

Name	Comment	Reason								
Beach Road Car Park - Appropriation for Planning Purposes - Objections April 2024		Needed to alleviate parking pressure & safety	Detrimental Impact on trade on sea front and tourism	Lack of maintenance & poor signage is the reason for current underuse	Impact on wild life/conservation	Impact on families, elderly & disabled	Could lead to unoccupied second homes, luxury homes not needed & other environmental impacts of the residential development	Land Instability	Not best value	Reduction in property Values
Objector 1	Section 172 of the Local Government Act 1972 is unequivocal, the land to be appropriated must no longer be required for the purpose for which it is held immediately before the appropriation. Given the continued need for parking in proximity to Branksome Chine and Beach, the fundamental requirement for appropriation is not met by BCP.	✓								
Objector 2	Apart from offering much needed additional parking for the summer months, it is also providing areas for wildlife which it is getting slowly eradicated from the area. Birds, foxes, deer, insects all live in this space. And it belongs as much to them as it does to the people of Poole.	✓			✓					
Objector 3	For Bournemouth, to remain popular with visitors (who greatly enhance the prosperity of the area by spending money here), must not put barriers up by restricting car parking or overcharging for parking. The improved catering and retail units at Branksome beach will enhance council revenue, as well as attracting outsiders here. It would be madness to restrict access to our attractions in this way.	✓	✓							
Objector 4	It is well known that there is a glut of flats in this area which is putting a great strain on the local services. This car park is an important amenity for visitors to the area for the beach, in particular Branksome Chine beach and the shops and restaurants along the sea front. Without this car park there would be a definite reduction in the volume of trade at present enjoyed by the local businesses. The very small car park across the road at Branksome Beach which is always overwhelmed in the summer season which results in cars parked in the residential areas.	✓	✓				✓			
Objector 5	This seems a short-sighted attempt to raise funds without any consideration to the impact on the community. Given the parking chaos that we all experience in the summer months, it seems incredible to me that the council is considering reducing capacity in this critical area rather than using it to improve the area and reduce the problems.	✓								
Objector 6	In the last 5 years the number of visitors to our beaches at this end of town have increased significantly and the streets have been awash with illegal parking. Lack of Police presence and reinforcement support means the flagrant flouting of the rules is commonplace. Removal of offending vehicles much trumpeted but has been relatively small in numbers with the exception of the token tow away around Shore Road. Whilst I do not condone this disregard for following the rules some would say car users have an excuse in the lack of proper provision. The beautifully renovated Rockwater restaurant has only increased traffic to the tiny car park at Branksome with an impact on all of the local streets which will only worsen as summer approaches. A proper fee-paying car park would raise funds that could leased to a third party if necessary but to strip the assets of the council for a quick buck is shameful, destroying conservation area land and removing the chance of ever having decent car parking provision at this end of the beach.	✓			✓					
Objector 7	We, as rate payers, very strongly object to any reduction in car parking near to our blue flag beaches and amenities which attract many visitors and holiday makers to the area. This generates much needed income for the local economy and projects a favourable image to a wide audience. Since the 'arrival' of the restaurant Rockfish, we have already noticed an increase in footfall at Branksome Chine. As a result, the car park is now often full even on dreary winter days, especially at the weekends. If the weather is good, the surrounding roads are often busy with parked cars which is something we have never seen before at this time of year and we have lived in Ettrick Road for over 40 years. We dread to think where everyone is going to park in the summer. We appreciate that Beach Road Car Park has not been busy in the past, but this is largely due to the fact that it is not well signposted and has not been maintained. We think that removing some of the parking facilities at this car park is very shortsighted especially as we have not yet seen what effect the added footfall to Branksome Chine will have this summer. We also object to any proposal for residential development on this site. We already have a large number of second homes / flats in the area which are largely unoccupied for most of the year. What is needed are starter homes or social housing which are highly unlikely to be constructed on a site so near to the cliff top in one of the richest postcodes in the Borough.	✓					✓			
Objector 8	Illegal Parking on Lakeside Road: There is a persistent problem with illegal parking on Lakeside Road, occurring every weekend throughout the year. This is particularly concerning given the vulnerability of Branksome Chine to landslips. Issuing fines of £30 is clearly not a sufficient deterrent. I urge you to take stricter action, such as towing illegally parked vehicles, to ensure the safety of residents and prevent further damage to the already fragile cliffside. Closure of Beach Road Car Park: The closure of Beach Road Car Park is causing significant inconvenience, especially considering it could be generating income during the winter months. In the January 9th Cabinet Meeting, Cllr Slade stated that the car park would be reopened over the winter if evidence supported its value. I believe the current parking issues on Lakeside Road demonstrate this need. Development on Unstable Land: There are concerns about the planned development of flats on the South Section, leaving the North Section of Beach Road Carpark for parking in an area susceptible to landslips, particularly given the recent increase in rainfall these past winters. The safety of residents and visitors and the integrity of the cliffs should be paramount. The additional weight of 2000kg + vehicles manoeuvring on tight turns near saturated cliff edges further amplifies the risk. Erosion Protection: It appears the Council may not fully appreciate the potential consequences of its decisions. I urge you to take swift action to address these critical issues:Implement stricter measures to deter illegal parking on Lakeside Road. Reopen the South section of Beach Road Car Park to alleviate parking pressure and generate revenue. Re-evaluate the development plans in light of the land instability at Beach Road Carpark.	✓						✓		
