

Report subject	Future land use options at Upton Park Farm, Poole.
Meeting date	2 September 2026
Status	Public Report
Executive summary	This report summarises options for the future use of land at Upton Park Farm following the cessation of the farm tenancy on 2 April 2026. It sets out a coordinated approach to align capital receipt, sustainable commercial revenue, community benefit and environmental impact across the retained land parcels, supporting both the tenancy purchase and longer-term strategic outcomes.
Recommendations	It is RECOMMENDED that: (a) Cabinet approve the recommendations in this report: (i) to enable land disposal and capital receipt to fund the farm tenancy purchase. (ii) delegates authority to the Director of Finance acting in his capacity as Corporate Property Officer, in consultation with the Portfolio Holder for Finance and Monitoring Officer, to finalise the detailed terms of the disposals and their sale price. (iii) for future land management to be developed accordingly and to allocate £489,900 of Heathland Infrastructure Project funding for the delivery of additional Suitable Alternative Natural Green space.
Reason for recommendations	The future use of the land drives long term revenue growth for Upton Country Park, expanding the commercial offer to generate sustainable income in support of the MTFP, while maximising social value through improved access, wellbeing and community benefit in line with the corporate strategy. The future use of the land protects and enhances its role as accessible public open space, supporting recreation, access to nature and biodiversity, and contributing to nature recovery in line with the corporate strategy.

	The sale of the residential properties and adjoining land is required to fund the farm tenancy purchase. Independent valuation advice confirms that the proposed disposals represent best consideration that can reasonably be obtained (market value) under S123 of the Local Government Act 1972. Use of a reserve price if applicable to ensure sufficient capital receipt is received. Enables investment in the remaining parcel of land and assets.
Portfolio Holder(s):	Cllr Andy Hadley (Portfolio Holder for Climate Response, Environment and Energy) Cllr Richard Herrett (Portfolio Holder for Destination, Leisure and Commercial Operations)
Corporate Director	Glynn Barton – Chief Operations Officer
Report Authors	Martin Whitchurch - Strategic Lead for Green Space Dan Stone - Head of Commercial Operations Helen Wildman - Head of Leisure and Events Miles Phillips – Head of Estates
Wards	Creekmoor;
Classification	For recommendation

Background

1. Upton Park farm has historically been managed as a tenanted farm and the fields and agricultural buildings, yards and barns, are the last remains of the once larger farmed area. The farm fields are contained within the existing Upton Country Park area and regaining these fields provides an opportunity to consider whole-site management and new opportunities.
2. To support decision making, the following guiding principles have been set out for the asset disposal and future use of the farmland:
 - I. Seek asset disposal to meet the financial requirements from the purchase of the farm tenancy.
 - II. Put nature first into design and implementation, with provision of specific wildlife areas, conservation-focussed management to create corridors, wetlands and conservation grazing.
 - III. Preserve the agricultural heritage of the farm, through appropriate development of the farm holdings and associated land, and future management of the fields to include grazing, where appropriate.
 - IV. Secure and scale commercial opportunities to expand Upton Country Park and generate new, sustainable revenue, including agri-environmental schemes, Biodiversity Net Gain and additional viable leisure use such as camping and active play.

- V. Improve access, active travel and circulation into and through the expanded Country Park, including from the fields north of the A350.
- VI. Future management to be financially viable.

Farm Cottages and associated land

- 3. The farm is made up of the original farmhouse, three cottages known as 1, 2 and 3 Pentre Cottages, a range of traditional and modern farm buildings and agricultural land extending to a total of 36.30 hectares (89.7 acres).
- 4. An independent sales agent has been appointed to dispose of the buildings and land by public auction on behalf of BCP Estates. They have recommended disposing of the buildings and land in various lots, with the specific allocations and parcels to be confirmed, subject to advice on the best value available to the Council.
- 5. Lots would be sold on an 'as is' basis so the purchasers would be responsible for obtaining planning permission for any future development. It is expected that prospective purchasers would be interested in re-developing these sites for housing. A reserve price will be included if applicable to ensure sufficient capital receipt is received.
- 6. The condition of the cottages and outbuildings are poor, but as the lots have redevelopment potential it is anticipated that any prospective purchasers would demolish these buildings and redevelop the sites.
- 7. The farm buildings are in the Dorset Council area, along with some of the retained land. The majority of the farm fields to be retained are within the Creekmoor ward.

Heathland Mitigation policy

- 8. The farmhouses are within the 400m boundary of Upton heath SSSI, this means there is a presumption against any net increase in residential development within a straight-line distance of 400m from the boundary of a protected heath. This is applicable to Use Classes C3 (dwellings, houses, flats) and C4 (HMOs), as well as student accommodation and holiday lets.
- 9. The purpose of this restriction is to prevent the immediate impacts of urban living—such as fires, pet predation, fly-tipping, and general recreational disturbance—from impacting the heathland. It is therefore likely that developers will be able to retain and develop the 4 dwellings across the site on a 1 for 1 basis.

