

Proposal Title: South Part of Beach Road Car Park Poole

Impact Summary

Climate Change & Energy	Amber - Minor negative impacts identified / unknown impacts
Communities & Culture	Amber - Minor negative impacts identified / unknown impacts
Waste & Resource Use	Amber - Minor negative impacts identified / unknown impacts
Economy	Amber - Minor negative impacts identified / unknown impacts
Health & Wellbeing	Amber - Minor negative impacts identified / unknown impacts
Learning & Skills	Amber - Minor negative impacts identified / unknown impacts
Natural Environment	Amber - Minor negative impacts identified / unknown impacts
Sustainable Procurement	Green - Only positive impacts identified
Transport & Accessibility	Green - Only positive impacts identified



Major negative impacts identified



Minor negative impacts identified / unknown impacts



Only positive impacts identified



No positive or negative impacts identified

Answers provided indicate that the score for the carbon footprint of the proposal is: **7**

The Carbon Footprint is banded as follows:

0-4

4.5-9.5

10-14

Low**Moderate****High**

Proposal ID: **328**

Proposal Title: **South Part of Beach Road Car Park Poole**

Type of Proposal: **Project**

Brief description:

To consider the impact of the Council declaring the south part of Beach Road Car Park surplus to requirements and disposing of the site for residential development.

Proposer's Name: **Irene Ferns**

Proposer's Directorate: **Regeneration & Economy**

Proposer's Service Unit: **Development**

Estimated cost (£): **Between £25K and OJEU threshold**

If know, the cost amount (£): **Not known**

Ward(s) Affected (if applicable):

Canford Cliffs

Sustainable Development Goals (SDGs) supported by the proposal:

3. Good Health and Well Being 7. Affordable and Clean Energy 8. Decent Work and Economic Growth 9. Industry, Innovation and Infrastructure 11. Sustainable Cities and Communities

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Climate Change & Energy

Is the proposal likely to have any impacts (positive or negative) on addressing the causes and effects of climate change? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Has the proposal accounted for the potential impacts of climate change, e.g. flooding, storms or heatwaves? **Don't know even though may be relevant**
- 2) Does it assist reducing CO2 and other Green House Gas (GHG) emissions? E.g. reduction in energy or transport use, or waste produced. **No**
- 3) Will it increase energy efficiency (e.g. increased efficiency standards / better design / improved construction technologies / choice of materials) and/or reduce energy consumption? **Don't know even though may be relevant**
- 4) Will it increase the amount of energy obtained from renewable and low carbon sources? **Don't know even though may be relevant**

How was the overall impact of the proposal on its ability to positively address the cause and effects of climate change rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps):
This is a disposal of a site for residential use. A third party will design and develop the scheme, so impacts are unknown at this point.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Evaluation of tenders will consider the developer's record on sustainable development.

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Communities & Culture

Is the proposal likely to impact (positively or negatively) on the development of safe, vibrant, inclusive and engaged communities? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it help maintain and expand vibrant voluntary and community organisations? **Yes**
- 2) Will it promote a safe community environment? **Yes**
- 3) Will it promote and develop cultural activities? **No**

How would the overall impact of the proposal on the development of safe, vibrant, inclusive and engaged communities be rated?

Amber - Minor negative impacts identified / unknown impacts

Reasoning for the answer (details of impacts including evidence and knowledge gaps):

Dependent on the scheme that comes forward. A well designed , safe and inclusive scheme could provide a positive impact through the delivery of new homes. However, the scheme will result in a reduction of public parking in this area.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Parking Services and Traffic Management will consult on the creation of a local traffic management scheme to include on-street pay and display in nearby roads.

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Waste & Resource Use

Is the proposal likely to have any impacts (positive or negative) on waste resource use or production and consumption? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it prevent waste or promote the reduction, re-use, recycling or recovery of materials? **Don't know even though may be relevant**
- 2) Will it use sustainable production methods or reduce the need for resources? **Don't know even though may be relevant**
- 3) Will it manage the extraction and use of raw materials in ways that minimise depletion and cause no serious environmental damage? **Don't know even though may be relevant**
- 4) Will it help to reduce the amount of water abstracted and / or used?
No

How would the overall impact of the proposal on the sustainable production and consumption of natural resources be rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The land will be sold and the scheme TBC will be designed by a third party developer.

