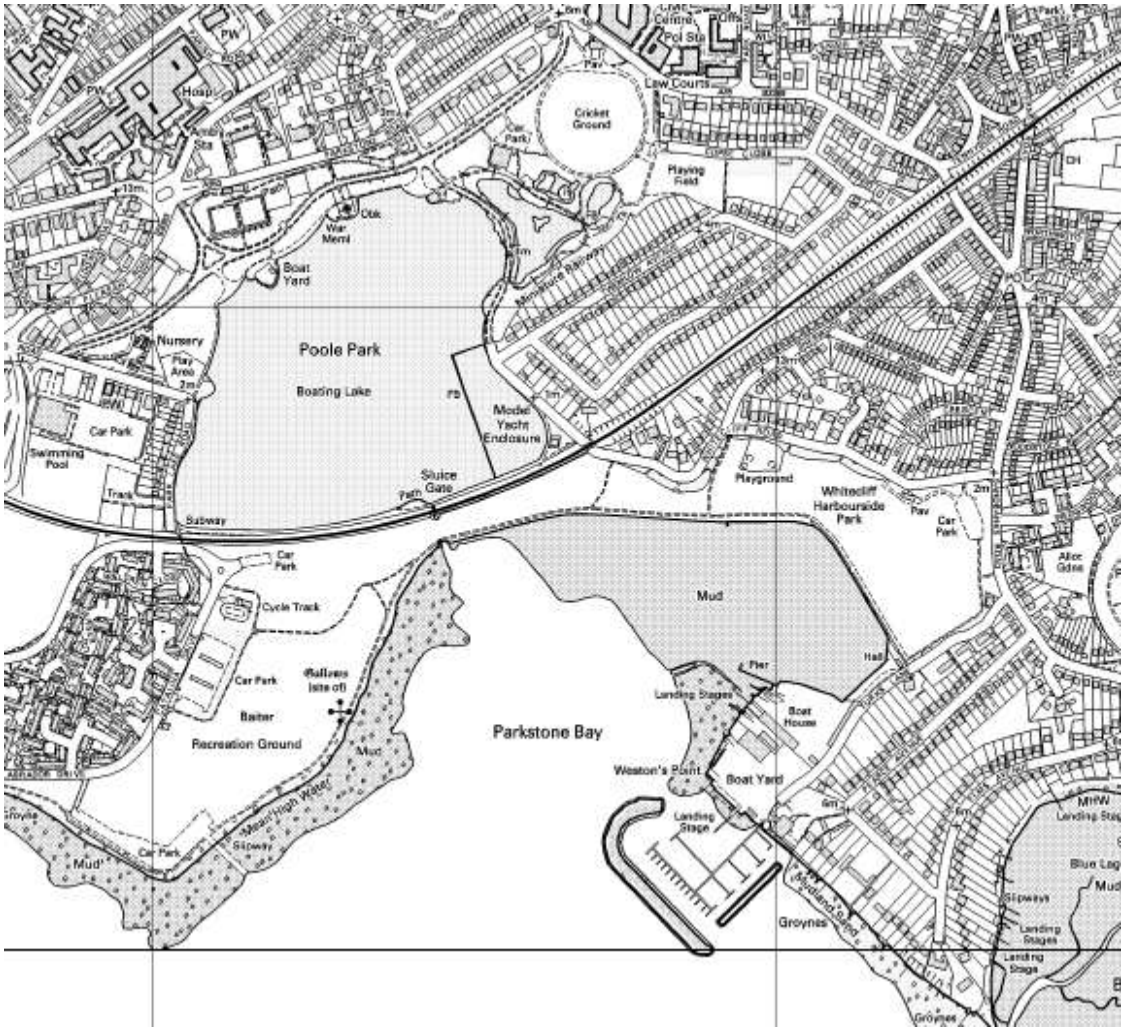
LEISURE SERVICES BOROUGH OF POOLE

Harbourside Park



MANAGEMENT PLAN

1	**INTRODUCTION**	**4-6**
2	**THE PURPOSE OF A MANAGEMENT PLAN**	**7**
3	**GUIDING PRINCIPLES FOR THE PLAN**	**7**
4	**SITE DESCRIPTION AND ASSESSMENT**	**8**
4.1	**NATURAL FEATURES**	**8-10**
4.1.1	**Site Geography**	**8**
4.1.2	**Surface Features**	**8**
4.1.3	**Soils**	**8**
4.1.4	**Drainage**	**8**
4.1.5	**Vegetation and Landscape**	**9**
4.1.6	**Beach and harbour mudflats**	**9**
4.1.7	**Wildlife**	**9**
4.2	**MAN MADE FEATURES**	**10-12**
4.2.1	**Circulation**	**10**
4.2.2	**Buildings**	**10**
4.2.3	**Equipped Play Facilities**	**11**
4.2.4	**Sports pitches**	**11**
4.2.5.	**Coastal defences**	**12**
4.2.6	**Sluice Gates and lock**	**12**
4.2.7	**Car parking**	**12**
5.	**RECREATIONAL USE**	**13**
5.1	**Informal recreation**	**13**
5.2	**Individual / unstructured sports and pastimes**	**13**
5.3	**Physical exercise**	**13**
5.4	**Team sports**	**13**
5.5	**Cultural and sporting events**	**13**
5.6	**Concessions and services**	**13**
5.7	**Commercial activities and exhibitions**	**13**
5.8	**Access to the harbour**	**13**
6	**THE EFFECTS OF EXTERNAL FACTORS**	**14**
6.1	**Local residential development**	**14**
6.2	**Town centre regeneration scheme**	**14**
6.3	**The Quay and tourism**	**14**
6.4	**Climate change**	**14**
6.5	**Social change**	**14**

7	**EXISTING MANAGEMENT ARRANGEMENTS**	**15**
7.1	**Grounds maintenance**	**15**
7.2	**Monitoring**	**15**
7.3	**Staff Presence**	**15**
7.4	**Planning and managing events**	**15**
7.5	**Site security**	**15**
7.6	**Communicating with the public**	**15**
8.	**AIMS AND OBJECTIVES**	**16**
9.	**MANAGEMENT ISSUES**	**17-19**
9.1	**Natural features**	**17**
9.2	**Man made features and facilities**	**17**
9.3	**Recreational use**	**18**
9.4	**External factors**	**19**
9.5	**Existing management arrangements**	**19**
10.	**PRIORITIES FOR ACTION**	**20**
10.1	**Criteria for prioritisation**	**20**
10.2	**Natural features priorities**	**20**
10.3	**Man made features priorities**	**21**
10.4	**Recreational use priorities**	**21**
10.5	**External factors priorities**	**22**
10.6	**Management arrangements priorities**	**22**
11	**ACTION PLAN 2004-2009**	**23- 25**
12	**REVIEW AND MONITORING**	**26**
13	**CONSULTATION PROCESS**	**26**
14	**SUPPORTING INFORMATION AND APPENDICES**	**26**
	APPENDIX 1	
	Responses and changes as a result of consultation	**27- 33**
	APPENDIX 2	
	Outline of current routine maintenance programme	**34**
	APPENDIX 3	
	Planning obligations funding	**35**
	APPENDIX 4	
	Indicative estimates	**36**

1 INTRODUCTION

1.1 Baiter and Whitecliff Recreation Ground ("Harbourside Park") together form one of the Borough's premier open spaces. In 1992, the Borough of Poole Parks and Open Spaces Service published a draft consultative document that dealt with ***"The future conservation, development and management of Baiter and Whitecliff".*** Subsequently, some of the proposals and actions contained in that document were approved by the Council, funding made available and works implemented. This included improved landscaping, the removal of the "Newfoundland Drive extension" and the reconstruction of the formal sports pitches. Other proposals, such improved visitor facilities at the slipway, for various reasons did not come to fruition. After the elapse of more than ten years, and after changes in the way we live and use open space, it is clearly time to review the situation.