Objector 9	The sale flies in the face of the Council's Seafront Strategy to develop our one reliable asset, our pristine Blue Flag safe bathing beaches. Reducing available parking makes no strategic sense. The argument that the parking is not required is based on a false premise. Any under use is largely due to the intentional neglect by the Council of this facility. It has not been maintained; the signage to it is poor; the footpath from the Park to Branksome Chine is not signed. Available spaces at the Beach Road Car Park are not indicated at other Car Parks which can often become full. Family beach visits, a key to a flourishing tourist economy in our area, need safe and convenient off the road parking. The successful Rockwater Development has just increased the pressure. Sale of this land will lead to yet more, often second home, luxury flats which will do nothing to alleviate the problem of a shortage of affordable homes. The wording of the Council motion approving the sale would allow the council to walk away from its "promise" to renovate the remaining part of the car park, leaving a stranded asset open to misuse. Sale of the land without planning permission will mean that BCP's rate payers will not get best value from the transaction.	✓	✓			✓	✓		✓	
Objector 10	The argument that the parking is not required is based on a false premise. Any under use is largely due to the intentional neglect by the Council of this facility. It has not been maintained; the signage to it is poor; the footpath from the Park to Branksome Chine is not signed. Available spaces at the Beach Road Car Park are not indicated at other Car Parks which can often become full.	✓		✓						

Appendix 4 South Part of Beach Road Car Park

Objector 11	Family beach visits, a key to a flourishing tourist economy in our area, need safe and convenient off the road parking. The successful Rockwater Development has just increased the pressure.	✓				✓				
Objector 12	Sale of this land will lead to yet more, often second home, luxury flats which will do nothing to alleviate the problem of a shortage of affordable homes.	✓								
Objector 13	The wording of the Council motion approving the sale would allow the council to walk away from its "promise" to renovate the remaining part of the car park, leaving a stranded asset open to misuse.	✓								
Objector 14	Sale of the land without planning permission will mean that BCP's rate payers will not get best value from the transaction.	✓							✓	
Objector 15	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 16	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 17	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
	I have NO objection to the sale of Beach Rd Carpark. There will be little loss of parking spaces in the area and will not cause parking chaos or gridlocked roads. I believe that on road parking charges are a valuable source of income to the Council and should be expanded. For example, Whitecliff car park is now charged so people now park in Sandbanks rd and Turks Lane, where it remains free. Bonkers.									
Objector 18	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 19	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 20	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 21	The loss of parking spaces in the area will cause parking chaos & gridlocked roads. There are far too many flats around here already. This idea just puts more money into developers pockets and creates more council tax payers for BCP, but no consideration for residents already here. The Branksome beach car park fills up very quickly. The Beach rd car park should be opened again and big signs showing drivers where the entrance is. It is all hidden behind trees away so many families going to the beach don't even know it is there. It is bad enough now for residents on (for example) Lakeside rd with double parking in the summer, making it very hard to manoeuvre out of our drive.	✓		✓						
Objector 22	The loss of parking spaces in the area will cause parking chaos & gridlocked roads. This sale is with profit in mind not the council and the people you serve.	✓								
Objector 23	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 24	It has become increasingly difficult to park at Branksome Beach since Rockwater opened; the car park is now full most days, leading to inconsiderate parking on surrounding roads. The nearby Beach Rd car park could provide much needed overspill parking, if it were improved. The council would recoup the cost through parking charges; Rockwater should also contribute, as a condition of their planning and/or licensing arrangements.	✓								
Objector 25	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 26	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 27	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 28	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 29	The area is very busy during holiday times. This car park is needed. Much time & attention is put to parking enforcement & fines to both residents & visitors - better signage & lighting for our car parks is needed. Losing this car park in a conservation area is terrible. The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								

Appendix 4 South Part of Beach Road Car Park

Objector 30	I have personally lived in Canford Cliffs ward since 1986, living in both Branksome Park and Lilliput. With young children and a dog I have used Branksome Chine beach since the days when the building was occupied by a council tea room. Parking has always been tight and when Beach road was properly signposted and the vegetation managed, lots of visitors used to park in there. There is also a problem with parking in Lakeside road which has been severely reduced by infill development creating more dropped kerbs. Since Rockwater opened last autumn, there has been a huge increase in visitors and need for MORE parking, not less. In the four months to the end of March, Rockwater had 80,000 visitors! Without adequate parking, there is conflict between local residents such as myself (who pay for a beach residents parking permit) , casual diners at Rockwater and those all important tourists who are the mainstay of the economy of our town. So my view is that the redevelopment of the car park could not be worse timed. We all know that the population is growing, leading to more journeys and the popularity of Branksome Chine is going to reach an all-time high in the summer, which is going to lead to a lot of stress for residents and the blame will fall on the council administration, who seem to think that we can all travel on bicycles. This is not the first time that this plan has been proposed and reasons why it was dismissed last time are even more relevant now.	✓	✓							
