

Design and Management

Play

Pitch and sport facilities

- Maintenance to be agreed.

Graffiti art wall

- A wall will be provided for graffiti art, near to the skate park in Baiter.
- The wall will constantly change as people paint over what was there previously, and everyone is free to paint.

Sports facility at Baiter car park

- The multi use sports facility is proposed in Harbourside 2 car park.
- The space should be used as a car park during events and informal/casual use at other times.
- An in-line skate and educational road safety track using playground markings are suggested, subject to further consultation.

Pontoons and water access

- The pontoons are desired to be all year round, however a seasonal provision may be required.
- An Information Board to communicate the paddler's code of conduct should be provided on site in clear view. This should also contain a map outlining 'out of bound' areas with a QR code linking to the digital version

Play park

- The play park design should be safety conscious specifically in terms of its location and boundary treatments.
- A unique, engaging and fun theme should be utilised in any future design.

Alternative play

- Play facilities for alternative and specifically female play need to be provided for as per the recommendations made by 'Make Space for Girls'.

Skate park, Cycle track and Pump track

- The skate park design should accommodate all ages of user.
- A sunken skate park should be assessed for flooding with a mitigation and drainage plan potentially needed. This is technical detail required at planning stage.
- Cycle track and pump track should use sustainable and natural materials, where appropriate.

Cyclists

- Sustrans suggests share and respect is needed on the National Cycle Network.
- Sign should be erected adjacent to the path, for cyclists and other park users, to understand the expected behaviours for those using the Cycle Network.

Dogs

- Dorset dogs guidance code is the suggested method for dog management in the park.
- Signs showing the code should be erected adjacent to dog mess bins to encourage it's use and ensure that it is self managed by park users.



Figure 1. Graffiti Wall



Figure 2. Road safety painted in the Car park



Figure 3. Games painted in Car park



Figure 5. "Make Space for Girls" Illustration



Figure 6. "Make Space for Girls" Illustration



Figure 7. "Make Space for Girls" Illustration



Figure 4. Female Play zones



Figure 8. PHC Code of Conduct



Figure 9. Swimming pontoon

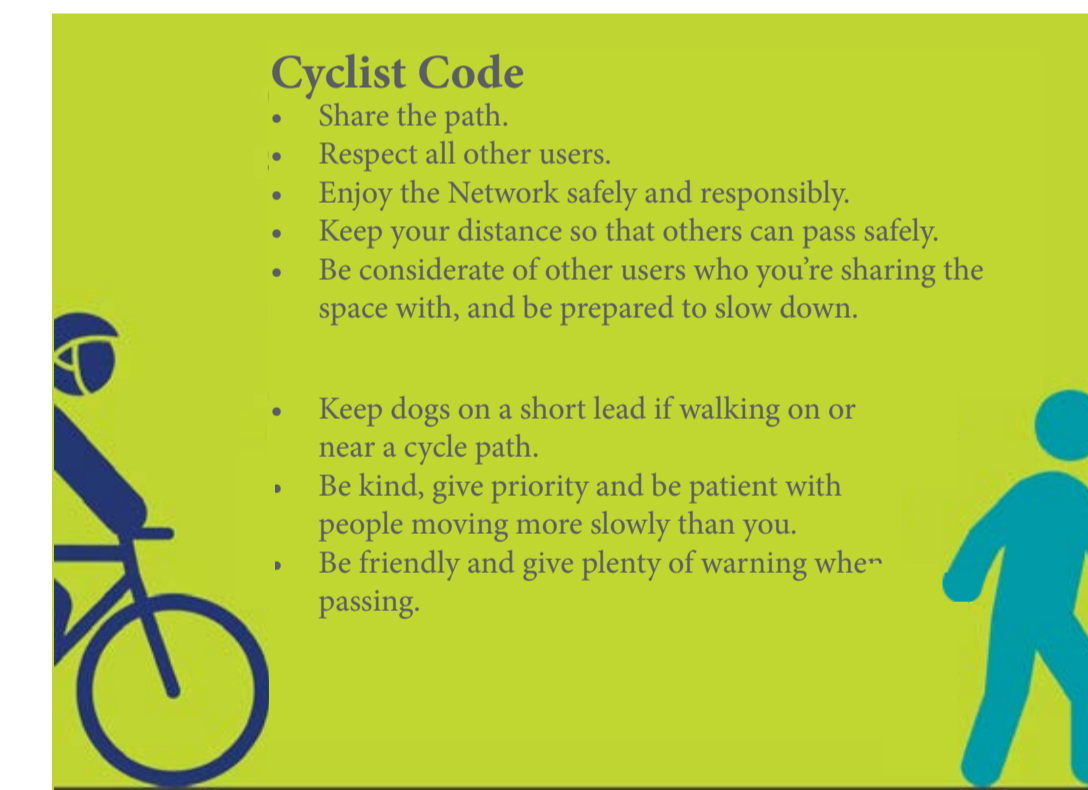


Figure 27. Cyclist Code (based on Sustrans code of conduct).