1.2 Although historically they have been considered as separate entities, the linked spaces of Baiter and Whitecliff Recreation Ground are collectively known as 'Harbourside Park'. Surrounding the northern part of Parkstone Bay, this is one of the largest and most intensively used areas of recreational land in Poole.

1.3 Most of the present land area of the park was created by land reclamation in the mid twentieth century, as a result of tipping 'pulverised domestic waste' on the low lying grazing land, salt marshes and mudflats that edged Parkstone Bay.

1.4 In use and appearance, Harbourside Park has a distinctly informal character, which closely resembles a "town common", with the additional attraction of a spectacular view of Poole Harbour. Few urban sites in such a desirable location like this in Britain have remained undeveloped. For a such a large area of harbour frontage to remain intact as open space is a remarkable historical survival.

1.5 In distinct contrast to Poole Park, there does not appear to have been an original plan to lay out Baiter and Whitecliff as a public park. Nor was it considered necessary to provide a wide range of attractions to encourage recreational use. For the most part, relatively simple facilities and infrastructure (such as the parking, children's play area and sports pitches) that are now present seem to have evolved piecemeal in response to the public needs of the day. The layout we have today owes much to a traditional and proven design philosophy - expediency. For example, there is no evidence that the sports pitches at Whitecliff were originally constructed as playing fields - they were merely the areas of reclaimed land that could most easily be improved and brought into use for football and cricket.

1.6 Despite the lack of a formal design (perhaps, partly because of it) Harbourside Park works remarkably well as a public open space. The layout is simple and robust, and it has distinct sense of place. This seems to be due to four key attributes of the site:

INTRODUCTION

SIZE

The whole site is nearly 27 hectares (67 acres) in area, of which almost all is easily accessible and useable by visitors. (This figure does not include the intertidal mudflats of Parkstone Bay, much of which is also in the ownership of the Council)

SETTING

Flat, visually permeable open spaces that contain large expanses of grass often appear two dimensional, bleak, and visually uninteresting. Harbourside Park avoids this by virtue of its unique setting. Much of the visual interest is drawn from the setting, which supplies movement, colour and incident. To the south is Parkstone Bay and the spectacular backdrop of Poole Harbour and Brownsea Island. Beyond these, the Purbeck Hills form the visual horizon. This spacious and beautiful setting is a 'borrowed landscape' which makes the park seem many times larger than it is. On the northern boundary of Baiter, the main Poole to London railway line physically separates Harbourside Park from Poole Park, but does not limit the site visually. The northern edge of Whitecliff, with its remnant natural oak woodland on a natural escarpment is a well defined green boundary to the site. To the west, the wooded ridgelines of Parkstone and Lilliput provide a distant setting to the park . The expanse of grass at Baiter is broken by an embankment mound with established tree planting. Although the total amount of woodland and planting in the park is limited, it is strategically well located for visual impact, adding vertical scale and contrast to the landscape

ACCESSIBILITY

Harbourside Park is roughly at the geographical centre of the borough. It is easily accessible by road and public transport. The parking facilities at Baiter can accommodate large numbers of visitors to the site, which is also within reasonable walking distance of the main shopping centre, the Old Town and the tourist attractions of the quay. The main public slipway for the borough, providing access to the harbour for small craft, and the ancillary boat trailer park, is at Baiter Point. This is in constant use, all year round. Unlike some of the other large public spaces in Poole, Harbourside Park is not hidden 'back land' surrounded by development. Both Baiter and Whitecliff are overlooked by residential development set back by the width of the peripheral road system, and looking out over the park. The edges of open space are important, and in terms of the spatial relationship with its surroundings, this is an ideal configuration.

MULTI FUNCTIONALITY

Harbourside Park attracts an exceptional range of human use and activity. The simplicity and scale of the landscape allows use by large numbers of people for activities that demand space. Whether these are unstructured individual activities (such as kite flying, cycling or walking the dog), group activities (such as family picnics, casual ball games) or a major organised public event, Harbourside Park has the essential quality of "elbow room" to accommodate multiple use. Even amidst the recreational activities and energy of a busy summer weekend, it is still possible to find sufficient personal space for passive enjoyment, relaxation and contemplation.

INTRODUCTION

1.7 The capacity to accommodate a wide diversity of active and passive use within an open space is a rare and valuable attribute. Although there are constraints and limitations on the use on the site, most potential conflicts should be manageable with common sense and forethought.

1.8 The size, configuration and accessibility of Baiter has led the Council to designate the site as venue for major events and exhibitions.

1.9 Seen in this context, Harbourside Park is one of a limited number of open spaces in Poole that is of genuine borough wide importance. It is more than a local park, which would be used mainly by residents of the immediately surrounding area.

1.10 **METHODOLOGY**

The first draft of the outline management plan was prepared by Leisure Services, drawing on existing management information. In addition, particular reference was made to the Poole Local Plan, the emerging borough wide Open Space Strategy and to the government's Planning Policy Guidance *"Planning for Open Space, Sport and Recreation"* (PPG17)

A copy of a working draft was provided to local residents and interested people for purposes of initial comment. It should be noted that although the input from local residents is extremely helpful, the Council must consider the extent that any observations will accurately reflect wider public views and needs. Clearly the opinion of adjoining residents is very important, however, a properly focused perspective on the consultative process must recognise that the strategic borough-wide significance - and that all residents of Poole may have a valid interest in the use of the site.

A summary of consultation comments is provided in Appendix 1 with a brief response to the issues raised. In many cases, the observations seem to be one of emphasis, rather than introducing new issues for the plan and on the whole they appear to be supportive of many of the overall aims of the document.

However, it would also be fair to say that some strongly presented opinions on specific subjects (e.g. cycling on the shared promenade path, the presence of catering facilities, parking, and recreational activities) may diverge from that of the suggested policies in the draft management plan and the Open Space Strategy, or could conflict with other Council strategic objectives. Although the management plan should recognise these alternative views, they have to be judged against the wider strategic context of public use of open space, and the overall management requirements of Harbourside Park .

2. THE PURPOSE OF A MANAGEMENT PLAN

2.1 Purpose:

2.1.1 To set out the existing Council aims and policies that relate to the care and improvement of open space, as applied to this site, in a way that is easily understood by the residents of Poole.

2.1.2 To review (and if necessary amend) policy that will guide decisions in the future.

2.1.3 To plan for the future, and avoid reactive, piecemeal development. Where change is inevitable, it is better to anticipate it, than wait for it to happen.

2.1.4 To establish, (through consultation and dialogue with residents, users and stakeholders) a consensus about what present uses and future changes in use of the site are appropriate, and how they should be supported.

2.1.5 To provide the basis for an action plan and consideration of resources to implement improvements. **Because Council resources are limited, we need to have a clear idea about priorities for action with estimated costs and to consider alternative sources for funding.**

3. GUIDING PRINCIPLES FOR THE PLAN

3.1 A management plan for Harbourside Park should concentrate on strategic principles rather than detailed procedures. These are suggested below:

- **The plan should emerge from a proper analysis and understanding of the landscape, facilities and use of the existing site.**
- **The plan needs to be flexible, avoiding rigidly detailed prescriptions that might prevent innovation.**
- **Proposals for improvement should primarily focus on the quality of basic infrastructure and facilities required and expected by users.**
- **A radical "master development plan" approach to the park is not appropriate or necessary .**
- **The plan is not intended to be or replace a detailed maintenance specification for the site.**
- **The plan should not be introduce a raft of new regulations and restrictions designed to prescribe activity on site. Formal control of behaviour and use should only be required to ensure health and safety, preserve amenity, protect the park from actual damage, and to mediate potential conflicts of public use and enjoyment.**

4. SITE DESCRIPTION AND ASSESSMENT

Note: This section is intended to provide a brief overview. It is beyond the scope of an outline management plan to contain a detailed survey, analysis and assessment of all site features. More detail can be found in the 1992 document.