Retention of barns

- 10. The Countryside and wider Environment service require future use of the barns and area to the east of the area to be disposed. The barns are valuable to retain within BCP Council ownership to support future service delivery.
- 11. The main cattle barns will be used for grazing animals' welfare space and feed storage. Animals will be housed in the main barns when necessary if they have welfare issues and cannot remain out on other grazing land. All livestock live out on the heaths and meadows all-year round so it is not expected to house livestock on site on a permanent basis. Hay barn for food storage, including the hay cuts from the farm fields, either for internal use, or sale.
- 12. The barn closest to Upton Country Park is ear-marked for commercial use, supporting year-round leisure, active play, potential for camping amenities and

hospitality opportunities enabling financial sustainability in line with the work on future use of Upton House. Two of the fields currently support large events and overflow parking for the Country Park would need to be retained.

13. The barns will predominantly be used for the storage of materials, machinery and equipment.

Farm land

14. The removal of the farm tenancy means that Upton Country Park can effectively be expanded to encompass all fields that sit within the full extents of the Country Park area. Comprised of the main field between the farm holdings and the Country Park, two fields to the east of the house, and two further fields between the A350 and the Holes Bay. To the north of the A350 there are three fields that adjoin other BCP owned land.
15. Options are explored and recommended below for their respective future uses. The main considerations have included:
 - I. Additional SANG - Suitable Alternative Natural Green space (SANG) capacity to be increased to meet expected demand in the forthcoming Local Plan and to offset the impact of development on protected nature sites. Adding to the current 30Ha will provide greater capacity, attract more visitors away from more sensitive sites and link to the existing Country Park offer. Upton Country Park SANG is held by Natural England as best practice and an exemplar site for SANG design and mitigation, and this should be further expanded and improved upon to ensure it continues to provide sufficient capacity and avoid pressure returning to protected sites.
 - II. Commercial opportunities - Concept proposals to expand Upton Country Park and diversify its offer, with potential to generate new year-round, sustainable revenue. This could include use of a barn to support an enhanced camping offer, with complementary amenities, leisure, catering and active play, alongside wider land use. Opportunities should also seek to maximise social value, improving access, wellbeing and community benefit. Retain current use of fields used to support larger commercial events and overflow parking requirements at peak times during the season to limit impact to local highway network.
 - III. Biodiversity Net Gain supply sites - The fields to the east of the country park are known to be important sites for wildlife, notable roosting birds use the fields as safe refuge from Poole Harbour. Having been grazed and managed under agricultural use, there is a good opportunity for uplift in nature value.
 - IV. Agri-Environmental management - The BCP Council countryside team manages large areas of nature reserve under agreement with Defra and secures income for conservation grazing and other management techniques to secure benefits for wildlife. All fields could benefit nature by being managed in this way, under 5-year agreements, typically using low stocking density grazing to allow nature to thrive.

- V. Public Open Space - Designating the fields as public open space (POS) will support protection against future development and loss, whilst ensuring public access for recreation and events. Maintaining and adding to the heritage setting of the Country park is also important, with landscape tree planting, retention of vistas of the house and appropriate pathways and information.

Land North of the A350

16. Site allocation and detailing is required to understand all constraints, options and opportunities for the parcels of land north of the A350. This work needs to be developed further and will therefore be brought to Cabinet in a subsequent report.
17. For context, the current Local Plan allocation states land use shall be for “A new school and playing fields if required in the plan period. Possible access from Northmead Drive. Explore how the development can facilitate the possibility of a pedestrian/cycle link across the A35 to connect Creekmoor to Upton Country Park”. However, the BCP Council School place Planning Strategy 2021-2024 suggests that a school is no longer required due to declining birth rates and reduced pressure on school places. The proposed wording for the withdrawn BCP Local Plan for this land was “for Sports, recreation, education and/or community uses...any residual land would be appropriate for residential development...Proposals must provide pedestrian and cycle connections to Creekmoor Local centre and improved connections between Northmead Drive and Upton Country Park, which should include the exploration of a bridge over the A350”.

Local Nature Recovery Strategy considerations

18. The Local Nature Recovery Strategy identifies ecological potential across the farm fields and as specific proposals come forward for future use the LNRS will be of material consideration. Promoting the use for most of the fields either as Public open space, SANG or for more specific countryside management will be consistent with the strategy.
19. Poole Harbour Special Protection Area (SPA) provides important context on the future use of the surrounding fields, especially those closest to the harbour:
- a. Field parcels 6 and 7 are 18 m and 16 m away from Poole Harbour SPA, while 8a is 340 m away. These fields are used by Black-tailed Godwit, Curlew and Little Egret for feeding and roosting and these birds are part of the reason why the Harbour is designated as a SPA., The SPA is in place to protect rare, vulnerable, and migratory bird species, as well as their supporting habitats such as these fields.
 - b. Natural England’s SPA supplementary advice states that it “should allow birds to distribute themselves optimally within (and, sometimes, outside) the SPA boundary. This is perhaps particularly relevant for food availability; extent and distribution of supporting habitat; quality of supporting habitat; predation; and disturbance caused by human activity”.