Objector 31	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 32	Why is the car park closed over Easter weekend? Surely you want visitors to the area? This seems insane that you would not want this? Even in a consultation period is t it good to see how much it's used and then make your decision? We don't need more flats and housing we need more parking for the visitors who come in the summer months and at Easter? I walked into Bournemouth the other day it's becoming a ghost town such a shame it was a beautiful town with lovely shops. Have you put the rents up too high? You need to encourage good quality shops and restaurants? Maybe have a period of reduced lease costs to encourage this? Beales gone! Dingles gone Marks and Spencer's gone... please don't wait until it's too late!	✓								
Objector 33	I, and the residents of Kingsland Court, wish to object to the proposed sale of Beach Road car park. Being a local resident we are very concerned that we are going to have a lot more people parking on the roads - or illegally in our car park - during the summer months. With the new cafe at Branksome there has already been an increase in cars looking for parking around the area. I think the proposed plan to build more flats will exacerbate the situation and is a very short sighted move. Again we are "selling off the family silver" for short term gain.	✓				✓				
Objector 34	The loss of parking spaces in the area will cause parking chaos especially in the summer. Also the roads around Branksome will be causing traffic jams and causing residents chaos.	✓								
Objector 35	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 36	I believe in the interest of your constituents you should steer clear of selling everywhere off that will and already does affect many for your short-term gains you make to clear any incurred debts, as this not only affects the businesses set up along the beach front which are there to entice tourists and locals to the beach during sunny spells and the holidaying season but also takes away any ease of parking somewhere close to the beach. Surely by investing in it, perhaps making it into a smaller multi storey car park is better than losing it forever?	✓	✓							
Objector 37	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 38	The loss of parking spaces in this area will cause parking chaos, and deter visitors from visiting our location. We need tourism, so a more useful approach would be to display alternative parking signage to the Beach Road Car Park outside the Rockwater venue at Branksome Beach Car Park and along Canford Cliffs village. Please reconsider this decision as we need to keep our existing parking facilities.	✓	✓	✓						
Objector 39	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 40	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 41	The loss of parking spaces in the area will cause parking chaos & gridlocked roads. Local residents will have cars parked outside their property and elderly people and families with pushchairs and young children will have to walk much further to the beach. Also, many established trees will have to be cut down in order to make space for the building of yet more properties in an already built-up area.	✓			✓	✓				
Objector 42	Firstly, presumably this is all about the council's budget. May I remind you that you can only sell this piece of land once, and "they are not making any more land", to quote Mark Twain.Next. Have you visited Branksome Chine car park to see for yourself how full it is most of the time, some days from 8am onwards! The Beach Road car park is under-used because it is not sufficiently signposted, and also because it requires more security. Visitors coming to this lovely area will find parking increasingly difficult this year since Rockwater has become so popular and frequented. A lack of parking leads to bad feelings which can run over into anger and aggression which is hardly the image which Bournemouth/ Poole/Christchurch welcomes! And I have every sympathy for the visitors!	✓								
Objector 43	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 44	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 45	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 46	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 47	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 48	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 49	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 50	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								

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Objector 51	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 52	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 53	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 54	It is acknowledged that the Council is strapped for cash in the short term. Nevertheless, this sale represents a one off cash boost that can never be repeated. It flies in the face of the Council's Seafront strategy to develop our one reliable asset, the Blue Flag safe bathing beaches. The land is not 'surplus' by any reasonable appraisal. Whilst the Council has considered the sale of this site for many years, things change. The advent of the Rockwater development is a welcome enhancement and attraction to the coastal stretch leading to yet more demand for safe, off road parking near to the beach. Family beach visits these days need not just a 'bucket and spade' but all the equipment necessary for an enjoyable visit including chairs, wind break, ground sheet, inflatables and beach games. This means car transport and access close to the beach – the car park fits the bill. Sale of the land will lead to yet more, unwanted, luxury flats that will do nothing to solve the current need for more modest accommodation, suitable and affordable for young families. Selling the site without planning permission will also lead to a lower valuation than its full potential. It is almost certain that the improvement of the remaining portion of the car park will not be carried out due to lack of funds irrespective of a business case; this will leave a stranded asset that will deteriorate further and encourage antisocial behaviour in that location.	✓				✓	✓		✓	
Objector 55	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 56	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 57	Currently the car park is poorly signposted and closed for a significant period during the winter. We feel if it was better signposted and open more , people would get used to using it particularly in the summer when there are visitors , this site is extremely valuable. Visitors will not return to the area if it is too difficult for them to access the beach when they visit. It is unlikely that the proposed development would meet any local housing needs and more likely that the proposed flats would be bought as second homes.	✓		✓			✓			
