











**Proposal Title:** Agreement for Surrender and renewal of head lease to

## Impact Summary

Climate Change & Energy	Amber - Minor negative impacts identified / unknown impacts	
Communities & Culture	Green - Only positive impacts identified	
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	Green - Only positive impacts identified	
Natural Environment	Green - Only positive impacts identified	
Sustainable Procurement	No positive or negative impacts identified	
Transport & Accessibility	Green - Only positive impacts identified	

Answers provided indicate that the score for the carbon footprint of the proposal is: **2**

Answers provided indicate that the carbon footprint of the proposal is:	<b>Low</b>	
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**Proposal Title:** Agreement for Surrender and renewal of head lease to

Proposal ID: **651**

Proposal Title: **Agreement for Surrender and renewal of head lease to facilitate the head lessee carrying out it's planning application – APP/18/00494/F/. This will help to kickstart Poole Town Centre north regeneration.**

Type of Proposal: **Other**

Brief description:

**Lease restructure to facilitate the demolition of the existing buildings and erection of a mixed-use development comprising 128 residential apartments (Use Class C3) together with nine ground floor commercial units (Former Use Classes A1, A3 or B1a, now Class E) and associated ancillary works including car and cycle parking.**

Proposer's Name: **Irene Ferns**

Proposer's Directorate: **Resources**

Proposer's Service Unit: **Finance**

Estimated cost (£): **No Cost**

If known, the cost amount (£):

Ward(s) Affected (if applicable):

**Poole Town**

Sustainable Development Goals (SDGs) supported by the proposal:

**3. Good Health and Well Being   8. Decent Work and Economic Growth   10. Reduced Inequalities   11. Sustainable Cities and Communities   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 Council is not the developer so has limited control other than through the planning process but the developer has taken steps to address climate change.**

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

• The existing building has low ecological value. • A landscaping proposal will be submitted which will be designed to utilise plant specimens local to the area. • A green roof is to be provided. • The proposal is to achieve 20% of energy output through renewable energy sources. • The units will be designed to achieve an EPC B rating. • The commercial units would be subject to BREEAM. • This is redevelopment of a brownfield site which today, is largely unused. The proposals will revitalise the site. The Developer has confirmed that it will - explore utilising reclaimed materials (for example reclaimed timber and reclaimed tyres which can be used in flooring products) - ensure products / materials supplied are from suppliers who have environmental policies & checklists in place to ensure the most environmental friendly approach is considered and put in place. - put in place construction best

**Proposal Title:** Agreement for Surrender and renewal of head lease to

practices to create a sustainable environment for workers and the public. The proposed development has Full Planning Permission and has been designed in accordance with BCP Planning Department and all relevant consultees.

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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? **Yes**

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

**Green - Only positive impacts identified**



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

• The development is within the defined Town Centre area and was allocated as a mixed-use scheme and the proposals provide for this. • The development is within an evolving character area and will create a scheme designed with longevity. • The development is designed to be visually attractive. • The development will provide greater activation at ground floor level to Kingland Road, encouraging footfall to adjacent cultural venue and shopping centre. • The proposals provide a mix of housing which include 1, 2 and 3 bed apartments which meet the housing needs. • All apartments are design to meet National Describe Space Standards. • 20% of the flats (26 in total) will be designed to Part M4(2). • The majority of apartments will have private balconies. • There will be a CCTV plan which will include the perimeter of the building and the keys points inside the building. • With windows on every floor there will be increased overlooking which will add to security presence. • The scheme will be designing to meet the latest Building Regulations • The development will be considered a High-Risk Building under the Building Safety Act and will be designed to meet all the requirements. This will include sprinklers throughout the building and two staircases on every floor. • The proposals will be designed to meet an EWS1 A1 rating. The new lease will require the developer/headlessee to keep the commercial units in a fit state ready for immediate use and occupation - this will encourage smaller independant businesses and organisations to locate, being able to operate immediately and reduce set up costs.

