adequate standard of living, with independence and security, and be cared for and supported when necessary</p> <p><b>Health</b> – 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><b>Justice and personal security</b> – To avoid premature mortality, live in security, and know you will be protected and treated fairly by the law</p> <p><b>Participation</b> – 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><b>Will this change affect any service users?</b></p>	<p>There are no current users of the site which has been unused for several years.</p>
<p><b>What are the benefits or positive impacts of the change on current or potential users?</b></p>	<p>Development of the site will make a strong contribution to the rejuvenation of Poole; reviving a derelict site and providing much needed housing and new community facilities within easy reach of Poole town centre and the local high streets of Ashely Road and Ashley Cross.</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). Increasing supply will help to reduce this ratio.</p>
<p><b>What are the negative impacts of the change on current or potential users?</b></p>	<p>There are no negative impacts in terms of the overall development proposals.</p>

<p><b>Will the change affect employees?</b></p>	<p>No.</p>
<p><b>Will the change affect the wider community?</b></p>	<p>The site is located in a largely residential area with no road frontage, and it is generally accepted that a housing-led development would be appropriate with an element of social use to benefit the local community. Shops and services are reasonably close by and there is a bus route along Constitution Hill Road.</p> <p>The proposals will enhance the green space to improve <b>physical and mental health and wellbeing</b> and encourage children to play outside and interact informally with other <b>children</b> to improve self-esteem and build resilience.</p> <p>The project envisages a community space to include a fitness studio and nursery which will <b>encourage informal interaction and improve community cohesion</b>. The new community hall will provide opportunities for the community to interact, <b>reducing loneliness and improving wellbeing</b>.</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 <b>age and/or reduced mobility</b>.</p> <p>The change will affect the wider community positively by continuing to rejuvenate Poole and contributing to housing targets for the area. The type and tenure of the housing will meet or exceed planning requirements and public consultation will be undertaken as part of the Full Business Case development.</p>
<p><b>What mitigating actions are planned or already in place for those negatively affected by this change?</b></p>	<p>There are no negative impacts envisaged for this proposal as the site is currently vacated and subject to vandalism.</p>
<p><b>Summary of Equality Implications:</b></p>	<p>BCP FuturePlaces stewardship approach will benefit Poole in terms of regeneration, contributing to BCPs housing targets and creating a sustainable, well-designed and inclusive local neighbourhood and much improved sense of place.</p> <p>Any potential negative impacts in determining the proposed use will be further considered and addressed as part of the Full Business Case development.</p>