Objector 58	In our opinion this proposal will have a very negative effect, not only on the area and its current residents, but in reducing car parking for tourists/ visitors, the area will be deprived of the benefits that tourism brings. It will result in a significant increase in day to day traffic throughout the year, cause multiple parking and traffic issues for residents who have chosen to live in that area. Also possible reduction in the value of the existing properties.	✓	✓							✓
Objector 59	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 60	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 61	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 62	We live in Western Road and will feel we will be affected adversely if the Beach Road Car Park is sold for development. We have lived here 30 years and know our area needs the Beach Road Car Park. We can't envisage a safer future with fewer parking spaces especially if the South side is developed. We live close to Beach Road Car Park and are witness to the fact that it is full on sunny beach days and when planned events take place on the Beach. BCP have encouraged tourism and many visitors come here on beach days and during the Air Festival and when other events are planned on the beach. We have noticed that when the Beach Road Car Park is full, motorists park on double yellow lines and block resident's driveways. Dangerous parking occurs on bends and close to junctions. Motorists are aware that there is only one Poole tow truck, so they know they are unlikely to be towed away. They also consider the fines to be so low that it is a cheap day on the beach even if they were to be fined. They appreciate that there are too few Traffic Wardens and during bank holidays they are not working, so they park illegally knowing it is unlikely they will receive a fine. The area becomes congested. Emergency Services are forced to pick their way slowly through congested main and side roads. Park and Ride solutions have not worked. Visitors have too much stuff with them for a day on the beach to use a bus. Visitors arrive early in the morning and take all their provisions on all kinds of wheeled trolleys to spend the day on the beach, and some stay overnight on the beach. They contribute less in terms of bringing money to our area when they bring all their provisions with them from where they live. Some are considerate and take their rubbish home, some do not, which adds a burden upon the Council workers and upon our Council tax rates. If the Beach Road Car Park is sold and there are fewer car park spaces, it will directly impact upon our area. We see that the surrounding roads are too congested already when Beach Road Car Park is full. It will impact upon our area and many residents will feel inundated with motorists circling the roads trying to find somewhere to park. It will also undoubtedly have an impact upon tourism and put visitors off coming to our area and will give us a bad reputation. Rather than encouraging tourism it will have the opposite effect and our area will ultimately suffer. Please consider the future. There will be more cars not fewer. With fewer car parking spaces we will all suffer from further congestion, illegal parking, littered streets, residents blocked in, Emergency Services unable to attend emergencies, and a reputation for being unwelcoming to visitors.	✓	✓							

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Objector 63	The loss of parking spaces in the area will cause parking chaos & gridlocked roads. I'm a resident and go to the beach every day and I know that we need more parking not less.	✓								
Objector 64	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 65	The loss of parking spaces in the area will cause parking chaos & gridlocked roads. As a regular tourist to the area from Kent, i know how important car parking is for visitors. In addition the view of the coast that is afforded by not having a building in this space is spectacular. If BCP ignores parking for visitors and builds on such spaces for short term gain in this way then it is risking the long term future of the area and of the local businesses that rely on car parking to bring customers. The area is one in which tourists must use their cars to visit . The BCP will be swapping a one off payment instead of a future revenue stream which would be very shortsighted. I urge BCP to reconsider this application and find other ways to solve financial problems that don't involve killing the goose that lays the holden egg, tourist facilities.	✓	✓							
Objector 66	The sale would create chaos on a decent summers day when more than 300 cars will be circulating around the area in search of car parking space and we already see illegal and obstructive parking that would be hugely increased if there was not a car park available. This will mean Summer misery for local residents. Increase charges, bring in a tourist tax on cafes restaurants etc to pay for upkeep of the car park.	✓								
Objector 67	As per link to CCBPRA https://www.pinesandchines.co.uk/save-beach-road-car-park/	✓	✓			✓	✓		✓	
Objector 68	This car park is essential to enable beach users to park safely. It needs tree clearance to leave a ring of trees then resurfacing to bring in significant revenue to the council and reduce stress to road users and residents in the area. Please cancel plans to develop the area and maintain this essential parking resource.	✓		✓						
Objector 69	What a ridiculous idea to sell off any part of that car park. Both Canford Cliffs and Branksome have small car parks, both of which were nearly full this morning. Where are summer visitors going to park? The picnic area at Canford cliffs is particularly busy in the summer. I am totally against this idea.	✓								
Objector 70	On the basis this is a place of natural beauty and the proposed construction is very close to a protected conservation area, I strongly object to the sale of Beach Rd Carpark. The loss of parking spaces in the area will cause parking chaos & gridlocked roads. This appears to be short term planning by the council and I respectfully request them to reconsider their decision to sell the land thereby negatively impacting on this Branksome Park and Canford Cliffs area and its limited infrastructure.	✓			✓					
Objector 71	On the basis this is a place of natural beauty and the proposed construction is very close to a protected conservation area, I strongly object to the sale of Beach Rd Carpark. The loss of parking spaces in the area will cause parking chaos & gridlocked roads. This appears to be short term planning by the council and I respectfully request them to reconsider their decision to sell the land thereby negatively impacting on this Branksome Park and Canford Cliffs area and its limited infrastructure.	✓			✓					
