

BOROUGH OF POOLE

PORTFOLIO HOLDER DECISION

21 NOVEMBER 2016

BEACH ROAD CAR PARK DEVELOPMENT BRIEF

1. PURPOSE

- 1.1 To consider and approve the Beach Road Car Park Development Brief for public consultation.

2. RECOMMENDATION

- (i) That the Portfolio Holder for Planning and Regeneration approve the Beach Road Car Park Development Brief for public consultation; and
- (ii) Any minor changes to the consultation documentation to be delegated to the Head of Planning and Regeneration Services in consultation with the Portfolio Holder for Planning and Regeneration.

3. BACKGROUND/INFORMATION

- 3.1 Beach Road Car Park is located in the south eastern part of Poole, less than 150 metres from the seafront. The site is currently laid out as a surface car park and is owned by Borough of Poole. Beach Road Car Park comprises two distinct sections; the southern section on land that rises towards Haven Road and the northern section that falls steeply away to the north, east and south-east towards Western Road.
- 3.2 The southern section of the site has been identified as having redevelopment potential given its relatively flat developable area, location to nearby shops and services within a residential part of the borough. This potential was first identified in the Sustaining Poole's Seafront Supplementary Planning Document adopted in December 2015, which highlighted that there is spare parking capacity that could enable a release of the southern section of the site for other uses such as residential.
- 3.3 The Council is also in the process of updating its Local Plan and consulted in summer 2016 on a range of potential housing allocations to help meet the town's needs over the period 2013 to 2033. The southern section of the site (site reference A11) was included within the Local Plan consultation as a possible housing allocation.
- 3.4 To support the emerging Local Plan and help release suitable sites to help meet the town's housing needs a draft Development Brief of the southern section of the site has been prepared. The intention of the brief is to provide clarity on the type, scale and design of any development on the site should the Council release the land for an alternative use. The northern section will

be retained and enhanced as public car parking and is not included as part of the draft brief other than referencing that access to both sections of the wider site will need to be addressed following any redevelopment.

3.5 The draft brief therefore aims to:

- Provide planning and design guidance for the development of the southern section site should it be released;
- Set out the planning and design requirements to achieve a high standard of development;
- Give communities, prospective developers and other interested parties certainty about the type of development that will be acceptable on the site.

3.6 Following public consultation and any necessary revisions it is proposed the development brief will be adopted by the Council. This will give the document status as a material consideration for any future development of the site to follow.

3.7 In terms of planning context, the draft brief recognises that development of the site would need to address issues such as loss of existing car parking, trees, overall design and the site's status as designated public open space currently protected under Policy DM9.

3.8 In respect of public open space designation, the site is a car park and is considered to have low recreational value and does not perform the role as public open space in the traditional sense that DM9 seeks to protect (i.e. open parks and grassed areas that provide leisure and recreational value). On this basis the Local Plan Review once completed is expected to regularise this by de-designating the site as public open space as it is an anomalous planning restriction given the actual function of the site as a car park.

3.9 It is also relevant to consider national policy on open space as set out in paragraph 74 of the National Planning Policy Framework (NPPF), which allows loss of open space where it is demonstrated to be surplus to requirements. Evidence that supports the draft development brief confirms there is an over provision of public open space in Canford Cliffs ward. Therefore, given that the site is a car park with low recreational value and the identified surplus of open space in Canford Cliffs Ward it is considered that the proposed loss of public open space is justified in accordance with para 74 of the NPPF.

3.10 In addition to para 74 of the NPPF, the draft brief also identifies that any redevelopment of the site will be expected to consider how wider enhancements to public open space in the immediate vicinity could be achieved to also accord with the aims of policy DM9.

3.11 In terms of other planning considerations the draft brief sets out suggested parameters for height, form, access, site coverage and retention of trees to ensure that any redevelopment is of a high standard of design that will assimilate positively with the surrounding character.

- 3.12 Public consultation on the draft brief is now proposed to seek communities and other interested parties' views on the recommended design parameters any future development should follow.

Public Consultation

- 3.13 It is proposed to extend the consultation period from 4 weeks to 6 weeks in order to allow for the Christmas period and to enable interested parties to have sufficient time to consider the draft document. The consultation will therefore take place from November 28th to January 6th 2016.
- 3.14 Officers will consult as widely as possible, through contacting parties who have registered an interest in the process; attend meetings of community groups where invited, putting up site notices and sending out correspondence to publicise the event. The consultation documentation will be available to view on the Council's Poole Local Plan Review webpage and hard copies placed in all of the borough's libraries. The public will be able to respond in writing and via email.

Next Steps

- 3.15 Following consultation, the brief will be amended where necessary and worked up to a final version. The final brief will then be taken through the Council's committee procedures for adoption during 2017. The brief will then be used to guide any future development proposals on the southern section of the site should the Council decide to release the land for alternative uses. It is expected that the Council will take its decision on whether to release the land in tandem with the adoption of the brief.

4. FINANCIAL IMPLICATIONS

- 4.1 The cost of the development brief production is budgeted for through the Local Development Framework Reserve in addition to the base cost of officer time. In return, once adopted the brief will help deliver redevelopment on the site, secure a capital receipt for the Council and facilitate the delivery of much needed new housing thereby securing New Homes Bonus from government and Community Infrastructure Levy to help fund infrastructure.

5. LEGAL IMPLICATIONS

- 5.1 The production of the development brief is being brought forward in compliance with the necessary regulations, government policy and guidance.

6. RISK MANAGEMENT IMPLICATIONS

- 6.1 An adopted development brief for the site provides certainty for local residents and prospective developers as to what the Council will expect to be delivered on the site. Certainty in this regard will help manage all parties' expectations

as to the site's future and enable an open and transparent process to its potential redevelopment.

7. EQUALITIES IMPLICATIONS

- 7.1 The approach to the consultation includes a variety of methods to engage with all members of the local community, including hard to reach groups.

8. CONCLUSIONS

- 8.1 Consulting on a draft development brief does not bind the Council to any decisions on the site's future at this stage. It does, however, enable communities and interested parties to engage further in the process and help inform how any redevelopment on the site should be managed.
- 8.2 The draft development brief highlights all the known planning and other issues that need to be resolved by any prospective developer. Views are now sought on these, which will then be used to finalise the development brief in 2017. The consultation is scheduled to take place between 28th November 2016 and 6th January 2017.

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Appendices:

Appendix A: Draft Beach Road Car Park Development Brief