Details of proposed mitigation/remedial action and monitoring
(inc. timescales, responsible officers, related business plans etc):

When selecting the preferred bidder, 50% of the score will be based on the developer's ability to demonstrate a record of delivering good quality and sustainable development.

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Economy

Is the proposal likely to impact (positively or negatively) on the area's ability to support, maintain and grow a sustainable, diverse and thriving economy? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

1) Will the proposal encourage local business creation and / or growth?
Don't know even though may be relevant

2) Will the proposal enable local jobs to be created or retained?
Don't know even though may be relevant

3) Will the proposal promote sustainable business practices?
Yes

How would the overall impact of the proposal on it's potential to support and maintain a sustainable, diverse and thriving economy be rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps)

The creation of high-quality sustainable 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.

The sale of the site will generate a capital receipt for the Council's Transformation Programme and once sold, Parking Services will no longer have the cost of the management and maintenance of this part of the Car Park.

There will be a loss of 138 car spaces serving the beach on peak hot summer days and arguably this could impact the number of tourists who visit the town and spend money.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc)

Parking Services and Traffic Management will consult on the creation of a local traffic management scheme to include on-street pay and display in nearby roads. The Council will continue to promote and encourage sustainable forms of travel to the beach.

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Health & Wellbeing

Is the proposal likely to impact (positively or negatively) on the creation of a inclusive and healthy social and physical environmental for all?

Don't Know

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will the proposal contribute to improving the health and wellbeing of residents?

Don't know even though may be relevant

- 2) Will the proposal contribute to reducing inequalities in health between different communities or groups?

Don't know even though may be relevant

- 3) Will the proposal contribute to a healthier and more sustainable physical environment?

Don't know even though may be relevant

How would the overall impact of the proposal on the creation of a fair and healthy social and physical environmental for all be rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The location of the scheme, to come forward, is in a sustainable location that is served by public transport, shops and local services. This in turn, will enable the implementation of safe and attractive walking and cycling infrastructure to facilitate active travel, benefit air quality, improve health and wellbeing and tackle climate change.

Through its adopted SPD for Parking Standards 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.

There will be a transition period until a full modal shift is enabled by a sustainable transport infrastructure, and the loss of 138 beach parking spaces could arguably impact the number of visitors/residents able to access /enjoy, take exercise and fresh air at the beach. Inevitably visitors will seek to park in local streets which will arguably reduce the health and wellbeing of the residents in those streets.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Parking Services and Traffic Management will consult on the creation of a local traffic management scheme to include on-street pay and display in nearby roads.

The Council will continue to promote and facilitate sustainable forms of transport to encourage the modal shift required for healthy lifestyles and cleaner air for all.

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Learning & Skills

Is the proposal likely to impact (positively or negatively) on a culture of ongoing engagement and excellence in learning and skills? **Don't Know**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it provide and/or improve opportunities for formal learning?
No
- 2) Will it provide and/or improve community learning and development?
Don't know even though may be relevant
- 3) Will it provide and/or improve opportunities for apprenticeships and other skill based learning?
Don't know even though may be relevant

How would the overall impact of the proposal on the encouragement of learning and skills be rated? **Amber - Minor negative impacts identified / unknown impacts**

The reasoning for the answer (details of impacts including evidence and knowledge gaps):
Indirectly, there may be potential learning and development of skills opportunities during construction.

The additional homes created could, in theory, increase the demand for school places.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Adverse impact on education provision as a result of a requirement for extra school spaces, if any in this case, could be met through the Planning process, i.e. through CIL/S106 contributions.

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Natural Environment

Is the proposal likely to impact (positively or negatively) on the protection or enhancement of local biodiversity or the access to and quality of natural environments?