4.1 NATURAL FEATURES

4.1.1 SITE GEOGRAPHY

Harbourside Park primarily consists of two open grass "plains" (The larger being Baiter Recreation Ground - about 17 hectares, and the smaller Whitecliff Recreation Ground - about 10 hectares).These two principal areas are joined by a long and narrow strip of land sandwiched between the railway line and Parkstone Bay. The primary link between these two spaces is the 1.8 km. long promenade - a foot and cycleway that follows the edge of the bay. With the exceptions of the raised and planted mound at the Baiter, and the escarpment along Whitecliff Road ("white cliff"), almost the whole of Harbourside Park is flat and only a few metres above sea level.

4.1.2 SURFACE FEATURES

A particular feature of the site is the surface irregularity caused by settlement of the landfill. This has created the numerous depressions, humps and bumps that are visible, particularly on Baiter. Most of Whitecliff Recreation Ground was also badly affected by this settlement until 1995, when reconstruction of the sports pitches remedied the subsidence that had become so serious as to prevent the safe use of the area. It should be noted that settlement of landfill is a very long term process. Although it is likely that major settlement has now ceased, it is likely that further minor subsidence will continue for an indefinite future period. Where this interferes with the maintenance or use of the site, a programme of remedial work is required

4.1.3 SOILS

It is believed that almost all the topsoil present was imported as material to cap the layers of pulverised domestic refuse used to fill the site. No detailed information on soils is currently available, but it is known to be of variable composition and depth. Very little of the topsoil is good horticultural quality, but it is free draining and capable of supporting a reasonable grass cover.

4.1.4 DRAINAGE

Most surface water drainage on site appears to take place by percolation into the substrate, or by direct run off. There are apparently no sub surface land drains (even beneath the sports pitches). This is not surprising, given that the site was used for land fill. Fortunately, the fill material appears to be highly permeable, with a result that (despite its low lying position) Harbourside Park is generally well drained. However, after heavy rain, many of the depressions caused by settlement will stand water.

SITE DESCRIPTION AND ASSESSMENT

NATURAL FEATURES

4.1.5 VEGETATION AND LANDSCAPE

Most of the significant landscape features (such as Whitecliff Wood and the screen planting around the carparks) are peripheral, which emphasises the visually open character of the site. There is some evidence that Whitecliff Wood is a seminatural remnant oak woodland. In terms of vegetation species (particularly tree species) Harbourside Park is not unusually diverse, but in the late twentieth century, part of the narrow connecting strip between the two main sites was soiled and reseeded to create a native wildflower meadow, with good results. However although the site landscape is important, the most distinctive and unusual visual feature of the park is the "borrowed landscape" of Poole Harbour and the Purbeck Hills.

4.1.6 BEACH AND HARBOUR MUDFLATS

Most of the Baiter end of Parkstone Bay is defined by rock armour for coast protection. The loose rock armour is replaced by a constructed masonry sea wall at the eastern end of Whitecliff. For most of the length of Baiter, beyond the rock armour, there is a rather narrow mixed beach of sand and shingle, grading out into mudflats. Eastwards of the sluice gates in the direction of Whitecliff, there is little if any beach, but the mudflats of Parkstone Bay, at low tide, are very extensive. At Baiter Point, by the slipway and carpark, the beach is easily accessible and at its most extensive. Despite the beach, due to the shallow water and muddy bottom, Parkstone Bay is neither suitable nor popular for bathing. The beach and mudflats are included in the Poole Harbour 'Site of Special Scientific Interest (SSSI) notification.

4.1.7 WILDLIFE

The land area of Harbourside Park is not managed as a nature reserve, but the site is of considerable importance for nature conservation by virtue of its proximity to Poole Harbour. The adjoining Parkstone Bay mudflats are designated as a Local Nature Reserve (LNR) and are part of the wider notification of Poole Harbour as a SSSI, which is now also designated as a Special Protection Area (SPA) under European law. The designation primarily relates to its value to birds, particularly waterfowl. There are interpretation displays at a number of points on the Whitecliff frontage describing the more common species of birds that may be seen. Some other parts of the site are of wildlife interest. The wildflower meadow, in addition to an interesting flora, now supports a good variety of butterflies and other insects. Whitecliff Wood is known to support a colony of the rare and endangered stag beetle. Other interesting invertebrates may be present, but have been so far little investigated. Reptiles observed on the site include slow worms and common lizard. Records of amphibians and small mammals are poor.

SITE DESCRIPTION AND ASSESSMENT

MAN MADE FEATURES

4.2.1 CIRCULATION

Footpaths and cycleways : these include the primary promenade route (mentioned in 4.1.5 above) and various other pedestrian routes, many of which are informal desire lines linking access points and site features. Only the promenade, the peripheral path to Whitecliff, and a few link paths (e.g. Whitecliff Road to the promenade) are properly constructed in bituminous macadam. These are the only footpaths suitable for all weather / all year use. The remaining paths are unbound gravel or simply beaten earth. The seasonal quality of these paths is very variable. They are not useable in some weather conditions and their condition may discourage some less able park visitors. Upgrading of a number of identified desire lines and linkages would improve and facilitate usage of the whole park. It would also spread use, instead of concentrating it on the existing better surfaced routes.

4.2.2 BUILDINGS

There are both permanent and temporary buildings in Harbourside Park

BAITER	
PERMANENT	TEMPORARY
Conveniences (1970's brick with pitched roof)	Slipway kiosk (portakabin)
Cycle Speedway Club house (1980's brick with pitched roof)	Mobile catering trailer
WHITECLIFF	
PERMANENT	TEMPORARY
Sports Pavilion / Conveniences (Post- war concrete block /render with pitched roof)	Mobile catering trailer
Wessex Water pumping station. Small, brick with pitched roof .	

Architecturally, the permanent buildings of the park are neither of historic interest or real visual merit, but they are relatively small in scale and unobtrusive. The internal condition and facilities of the Whitecliff pavilion are rather unsatisfactory for modern useage. This building requires refurbishment to bring it up to an acceptable standard for the current users. A full structural survey and specialist report also needs to be carried out to enable a decision to be made about the long term future of the structure. The quality of “temporary” facilities needs to be reviewed. If "on site" catering is effectively a year round provision, it may not be appropriate in the long term for this service to be provided from mobile units. However, it is also important to recognise that mobile facilities are flexible and reasonably low visual impact, and this may be the simplest and most sustainable way of providing this useful and clearly popular service to the public.

SITE DESCRIPTION AND ASSESSMENT

MAN MADE FEATURES

4.2.3 EQUIPPED PLAY FACILITIES

The **children's play area** at Whitecliff, which caters primarily for children in the 5-12 years old age range, is one of the larger and better equipped facilities in Poole. It is easily accessible (with the possibility of convenient, on road parking) well overlooked and also has pleasant setting. Given these factors, it is a very popular and well used facility. The play area is known to attract users from a wider catchment area than the immediate neighbourhood. The Council does not provide equipment designed only for use by children below the age of 5. However most equipment on the site can safely be used by children under 5 years old, provided there is adequate parental supervision. Where possible some internal separation of age groups is desirable.

