

EIA Assessment: Conversation Screening Tool - Christchurch Civic Centre

<p>What is being reviewed?</p>	<p>An Outline Business Case (OBC) setting out recommendations for the future use of the former Christchurch Civic Centre Campus.</p> <p>The OBC has been prepared by the Council's wholly owned Urban Regeneration Company - BCP FuturePlaces Limited.</p>
<p>What changes are being made?</p>	<p>The site of the former Christchurch and East Dorset Council administrative headquarters is surplus to Council requirements following local government reorganisation and the creation of BCP Council.</p> <p>The alternative proposal set out in the OBC is to convert the building into a boutique hotel, to prepare an Outline Planning Application for the rear of the site to accommodate a residential led mixed tenure scheme, and to propose upgrading and greening of the car park to the fore of the site.</p>
<p>Service Unit:</p>	<p>Regeneration Delivery</p>
<p>Participants in the conversation:</p>	<p>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. Corporate Management Board Corporate Property Group</p>
<p>Conversation date/s:</p>	<p>July 2021 – August 2022.</p> <p>The project was one of the 14 projects initially allocated to BCP FuturePlaces in summer 2021.</p> <p>The proposals have been discussed at BCP FuturePlaces Company Boards and the Council's Big Plan Delivery Board.</p>
<p>Do you know your current or potential client base? Who are the key stakeholders?</p>	<p>BCP Council</p> <p>BCP FuturePlaces</p>

	Local residents and visitors
<p>Do different groups have different needs or experiences?</p>	<p>The hotel provision will aid tourism, employment, regeneration and the value of surrounding property. Disabled car parking will continue to be provided, and accessibility will be considered as part of the agreement with the hotel provider.</p> <p>The housing proposed will benefit future residents (depending on tenure and type) whilst reducing pressure on the existing stock.</p> <p>The car park on Bridge Street will remain open for residents and visitors whilst the surfaces will be made more permeable to improve sustainable drainage (SUDS).</p> <p>Equalities issues will be revisited and considered as part of the Full Business Case development.</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>What are the benefits or positive impacts of the change on current or potential users?</p>	<p>The proposals will have a considerable impact on the Christchurch area of the conurbation by providing a public-facing use of the former Civic Centre, together with much needed housing to assist with meeting national and local targets.</p> <p>The proposed hotel will create jobs both directly and in the local supply chain and development of the remainder of the site will help to meet 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>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> <ul style="list-style-type: none"> • Living standards – To enjoy an adequate standard of living, with independence and security, and be cared for and supported when necessary

	<ul style="list-style-type: none"> • 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 • Justice and personal security – To avoid premature mortality, live in security, and know you will be protected and treated fairly by the law • 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>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, though there will be a reduction in parking available for public use in the rear park.</p>
<p>Will the change affect employees?</p>	<p>No. BCP Council has already decommissioned the building.</p>
<p>Will the change affect the wider community?</p>	<p>The change will affect the community positively by continuing to regenerate the area, providing quality public-facing provision and developing much needed housing on a brownfield site.</p> <p>The development of a high-quality boutique hotel alongside the residential development with the associated improvements to the public realm close to shopping areas will increase opportunities for the community to interact, reducing loneliness and improving wellbeing.</p> <p>The proposals will provide good accessibility to green space and the river to improve physical and mental health and wellbeing. and allowing people to engage with the natural environment, encouraging informal interaction and improving community cohesion.</p>
<p>What mitigating actions are planned or already in place for those negatively affected by this change?</p>	<p>The rear car park is little used now that the Civic Centre is vacant whilst the lowest floor of the hotel will accommodate facilities which will not be severely affected by water damage (the site is constrained by flood plain issues) and the housing will be situated above undercroft parking.</p> <p>Disabled parking provision will be retained within the hotel and residential provision.</p>

Summary of Equality Implications:

The proposals will benefit the Christchurch area of BCP in terms of regeneration, provide public access to a well-known building, and create a neighbourhood adjacent to the River Avon. This will support BCP FuturePlaces stewardship approach ensuring the delivery of housing and the creation of sustainable, well-designed and inclusive local neighbourhoods.

The potential negative impacts in determining the proposed uses have been addressed.