Active Travel

20. Linking to popular existing routes and creating new recreation routes for pedestrians and wheeled use will be important. Potential schemes, all subject to design and funding, include:

- I. Improving the vehicular entrance at the A350 slip way to better accommodate people walking, wheeling or cycling to, from and through the park. This could include a new pedestrian/wheeled route into the main field between the farm and Country park, which would provide safer access and build on recent highway improvements.
 - II. A link over the A350 with a pedestrian bridge that would provide access into the Country Park and Holes Bay and beyond, from Creekmoor could act as a welcome to the BCP area and provide a nature corridor.
 - III. These schemes and the park extension will strengthen the local active travel network by enhancing existing links to the Castleman Trailway and Roman Road to the North, link to Hamworthy train station to the south, Holes Bay Poole harbour links and to a proposed westward route towards Lytchett Minster and Sandford. These links have been identified in the Local Cycling and Walking Infrastructure Plan as being important for local journeys and would help support the council's aim to reduce reliance on the private car to access amenities, leisure opportunities, employment and education.
21. These potential changes will make the Country Park (and beyond) more accessible to a range of residents who may currently find it difficult or impossible to visit due to mobility restrictions, lack of confidence or perceived lack of safety, or because they don't have access to a car or suitable bus service. By providing safer and more convenient options for sustainable travel to the park, car use may be reduced which would reduce pressure on the site's car parking and surrounding highway network.

Options Appraisal

- 22. Option 1 – Do nothing, BCP Council could keep the land as it is. With the need to reclaim the capital receipt and the costs associated to keep unused buildings secure, this is not considered as a financially viable option and has been discounted. Future management decisions are required on the farm fields and buildings.
- 23. Option 2 – Sell all the land. Selling all of the land is likely to achieve a higher capital return c.£ in capital receipt. Whilst in the short term this will bring income into the Council it does not consider the future needs of the Environment team in terms of storage and grazing space, the need to identify SANG locations for the Council or the future financial stability of Upton Country Park. This option has therefore been discounted.
- 24. Option 3 – Sell part of the land. The recommended option is to sell the land, as shown in Appendix 2, in lots to be determined by Corporate Estates and valuation advice. Barns to the east are to be retained and fields are to be used for a mixture of land uses to maximise wildlife conservation, income generation and the heritage value of the wider Country Park and the agricultural setting. The final details of land parcels are to be developed, pending further land valuation advice.
- 25. Each parcel of land has options proposed and explained in Appendix 4. These land use options have been developed across a number of Council services and will be developed in more detail, with design proposals brought forward to include nature conservation, public access, active travel and any commercial opportunities. Local engagement and further consultation will be developed as required.

Summary of financial implications

26. **Land for Disposal:** The market value of the Farmhouse and associated land has been externally assessed and is likely to provide sufficient income to fund the tenancy purchase costs. The proposed disposals represent best consideration reasonably obtainable in accordance with Section 123 of the Local Government Act 1972.
27. **Farm fields:** Dorset Heathlands Infrastructure Project (HIPs) budgets have funds available to support the creation of additional SANG areas at Upton Country Park and to secure mitigation for future housing growth in BCP. It is recommended to:
- I. Allocate £489,900 of HIPs funding towards delivery of additional SANG as detailed in Appendix 5. The funding is available from the Heathland Mitigation CIL funds, ring-fenced for delivery of HIPs.
 - II. A maintenance budget from HIPs will be required for those areas actively managed as SANG. The appropriate maintenance sums will be brought forward as part of the pending republication of a strategy to replace the current Heathland Mitigation SPD (2020-2025) as part of a wider review of all SANG maintenance costs on BCP managed sites.
28. Countryside Stewardship can be sought for 5-year agreements. Potential income per annum if up to 32Ha put into agreement would be up to £33,000 pa, depending on fields, habitats and land options taken up.
29. All future maintenance is required to be within current operational budgets.
30. SANGs typically require free car parking to attract visitors, with a free car park on Poole Road added in an earlier SANG phase, while the main Country park car park charges for parking which is essential to remain in place to support the future financial sustainability of the Country Park. If additional free car parking is deemed to be required, then this will need to be considered in more detail as the future land usage and schemes develop.