The **skatepark** at Baiter attracts a wide range of children, young people, and even some adult enthusiasts. It is a large, well designed facility with an exceptionally diverse range of equipment that caters for all levels of skill. The site is well located, easily accessible from the town centre on foot, and also has an adjacent car park. The facility is floodlit for limited evening use. Because of this, it attracts users from all over Poole, and visitors from outside the borough.

These facilities clearly provide the type of service to users that is required. However, play facilities are subject to high levels of wear and tear. They also suffer unintended use and abuse, so both these facilities need high levels of maintenance, and reinvestment in replacement equipment, if they are to continue to attract users

4.2.4 SPORTS PITCHES

Grass playing pitches for team sports, available for public hire, are located at Whitecliff. There are three soccer pitches (two senior and one junior) and a cricket wicket. Generally, the pitches are of good level and in reasonable condition. Due to the permeable substrate they are free draining and playable in most weather conditions. The visual setting is attractive, there is adequate car parking and the site experiences relatively little vandalism or misuse of the facilities. The pitches are popular and well used. On the negative side, this is an exposed coastal site, without shelter from the prevailing south-westerly wind. The quality of the changing facilities (see 4.2.2 above) are below the standard reasonably expected by modern users .

4.2.5 COASTAL DEFENCES

Most of the coastal defences (described in 4.1.7 above) are the responsibility of the Council. A short section, between the Baiter Slipway carpark and the Fisherman's Dock, is the responsibility of the Environment Agency. The original purpose of the defences was to retain the edge of the land, when it was reclaimed from Parkstone Bay. Today, the coastal defences prevent erosion of the landfill material, and protect the promenade, slipway and carpark at Baiter Point. The defences are not required to protect the site from inundation, because Harbourside Park (although low lying) is in fact above high tide level.

SITE DESCRIPTION AND ASSESSMENT

MAN MADE FEATURES

4.2.5 COASTAL DEFENCES (cont)

It is thought likely that some further coastal defences (probably groynes) may be required to control erosion of the beach at Baiter car park, where migration of shingle is a problem. (Evidence of this migration may be seen in the continuing deposition of shingle across the slipway, which requires regular clearance)

4.2.6 SLUICE GATES / BUNNY LOCK

The surface water outfall from Poole Park saltwater lake crosses beneath the railway line (in open culvert), beneath the park (in closed culvert) and empties into Parkstone Bay. It is located at the narrowest point of the connecting land between Baiter and Whitecliff Recreation Ground. This is usually referred to as the bunny lock. This is a tidal outfall, controlled by sluice gates on the Poole Park side of the culvert. Control of the level of the salt water lake, which includes regular flushing (draining and refilling from the harbour) is an essential part of the management of this large water body. The sheet steel piling of the outfall is reported to be in very poor condition.

The flushing process is carried out (on average) about once a month, taking advantage of suitable tides. During this operation, the outfall structure and the area of bay around the outlet is potentially hazardous because of the strong currents generated. Fencing and warning notices are provided, but the main risk appears to be to dogs, when they allowed by their owners to swim in the water close to the outfall when flushing is taking place.

4.2.7 CARPARKING

Harbourside Park is well served for car parking. "On site" dedicated parking amounts to 560 spaces, and if "on street" parking in the roads on the periphery is taken into account (an estimated 210 spaces) the total is some 770 spaces.

BAITER	**NUMBER OF SPACES**	**TYPE**
Baiter (North carpark)	244	pay and display
Baiter (Slipway)	205 (+ overspill on grass at peak times)	pay and display
Catalina / Labrador Drive (on street)	120 + (estimated)	pay and display
Newfoundland Drive (skatepark)	36	Free - time limited (2 hours)
WHITECLIFF	**NUMBER OF SPACES**	**TYPE**
Carpark (on site)	77	free - no time restriction
Whitecliff Road (on street)	90 + (estimated)	free - no time restriction

5.0 RECREATIONAL USE

	RECREATIONAL TYPE	EXAMPLES OF ACTIVITY
5.1	**INFORMAL RECREATION:**	Walking, dog walking, passive enjoyment of views and other activity, picnics, bird watching.
5.2	**UNSTRUCTURED SPORTS AND ACTIVITIES:**	Casual play, kite flying, landboarding / traction kites, fishing, skateboarding, mountain biking. (The large, level grass areas and exposure to prevailing wind create ideal conditions for some of these more extreme sports).
5.3	**INDIVIDUAL PHYSICAL EXERCISE:**	Walking, jogging, cycling.
5.4	**TEAM SPORTS:**	Formal pitches for football and cricket available at Whitecliff. (A popular venue with reasonably good quality pitches)
5.5	**CULTURAL AND SPORTING EVENTS:**	"Youth Afloat", Skate festivals, "Hextreme".
5.6	**CONCESSIONS AND SERVICES:**	Catering concessions at Baiter and Whitecliff, located at existing carparks
5.7	**COMMERCIAL ACTIVITIES AND EXHIBITIONS :**.	Fairs, circus, commercial events
5.8	**ACCESS TO THE HARBOUR :**	The Baiter slipway is one of the primary points of access to the water for launching personal watercraft

6. THE EFFECTS OF EXTERNAL FACTORS

6.1 LOCAL RESIDENTIAL DEVELOPMENT

There is substantial residential development taking place in the next ten year period which will put additional pressure on the park. This includes the Dolphin Quays complex and the development of the remaining land at Seldown Bridge (Poole Town Ward) and infill development in Parkstone and Penn Hill wards. This nearby development will bring a net increase in the number of regular local users of Harbourside Park. It is difficult to accurately quantify this increase, but a minimum figure of 1000 additional local users can be estimated.

6.2 THE EFFECTS OF THE TOWN CENTRE REGENERATION SCHEME

In addition to (and distinct from) local residential development, the plan should consider the effects of the Town Centre regeneration scheme. The projected population increase in the Poole Town Ward for the period up to 2016 is in the region of 4000. Although some additional open space may be created within the regeneration area, it is clear that this will also put pressure on Harbourside Park. For active outdoor recreation, Harbourside Park will continue to be the main resource for residents of the ward.

6.3 THE QUAY AND TOURISM

Tourism and leisure activities based on the quay and the old town of Poole are important to the economy. The quality of visitor experience is a fundamental tool in marketing the town. The physical proximity of Baiter to the Quay links it to this objective. Particularly in summer, many visitors will also spend some time at Baiter as a pleasant contrast to the busy Quay. However, although the direct pedestrian and cycle link between Baiter and the Quay is adequate, it is not particularly attractive. The first part of Baiter that is encountered from the Quay is poorly landscaped and uninteresting. Improving this gateway area would make a significant statement.

6.4 CLIMATE CHANGE

There is evidence that global climate change is already having an impact. This is manifesting itself in a number of ways: hotter, drier summers, sometimes with period of drought ; milder and wetter winters (i.e. a trend towards a more Mediterranean type climate in southern Britain) and rising sea levels. If this continues it may have a significant impact on Harbourside Park. Obvious effects will be vegetation change, difficulty in maintaining sports pitches and increased summer use of the site.

6.5 SOCIAL CHANGE

Change in lifestyle needs to be taken into account.

7. EXISTING MANAGEMENT ARRANGEMENTS

7.1 GROUNDS MAINTENANCE

The whole site is currently included within a borough wide contract for open space maintenance. The contract mainly covers "cyclical" work, such as grass cutting, shrub pruning, litter collection, inspection of play facilities and the maintenance of sports pitches. Other work may be carried out "on instruction". It should be noted that (unlike Poole Park) the contractor is not required to have operational staff based permanently on the site. The contract is currently operated by Continental Landscapes plc.

7.2 MONITORING

The performance of the grounds maintenance contract is subject to joint monitoring by local managers of Continental Landscapes and the professional staff of Leisure Services. Regular feedback on user satisfaction on a site by site basis is currently not systematically monitored.