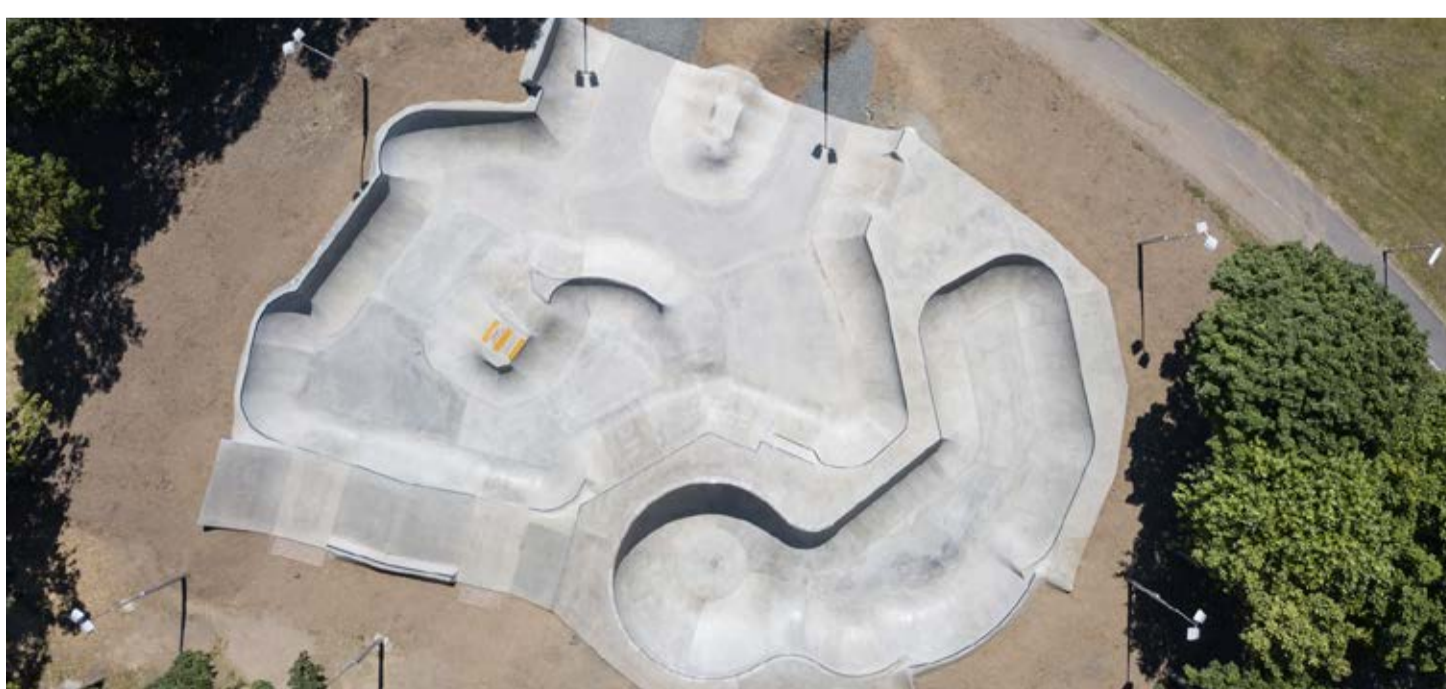


Figure 11. Skate Park



Figure 12. Skate Park



Figure 13. Dorset Dogs Guidance Code

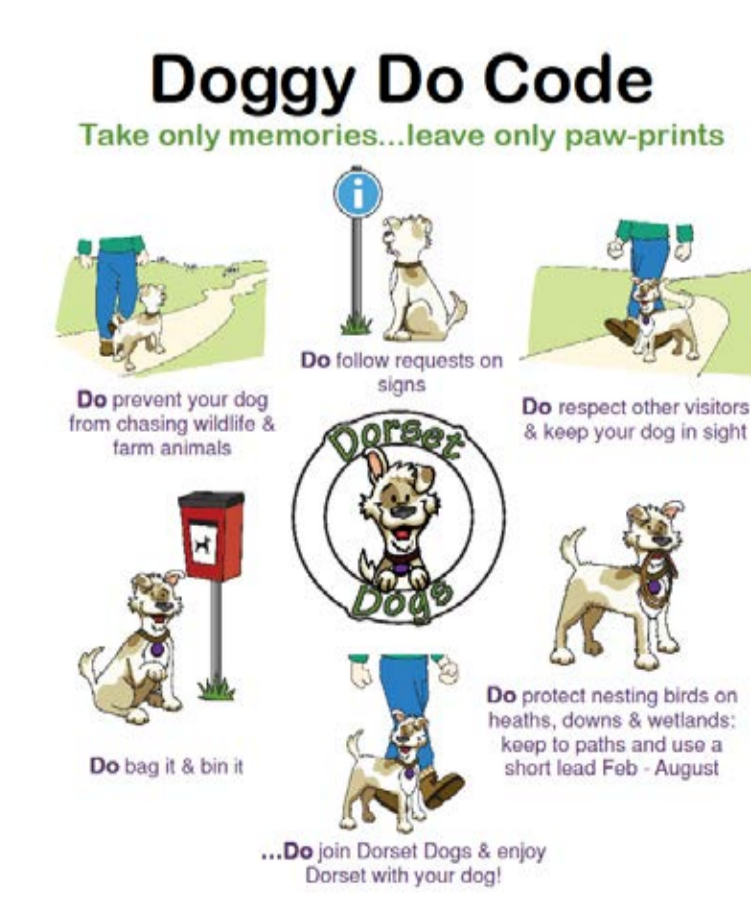


Figure 14. Doggy Do Code

Design and Management

Landscape and Nature

Biodiversity

- Enhancements to the biodiversity of the grassland in picnic area should be implemented as part of any scheme.
- Transitional planting with a mix of species from different species should be implemented. Begin planting with the most hardy and then plant more diverse/less resilient (deciduous), once the hardy trees are established.
- Allow for the later thinning of trees as a management strategy.
- Planting should be local species and Birch based. Fruit trees, Rowan, Mountain Ash, Hawthorn, Willow, Blackthorn, Holly are all suitable with Oak long term. Pines and beech are not suitable.
- Birds should have a retained protected place to land on harbour edge.
- Hedges or 600mm mounds should be provided between lido car park and grass area to north to allow birds to hide from dogs.

Field of hopes/Marie Curie

- Field of hopes is to be enhanced with a sensory walk adjacent to allow a place for contemplation and reflection.
- Any design should ensure that the site is relatively quiet with buffer planting and landscaping works.

Landscaping

- Soft and hard landscaping details are needed as part of a final detail stage.
- Service runs and SuDS features need to be designed alongside the Landscape Plan.
- Provision of one tree every six car parking spaces is recommended.
- Landscape treatment of the car parks should include rain gardens and swales as well as trees.
- Permeable paving should be utilised where possible.

Building Sustainability

- Development should be designed with sustainability in mind. Features, such as the following, should be included in any final scheme for buildings in the park.
 - Green and blue roofs
 - Permeable surfaces for suds,
 - Photovoltaics,
 - Energy efficient materials,
 - Passivhaus technology,
 - Maximise solar gain,
 - Outdoor shading
 - Minimise indoor heating.

Street furniture

- Benches, bins, cycle hoops and other elements of street furniture should be a more natural in character.
- Bins should be over ground bins only due to the contaminated land and flood issues.