Objector 72	Over recent summer months this car park has been shut on numerous occasions (for no apparent reasons) causing an overwhelming number of cars to be parked both without due diligence and dangerously on the surrounding residential roads. The loss of parking spaces in the area will cause further parking chaos & gridlocked roads. The insane increase in parking charges and the closing of sensibly located car parks close to the beach will only worsen this situation. This can only be seen as a "land grab" of a public amenity to further line the pockets of both the local council and land developers, in an area which is already over crowded with poorly planned housing developments.	✓								
Objector 73	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 74	While this may bring a short-term benefit to the council's dire financial situation, the long term ramifications for BCP residents, and outside visitors, who use Poole's beaches, urban woodland and public spaces, will be enormously detrimental, and sadly permanent. The fact that this car park brings in very little revenue over the winter months is of no consequence whatsoever. It has always existed purely to cope with the vast numbers of additional visitors who flock to this beautiful coastline during the summer season, and it must continue to fulfil that role. Western Road (Canford Cliffs Library) Car Park is also barely used at all in the winter months; if it is also not bringing in sufficient parking revenue, are there Council plans for it's fate to be sealed in the same way in the future, in order to plug further holes in BCP finances? The local economy of course relies heavily on the attraction of our harbours and sandy coastline; after all, it is marketed proudly by BCP Council as 'The Coast with The Most'..... well, that soundbite certainly won't apply to parking, if this car park sale and development goes ahead. Branksome is an enormously popular beach access point, used year-round by local Poole residents for a huge variety of activities, both on the beach and in the water. The competition for parking spaces in Branksome Beach Car Park is a real issue already, often from first thing in the morning, even off season, and has increased dramatically since the opening of Rockwater cafe-restaurant. In high season, even with Beach Road Car Park in use, visitors use the local residential streets, and once they are full, some will resort to parking illegally on pavements and roadside verges, causing a real nuisance. So in the future we are likely to see far more of these unsafe and illegal parking choices (though the FPNs given out will bring in more revenue for BCP). Parking aggression is a real issue in the summer season too, and if Beach Road Car Park is closed permanently, then this will only worsen as families are forced to park further and further from the beach, and competition for spaces close to the beach becomes more intense. I think that campervans staying overnight in Branksome Beach Car Park is likely to become even more of a problem than it is now, as people want to ensure that they can secure a parking space for the following day. The beach could also see a large increase in overnight campers in tents (for the same reason), and we are likely to see more campervans staying overnight in residential streets too. We are also quite likely to see more campervans joining those staying long-term around Martello Woods, which has been a problem for a number of years now. Monitoring all this, and policing it, will be costly, so it is likely to just be ignored, and could possibly exacerbate littering problems, and also the use of public spaces such as the Chine and Pinecliff Gardens as outdoor toilets (already a really disgusting problem). During the summer months, the quantity of litter discarded from car park users into the woodland surrounding Beach Road Car Park is huge, and regularly collected by local volunteers. This litter will now surely end up being deposited in more of the residential streets further from the beach, which will now have to be used for parking by beach-goers, and of course this litter will be much more visible. This is already a big problem on Lakeside Road (and Western Road), where you can fill large bin-bags on a daily basis with glass bottles, cans, nappies, discarded food etc; again, this all has to be dealt with by local volunteers. The streets in this area are quite likely to start looking more like the roadsides across Dorset as a whole, which are now beyond disgraceful. I think this decision is incredibly short-sighted, and the far-reaching impacts of this decision on everyone who loves to use our beaches, chines, and urban woodland spaces, has been very poorly considered. I do believe that, for many people, local and otherwise, it will sadly become much more stressful and difficult to visit and use the beach for their preferred activities, in the way that they have always enjoyed. The impact on those visitors with young families, and for elderly visitors and those with disabilities, will be most acute, and could potentially stop some from being able to continue using the beach at all.	✓	✓		✓	✓				

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Objector 75	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 76	For years, I have questioned the intelligence of the council, and its primary decision makers. You don't seem to have any idea how privileged we are, to have such a beautiful, and unique area of the country - our coast line and beaches are so special, and instead of nurturing that, and encouraging nature, travel and tourism, you seem to only think of ££££ signs. You are slowly but surely making it harder for visitors and locals to enjoy our coastline. Sandbanks is a prime example - You should be proactive in making sure the Haven, the Sandbanks and Harbour Heights are turned back into lovely, clean and modern hotels for family's to stay - to encourage proper holiday makers back to the area - holiday makers who will then pump money into the local community - not bending over for the developers, for a bit of back-handed cash no doubt, so they can put up more soulless glass boxes. You should be protecting are precious area, not slowly destroying it to make your end of year spreadsheets look good. You should be ashamed of yourselves. Maybe you should all move to the centre of Birmingham for a year or so - then you may appriciate what we have at home in Bournemouth and Poole. Once this land and its uniqueness is gone - its gone forever, and its ALL down to the council. Congratulations on destroying our beautiful area, one brick at a time. I hope you all enjoy your Christmas bonus. Sent from wherever I am	✓				✓				
Objector 77	No reason given									
Objector 78	The loss of parking spaces in the area will cause parking chaos & gridlocked roads	✓								
