

Proposal Title: South Part of Beach Road Car Park

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	Green - Only positive impacts identified	
Health & Wellbeing	Green - Only positive impacts identified	
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	

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

Answers provided indicate that the carbon footprint of the proposal is:	Low	
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Proposal ID: **659**

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Type of Proposal: **Report**

Brief description:

Appropriation of the south section of Beach Road Car Park for planning purposes and disposal for third party residential development

Proposer's Name: **Irene Ferns**

Proposer's Directorate: **Resources**

Proposer's Service Unit: **IT & IS**

Estimated cost (£): **Between £25K and PCR15 threshold**

If known, the cost amount (£):

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 11. Sustainable Cities and Communities 12. Responsible Consumption and Production 13. Climate Action 15. Life On Land

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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 (in this case 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? **Yes**
- 2) Does it assist reducing CO2 and other Green House Gas (GHG) emissions? E.g. reduction in energy or transport use, or waste produced. **Yes**
- 3) Will it increase energy efficiency (e.g. increased efficiency standards / better design / improved construction technologies / choice of materials) and/or reduce energy consumption? **Yes**
- 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):

The proposal is for the sale of the site for third party residential development; therefore the detail of the development proposal is not yet known. The site is presently used for parking and is underutilised apart from on hot sunny days in high season when more people visit the beach. Redevelopment as residential will use, produce and consume more natural resources. The Planning Development Brief for the site confirms that it is situated outside of either Flood Risk Zone 2 or 3 and therefore has a low risk of flooding as a result of fluvial or coastal inundation. However, the open areas of hard surfaced car parking have the potential to give rise to surface water run-off. Currently the surface water appears to discharge into the woodland that surrounds the car parking areas and a surface water management plan will be required to accompany any future planning application. However, overall it is not considered that flooding and drainage related issues act as a constraint to future development

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

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The new local plan (2025) will introduce measures impacting this site that will ensure that all new homes are 'zero carbon ready' by reducing operational carbon emissions by using electricity or renewable energy. Further it will introduce water efficiency standards of 110 litres per person per day, the incorporation of urban greening/tree planting and make requirements for biodiversity net gain. A servicing and refuse management plan will be agreed with the Local Authority as part of the planning process and demonstration of the successful bidder's record of addressing environmental issues through the construction process will be considered as part of assessing bids.

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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? **Not Relevant**

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):

The proposal may result in a reduction of useable public car spaces overall and the ability for the wider community to park in high season in this particular location (note the rear retained car park will be improved in mitigation). However, the development of housing will generate local job opportunities during the construction; increase income spend in the local area from the new residents and council tax contributions that will support the delivery of front-line services and secure financial contributions for health, education and affordable housing delivery, the latter assisting in the personal and social wellbeing of the area.

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

A business case will be brought forward by the Director of Commercial Operations for the improvement of the rear retained public car park including the potential to increase capacity as well as consideration of measures to reduce illegal and unsafe parking in nearby streets.

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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? **Don't know even though may be relevant**

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 proposal is for a sale for third party development so impacts are not yet known. The site is presently used for parking and is underutilised for most of the year, apart from on hot sunny days in high season when more people visit the beach. Redevelopment as residential will use, produce and consume more natural resources.

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

The new local plan will introduce measures to ensure that all new homes are 'zero carbon ready' by reducing operational carbon emissions by only using electricity or renewable energy. Further it will introduce water efficiency standards of 110 litres per person per day, the incorporation of urban greening/tree planting and make requirements for biodiversity net gain. A servicing and refuse management plan will be agreed with the Local Authority as part of the planning process and demonstration of the successful bidder's record of addressing environmental issues through the construction process will be considered as part of assessing bids to buy the site.



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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?
Yes
- 2) Will the proposal enable local jobs to be created or retained?
Yes
- 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?