Summary of legal implications

31. The proposed disposals are required to comply with Section 123 of the Local Government Act 1972 and will be supported by independent valuation advice to evidence best consideration. Valuation advice should be obtained to confirm whether a sale by public auction would achieve best consideration and whether reserve prices should be set for the auction lots. Legal advice will be obtained to ensure that appropriate protections, conditions, and safeguards are secured within the transaction documentation.
32. All land is within BCP Council's freehold ownership.
33. The agricultural fields are used to provide nitrogen mitigation, which means they are land parcels taken out of intensive farming in order to reduce nutrient loading into Poole Harbour. 55.2 ha of former farm fields previously used for arable, managed grassland and rough grassland have been managed as rough grazing with no inputs and low stocking densities.
34. If these land parcels are altered in the future through farming intensification or other land change then the Council will need to provide the equivalent land area for

mitigation elsewhere or purchase nitrogen credits, subject to Natural England agreement with this alternative mitigation delivery. Specific calculations and assessment will be required should further mitigation be required.

Summary of human resources implications

35. No implications.

Summary of sustainability impact

36. The principles set out in point 2 reflect the importance of the site for nature conservation and the retention of agricultural heritage within the wider Country Park. The future management of the Country Park estate will continue to contribute positively to sustainability, be managed to promote active travel, for the benefit of the local community and with a focus on health and well-being.
37. Access to nature is increasingly playing a role in eco-tourism, and Upton Country Park and this expansion plays a strategic role in accessing Poole Harbour and providing education to its visitors.

Summary of public health implications

38. The retention of the farm fields and use for public access provide an enlarged and enhanced green space for all visitors. Be those from local communities and residential areas surrounding the park, those accessing by active travel or visitors from further afield, they will benefit from greater access to our natural environment.
39. A range of evidence comments on the importance access to green space:
“Disadvantaged groups appear to gain a larger health benefit and have reduced socio economic-related inequalities in health when living in greener communities. Access to green spaces that enable contact with nature and regular play supports a range of positive mental and physical health outcomes. (Defra, 2017 report).
40. The increased access to the farm fields supports the evidence that “living in a greener environment can promote and protect good health, and aid in recovery from illness and help with managing poor health. People who have greater exposure to greenspace have a range of more favourable physiological outcomes. Greener environments are also associated with better mental health and wellbeing outcomes including reduced levels of depression, anxiety, and fatigue, and enhanced quality of life for both children and adults. Greenspace can help to bind communities together, reduce loneliness, and mitigate the negative effects of air pollution, excessive noise, heat and flooding (Public Health England, 2020).

Equalities Impact

41. An EIA has been completed, Appendix 6, relating to the recommendations in this report. Subsequent project delivery will bring forward individual EIA's as they are developed.
42. Impact assessment summary: The addition of new green space, with related active travel, infrastructure and access improvements will provide benefits for all users of the Country Park and wider green spaces and corridors. The additional land will provide greater opportunities for time spent in nature and for recreation and these are well known to benefit health and well-being. No negative aspects have been

discussed as a result of these proposals, but the project will continue to be assessed to deliver best practice and high-quality delivery as it progresses.

Summary of risk assessment

43. There is a risk that the disposal of the farm buildings and associated land do not raise sufficient funds to cover the farm tenancy purchase
 - a. The allocation of Lots for auction and sale should provide sufficient income, supported by red book valuations and from independent land valuations.
 - b. A reserve price will be used if it is felt necessary to secure appropriate level of capital receipts to cover the farm tenancy purchase costs.
 - c. For areas to be managed as SANG in the future, there are Heathland Mitigation funds available to further support land purchase costs if required, effectively under-writing the changes in land management.
44. The Heathland Mitigation SPD provides constraints to development within 400m of heathland.
45. Future uses of fields 1, 4 and 5 will need to consider the wider setting of the Grade II* listed Upton House as they are important landscape features, offering a parkland setting in approaching the property and key views outwards from the property