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

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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? **Yes**
- 2) Will it use sustainable production methods or reduce the need for resources? **Partially**
- 3) Will it manage the extraction and use of raw materials in ways that minimise depletion and cause no serious environmental damage? **Partially**
- 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):

**This is redevelopment by a third party developer of a brownfield site which today, is largely unused. The proposals will revitalise the site. As the council is not the developer it has limited control over the potential impacts other than through the planning process.**

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

**The Developer has confirmed that it will : - agree a servicing and refuse management plan with the Local Authority. - explore utilising reclaimed materials (for example reclaimed timber and reclaimed tyres which can be used in flooring products) - ensure products / materials supplied are from suppliers who have environmental policies & checklists in place to ensure the most environmental friendly approach is considered and put in place. - put in place construction best practices to create a sustainable environment for workers and the public**

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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):

**• Many jobs will be created through the construction and through the new commercial units • There will be financial contributions to the Dorset Heathland SAMM and the Poole Harbour Recreation SAMM. Along with this are contributions for Education, Healthcare, Nitrogen Reduction and CIL. • Vouchers will be given to occupiers to encourage use of buses and trains.**

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 location is highly sustainable. The town centre, bus stops and the train station are within a short distance of the development. • The development is designed to be visually attractive. • The development will provide greater activation at ground floor level to Kingland Road. • The proposals provide a mix of housing which include 1, 2 and 3 bed apartments which meet the housing needs. • All apartments are design to meet National Describe Space Standards. • 20% of the flats (26 in total) will be designed to Part M4(2). • The majority of apartments will have private balconies. • There will be a CCTV plan which will include the perimeter of the building and the keys points inside the building. • With windows on every floor there will be increased overlooking which will add to security presence. • The scheme will be designing to meet the latest Building Regulations • The development will be considered a High-Risk Building under the Building Safety Act and will be designed to meet all the requirements. This will include sprinklers throughout the building and two staircases on every floor. • The proposals will be designed to meet an EWS1 A1 rating. • There is an allowance for cycle spaces on the development. • A Beryl Bike hire voucher for 1 years membership will be given to each resident. • Car Club parking spaces will be provided. • EV charging is to be provided. • Details of the biodiversity enhancement will be submitted to the LPA. Initiatives include bat and bird boxes and bricks, bee bricks, hedgehog ramps and ntive plant species. • There will be financial contributions to healthcare.

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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? **Yes**

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?  
**Yes**
- 2) Will it provide and/or improve community learning and development?  
**Yes**
- 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?

Green - Only positive impacts identified



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

**• Increase of skills through apprenticeships and jobs created through the construction and afterwards in the commercial units. • There will be financial contributions to Education and CIL.**

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

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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?

**Green - Only positive impacts identified**



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

• There will be financial contributions to the Dorset Heathland SAMM and the Poole Harbour Recreation SAMM. Along with this are contributions for Nitrogen Reduction and CIL. • The location is highly sustainable. The town centre, bus stops and the train station are within a short distance of the development. • There is an allowance for cycle spaces on the development. • A Beryl Bike hire voucher for 1 years membership will be given to each resident. • Car Club parking spaces will be provided. • EV charging is to be provided. • Details of the biodiversity enhancement will be submitted to the LPA. Initiatives include bat and bird boxes and bricks, bee bricks, hedgehog ramps and native plant species. • The existing building has low ecological value. • A landscaping proposal will be submitted which will be designed to utilise plant specimens local to the area. • A green roof is to be provided. • The proposal is to achieve 20% of energy output through renewable energy sources. • The units will be designed to achieve an EPC B rating. • The commercial units would be subject to BREEAM.

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? **No**

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

**The developer will procure the works. All contractors on site will have to provide method statements & risk assessments and all contractors will have to be a part of memberships (e.g. constructionline) in order to tender for the project.**

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

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?
- 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?
- 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?
- 4) Is the product/service fairly traded i.e. ensures good working conditions, social benefits e.g. Fairtrade or similar standards?
- 5) Has the lotting strategy been optimised to improve prospects for local suppliers and SMEs?
- 6) If aspects of the requirement are unsustainable then is continued improvement factored into your contract with KPIs, and will this be monitored?

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

**No positive or negative impacts identified**



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

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 location is highly sustainable. The town centre, bus stops and the train station are within a short distance of the development. • There is an allowance for cycle spaces on the development. • A Beryl Bike hire voucher for 1 years membership will be given to each resident. • Car Club parking spaces will be provided. • EV charging is to be provided. Vouchers will be given to occupiers to encourage use of buses and trains.**

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