

Poole Local Plan

Strategic Housing Land Availability Assessment



Forecast for April 2018



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1. Introduction

- 1.1 This report has a base date of **1st April 2018** but is prepared in advance (of April 2018) in order to inform the emerging Poole Local Plan examination.
- 1.2 This report will provide evidence for 5, 10 and 15 year supply of housing post April 2018 and will inform the examination in public about the housing position upon adoption of the Local Plan. It includes a forecast for the future 5 year land supply from April 2018 to end of March 2023.
- 1.3 Sites with potential to contribute to Poole's future housing supply that are included in this assessment will require planning permission before housing development can take place. The Council will make decisions on planning applications in accordance with policies in its development plan unless there are material considerations that indicate otherwise.
- 1.4 There is a separate assessment for the 5 year land supply against the current Poole Core Strategy plan (2017 SHLAA), which will be used to monitor housing supply until such time that the new plan is adopted.

2 Strategic Housing Requirement

- 2.1 The emerging Poole Local seeks to deliver a new housing requirement of 14,200 (net) homes for the period 2013-2033. Of this overall housing requirement, there is a requirement of a minimum of 3,425 which are to be specialist housing to meet the needs for an ageing population (see section 10).
- 2.2 The housing requirement is to be achieved through a step change in housing delivery and proposed to be phased as follows:-
 - 2013 to 2018 - 500 dwellings per annum
 - 2018 to 2023 – 710 dwellings per annum
 - 2023 to 2033 – 815 dwellings per annum.
- 2.3 In addition to this, the emerging Local Plan sets a separate requirement for 816 (net) care home bed spaces. The assessment for care home bed spaces is discussed in section 11.

3 Housing Delivery in the Plan Period to Date

Completions

- 3.1 As set out in section 2, the emerging Local Plan seeks to needs for general housing (use class C3), care homes (use class C2), and specialist housing (use class C2/C3). For the avoidance of doubt specialist housing and student housing will still form part of the overall general housing requirement, whilst care bed spaces is separate. This differs from the approach taken under the current development plan that includes delivery of all forms of housing in assessing performance of meeting the 10,000 homes requirement set out in the Core Strategy.
- 3.2 Table 1 shows that 1,380 net residential units have been completed so far in the plan period 2013-2033 which is an average of 345 per year, compared with the annual target of 500 (net) homes (for the first 5 years of the plan).
- 3.3 This means there is a shortfall of 620 (net) homes over the first 4 years, which eaves a housing requirement of 12,820 residential units for the remaining 16 years of the plan period. This is expected as the Council has yet to adopt the Poole Local Plan with a suite of new policies and sites that are required to address the higher housing requirement for the plan period 2013-2033.
- 3.4 Table 1 shows the types of homes which have been completed since the start of the emerging Local Plan.

Table 1 – Housing completions in the period 1 April 2013 to 31 March 2017

	General Market Housing	Specialist Housing	Affordable Housing	Overall Housing
2013/14	174	-	3	177
2014/15	271	-	27	298
2015/16	313	-	22	335
2016/17	398	136	36	570
Total	1156	136	88	1,380

Note – Further work to identify specialist housing delivery (use C2/C3) for 2013/14 to 2015/16 will be carried out in due course and the SHLAA updated however this will not affect the figure for overall housing delivery.

- 3.5 In this forecast assessment for April 2018, the completions figure for the year 2017/18 is not yet known and some assumptions need to be made. At the end of the 2016/17 period there were 1,667 units from unimplemented planning permissions and 827 units under construction. Having regard to the recent upward trend in completions and commitments in 2016/17, 650 (net) homes is a reasonable estimation of completions for the year 2017/18. It is assumed that this would be delivered through existing commitments that are in place on 1st April 2017.
- 3.6 Therefore, a **650** forecast completions in 2017/18 together with **1,380** actual completions in 2013/14 to 2016/17 is a total of **2,030** completions estimated to be delivered over the first 5 years of the plan.

Type and mix of Completions

- 3.7 Table 2 provides information on the type i.e. house, bungalow or flat and mix of housing delivered from the start of the plan period. These figures include completions from the former Pilkington Tiles sites, which was the only allocated site which delivered completions in 2014/15 to 2016/17. The completions for Pilkingtons in 2016/17 included a significant proportion of houses which may have influenced the slight rise in houses versus flats in this year which can be seen in Table 2.
- 3.8 In 2013/14 the proportion of houses/bungalows verses flats was slightly higher than it was in subsequent years. However, from the year 2014/15 onwards the proportions of flats slightly increased although overall, there were still proportionately more houses/bungalows being completed. Consistent with this slight change, was the most popular types of homes being completed which changed from 3-bed houses/bungalows and 4-bed houses/bungalows in 2013/14 to 3-bed houses/bungalows and 2-bed flats in 2014/15 onwards. In 2016/17 the proportion of houses/bungalows verses flats slightly increased once again.