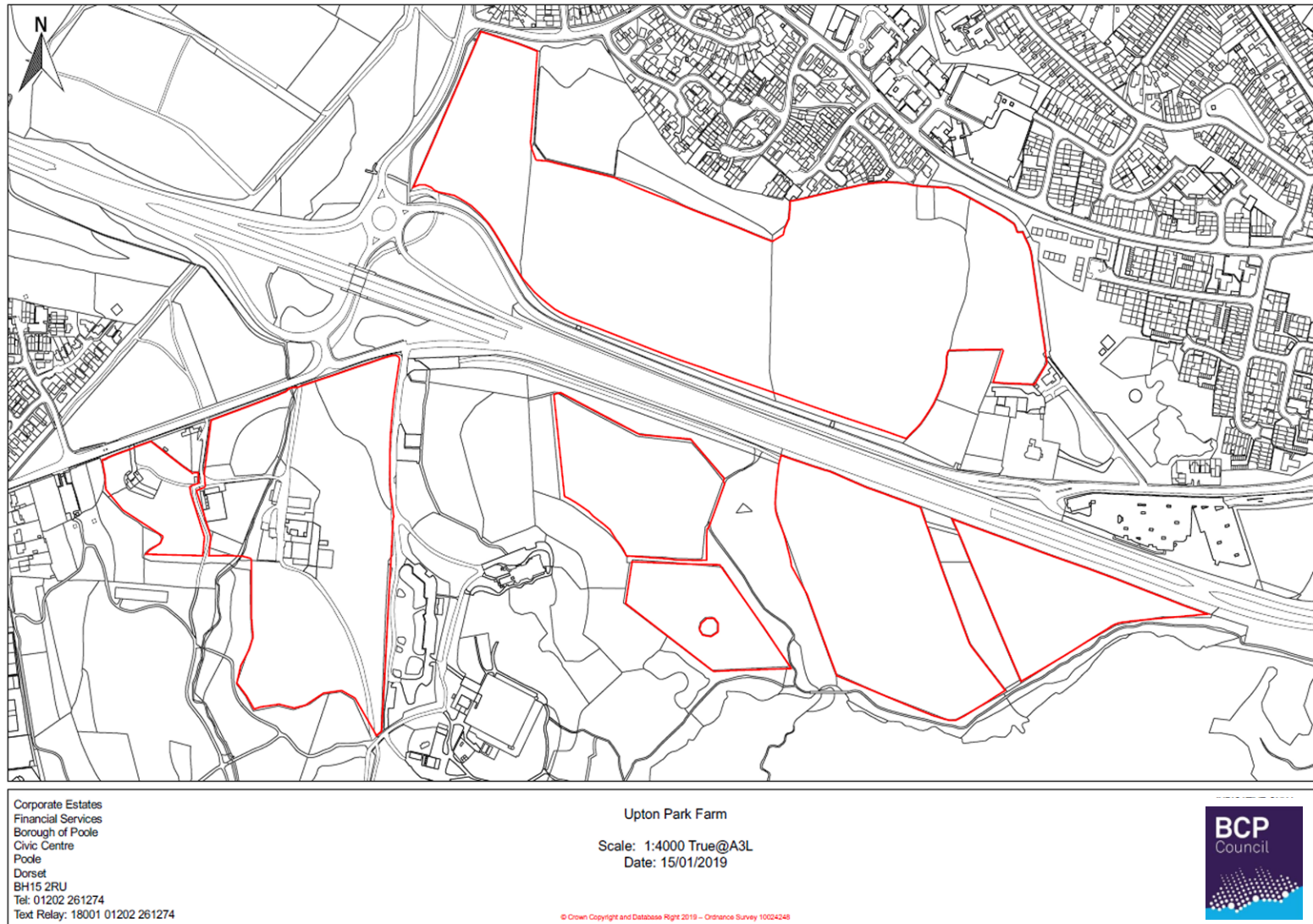
Background papers

- Cabinet and full council re purchase of farm tenancy - [25.10.17 Cabinet Report Upton Park Farm vAR 005.pdf](#)

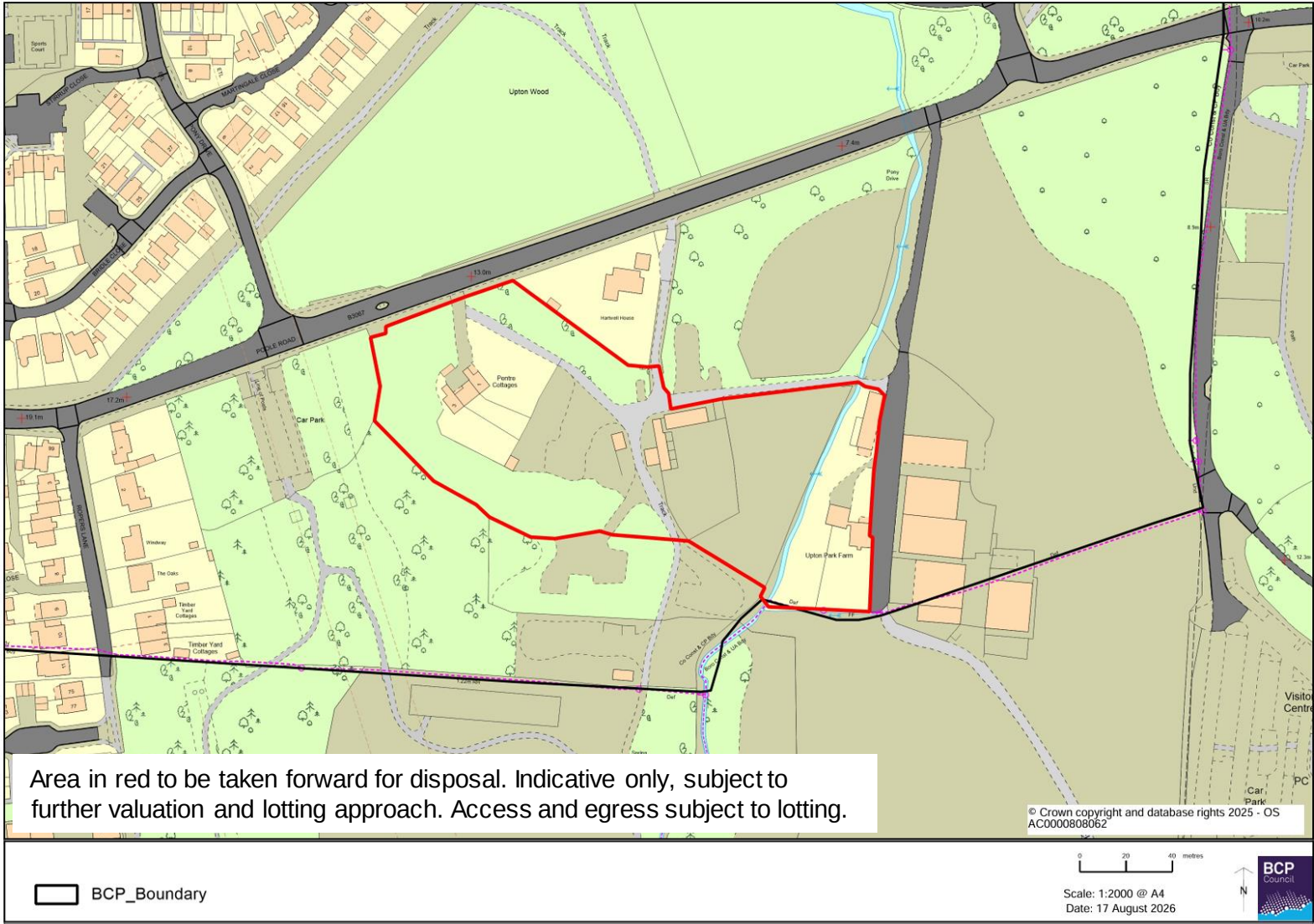
Appendices (below)