7.3 STAFF PRESENCE

In addition to contract monitoring, the park is visited on a regular basis by the Parks Ranger officers, who are expected to provide on site presence. Their role includes first line help and assistance to the public, dealing with potential problems arising from use or inappropriate behaviour and reporting of problems. It should be noted that the Rangers remit includes all the open space in Poole and they cannot be at Harbourside Park on a full time basis.

7.4 PLANNING AND MANAGING EVENTS

The Council has an adopted Events Policy that guides the location and management of outdoor events that take place on public open space. The basic procedures will be broadly the same whether the event or activity is directly promoted and managed by the Council, or is the responsibility of a commercial or charitable organisation. Although Harbourside Park is a major venue for events, it is far from being the only venue. The Events Policy is applied on a consistent borough wide basis

7.5 SITE SECURITY

On a few occasions in recent years, Baiter has been used by travellers. This has effected both the carparks and grassed areas. It needs to be recognised that it is difficult to defend such a large site against all unauthorised ingress, while maintaining visual amenity and allowing access to legitimate users. In contrast, the Whitecliff end of the park, although potentially accessible, has apparently never been targeted by travellers.

7.6 COMMUNICATING WITH THE PUBLIC

The Council wishes to engage with its customers, to ensure that the management of Harbourside Park reflects the needs and aspirations of users. The publication of this management plan will be an important part of the communication process. An outcome may be to provide better interpretation and information about the unusual waterside setting, running as a linear theme from the Quay through to Whitecliff, identifying the visual, cultural, historical and natural characteristics of the site.

8.0 AIMS AND OBJECTIVES

The aims and objectives of the plan can be summarised as follows

8.1 AIMS

8.1.1 Demonstrate how the management of the park relates to the Council's overall priorities and strategic objectives for Poole

8.1.2 Promote a sustainable management regime that recognises the unique setting, visual character and environment of Harbourside Park

8.1.3 Involve users, residents and stakeholders in the decision making process for the long term management and future development of the park.

8.2 OBJECTIVES

8.2.1 Provide within the park an appropriate range of high quality visitor facilities and infrastructure that meets user expectations, respects the character of the site and is realistically achievable within the resources available.

8.2.2 Review grounds maintenance operations to ensure they deliver the required standards in the most economic and effective way.

8.2.3 Develop a realistic and achievable action plan for improvement.

8.2.4 Ensure that the use, maintenance and improvement of the park fits within the context of the Borough of Poole Open Spaces Strategy.

8.2.5 Develop effective consultative mechanisms that engage with users, residents and stakeholders, to allow monitoring of satisfaction levels and receive feedback on proposals for improvement.

8.2.6 To identify, evaluate and try to resolve potential conflicts of use.

8.2.7 To prioritise, plan and enable bidding for resources (eg Planning Obligations funds) for improvement.

9. MANAGEMENT ISSUES

The outline management plan should not be seen simply as an attempt to develop an improved specification for routine maintenance operations. It needs to be recognised that dealing with changes in recreational needs and pressures, potential conflicts of use, reinvestment in buildings and infrastructure, protection of the environment and character of the park are not "maintenance" matters. The following table summarises the main management issues.

SUBJECT	ISSUE
9.1	**NATURAL FEATURES**
Topography	• settlement of landfill
Vegetation and Landscape structure	• loss of visually important mature trees through age and vandalism • protection and regeneration of Whitecliff Wood • lack of visual interest / identity at gateway points • difficulty in establishing new planting
Wildlife	• conservation and protection from disturbance
9.2	**MAN MADE FEATURES**
Existing buildings	• poor condition of some structures • cost of repair or replacement
Circulation	• gaps in linkages • poor or unsuitable materials • high cost of new provision
Equipped play facilities	• safety and inspection regime • high levels of wear and tear • cost of upgrading to meet EU standards
Sports pitches	• pitch quality • damage to goal mouths by casual use • sub standard changing facilities
Coastal defences	• cost of maintenance and repair • improvements required at Baiter Point
Sluice gates	• high cost of maintenance and replacement • public safety and management of operations
Furniture, fencing, signage and other design features	• condition • quality and visual suitability • cost of repair and replacement

MANAGEMENT ISSUES

SUBJECT	ISSUE
9.3	**RECREATIONAL USE**
Informal recreation	• circulation • effects on the park of over use at some locations
Unstructured sports and activities	• limited resources to monitor and assess use • some "extreme sports" may raise concerns about risk or conflict with other users • lack of valid byelaws to restrict potentially inappropriate activities • uncertainty about which (if any) activities need to be controlled or regulated • what control mechanisms are appropriate?
Physical exercise	• shared use of the promenade as a cycle link between the town centre and south east of the borough
Team sports	• note comments above under sports pitches
Cultural and sporting events	• number and type of events • physical impact on park • effect on residents and other park user • note that Baiter is the only centrally located open space in Poole with good access and sufficient space to accommodate large outdoor public events. • inadequate infrastructure services (e.g. water, toilets. electricity supply) • resource limitations
Commercial activities and uses	• as for cultural and sporting events above
Concessions and services	• siting and visual quality of catering trailers.
Access to harbour	• capacity at peak times • lack of visitor facilities at slipway • overspill parking

MANAGEMENT ISSUES

SUBJECT	ISSUE
9.4	**EXTERNAL FACTORS**
Residential development	• predicted increases in usage
Regeneration scheme	• predicted increases in usage • wear and tear on fabric
Quay and tourism	• quality of visual and physical linkage • poor visual quality of "gateway" points
Climate change	• physical stress on grass and vegetation • increased summer use • constraints on use in winter
Social change	• social inclusion • access to disadvantaged groups • new types of use •
9.5	**EXISTING MANAGEMENT ARRANGEMENTS**
Grounds maintenance contract	• scope of specification • quality • monitoring of performance • availability of resources
User feedback / satisfaction	• not currently monitored
Staff presence	• resource limitations • amount of time spent on site • current lack of visible profile
Events management	• guidelines and policy • resource implications
Security	• travellers using car parks or grassed areas • misuse and antisocial behaviour
Communicating with users and stakeholders	• limitations on resources • mechanism • reactive to complaint, rather than proactive and informative • identifying and reaching interested parties

10. PRIORITIES FOR ACTION

The issues summarised in the above table require proper consideration, but some will be judged more important or urgent than others. With finite resources, it is essential to develop a prioritised action plan. Part of the consultation process on the draft plan has been to receive feedback and refine the Council's priorities from the point of view of users and stakeholders.

10.1 The following criteria have been used to assess issues and develop priorities for action:

- **Council policy and priorities**
- **Council responsibilities (including statutory duties, health and safety)**
- **User aspirations / need**
- **Immediacy of issue**
- **Effect of delay or inaction in addressing issues**
- **Financial resources**
- **Practicality / achievability of desired outcomes**

The table below shows specific issues that are felt to be the most important priorities with explanatory notes on the reasons for prioritisation.