Don't Know

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it help protect and improve biodiversity i.e. habitats or species (including designated and non-designated)? **Don't know even though may be relevant**
- 2) Will it improve access to and connectivity of local green spaces whilst protecting and enhancing them? **No**
- 3) Will it help protect and enhance the landscape quality and character?
Yes
- 4) Will it help to protect and enhance the quality of the area's air, water and land?
Don't know even though may be relevant

How would the overall impact of your proposal on the protection and enhancement of natural environments be rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

Loss of some trees and potentially habitat to facilitate the development, but will lead to better management of the remaining trees in the future.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

The results of the Council's Tree Report and Ecology Report will be made available to bidders so that they can factor in the requirements of the same. These will also be referenced in the Planning Development Brief.

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Sustainable Procurement

Is the proposal likely to involve the procurement of goods, services or works which risk negative impact on resources (including power, water, raw material extraction), natural environment or labour markets (e.g. welfare standards)?

Yes

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

Has or is it intended that the Strategic Procurement team be consulted?

Yes – already underway

If the Strategic Procurement team was not consulted, then the explanation for this is:

- 1) Do the Government Buying Standards (GBS) apply to goods, services and/or works that are planned to be bought?

Yes

- 2) Has sustainable resource use (e.g. energy & water consumption, waste streams, minerals use) been considered for whole life-cycle of the product/service/work?

Yes

- 3) Has the issue of carbon reduction (e.g. energy sources, transport issues) and adaptation (e.g. resilience against extreme weather events) been considered in the supply chain?

Yes

- 4) Is the product/service/work fairly traded i.e. ensures good working conditions, social benefits e.g. Fairtrade or similar standards?

Yes

- 5) Has the lotting strategy been optimised to improve prospects for local suppliers and SMEs?

Yes

- 6) If aspects of the requirement are unsustainable then is continued improvement factored into your contract with KPIs, and will this be monitored?

Not Relevant

How is the overall impact of your proposal on procurement which supports sustainable resource use, environmental protection and progressive labour standards been rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The procurement of agents, to market and negotiate the terms of the sale, will be required following unconditional authority to dispose of the site.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Appointment could be made from a Framework such as the CCS Framework, which requires the supplier to address and demonstrate the sustainability of the services they provide.

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Transport & Accessibility

Is the proposal likely to have any impacts (positive or negative) on the provision of sustainable, accessible, affordable and safe transport services - improving links to jobs, schools, health and other services? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it support and encourage the provision of sustainable and accessible modes of transport (including walking, cycling, bus, trains and low emission vehicles)?

Yes

- 2) Will it reduce the distances needed to travel to access work, leisure and other services?

Don't know even though may be relevant

- 3) Will it encourage affordable and safe transport options?

Yes

How would the overall impact of your proposal on the provision of sustainable, accessible, affordable and safe transport services be rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

In terms of any new residential development, the new Parking SPD will require 1 cycle space per unit and 0.1 per unit cycle space for visitors. In addition it 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.

A bus route runs along Pinecliff Road / Western Road, the nearest bus stop being 300 metres to the east of the site. 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 weekends and bank holidays). In addition, the no. 52 Poole to Sandbanks service stops in Canford Cliffs Village. The removal of 138 public car spaces may encourage more people to use these services for the beach.

Details of proposed mitigation and monitoring (inc. timescales, responsible officers, related business plans etc):

The Parking Standards SPD will support the actions of BCP Council's

Corporate Strategy to tackle climate change and ecological emergency by

helping to prioritise opportunities to walk, cycle and use public transport. Other measures will include:

- **A multi-modal transport app which enables people to make more sustainable travel choices. Integrated smart travel app to be delivered by 2023 (contact adrian.hale@bcpcouncil.gov.uk)**
- **Development of a local cycling and walking infrastructure plan by end of 2021**
- **Incorporation of e-bikes and potentially e-scooters into bikeshare across the conurbation by March 2023**

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- **Strengthening the quality Bus Partnership to provide higher quality bus services for residents to encourage increased usage and reduce carbon emissions**
- **Delivering a more and enhanced 'safer routes to schools' increasing active travel and reducing carbon emissions from cars**
- **Launching a communications campaign to promote sustainable travel to residents, schools, businesses, and visitors through to 2024**
- **Developing a sustainable fleet replacement strategy & an annual percentage increase for no's of council operated ultra-low emission vehicles by Dec2021.**