1. Former lease demise of Upton Park farm
2. Area for disposal
3. Farm fields
4. Field parcels options analysis and recommendations
5. SANG delivery indicative budget
6. EIA

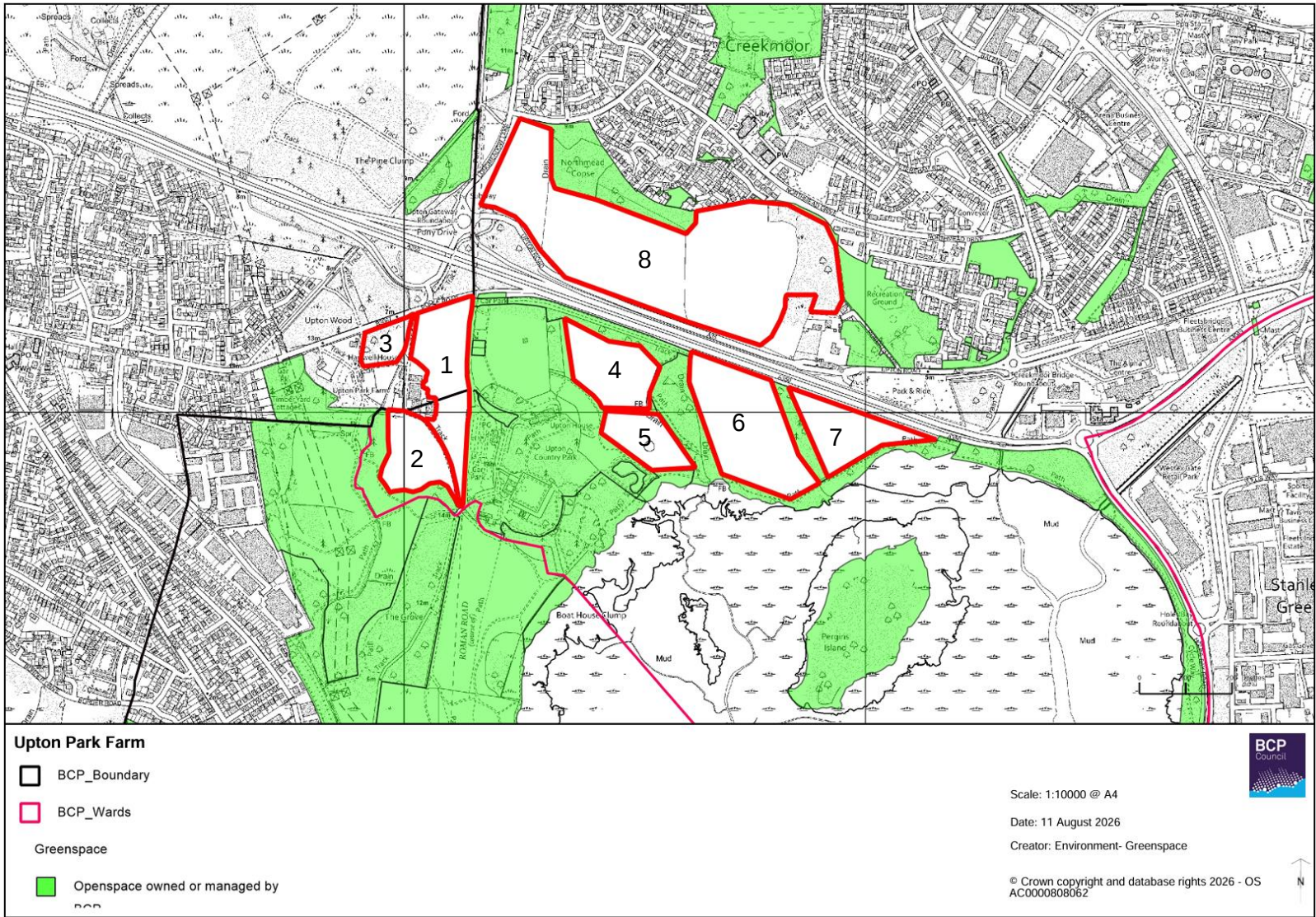
Appendix 1: Former lease demise of Upton Park farm