Table 2: Types of homes which have been completed.

	1-bed house/ bungalow	2-bed house/ bungalow	3-bed house/ bungalow	4-bed house/ bungalow	1- bed flat	2- bed flat	3- bed flat	4- bed flat	Overall house/ bungalow	Overall flats
2013/14	<1%	14%	22%	26%	15%	18%	5%	0%	62%	38%
2014/15	2%	12%	30%	12%	17%	25%	3%	0%	56%	44%
2015/16	<1%	13%	23%	20%	7%	35%	3%	0%	56%	44%
2016/17	<1%	10%	30%	18%	12%	25%	4%	<1%	58%	42%

Note: The above is based upon net figures. Due to rounding percentages may not tally in table.

4 Five-Year Housing Requirement

- 4.1 This section identifies Poole's housing requirement over the next five years from 1st April 2018.
- 4.2 The emerging Poole Local Plan housing requirement is a minimum of 14,200 new homes for the period 2013-2033. As discussed in section 3, there were 1,380 homes completed in 2013/14 to 2016/17 and 650 homes which are forecast to be completed in 2017/18 meaning overall completions of 2,030 homes. Having regard to the stepped housing target of 500 (net) homes per annum in 2013 to 2018, this leaves a shortfall of 470 dwellings and a housing requirement of 12,170 residential units for the remaining 15 years of the plan period.
- 4.3 The housing requirement is stepped up to 710 homes per annum for 2018 to 2023 to reflect the annualised average set out in the Eastern Dorset Strategic Housing Requirement 2015. To calculate the housing requirement for the five-year period 1st April 2018 - 31st March 2023, the annual requirement of 710 homes has been multiplied by 5 years which equates to 3,550 homes. In terms of addressing the 470 shortfall for the previous 5 years, the Council uses the Liverpool method. This is on the basis that a number of large strategic allocations that form a significant part of meeting the housing requirement are likely to take more than the next five years to deliver. Delivery of these strategic allocations will provide a significant boost to housing supply in the context of Poole and therefore it is appropriate for Poole to use the Liverpool method in addressing the shortfall.
- 4.4 Therefore, using the Liverpool method, the 470 homes shortfall is divided by the 15 remaining years of the plan and multiplied by 5 years. This equates to 157 homes which is then added to the five-year requirement of 3,550 homes. Finally, this figure has been divided by five years to calculate an annual adjusted five-year housing requirement with both a 5% and 20% buffer and incorporation of shortfall applied. This amounts to **778** and **890** new homes per annum over the five year period, respectively. This is set out in Table 3.

Table 3 – Calculating the five-year housing requirement 2017-2022

A	Housing requirement 1 April 2013 – 31 March 2018 (500 dws pa x 5 yrs)	2,500
B	Completions 1 April 2013 – 31 March 2017	1,380
C	Forecast completions ¹ for 1 April 2017 – 31 March 2018	650
D	Shortfall for five year period 2018 – 2023 against housing requirement (A minus (B+C) divided by 15 years and multiplied by 5 years)	157
E	Five-year housing requirement for 1 April 2018 – 31 March 2023 (A plus D)	3,707
F	Five-year housing requirement annualized plus 5% buffer (E plus 5% divided by 5)	778
G	Five-year housing requirement annualized plus 20% buffer (E plus 20% divided by 5)	890

¹ Emerging Poole Local Plan re-submission draft housing trajectory.

5 Five Year Housing Land Supply

- 5.1 This section assesses the supply of deliverable land to meet the housing requirement for the first five years of the plan. This is in accordance with paragraph 47 of the NPPF which requires local planning authorities to ‘*identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements*’.
- 5.2 The Council has considered the following sources of specific deliverable land supply towards its five-year housing requirement:
- Commitments (planning permissions and under construction);
 - Remaining Local Plan allocations (which do not have planning permission);
 - Sites subject to Section 106 agreements;
 - Planning applications with no final decision;
 - Windfall allowance.

i) Commitments

Under Construction

- 5.3 As of 1st April 2017 there were **827** dwellings (net) under construction. This figure is representative of the amount of units under construction recorded at the start of the monitoring year since the start of the plan period. Given the current levels of activity, it is reasonable to assume that this rate will be maintained by 1st April 2018 as new permissions are granted and existing ones started through 2017/18. Therefore, for the purposes of this assessment, this figure is carried forward to April 2018.

Planning Permissions

- 5.4 There are 1,667 residential units (net) with planning permission and due for commencement within the next 3 years but which have not been started. These sites are likely to be delivered within the current five-year period and therefore form a considerable part of the Council’s demonstration of a five-year supply of land for housing.
- 5.5 However, there are several sites which have planning permission but are counted as proposed allocated sites in section 5.1ii of this report. To avoid double counting these sites need to be deducted from the total residential units with planning permission (see Table 4).

