

Equality Impact Assessment: Conversation Screening Tool

1	What is being reviewed?	<p>The proposal to dispose of the southern part of the Beach Road car park on the open market and realise a capital receipt for the council, whilst retaining the rear section in its existing use as a car park.</p>
2	What changes are being made?	<p>Beach Road Car Park is a public pay and display surface car park in Canford Cliffs, Poole, and was identified as having re-development potential in 2015 in the Sustaining Poole's Seafront Supplementary Planning Document¹ and was subsequently allocated for residential development in the Poole Local Plan (2018).</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 (Figure 1 & 2).</p> <p>Land slips, related surface breakage and soil and root encroachment have impacted the condition and use of both sections of the car park. (Figure 3). Due to tree roots, tree overhang, damage to tarmac etc. the useable car parking spaces is estimated at 196 out of a potential 316. A disposal of the south car park will result in the loss of 105 useable spaces and 39 non-compliant spaces (144 in total). 91 useable spaces and 81 non-compliant spaces will remain in the north car park (172 in total).</p> <p>FuturePlaces, the council's urban regeneration company, were asked to consider the site and proposed to restore the northern section of the car park, remodel the layout, extend the area of parking, and provide additional spaces.</p> <p>FuturePlaces also recommended the southern part of the car park to be developed for residential use to provide c72 new homes to be sold at market value.</p> <p>Cabinet approved the Outline Business Case produced by FuturePlaces on 8 March 2023.</p> <p>Following the appointment of the new administration in May 2023, the proposal is to proceed with the disposal of the southern part of the car park on the open market and realise a capital receipt for the council, whilst retaining the rear section in its existing use as a car park.</p> <p>The intention is to de-couple the two projects enabling the council to dispose of the southern section to realise a capital receipt and the development of new homes by the private sector. The northern section will be retained by the council and a project to improve the car park for use by elderly and disabled motorists</p>

		or families with children will be progressed internally utilising PWLB.
3	Service Unit:	Infrastructure
4	Participants in the conversation:	<p>Cllr Vikki Slade – Leader of the Council, and portfolio holder for Dynamic Places Cllr Mark Howell – Lead Member for Regeneration Projects Graham Farrant – Chief Executive Jess Gibbons – Chief Operations Officer Adam Richens – Chief Finance Officer and Director of Finance Julian McLaughlin – Infrastructure Director Sarah Good – Head of Delivery Irene Ferns, Senior Strategic Estates Manager 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</p>
5	Conversation date/s:	The project has been discussed on several occasions since 2015, including the Big Plan Delivery Board, FuturePlaces Company Board, Corporate Management Board and more recently during strategy week 12-16 June 2023 by the officers and members listed above.
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>Residents and visitors current use the car park which acts as an overflow facility on busy summer days.</p> <p>Families with children and users with mobility problems or visual impairment will have different needs when using the car park.</p>
8	Will this change affect any service users?	<p>The car park is well used during busy weekends in the peak summer months and under-utilised for the remainder of the year. The car park is therefore closed between 1st October and 31st March.</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). As a result, a daily study</p>

		<p>is currently being undertaken by the parking team to capture accurate data relating to permit users.</p> <p>The proposal will see a reduction in the number of public car parking spaces which will likely affect both residents and tourists.</p>
9	<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, 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. The creation of new homes in this area will generate work for the local construction industry and income spend from the people who will eventually live in the new homes.</p> <p>Through its adopted SPD for Parking Standards the Council has reduced its parking requirements for new residential development and increased its requirements for the provision of cycle spaces. The availability of car parking can have an impact on how people travel and encourage a modal shift to non-car alternatives, including walking, cycling, and taking public transport.</p> <p>In addition, the SPD also requires half of the car spaces provided at the development to have active electric vehicle charging points with the other half having the ability to easily connect at a future date.</p> <p>The development 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.</p> <p>The separate project to improve the standard of the northern section of the car park will help to meet the needs of elderly or mobility impaired users which is currently compromised.</p>
10	<p>What are the negative impacts of the change on current or potential users?</p>	<p>The disposal will see a reduction in the number of parking spaces which could impact tourists and residents during peak summer days despite the retention of the northern section for beach parking.</p> <p>However, the removal of public car spaces may encourage more people to use these sustainable transport services for the beach, and a bus route runs along Pinecliff Road / Western Road, the nearest bus stop being 300 metres to the east of the site.</p> <p>Currently the no.50 bus service runs past the site along Pinecliff Road from Bournemouth station to Swanage via Canford Cliffs Village. The service runs daily on an hourly basis during school term time and half-hourly during school holidays (including</p>

		<p>weekends and bank holidays). In addition, the no. 52 Poole to Sandbanks service stops in Canford Cliffs Village.</p> <p>Not progressing with the proposal will not deliver against any of the council's strategic objectives: to provide new homes and placemaking benefits.</p>
11	Will the change affect employees?	No.
12	Will the change affect the wider community?	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.
13	What mitigating actions are planned or already in place for those negatively affected by this change?	<p>The Council will make improvements to the retained rear car parking area, including consideration of the scope to increase capacity.</p> <p>There is potential, if so required, for Parking Services and Traffic Management to consult on the creation of a local traffic management scheme.</p>
14	Summary of Equality Implications:	<p>The scheme will contribute to BCP Council's housing targets and corporate objectives for placemaking and rejuvenating Poole.</p> <p>The car park is currently underused and is not ideal for residents or visitors due to the poor condition of the surface. and its location on an undulating site. Therefore, disposal of the southern section of the site will have no equality implications and the proposed improvements to the northern section will have positive effects for service users.</p>

Figure 2: Aerial photograph of site illustrating level of soft landscaping



Figure 3: Image showing the current conditions of Beach Road car park.