Appendix 2: Area for disposal



Appendix 3: Farm fields



Appendix 4 Field parcels options analysis and recommendations

Field 1.

Option	Usage	Detail
Public Open Space (POS) and commercial opportunities	Extension to the Country Park with public access.	• Potential for a seasonal or year-round camping offer, leveraging close proximity to the proposed commercial barn and direct access via the main car park • Ability to link up to existing business case for phase 2 heritage lottery application for Upton House • Enable event parking as required to maintain current income • Publicly accessible • Could be grazed outside of summer event season • Retains flexibility for alternative uses • Install new active travel route to connect trailway to car park • Managed under conservation mowing regime and hay cuts to maximise biodiversity, with winter conservation grazing • Appraise the whole field to maximise opportunities
Other options:	SANG	• Would restrict event parking and access. • To be explored to consider if SANG use could also be allocated. • Could risk income from paid for car park?
	Countryside Stewardship	• Does not provide flexibility of usage and support for commercial activity
	Housing	• Green belt and agricultural use, no dwellings or history of residential use.

Field 2

Option	Usage	Detail
SANG	Extension to the current SANG	• Publicly accessible, adds to existing routes and areas • Increases SANG capacity to mitigate housing development.
Other options:	Commercial use	• For camping or related activity.

	Countryside Stewardship	Retain grazing next to current SANG and retain agricultural heritage, linked to barns.
	POS	Does not secure any future funding and misses opportunity to provide alternative use.

Field 3.

Option	Usage	Detail
Countryside stewardship / BNG	Nature conservation	- Field floods and is a separate parcel to the residential buildings. - Conservation value as wet woodland and potential income source. - Valuable secure compartment for livestock and welfare unit for conservation grazing.
Other options:	Linked to land disposal	Provide additional land as part of disposal but unlikely to be developed as within 400m of SSSI heathland; close to stream and wet woodland.

Field 4

Option	Usage	Detail
Public open space or Countryside stewardship	POS primarily to limit restrictions on usage. Countryside Stewardship	- POS would enable use for events and other income generating activity within the country park. Outside of events use, the land could be managed for nature. - Countryside stewardship would secure external funding for the land management as habitat improvements are made and maintained.
Other options:	SANG	Additional land for SANG could be created to increase capacity, this would limit other uses and would be detrimental to wildlife.
	Commercial use	No uses currently identified and distant from existing centres of activity.
	Food Growing	Retaining agricultural heritage, options to be explored
	Natural burial ground	To be retained as POS, managed as a meadow, with sale of plots for natural burial. No visual impact, sympathetic to the setting and income generation.

Field 5, 6, 7

Option	Usage	Detail
Countryside Stewardship and or BNG supply sites	Conservation management	• Lightly graze the fields, retaining a link to agricultural heritage and actively managing to increase biodiversity. • Whether managed under Countryside stewardship agreement or using for BNG supply site unit sales, the land management and options would self-fund future maintenance and improvement for nature. • Limited access for public, with viewing hides and interpretation, or other features to highlight the importance of these areas for nature.
Other options:	SANG	• Additional land for SANG could be created to increase capacity, this would limit other uses and would be detrimental to wildlife.
	Commercial use	• No uses currently identified and distant from existing centres of activity.
	Food Growing	• Retaining agricultural heritage, options to be explored
	Natural burial ground	• To be retained as POS, managed as a meadow, with sale of plots for natural burial. No visual impact, sympathetic to the setting and income generation.

Field 8

Option	Usage	Detail
Yet to be defined or agreed	To be brought forward in subsequent cabinet report.	See wording re current Local Plan in points 17-18. Officers to consider options and opportunities for this area and bring forward. Current management is as grassland habitat with hay cuts being taken. No current public access.

Appendix 5 SANG delivery budget requirements

- SANG extension to be delivered by end of 2026-27.
- Improvement to existing SANG provision to be funded at the same to secure cost efficiencies through delivery.
- Future SANG expansion dependent on land use decisions at reference 9 and further funding may be required.
- Subject to detailed design, user engagement surveys and stakeholder engagement.
- £1m of HIPs funding has been identified in the forward programme for Heathland Mitigation delivery which is to be used to fund the SANG extension and related improvements.