Objector 79	The loss of parking spaces in the area will cause parking chaos & gridlocked roads	✓				✓				
Objector 80	The loss of parking spaces in the area will cause parking chaos & gridlocked roads	✓								
Objector 81	I think there needs to be full disclosure on the reasoning behind this as selling this site may give short term gain but what about the long term issues of parking and tourism for poole? Where would people be expected to park? Branksome chine car park is small and has become very busy even in winter get months due to rockwater. I am extremely disappointed that this is something being considered and would welcome more consultation is the course of action is not reversed.	✓	✓							
Objector 82	This land was covenanted to what was then Poole council to be used as a car park. It is therefore ethically and perhaps legally wrong to attempt to revoke that covenant in order to make money out of something which belongs to the people. 2)Once this land is sold off, it will be lost for ever. The council is being short sighted and seemingly rather desperate in selling off such a valuable asset, which can never be re-gained. 3) The council's claim that the car park is underused seems ridiculous. Part of this car park has been closed off, neglected or overgrown for many years. (Please see accompanying photographs.) It is very poorly signed, and isn't even in Beach Rd. If people knew it was there, and that it didn't just look like unsafe wasteland, I am sure visitors would use it. It could have been earning an income had it been properly signed and presented. 5) It defies logic that Poole and Bournemouth have such immense car parking problems during the summer months, when this large car park is partially closed off to the public, and part of it is neglected. This suggests to me some major mismanagement of available resources. Wake up BCP, we are a holiday resort, and visitors and locals need to be able to park their cars! 6) Branksome Chine beach is a very popular spot for families, with its superb sands and safe sea bathing. It is pitiful to see families unloading children, picnic boxes, windbreaks, bathing wear, towels, kites, buckets and spades etc from their cars and then having to walk over half a mile to the beach carrying their heavy loads and holding on to their children. I frequently see this from my home in Chester Rd. It is the responsibility of the BCP council to provide safe and helpful car parking for these families. This could be provided if the Beach Rd car park was restored to its original capacity, rather than being built on. 7) Claims made by council officials that building on this site would help to provide new homes and help ease the housing shortage are nonsensical. Properties built on the border of Branksome Park and Canford Cliffs, and so close to the sea, will not be affordable housing. They will just add to the number of overpriced second homes in the area. 8) In addition to car parking fees, could further income be generated by renting pitches to ice cream vans, coffee vans, food kiosks, beach goods sales (now that Rockwater has removed the beach goods shop). Could these raise enough income to fund some temporary toilets, as the Branksome Beach public toilets are always in a shockingly poor state. The car park could be developed in a way which is helpful and attractive to both visitors and residents, as the current Branksome Chine car park is inadequate and the toilet provision is so poor. Improved car parking facilities will also benefit local residents, who have to suffer the summertime parking chaos on roads, verges and even across driveways. Winter Use I appreciate that parking problems mainly exist during the summer months, but as I frequently read of plans to develop Branksome Beach for more winter use, and with the arrival of Rockwater, we still need more car parking than what is supplied by Branksome Chine car park. Could income be generated during the winter months by such imaginative ideas as: Farmers' market Pre-loved sales and exchanges, run on a Car Boot pitch system Repair shop Winter/Christmas functions Ice rink Dog training area Park and ride for Poole and Bournemouth at Christmas Park and ride overflow to relieve summer congestion in Sandbanks Park and ride for employees of LV. I urge BCP to think imaginatively and to promote efficiency in its decision making, rather than making short term gains by selling off what is not theirs to sell. Car parking in this area is a huge problem, so please restore Beach Road car park to its former capacity. (See photograpgs Sheet 2).	✓	✓	✓		✓				

Appendix 4 South Part of Beach Road Car Park

Objector 83	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 84	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 85	I have been a local resident for 75 years and for a number of these during the 1970's lived within approximately 200 yards of this site. I am therefore fully aware of how often it was used both during the winter and summer months and its general state. During more recent years the site has seen a great change. This area was given to the local community by the late Lord Bury and it is totally wrong that BCP Council should now take it upon themselves to sell this vital and valuable asset in order to attempt to 'balance the Council's books' which has been caused by total mismanagement and irresponsible decisions taken in several other areas i.e. Barclays House, Future Places etc., etc. Councillors will know how much money has been lost and wasted. The high salaries are unjustified. Councillors, in recent times, have deliberately allowed the site to fall into disrepair and have kept it closed for many months of the year when it could, as in previous times, been used on a daily basis. Since the opening of 'Rockwater' and its popularity at Branksome Chine, Lakeside, Bucleugh, Westminster, Pinewood and other nearby roads have become even more congested with parked cars, even during the winter months. On many occasions it is impossible to find anywhere to park. I have personally experienced this and have had to alter my plans. It is perfectly obvious that Beach Road Car Park should be operating throughout the whole year for the benefit of local residents, businesses and holidaymakers. The two local Councillors covering the Branksome Park and Canford Cliffs areas (one now resigned) have advised the Leader and other Councillors of the very strong views of local residents and businesses which are consistently 'NO, NO, NO, WE DO NOT WANT THE CAR PARK SOLD'. I have read the Leader of the Council's opinion that funds from a sale will be used elsewhere. Why? Unfortunately BCP as a Council has not worked and it never will. It is a total disgrace and members have absolutely ruined the once beautiful and welcoming town of Bournemouth. May I also respectfully suggest that the dress code for Councillors be improved. The attire of some individuals when conducting Council business gives the impression of a tramp rather than a so-called respectable pillar of the community when shown in the local press.	✓		✓						