Table 4 - Allocated sites which have planning permission

Site	No. of dwellings approved
St John’s House	52
West Quay Road (north of the bridges)	291
Pilkingtons	103
Parrs	32
Talbot Village	300
Total	778

- 5.6 Thus 778 (allocated sites) is deducted from the 1,667 (net) dwellings with planning permission leaving a total of 889 (net) dwellings. As with the approach taken for under construction, given the current rate of residential planning permissions being granted it is reasonable to assume that there will be around 889 units in place and ready for implementation from 1st April 2018. Therefore, for the purposes of this assessment, this figure is again carried forward to April 2018. The 889 excludes any permissions on allocated sites during 17/18 but would include the proposed 150 per annum windfall rate and other sources set out in section 5 vi and 5 viii for 18/19.
- 5.7 827 under construction and 889 planning permissions not started is a total commitment of **1,716** dwellings that is reasonable to apply from 1st April 2018.

ii) Emerging Poole Local Plan Allocations

- 5.8 The emerging local plan allocation sites are set out in Table 5. These proposed allocations are expected to deliver a total of **2,460** dwellings up to 2023. This includes **778** dwellings which already have planning permission.
- 5.9 As part of residential monitoring the Council regularly updates the likely delivery of housing on these allocations. The Council's update of its delivery assessment is on-going and this latest information indicates the most likely timing of delivery on these sites.

Table 5: List of allocated sites

Site ref	Site	Capacity	Progress	Forecast Delivery					Total 2018/19 - 2022/23
				2018-19	2019-20	2020-21	2021-22	2022-23	
T1	Dolphin Centre, Dolphin Pool and Seldown	500	Council owned. No progress as of yet.	0	0	0	0	0	0
T2	Stadium	430	Pre-application discussions are underway.	0	0	0	0	0	0
T3	Goods Yard	300	Planning permission has expired. Working with Network Rail to bring forward a new scheme for the site.	0	0	0	0	0	0
T4	St Johns House	200	Prior approval given for 52 dwellings. Planning application for additional 151 dwellings not yet determined (subject to S106).	95	105	0	0	0	200
T5	Former Natwest	150	Some pre-application has taken place but no applications yet.	0	0	0	0	0	0
T6	6-12 Wimborne Road	50	Outline permission granted in 2017.	50	0	0	0	0	50
T7	Former Power Station	900+	A government 'Housing Zone'. Planning application for 856 dwellings not yet determined.	0	70	75	75	80	300
T8	North of Twin Sails Bridge	550	Approved applications on southern part of site for 291 dwellings and on northern part of site for 56 dwellings. Remainder of site suitable for a further 203 dwellings.	0	0	95	95	100	290
T9	Between the Bridges	450	Pre-application discussions are underway.	0	0	0	0	0	0
T10	Sydenhams	300	Planning application for 374 dwellings not yet determined.	0	0	0	25	75	100
T11	Pilkington Tiles	250+	116 dwellings completed, 49 under construction, and 103 with planning permission but not started. 58 Starter Homes granted planning permission in July 2017. Planning application for 161 dwellings (to replace outstanding permissions) not yet determined.	80	80	0	0	0	160
T12	Quay Thistle	180	No active pre-application discussions.	0	0	0	0	0	0
T13	Skinner Street and surrounds	100	Council owned site. No progress as of yet.	0	0	0	0	0	0
T14	Lagland Street & Hill Street	60	No application as of yet.	0	0	0	0	0	0

Site ref	Site	Capacity	Progress	Forecast Delivery					Total 2018/19 - 2022/23
				2018-19	2019-20	2020-21	2021-22	2022-23	
T15	Poole Pottery	50	Discussions over the future of Poole Pottery ongoing.	0	0	0	0	0	0
U1	Turlin Moor North	400	Council owned. Initial consultations carried out to inform future planning application.	0	0	0	40	60	100
U2	West of Bearwood	300	Planning application for 324 dwellings not yet determined.	45	45	100	80	30	300
U3	Civic Centre and surrounds	250	Council owned. Subject to possible relocation of Council services.	0	0	0	0	0	0
U4	Crown Closures, Hamworthy	155	Employer has vacated the site. Active pre-application discussions ongoing.	0	0	0	35	35	70
U5	Parrs*	30	Planning permission for 70 bed care home and 32 extra care apartments.	30	0	0	0	0	30
U6	Sopers Lane	100	Pre-app discussions ongoing with planning application expected Autumn 2017.	0	0	0	20	20	40
U8	Beach Road Car Park	60	Council owned. Initial consultations carried out to inform future planning application.	0	0	30	30	0	60
U9	Oakdale Public Buildings	60	Council owned. No progress yet.	0	0	0	0	0	0
U11	Former College Site	55	Site purchased by the Council. Proposals for a new secondary school abandoned and site is now being considered for residential development.	0	0	0	0	0	0
U12	Creekmoor Local Centre	50	Council owned. No progress as of yet.	0	0	0	0	0	0
U13	St Mary's Maternity Hospital	50	Long term proposal to relocate maternity hospital to main Poole hospital site is delayed pending South-East Dorset NHS review.	0	0	0	0	0	0
U14	Roberts Lane, Creekmoor	45	No progress as of yet.	0	0	0	0	0	0
U15	60 Old Wareham Rd to 670 Ringwood Rd	40	No applications as of yet.	0	0	0	0	0	0
U16	Hillbourne School	40	Council owned. No progress as of yet.	0	0	0	0	0	0
A2	Talbot Village*	450	Planning permission granted for 300 student bed spaces for Arts University Bournemouth.	100	100	100	0	0	300