10.2 NATURAL FEATURES		
ISSUE	**PRIORITY**	**COMMENT**
Protection and regeneration of Whitecliff Wood	High	Very important visual feature of landscape. Ongoing replanting and management programme to be continued and monitored. Relatively cheap to do this
Improvements to landscape structure	Medium	Well planned tree planting and landscaping is an effective way of improving the visual amenity and wildlife value of site.
Conservation and protection of wildlife	Medium	Ongoing
Settlement of landfill	Low	Long term but non acute problem, may be possible to address by filling with topsoil when available

10.3 MAN MADE FEATURES		
ISSUE	**PRIORITY**	**COMMENT**
Condition of Whitecliff Pavilion	High	Existing building and internal facilities are substandard Does not meet new standards for access for people with disabilities. Requires detailed structural survey and investigation before carrying out refurbishment work. May require complete replacement.
Circulation (i.e. footpaths and cycleways)	High	Improvement and additions to system needed to encourage and diversify use of park (particularly by people with disabilities and target user groups)
Sports pitches	High	Better maintenance and reinstatement is essential to improve pitch quality. Investigate ways to control unauthorised use.
Fencing and improved signage at sluice gate / bunny	High	Carry out regular risk assessments in order to meet public perceptions of safety issues
Upgrade existing play facilities	High	In order to maintain and improve standards and meet EU requirements, the Council must replace obsolete or worn out equipment and surfaces. Not urgent, but cannot be avoided in medium / long term planning
Coastal defence	Medium	Ongoing. Improvements at Baiter Point and Slipway would add value to site
Furniture, fencing and design features	Low	Not urgent, and can sometimes be funded through donations and sponsorship. Integrated design is needed to support character and identity of site
10.4 RECREATIONAL USE		
ISSUE	**PRIORITY**	**COMMENT**
Monitoring and risk assessments relating to unstructured sports and activities	High	To address perceptions about safety and protect the Council's position
Review and prepare byelaws for adoption	High	Control of inappropriate behaviour and activities is not assisted by current legal vacuum

10.4 RECREATIONAL USE		
ISSUE	**PRIORITY**	**COMMENT**
Visual impact of catering trailers	Medium / Low	Suggested long term policy objective is to replace trailers with permanent buildings - but relatively high cost involved.
Impact and extent of events	Low	Review policy to ensure there is a reasonable balance between cultural interests, value to public and the effects on the park
Peak use of slipway	Low	Needs to be systematically monitored, to determine the frequency and impact of overspill parking on grass
10.5 EXTERNAL FACTORS		
Inclusion, disadvantage and disability	High	Ensure park is safe, accessible and welcoming to all groups. Important in meeting wider social policy objectives and conforming to relevant legislation
Linkage to Quay	High	Improvements to appearance of the important "gateway" would lift image of whole park
Effect of climate change	Medium	Need to carry out review of long term effects to maintenance and future planting
Increased use arising from development/ regeneration	Low	Not immediate, but requires monitoring. Ensure L21 funding is collected and targeted for future improvements
10.6 MANAGEMENT ARRANGEMENTS		
Obtaining better feedback about customer satisfaction	High	Essential to understand whether proposed and ongoing improvements and changes are effective
Improved mechanism for communicating with users and stakeholders	High	Engage with community and encourage shared ownership of park. Encourage better interpretation and understanding of waterfront.
Quality of specifications for maintenance contract	High	Already taking place as part of borough wide review.
Consider whether should be more staff presence on site	medium	Resource intensive. It is suggested that we need to investigate and consult whether this actually achieves improvement to services.
Increased security relating to travellers	Low	The site may already be as secure as is reasonably practical

11 ACTION PLAN

11.1 The final part of the outline management plan puts forward a programme of focused and clearly defined actions, to be carried out over a finite and realistic time span**. It is essential that the action plan makes the vital link between availability of resources and delivering the proposed outcome. The ability of the Council to tackle some of the issues identified above and deliver improvements has to be related to the availability of funding.**

11.2 Funds for Harbourside Park will broadly fall into three categories

existing

- the parks revenue budget
- money already collected and allocated through planning obligations contributions

predicted

- Income that is anticipated from "planning obligations" within the life of the plan and that can be targeted for the park.

(Predicted income is not guaranteed, but is believed to be a probable source of funding)

potential

- lottery distributors
- sponsorship
- inward investment by concessions or specialist organisations
- any external funding that the Government or EC may allocate to open space initiatives in the life of the plan

11.3 Bidding for lottery or other Government funds is not a simple procedure. This is clearly the least certain source of funding, but the possibility should not be dismissed. A successful bid may result in substantial funding for the park. Investigating external funding sources and developing a funding strategy should be one of the actions contained in the plan. It will be recognised that current resource levels for the management of the park are tightly constrained. They are usually sufficient to address day to maintenance, but major improvements to the fabric of the park and reinvestment in facilities is beyond the scope of currently available funds.

11.4 The action plan distinguishes between different financial categories :

A - achievable – using existing revenue and staff resources (no estimated cost)

B - possibly achievable - estimated cost using existing and predicted income from developer recreational contributions (planning obligations)

C - conditional – estimated cost dependent on securing capital or external funding

NOTE : These are indicative estimates, not detailed costing of works

ACTION PLAN 2005 - 2010

RESOURCE CATEGORY A *****achievable with existing revenue and resources. **B** possibly achievable using planning obligations funding. **C** conditional on capital or external funding.

PROPOSED ACTION		resource category	YEAR 1 2005-6	YEAR 2 2006-7	YEAR 3 2007-8	YEAR 4 2008-9	YEAR 5 2009-10
Natural Features							
N1	Protection and regeneration of Whitecliff Wood	**A**	*****	*****	*****	*****	*****
N2	Improvements to landscape structure	**A/B**	****	**25,000**	*****	******	*****
N3	Levelling of settlement using topsoil as available	**A/B**	*****	*****	**25,000**	**25,000**	**25,000**
Facilities and Infrastructure							
F1	Interim refurbishment of Whitecliff Pavilion	**B**		**40,000**			
F2	Replacement of Whitecliff pavilion *	**B/C**					**400,000**
F3	Improvements to footpath system	**B**	**50,000**		**50,000**		**50,000**
F4	Improved maintenance and reinstatement of sports pitches	**A**	*****	*****	*****	*****	*****
F5	Review risk assessments and safety precautions at sluice gates / lock	**A**	*****	*****			
F6	Play area improvement and upgrading	**B**		**150,000**			
F7	Coastal defence improvement at Baiter slipway car park	**B/C**			*****	*****	**75,000**
F8	Furniture, fencing and other infrastructure	**B/A**	**10,000**	**15,000**	*****	*****	*****
F9	Improvements to "gateway" areas	**B/C**			**100,000**		**100,000**
F10	Interpretation of waterside	**B**		**10,000**	**40,000**		

ACTION PLAN 2005 - 2010

RESOURCE CATEGORY A ****** achievable with existing revenue and resources **B** possibly achievable using planning obligations funding **C** conditional on capital or external funding

PROPOSED ACTION		resource category	YEAR 1 2005-6	YEAR 2 2006-7	YEAR 3 2007-8	YEAR 4 2008-9	YEAR 5 2009-10
Recreational use							
R1	Risk assessments and monitor "unstructured sports activity"	**A**	*****	*****			
R2	Review and investigate process for making new byelaws	**A**		*****	*****	*****	
R3	Replace mobile catering trailers with permanent buildings * **NOTE** May be combined with F2 above	**C**				*****	**300,000**
R4	Review policy and procedures relating to events	**A**	*****	*****	*****		
R5	Monitor use of slipway and impact on park	**A**	*****	*****	*****	*****	*****
R6	Carry out disability audit and improve access arrangements	**A/B**	*****	*****	*****	**10,000**	*****
Management arrangements							
M1	Carry out user satisfaction / market research surveys	**A**	*****	*****	*****	*****	*****
M2	Establish borough wide open space user group	**A**		*****	*****	*****	*****
M3	Review of specifications / maintenance contract	**A**	*****	*****			
M4	Review site security / personal security as part of M2 above	**A**		*****	*****		

12. REVIEW AND MONITORING

The outline management plan covers a five year period. It must be recognised that the Council cannot guarantee completion of every element of the plan, because many of the issues still require further investigation and detailed costing. There may be practical problems, or funding difficulties. Inevitably, even with the best efforts and commitment, some desirable objectives may prove to be unattainable. In a changing world some outcomes may prove to be elusive. But, conversely, within the period of the plan, new priorities become apparent, and new funding opportunities may emerge.