Objector 86	I am local to Beach Road - I live on Western Road and am extremely concerned about a number of issues presented by the sale of the existing car park for residential development.The car park has been in recent years unarguably underused - however a recent commercial development - namely Rockwater, has severely crowded the already inadequate parking available to service Branksome Chine and its beaches. Rockwater has not yet been open during a summer season and parking since its opening has been far more difficult out of peak season - one can only imagine what absolute chaos will ensue over the coming summer months. Branksome chine car park is a road rage melting pot in the summer already - what will it be like this summer with Rockwaters' businesses in full summer demand? The surrounding local roads are already packed for parking during the warmer months - how will the area cope with increased demand caused by people wishing to enjoy Rockwater as well as the usual seasonal demand if not increased demand for the beaches. The Beach Road car park is under sign posted and would be an easily accessible alternative for Branksome beach parking if better sign posting possible electronic was available - most people don't even realise it exists. I believe this summer would see a hike in the car parks profitability. What control would the council planners have over any proposed developments - this area is one of historical character - sadly there are already many blocks of flats around the area - I do not believe they add to the look and feel of an area that is already dominated by flats. If it has to be developed this area should be made into houses that fit the existing style and character of Branksome park and Canford cliffs - stylish houses that retain green space - ugly high rise flats that crowd the area and detract from its charm - please no! . Loss of green space and woodland - I often walk around the area of Beach Road car park and it would be a great loss of natural habitat that is home to a number of well established trees and also species - I have noted several large and small birds of prey that appear to nest in the trees around the car park. Further to this I have also witnessed bats (which may well be protected) flying in the car park which I will provide video evidence of. It would be a real loss in many ways to local residents and equally to tourists were Beach Road car park to be sold for development. I hope the council considers my issues with the proposed sale of council land. I strongly believe the car park should be resurfaced and re-marked with the signposting improved from Branksome beach using electronic signage showing the number of available spaces at least for this coming summer season - demand for parking will certainly be far greater due to the opening of Rockwater.	✓	✓		✓					
Objector 87	Not only will the loss of parking spaces in the area cause parking chaos & gridlocked roads.I have seen this car park used for the events held at branksome and is always full in the summer. In addition this area is one that houses ; our local wildlife, raptors, insects, slow worms, deers, lizards etc.safe sanctuary and extension to the overcliff woods at branksome. It is an extension of the woodland area that surrounds it. In this time of conserving wildlife and woodland areas, when branksome chime appears to be a continuous building site area and builders already appear to be able to get the council to agree to remove long standing trees . Or knock down one bungalow to create several new properties, this car park needs protection. The council selling this important section of the car park, is again another assault on our nature and our precious tree lined areas and habitats. This is not just any shabby car park. Plant trees not buildings. Save this space. Council you need to conserve this area. This is more than just a quick bit of money to be made. I feel very passionate that this area needs saving from buildings. Save this space for our wildlife. And sanity of residence.	✓			✓					
Objector 88	The Beach Road Car Park is a Community Asset acquired by Poole Borough Council under its statutory powers in order to develop the Branksome beach front in the 1930's. At that time a partial release of the Covenants was obtained to allow certain works to facilitate the associated development at the seafront. A Licence and Deed of Covenant dated 12th March 1958 permitted the car park to be extended throughout the area now known as the Beach Road Car Park subject to the Covenants on the land. The car park is owned by the residents of Poole as it was acquired and developed with Ratepayers' money. Therefore, all the residents of Poole should have been invited to object to the application not just those living within 200 metres of the car park. The facility is a communal amenity used by the people of Poole, Bournemouth and the wider community. It will be sorely missed if the Covenants are removed and create significant congestion in the surrounding local roads. In the Poole Borough Council Beach Road Car Park – Draft Development Brief, dated November 2016 – they state “The carpark is laid out inefficiently and has low usage rates”. The latter statement is a complete fallacy as anyone living in the area can confirm because, during good weather, at Bank holidays and during late May, June, July and August, the Beach Road Car Park is quite often full and, at times, overflowing into the access and exit areas. The car park has been seriously neglected by BCP, it is badly signed and poorly publicised. If the car park is sold and developed, the amenity and communal asset will be lost forever. In our opinion, this is a very retrograde step by BCP. The recent opening of the “Rockwater” development at Branksome Chine is already highlighting the need for more car parking plus increasing the number of beach huts which will only exacerbate the need and demand for car parking requirements in the area. If the Covenants are removed here, it could well create an alarming precursor to attempts to remove the Covenants around Canford Cliffs Library and the adjacent areas which would completely destroy the parkland. for which it was originally envisaged. The Council needs to think again about the whole parking issue and the matter needs to be referred for a Public Inquiry.	✓		✓						

Appendix 4 South Part of Beach Road Car Park