Ref	Item	Estimate £
Field 1	Access from slip road	25,000
	Fencing	20,000
	c. 500m of path	30,000
	Benches, trees, signage and landscaping	30,000
Sub-total		105,000
Field 2	Fencing	25,000
	Benches, trees, signage and landscaping	30,000
	Emergency fire access upgrades	100,000
Sub-total		155,000
Current SANG	Paths in need of resurfacing following c.10 years of use.	100,000
	Replacement infrastructure above annual maintenance budget provision, eg wayfinding	25,000
General costs	Monitoring to meet SPD requirements	15,000
	Design costs for new phases at 10% Project management fees are directly funded.	26,000
Sub total		166,000
Contingency	15%	63,900
Total		489,900

Appendix 6 EIA

Equality Impact Assessment Form

1	What is being reviewed?	Future land use options at Upton Park Farm, Poole
2	Details about the decision:	The land and farm tenancy at Upton Park Farm has come back in to BCP ownership and the asset disposal of part of the farm holding, alongside future BCP management of the farm fields is now being determined.
3	Service Unit	Operations – Environment and Commercial services; Corporate Estates
4	People & roles involved in the process	Martin Whitchurch – Lead Miles Phillips – Estates Lead Dan Stone – Commercial Lead Nicky Hawkins - service champion
5	Relevant meeting date(s)	24/4/26 – site visit and multi-service workshop discussing future management, impacts and decision making
6	Who are your key stakeholders?	Asset Disposal – this is a Council-led decision to recover the costs of the farm tenancy purchase. The farm buy out was the subject of a previous cabinet decision, so is not relevant here. The farm buildings are therefore now empty, so no impact. Future use of farm fields – the current report is setting out a high-level proposal for the future management of the fields south of the A351, those adjacent to the Country Park. These fields are currently dormant having been handed back from the previous tenant. There are only positive impacts on future users of these fields through increased access to green space and the related benefits for health and wellbeing. The friends of Upton Country Park, volunteers and other stakeholders such as ParkRun, will be consulted as more detailed designs come forward.
7	What are the different needs and experiences of these protected groups? age, disability, gender reassignment,	The benefits of creating new and expanded green spaces for the public to enjoy are generally regarded to only have positive benefits for any specific group. Rather than list each characteristic, a few examples are chosen: Age – creating different lengths of walks, on different surfaces, with resting spaces and appropriate benches with arm rests is an important aspect of future design.

	marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation, sex members of the armed forces community, socioeconomic status, children in care and care-experienced young people, carers, local businesses, any human rights issues	Ensuring routes are well signposted, along shady routes and that are well maintained will be part of detailed design in future work stages. Disability – as above, considering a variety of needs is important to ensure that spaces are accessible to as many people as possible. Well surfaced paths, legible and easy to access signage and arrival information are all important. Where possible design process will seek advice from those with lived experience to ensure highest standards are met. Religion or belief – the needs and experiences of this group have been considered and no specific different needs and experiences have been identified. Socio-economic status – the green space is free to access for all users (parking charges apply in the main car park) and is located to support a number of nearby communities. From further afield the expanded green space is accessible by the Holes Bay/Poole Town and easy links in to Hamworthy, Upton and Creekmoor. Not all socio-economic groups find it easy to use or access green spaces as they often do not feel like they fit in or belong in those spaces. Pre-visit information, sign posting and on-site messaging all needs to promote that access is available to all groups, show evidence that a wide variety of people use these spaces, and that anyone do the same.
8	What are the positive equality impacts from your decision?	As above, the enhanced and enlarged green space should be a positive addition for local communities and users of the existing Country Park. Benefits for health and well-being from time spent in nature Benefits from enhanced active travel routes and connections in to the Country Park Enhanced movement and physical activity from longer and more varied walks.
9	What are the negative equality impacts from your decision?	None identified.
10	Will colleagues be impacted?	The expansion of green space will have an impact of existing teams having to use the same level of resource to manage larger areas. Careful design will be required to mitigate these impacts and ensure that good quality provision is made that does not add to the maintenance burden.

11	How are you going to mitigate against the negative impacts identified?	n/a
12	How will you monitor the impacts, both positive and negative?	Visitor numbers are monitored The creation of additional green space as Suitable Alternative Natural Green space will be monitored and assessed. Upton Country Park visitor monitoring and feedback via the welcome centre.
13	Summary of Equality Implications	The addition of new green space, with related active travel, infrastructure and access improvements will provide benefits for all users of the Country Park and wider green spaces and corridors. The additional land will provide greater opportunities for time spent in nature and for recreation and these are well known to benefit health and well-being. No negative aspects have been discussed as a result of these proposals, but the project will continue to be assessed to deliver best practice and high-quality delivery as it progresses.
You should ask an Equality Champion to review this EIA to ensure that equality considerations and impacts have been documented appropriately. Have you involved an Equality Champion?		Yes / no