Our strategy for Harbourside Park is an attempt to set out what are perceived to be important current and future issues, and suggest how they may be dealt with in the real world. The plan is essentially a "map" for purposes of guidance, but it must not be mistaken for the actual terrain.

The plan will be subject to regular monitoring, and if circumstances change significantly at any time, in a way that compromises many key objectives, a revised plan and further consultation may be required. However, changes affecting open space are usually incremental, and a scheduled major review in the fifth year would be normal.

13. CONSULTATION PROCESS

This document is the final draft - following consultation with elected ward members, stakeholders and residents

The next steps are:

- Report to Environment Overview Group
- Review the draft plan in light of the overview group's recommendations .
- Report to Cabinet and seek approval to adopt the plan, with a view to bidding for the necessary resources (particularly planning obligations funding) to implement it.

14. SUPPORTING INFORMATION AND APPENDICES (available on request)

Appendix 1
Summary of comments, response and changes as a result of consultation

Appendix 2
Brief outline of the current general routine maintenance responsibilities

Appendix 3
Planning obligations funding

Appendix 4
Indicative estimates of costs

Appendix 1

PUBLIC CONSULTATION - ISSUES RAISED, COMMENT AND RESPONSES

ISSUE RAISED	reference	COMMENT	OUTCOME OR CHANGE TO FINAL DOCUMENT
Mudflats The Management Plan should include Parkstone Bay mudflats in plan area	4.1.6	Referred to in the document, although the mudflats are not technically "public open space" or recreational land	Noted, but no specific changes required to plan
The Council should manage the mudflats as a nature reserve	4.1.6 4.1.7	The mudflats are already designated as a Local Nature Reserve and SSSI.	The mudflats have legal protection. This type of habitat requires relatively low key intervention.
Circulation (footpath and cycleway system) Upgrade paths to be "in keeping with Harbourside Park setting" Suggest the creation a dedicated (segregated) cycleway parallel to railway line. Conflicts between cyclists and pedestrians on the promenade are dangerous. Cycling must be banned from this route	4.2.1	A more detailed study of the footpath/ cycleway system is proposed. This is implicit in the plan An alternative route would not necessarily replace the existing cycleway on the promenade. The promenade cyclepath is now designated as part of the National Cycle Network. The reported interactions between cyclists and pedestrians are few. A ban on cycling would be hard to enforce.	Following the study a detailed improvement plan for pedestrian and cycle paths in the park will be developed. The Action Plan proposes some immediate improvements to pedestrian and cycle linkages which may partly resolve this request

ISSUE RAISED	reference	COMMENT	OUTCOME OR CHANGE TO FINAL DOCUMENT
New buildings and development There should be no additional new buildings in the park.	4.2.2	This is felt to be too extreme a policy position, which might restrict desirable future proposals for the park. There are already clear planning policies that govern "ancillary" development and use of open space in the Local Plan.	Noted but no change needed in the document. The management plan will emphasise that it does not support the provision of additional buildings that are <u>unrelated</u> to the use of the open space
Catering facilities Suggest removing existing mobile catering trailers, and not replace them, either as mobile facilities, or as permanent structures.	4.2.2	The removal of all catering facilities would be difficult to equate with proven demand and the generally positive level of public satisfaction with the existing services. Refreshments are part of a generic range of facilities that distinguish district parks. It is a well established local business which provides an appropriate service to the public and income to the Council	No specific change made to management plan, but see the notes below. **NOTES** It is suggested that the actual issue is whether the facilities should remain : either as mobile facilities (but be upgraded visually) : or be replaced with permanent structures If the latter: **EITHER :** As "stand alone" buildings **OR :** As an integral part of another larger building (e.g. part of eventual replacement of Whitecliff pavilion and toilets)

ISSUE RAISED	reference	COMMENT	OUTCOME OR CHANGE TO FINAL DOCUMENT
Play facilities Suggested that there are insufficient play facilities for younger children and suggested supervised, separate play facilities for the under 5 years old.	4.2.3	Most of the existing play equipment at Whitecliff can in fact used by active "under fives" with responsible parental supervision. The Council does not currently attempt to provide supervision of any outdoor equipped play facilities. Supervised facilities for "toddlers" cannot realistically be provided in an outdoor public space unless the equipment is on a separate, physically secure site, preferably under cover.	The Action Plan proposes a complete redesign and renewal of the existing Whitecliff play area. This will include better facilities for younger children, DDA compliance and "accessible to all" facilities
Play facilities (Baiter Skatepark) Skatepark should be supervised	4.2.3	It would be impractical and unaffordable to do this during hours of use, which include weekends and evenings. The skatepark was not designed as a secure enclosed site. It is a "free to all" facility	Supervision is impractical, but Action Plan suggests this is possible site for CCTV camera.
Overspill parking from Baiter Slipway carpark onto grass area should better controlled.	4.2.7 10.4	More monitoring is needed into the frequency and effects of overspill parking .	The management plan notes the issue, but does not recommend any immediate action. If overspill parking is a temporary consequence of the use of public slipway at peak times, it may not feasible to impose drastic control measures.

ISSUE RAISED	reference	COMMENT	OUTCOME OR CHANGE TO FINAL DOCUMENT
Income (from fairs and events etc) to be reinvested in park	5.7	Understandable idea, but local authority accountancy rules do not generally permit income to be "ring fenced" in this way	No change (not within remit of management plan)
Planning obligations funding should be specifically related to park improvements	6.1 6.2	See Appendix 3.	Proposed actions in management plan will utilise some of this funding
"Gateway" concept to the park will be ineffective unless associated with major improvements to appearance of fishermen's dock and boat repair yard	6.3	The use of this land by commercial fishermen is not under the direct control of Council. It is unclear whether many visitors and residents consider the appearance and use of this part of the working harbour to be a problem.	No specific changes to management plan The Management Plan recognises that there may opportunity to improve the pedestrian/cycle route through fisherman's dock as part of sea defence improvements.
Staff presence on site Rangers should "get out of vans" and walk the site more	7.3	This is implicit in recent service restructuring. It is recognised that on site presence is important to the public.	The Management Plan recognises the need, but notes that with finite resources, Rangers may not have the "policing" of Harbourside Park as their only priority .

ISSUE RAISED	reference	COMMENT	OUTCOME OR CHANGE TO FINAL DOCUMENT
Events Suggested that specific events procedures/ guidelines are required for Harbourside Park	7.4	Existing events policy provides guidance for all open space in Poole There are also statutory legislation and regulations on noise and nuisance, that are monitored and enforced by Environment and Consumer Protection Services, that apply to all outdoor events. Harbourside Park a site suitable for large events but the policy seeks to limit the nuisance caused to local residents.	No changes proposed to management plan. It is an issue for the Community Events Policy.
Security : The Council appears to "giving in" on security. There are insufficient physical defense measures against travellers.	7.5	The security record for this site is relatively good, compared with many similar large open spaces in the conurbation It needs to be understood that there will be a balance between high security (which may require visually inappropriate physical defences) and the management of a very large site with long boundaries and an easily accessible frontage.	No detailed change required to management plan, but awareness of these security issues will be a factor in the operational management of the site.