- Benches or features such as boulders should be positioned at regular intervals along the main path to ensure accessibility for all users.



Figure 15. Example Bench Design from Poole Park



Figure 16. Rocks and boulders to sit on



Figure 20. Example Green Roof



Figure 25. Example Green Roof



Figure 25. Example Green Roof



Figure 18. Picnic areas in reeds



Figure 19. Marie Curie Remembrance Garden



Figure 21. Example Boulder Seating



Figure 22. Marie Curie Fields of Hope



Figure 23. Example Picnic seating



Figure 24. Example Bench



Figure 26. Landscaping to form vantage points over water



Figure 27. Landscaping to form vantage points over water



Figure 28. Landscaping to form vantage points over water



Figure 29. Landscaping

Design and Management

Approvals Required

Scope of projects - steps required to implement

1.1 Prior to submitting applications for the various consents, reports and fact checking are required. These are detailed in this section.

1.2 Habitats Regulations Assessments (HRA)

Ahead of adopting any documents a HRA is required. This is part of the Conservation of Habitats and Species Regulations 2017 ('the Habitats Regulations'). A HRA focuses on whether the Masterplan would have likely significant effects on the nature conservation interests of European protected nature conservation sites in and around the seafront. It seeks to establish whether or not there will be any adverse effects on the ecological integrity of these European sites as a result of the proposals. Specifically the Special Protection Area (SPA), Ramsar and Special Area of Conservation (SAC). The document will outline the test of significant effects, assess the proposal and suggest mitigation.

1.3 Strategic Environmental Assessment (SEA)

SEA is a systematic process undertaken to evaluate the likely significant environmental effects of plans. A screening opinion assesses whether the making of the document is compatible with European Union obligations, including obligations under the SEA Directive. Plans only require SEA where they are likely to lead to significant environmental effects. To decide whether a proposal is likely to have significant environmental effects, it should be screened against the criteria set out in Schedule 1 of the SEA Regulations.