Green - Only positive impacts identified



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

Jobs will be created through the construction process, the supply of new housing will increase income spend in the local area from the new residents and council tax contributions will support the delivery of front-line services. The development will also secure financial contributions for health, education and affordable housing as well as contributions for Strategic Access, Management and Monitoring for the Dorset Heathlands, Poole Harbour contribution, Nitrogen Reduction and CIL.

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

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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? **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 contribute to improving the health and wellbeing of residents or staff?
Yes
- 2) Will the proposal contribute to reducing inequalities?
Yes
- 3) Will the proposal contribute to a healthier and more sustainable physical environment for residents or staff?
Yes

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

Green - Only positive impacts identified



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

The new Local Plan that will be in place by the time a planning application is made for this site proposes: all new homes to be 'zero carbon ready' by reducing operational carbon emissions by only using electricity or renewable energy; minimum internal space standards; water efficiency standards of 110 litres per person per day; the incorporation of urban greening/tree planting; studio and one-bedroom homes do not exceed 5% of the total provision and at least 30% of the total provisions are homes with 3 or more bedrooms; and requirements for biodiversity net gain. The development will also secure financial contributions for health. The proposed business case for the improvement of the rear retained car park, which will also consider measures for controlling unsafe and illegal parking in nearby streets, will mitigate against any negative impacts of any loss of public car parking. Improvements to the rear car park will particularly benefit the disabled, young families and the elderly.

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



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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?
Partially
- 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?
Yes

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):

This is a proposed sale for third party residential development and its overall impact on the encouragement of learning skills is unknown, but it will generate a contribution to education in the local area.

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

The site will generate a contribution for education in the local area. Further, through the selection of bidders, we will consider the developer's credentials in terms of whether they will employ apprentices from the local area to provide learning opportunities.

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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?

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 protect and improve biodiversity i.e. habitats or species (including designated and non-designated)? **Yes**
- 2) Will it improve access to and connectivity of local green spaces whilst protecting and enhancing them? **Yes**
- 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?
Yes

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):

The covering of the existing car park is likely to be bituminous macadam and as such has low ecological value. A landscaping proposal will be required as part of the planning process, which will likely utilise plant specimens local to the area and there will be requirements for biodiversity net gain. The Planning Development Brief for the site recommends that the majority of the surrounding woodland should be retained, both the tree canopy and the shrub layer, as far as possible and trees with holes and splits should be retained for roosting bats. Residential development in this location will be required to make a contribution for Strategic Access, Management and Monitoring for the Dorset Heathlands and Poole Harbour contribution. Further, the new Local Plan that will be in place by the time a planning application is made for this site proposes the incorporation of urban greening/tree planting and requirements for biodiversity net gain.

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



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Sustainable Procurement

Does your proposal involve the procurement of goods, services or works? **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 – planning to discuss

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

- 1) Do the Government Buying Standards (GBS) apply to goods and/or services 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?
Not Relevant
- 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 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):

This will be a third-party development, but bidders will be required to demonstrate their record on these aspects. Further agents bidding for the sales instruction will be



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required to evidence that their company supports sustainable resource use, environmental protection and progressive labour standards.

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

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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? **Yes**
- 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):

The site is located in a reasonably accessible location for walking, cycling and trips by bus, but is not located within walking distance of a rail station. The nearest bus stop is 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. It is close to a number of local services on Haven Road, including convenience retail. Vehicle access points from Western Road and Beach Road will be required to safely accommodate all-vehicle movements and provide separate access points for the residents and public to the rear car park. Footways at both access points should be provided to improve the pedestrian connectivity and permeability. Visibility splays will need to be improved at both accesses. The pedestrian route from the southwestern corner of the car park to the B3065 Pinecliff Road should be maintained to retain permeability of the site; Car, motor cycle and cycle parking, including disabled parking, should be provided in accordance with the BCP parking standards, including active electric charging points. Public parking will be retained on the northern part of the site. This



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will be the subject of a separate business case which will also consider measures to control illegal and unsafe parking in neighbouring streets.

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