ISSUE RAISED	reference	COMMENT	OUTCOME OR CHANGE TO FINAL DOCUMENT
Consultation with adjoining residents Suggested that that "adjoining residents" always to be involved in all decision making.	8.1.1	The views of adjoining residents need to be balanced with those of other users and visitors. Officers need to be able to make day to day operational decisions and the Management Plan is intended to guide them. Working with users and Ward Members will always be important.	The Document will clarify that "adjoining" residents will be specifically consulted where management proposals or changes to the site would <u>significantly</u> affect their property or amenity . However, the management plan should also be clear that all residents of Poole may have an interest in Harbourside Park.
Safety Cycling on shared pathway around Parkstone Bay is said to be "highly dangerous".	4.2.1 10.3	**See above item on circulation**	
Unstructured sports and activities e.g. traction kites Some of these are said to be "extreme sports" which are "causing much concern".	5.2	None of these activities can be properly described as extreme sports There is little evidence of significant public concern, and no direct reports of serious danger or significant conflicts with other park users. The Council needs to establish if there is clear evidence of an actual problem affecting the reasonable enjoyment, health and safety of users and residents.	There is no need to have a specific policy on this issue. This type of use would appear to be lawful. A risk assessment has been completed and the activities are monitored. Baiter has become a very popular venue for some unusual outdoor activities. Dialogue with responsible users should be developed. Monitoring of "emergent" lawful recreational activities should form part of an ongoing review of use of the park

ISSUE RAISED	reference	COMMENT	OUTCOME OR CHANGE TO FINAL DOCUMENT
BYELAWS Suggested that new byelaws are needed to restrict "potentially inappropriate activities"	5.2	What constitutes an "inappropriate activity" may be a matter of personal opinion rather than fact. The issue of regulating or managing uses of open space needs to be seen in wider context than an individual 'site specific' management plan. If a recreational activity is lawful, and does not interfere with wider public use and enjoyment of open space, it will be difficult to restrict it.	Byelaws are recognised as an issue in the management plan, but the review of byelaws will need to be part of a borough wide initiative rather than "site specific" to Harbourside Park It should be noted that new byelaws will only be ratified by the government if a genuine and significant local problem exists that is not covered, or cannot be controlled, by existing legislation or powers.

Appendix 2

Routine Maintenance

General grounds maintenance operations for Harbourside Park are included within the current borough wide contract which is carried out by Continental Landscapes plc. The borough wide contract was awarded after a rigorous competitive tender and quality evaluation exercise in 1998 and is due for renewal in 2005.

At Baiter and Whitecliff, the contract requires the following work to be carried out

- **General grass cutting**
- **Sports turf maintenance**
- **Preparation and marking out of sports pitches**
- **Cricket wicket maintenance and preparation**
- **Provision of goal posts and kick around goals**
- **Maintenance of the irrigation system for the cricket square**
- **Cutting of the wild flower meadow**
- **Maintenance of shrub and tree planting**
- **Maintenance cleaning i.e. litter, ponds, gullies, emptying dog and litter bins**
- **Play area / skatepark - maintenance, daily inspection, cleaning and painting**
- **Seats - cleaning, painting and repair**
- **Maintenance of fences, gates, railings**

The total annual cost of this regular work is approximately £65,000, calculated from the "scheduled rates" in the overall contract. But, this is a theoretical calculation which needs to be treated with caution. It is a low figure for such a large site, and is only possible because the tasks are included within a borough wide contract, valued at over £1.2 million. This permits economies of scale, and allows the contractor's overheads to be spread over both a large area and a long contract period. If a single specific tender was sought for Harbourside Park as a stand alone contract, the price would almost certainly have to be substantially in excess of this figure

All of the above is committed revenue expenditure. There is little slack in this arrangement and although the contract may be varied, in general terms the contractor is entitled to receive the contract sum for the work tendered for and carried out.

Reactive and unplanned maintenance

The contract does **not** cover unscheduled minor works, and contingencies, such as emergency tree works, replacement planting, repairs to footpaths and infrastructure, replacement of park furniture and play equipment. There is no specific funding for reactive work to Harbourside park. This means that the cost of any unscheduled work has to be found from a small borough wide revenue allocation, against which there are likely to be many competing bids. In practice, funds for Harbourside Park from this source are unlikely to be more than £3000 in any financial year. But there is no guarantee of this amount being available from revenue. Larger sums require a capital bid.

Appendix 3 Planning Obligations Funding.

Contributions for the provision of recreational facilities are collected from developers as part of an agreement when planning permission is granted. This income is ring fenced to pay for enhancement or provision of the additional recreational facilities that is needed as a consequence of development. This is "targeted" money, which has to be spent in a particular way that can be shown to be related to the development that generated it. The way this money is collected and the rules that govern its expenditure cannot be deal with in detail in this document but in simple terms, in relation to Harbourside Park we are primarily interested in two categories of developer contribution:

- CASUAL PLAY AND AMENITY OPEN SPACE ("amenity open space" for short)
- EQUIPPED CHILDRENS PLAY FACILITIES

These are currentiy collected and allocated on an **electoral ward** basis. This means that contributions collected in Poole Town, Parkstone and Penn Hill Wards *may* be available for improvement works in Harbourside Park. It will be realised that the first category permits a wide range of possible improvement projects to be considered, providing only that the proposal met the test of relevance. But it is important to note that there may be competing claims for priority of allocation for funding. Baiter and Whitecliff are not the *only* open spaces in these two wards. that may require enhancement or new play facilities. Contributions currently available for these wards are as shown below.

WARD	**TOTAL AVAILABLE**	**ALREADY ALLOCATED**	**REMAINING**
POOLE TOWN			
amenity open space	248,200	30000 (footpath improvements)	**218,200**
equipped play	131,331	-	**131,331**
PARKSTONE WARD			
amenity open space	393,445	50000 (Parkstone Park improvement)	**343,445**
equipped play	86,273	-	**86,273**
PENN HILL WARD			
amenity open space	249,332	37150	**212,182**
equipped play	54,722	14000	**40,722**

These funds will grow incrementally as planning permission for future development is granted in these wards. It is predicted that Poole Town will receive a high level of contributions because of the Town regeneration scheme.

Appendix 4 INDICATIVE ESTIMATES

Note. These are "ball park" figures. The cost are indicative and are **not** intended to be read as accurate estimates based on detailed schemes.

No	PROPOSED ACTION	COST (capital)
	Natural Features	**£**
N1	Protection and regeneration of Whitecliff Wood	Revenue
N2	Improvements to landscape structure	**25,000**
N3	Levelling of settlement using topsoil as available	**100,000**
	Facilities and Infrastructure	
F1	Interim refurbishment and repair of Whitecliff Pavilion	**40,000**
F2	Complete replacement of Whitecliff Pavilion *	**400,000**
F3	Improvements to footpath and cycleway system	**150,000**
F4	Improved maintenance and reinstatement of sports pitches	Revenue
F5	Risk assessments and safety precautions at sluice gates	Revenue
F6	Play area improvement and upgrading	**150,000**
F7	Coastal defence improvements at Baiter slipway car park	**75,000**
F8	Furniture, fencing and other infrastructure	**25,000**
F9	Improvements to "gateways" and high profile road frontages	**300,000**
F10	Integrated interpretation project for waterfront history, landscape and wildlife	**50,000**
	Recreational use	
R1	Risk assessments and monitor "unstructured sports activity"	Revenue
R2	Review and investigate process for making new byelaws	Revenue
R3	Replace catering trailers with permanent buildings *	**300,000**
R4	Review policy and procedures relating to events	Revenue
R5	Monitor use of slipway and impact on park	Revenue
R6	Carry out disability audit and improve access arrangements	Revenue
	Management arrangements	
M1	Carry out user satisfaction / market research surveys	**5,000**
M2	Establish borough wide open space user group	Revenue
M3	Review of specifications / maintenance contract	Revenue
M4	Review site security / personal security as part of M2 above	Revenue
	TOTAL	**1,570,000**

*may be combined facilities building, in which case overall cost could be lower.