1.4 Under Article 3(3) and 3(4) of the SEA Directive, SEA is required for plans and programmes which "determine the use of small areas at a local level" or which only propose "minor modifications to plans" to plans and programmes, and which would otherwise require SEA, only where they are determined to be likely to have significant environmental effects. A screening opinion would determine if a SEA is required.

1.5 Integrated Impact Assessment

The Equality Act requires local authorities to consider the needs of all individuals in exercising public functions. In order to ensure this is done, the Masterplan should be subject to an Integrated Impact Assessment, which includes an element of Equality Impact Assessment.

1.6 **Sustainability Appraisal** is a tool to ensure sustainability is fully considered in the development of plans or projects. The Harbourside Masterplan is not intended to be an adopted policy and therefore a sustainability appraisal may not be required. If an appraisal is required sustainability objectives should be identified, against which the Masterplan should be assessed.

Planning permission

1.7 Development proposals for the buildings could be proposed to better support place-making objectives and enable the viability of individual sites. Such proposals would be considered on a case-by-case basis and determined on its planning merits.

1.8 A Phase 1 **Ecology Survey** is needed prior to submitting any planning application for the works in order to establish the species that may be detrimentally impacted by the proposal as well as provide suggested biodiversity net gains. If protected species are found a phase 2 survey may also be needed.

1.9 An assessment of the existing tree's in the park and their condition has already been undertaken. However, it is suggested that any proposals to remove trees as a result any works that require planning permission would benefit from an **Arboricultural Assessment and management plan**.

1.10 A **Landscape Assessment** needs to be provided in order to determine the impact of any built structures. This will assess the impact of the buildings on wider views from public vantage points and the water.

1.11 **Sequential test** for flood risk will be required for the buildings in Flood Zone 3. In addition, a **Flood Risk Assessment** is needed for any development requiring planning permission in Flood Zone 3.

1.12 Initial contaminated land surveys have been undertaken in the park and it is likely that a **Phase 2 Contaminated Land Assessment** will be required for any development requiring excavation in the park. It may also be necessary to carry out an assessment of the risk of leachate in the Parkstone Bay area.

1.13 A **Transport Assessment** and **Travel Plan** are needed as part of any planning application. We have been advised that no additional car parking needed for the park as the site is located in a highly sustainable location within walking distance of Poole Town Centre and many residential areas.

1.14 The reports should highlight that cycle parking and disabled spaces need to be designed in accordance with Section 3.7 of the Parking Standards SPD. It should further review car club provision, parking for powered two wheelers, Electric Vehicle parking, and Beryl bike/scooter provision. As part of any report a swept path analysis illustrating turning spaces can be achieved on the slip way at Baiter.

1.15 Summary of the reports needed are as follows:

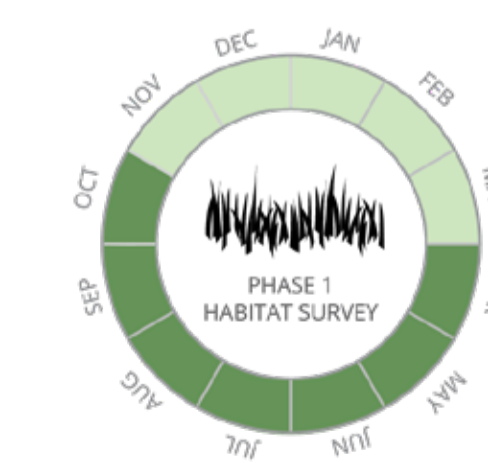
- Habitats Regulation Assessment
- Strategic Environmental Assessment
- Integrated Impact Assessment
- Sustainability Appraisal
- Ecology Survey
- Arboricultural Assessment and management plan
- Landscape Assessment
- Sequential test
- Flood Risk Assessment
- Contaminated Land Assessment
- Transport Assessment
- Travel Plan

Other consents

1.16 **Fields in Trust (FIT)** consent is required as the park is covered by 2 Fields in Trust Certificates. FIT have a responsibility to ensure these locally owned and managed spaces seek our consent to undertake any changes regarding land ownership, land transactions, erection of buildings and structures and that proposed changes fit with the purpose of the protected space and benefit its recreational use.

1.17 A **Poole Harbour Commission** licence is required under the Poole Harbour Act 1914, Section 20. This states that all structures below the line of mean high water, require a licence from the Commissioners.

1.18 **Marine Management Organisation** Marine licence is only required for activities involving a deposit or removal in the UK marine area which is the area below the mean high water springs mark and in any tidal river to the extent of the tidal influence. Specifically for the pontoons and lido.



Marine Management Organisation