Objector 89	There is no evidence that BCP is complying with its obligations under the provisions of the Traffic Management Act 2004 to manage parking so as to reduce congestion. In fact the evidence indicates that BCP are overcharging off street parking to meet objectives other than traffic management. The charging policies may be encouraging on street parking. They may be seen to be favouring on street parking over off street parking thereby promoting the false conclusion that the car park is underutilised. If BCP was to comply with its statutory responsibilities and if it was to comply with the Traffic Management Act 2004 different conclusions may result. BCP need to demonstrate that their parking charges have not caused the under utilisation of this car park and that they have acted in complete compliance with the relevant legislation. This is not evident, in fact the only information in the public domain suggests that BCP has failed to act correctly.	✓								
Objector 90	In favour of the flats which will bring much needed local revenue – ONLY IF – the lower Beach Road parking area is extended to accommodate at least 200 cars - so a much long needed and awaited rejuvenation required – making it feel safe for women, children & elderly to park and egress from there to walk to the beach. It's a mess overgrown and feels very unsafe at the moment – seems to attract unsavoury characters and unsavoury activities there!! We desperately need more off-road parking in the area more than ever with the new café restaurant taking up most of the parking now at Branksome Chine – for this reason rejuvenation of Beach Road Parking is essential. 1/ Rockwater – since its opening back in Sept/Oct 2023 the Branksome Chine car park is near full from morning to night – I am down there every day either walking the dog, swimming, running or in the café. For the record we love having Rockwater facility close to our home. 2/ Lakeside Road – we pass there daily and since Rockwater has opened the road is always congested with parked cars – we are talking every day now not just as before on sunny days or weekends – we have several friends living on this road who say it is unbearable and no let-up not even through the winter months now. 3/ Summer months – will be hellish for visitors & locals if there is not enough off-road parking – forget Branksome Chine Parking that's full all the time now so the summer needs to be addressed as a state of local emergency! 4/ Beach Road – as mentioned above needs desperately to be rejuvenated and proper signage inviting visitors to park there – There is NO signage anywhere suggesting that visitors should park 100m up from Branksome Chine parking if busy or as an alternative there has never been signage in place at all ever – very few people apart from locals (and the travellers who come annually) know this parking space exists (a ploy by the BCP council as mentioned below).The council have left the parking on Beach Road to ruin for the past 10 years in the hope the planning will go through due to the land being underused and in a state of ill repair! So this has now worked in their favour! BUT the return for this is as mentioned above – a must for the visitors of our beautiful area and for us locals who love the area and want to live in peace and harmony with visitors with the help of a well-managed parking infrastructure	✓	✓	✓		✓				
Objector 91	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 92	Loss of wildlife habitat - the car park is in a wooded area and provides a wildlife corridor for the chine - foxes, bats and owls are in residence and the development would take their habitat and destroy the corridor 2. Noise and light pollution - both during the construction phase and having 70 plus new dwellings, this will have a negative affect on the environment and local residents 3. Road safety/loss of road access - even with the lack of maintenance, poor signage and limited opening the car park is essential to keep up with the parking demands of the local population and visitors which is even more needed now Rockwater has opened. Summer months and good weather weekends see the car park at capacity. Adding over 100 cars for the flat owners and reducing the number of the current spaces available will lead to cars parking illegally and causing danger to local residents. With the congestion caused by the extra flats access to homes will be blocked 4. Trees will need to be destroyed - many trees have TPO's and provide a noise, light, privacy screen for the car park 5. Not in keeping with the local area and buildings.	✓			✓		✓			
Objector 93	I am a resident of St Clair Road BH13 and have witnessed at first hand the utter traffic chaos in this area during the Pandemic lock downs, when the area was flooded with visitors. There were cars parked anywhere, and everywhere, and the police and Wardens seemed powerless to intervene. The head of the Council at the time even declared a state of emergency !!! I walk past Beach Road car park every day, and consider it vital to give visitors to Branksome beach a chance to park with easy access to the beach. I was horrified to learn recently that the Council views this car park as underused, and as surplus land! I presume this is the same Council that granted planning permission to Rockwater Village to renovate and develop the Branksome beach facilities. This investment by Rockwater (we are told in excess of 7 million pounds) is already seeing the car park being full on many days, even in winter. They have done a fantastic job in attracting new custom , and I have absolutely no doubt that the 350 spaces at Beach Road will be at a premium this year, and for the foreseeable future. Since Rock water opened I have seen Branksome beach become noticeably more popular, and I would urge council members to visit the site to see what exactly is happening on a daily basis. This would allow an informed decision about what future parking will be needed. I would suggest more, not less ! I understand that parking is always an emotive subject, but to close this particular facility would cause residents, and visitors a real problem. Side roads would once again become a target for unlawful parking, and a £60 parking fine would not deter them.	✓								

Appendix 4 South Part of Beach Road Car Park

Objector 94	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
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Objector 98	The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Objector 99	This will cause chaos in Canford cliffs and will endanger lives of the locals and tourists with crazy parking that we saw last summer when this car park was open. This should not happen, and the council needs to concentrate on cleaning the drains and stopping water companies pumping sewage onto the sea near our beaches! It's appalling! The loss of parking spaces in the area will cause parking chaos & gridlocked roads.	✓								
Total of each objection heading		97	13	7	8	10	7	1	4	1