

Equality Impact Assessment: Conversation Screening Tool

1	What is being reviewed?	<p>An Outline Business Case (OBC) on the recommendations for the use of Beach Road car park.</p> <p>The OBC has been prepared by the Council's wholly owned Urban Regeneration Company - BCP FuturePlaces Limited.</p>
2	What changes are being made?	<p>Background: Beach Road car park was identified as having re-development potential in 2015 in the Sustaining Poole's Seafront Supplementary planning document and was subsequently allocated as surplus in the Poole Local Plan (2018). Since then, there have been numerous attempts to develop the area into a sustainable living accommodation and updated public parking facility. The site as of September 2021 has been allocated to the regeneration vehicle BCP FuturePlaces Limited as part of their initial 14 projects</p> <p>The site has a gross area of 1.1 hectares and is surrounded by mature woodland. It is currently accessed from Western Road and exits onto Beach Road.</p> <p>The surrounding woodland has been unmanaged and has resulted in vegetation, soil and root encroachment impacting the condition and use of the car park. Due to tree roots, tree overhang, damage to tarmac etc. the useable car parking spaces is estimated at 196 out of potential 316, also taking account of increased space standards now required by the Parking Standards SPD. In addition, space will be required for disabled and cycle parking as well as electric vehicle charging points.</p> <p>Proposal: The recommendation put forward by BCP FuturePlaces Ltd is to restore the northern section of the car park, remodel the layout, extend the area of parking, and provide circa 196 spaces (with the option of adding a podium floor with an additional 70 spaces should the parking requirement increase). This in turn will release the south part of Beach Road car park for residential redevelopment and enhancement of green infrastructure and maintenance.</p> <p>The residential development aims to provide 72 new, high-quality homes (subject to design finalisation) and sold at market value. The current recommendation from preliminary consultation suggests that a single block of residential apartments with associated parking will provide the best value with minimal tree displacement.</p>
3	Service Unit:	Delivery - Regeneration

4	Participants in the conversation:	<p>Corporate Management Board Corporate Property Group Sarah Longthorpe - Director off 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. Irene Ferns, Senior Strategic Estates Manager.</p>
5	Conversation date/s:	<p>2015-2018 (Borough of Poole Council) and then again July 2021 - August 2022 (BCP Council).</p> <p>This project is one of the 14 allocated to BCP FuturePlaces in summer 2021.</p> <p>The project has been discussed on several occasions throughout the above period including the Big Plan Delivery Board, FuturePlaces Company Board, and CMB.</p>
6	Do you know your current or potential client base? Who are the key stakeholders?	<p>BCP Council BCP FuturePlaces Limited Residents and visitors to the area Ward Councillors (Canford Cliffs)</p>
7	Do different groups have different needs or experiences?	<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>

8	Will this change affect any service users?	<p>The car park is used during peak summer months but is closed between 1st October and 31st March. The car park is well used during busy weekends in the summer period.</p> <p>Some residents have been granted permits to use the car park during the 6 months it is open. Unfortunately, the number of permit users for Beach Road car park cannot be relied upon as it falls under the catchment of local permits (i.e., if a car is parked with a permit this data is not recorded).</p> <p>Assuming the car park is used by considerably more people than the parking data shows, and given the likely continued popularity of the beaches, it is prudent to retain the northern section for beach parking and to provide a contingency for increased capacity.</p>
9	What are the benefits or positive impacts of the change on current or potential users?	<p>Development of the site will make a strong contribution to the rejuvenation of Poole, reviving an underutilised site and providing much needed housing within easy reach of the beach and both Bournemouth and Poole town centres.</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>As the scheme is at OBC stage the exact mix of use and tenure will be worked up as part of the FBC stage in consultation with the Housing Team to ensure needs are met.</p>
10	What are the negative impacts of the change on current or potential users?	<p>During the development stage, the car park will not be usable to the public which will have a negative effect on the local permit holders. The intention is to carry out the works to the northern car park during the winter closed season so far as possible.</p> <p>The car park generates an income of £45k each year from around 8,000 ticket sales which will be a loss to the council budget during the car parks redevelopment stage.</p> <p>However, the overall development proposal aims to expand the usability of the space and will ultimately provide a net positive to the area in the longer term.</p>
11	Will the change affect employees?	No.
12	Will the change affect the wider community?	<ol style="list-style-type: none"> 1. The site is predominantly in a residential area alongside a number of other land uses including the Canford Cliffs Library and a restaurant/café and newsagents in Branksome Chine. It would be an acceptable housing-led development with minimal disruption to the wider area.

		<ol style="list-style-type: none"> 2. Due to the surrounding woodland, and close proximity to the beach, the location is an attractive site to investors which will enhance the local economy and increase foot traffic. 3. The regeneration of the car park will optimise the use of a public asset in accordance with the Local Plan and encourage more sustainable forms of travel. 4. There is an opportunity for ecological and recreational enhancement which can positively impact physical and mental wellbeing. 5. 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. 6. Moreover, this will generate a capital receipt for the council's Capital Transformation Programme and contribute to the BCP council's corporate plan objective to 'create Dynamic Places'
13	What mitigating actions are planned or already in place for those negatively affected by this change?	A public consultation period will be undertaken when preparing a supplementary planning document. Feedback from the public and stakeholders will be considered before the brief is formally adopted. Furthermore, the supplementary planning document will provide certainty to future developers on the planning expectations for the site.
14	Summary of Equality Implications:	<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.</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>