Site ref	Site	Capacity	Progress	Forecast Delivery					
				2018-19	2019-20	2020-21	2021-22	2022-23	Total 2018/19 - 2022/23
UE1	Land north of Merley	500	No progress as of yet.	0	0	50	90	90	230
UE2	Land north of Bearwood	800	No progress as of yet.	0	0	50	90	90	230
Total				400	400	500	580	580	2460

Note – Although the 5 year total in the above table includes allocated sites with permissions (not started or under construction) these are subsequently deducted from section 5 i) commitments.

iii) Sites Granted Planning Permission (Subject to Section 106 Agreements)

5.10 The site listed below received planning permission during the 2016-17 monitoring period subject to the signing of Section 106 Agreements. The agreement was unsigned as of 31 March 2017, and is therefore, not yet deemed to have planning permission. It is reasonable to expect that this site will come forward within 5 years.

Table 6: Planning permissions subject to S106 Agreements unsigned as of 31 March 2017

Application ref	Site name	Net Capacity
APP/16/01058/P	The Oakdale, Kingsmill Road, Poole, BH17 8RQ	32
TOTAL		32

iv) Planning Applications Registered (during 2016-17) with No Final Decision

5.11 The planning applications listed below are those which were registered during the 2016-17 monitoring period but which no decision had been made as of 31 March 2017. Initial analysis suggests there may be potential for residential development on these sites and it is reasonable to expect that these sites will come forward within 5 years. However, to reflect the uncertainty as to their suitability/capacity for residential development and that some proposals may be refused permission, a 30% discount has been applied to their residential potential.

Table 7: Planning applications registered during 2016-17 with no final decision

Application ref	Site name	Net Capacity
APP/17/00211/F	23 and 25 Upton Road, Poole, BH17 7AA	22
APP/17/00088/P	241a and 243 Blandford Road, Poole, BH15 4AZ	10
APP/17/00448/P	32A & 32B Spur Hill Avenue, Poole, BH14 9PH	9
APP/16/01869/P	109 Commercial Road, Poole, BH14 0JD	7
APP/17/00141/F	Land to rear of 26-32 Wharfdale Road, Poole, BH12 2ED	7
APP/17/00418/F	8 Leslie Road, Poole, BH14 8DN	4
APP/17/00486/F	203 Ashley Road, Poole, BH14 9DL	4
APP/16/01797/F	5-9 Powell Road, Poole, BH14 8SG	3
APP/17/00206/F	5 Ormonde Road, Poole, BH13 6DF	3
APP/16/01688/F	65 High Street, Poole, BH15 1AF	2
APP/16/01353/F	22 Balcombe Road, Poole, BH13 6DU	1
APP/17/00167/F	11 Bingham Avenue, Poole, BH14 8ND	1
APP/17/00188/F	16 Cotes Avenue, Poole, BH14 0ND	1
APP/16/01857/F	2 Dornie Road, Poole, BH13 7NL	1

APP/17/00349/F	56 Hamble Road, Poole, BH15 3NL	1
APP/17/00405/F	2 Western Avenue, Poole, BH13 7AL	1
TOTAL		77
TOTAL (including 30% discount)		54

- 5.12 To avoid double counting these 54 homes are assumed to be within the 889 figure for planning permissions existing as at 1st April 2018.

Note - 12 & 14 Wimborne Road (APP/17/00018/P) was registered during 2016/17 but with no final decision, however this is included as an allocated site in 5.1ii. Therefore, to avoid double counting, it is not included in this section.

v) Windfall Allowance

- 5.13 This section provides information on the estimated contribution to the Local Plan's housing supply arising from windfall development, listed as Category F in Table 1.
- 5.14 The NPPF defines windfall sites as those which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available for housing development.
- 5.15 The NPPF (para 48) advises that Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. However, any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.
- 5.16 A high proportion of Poole's housing delivery has historically resulted from windfall development and over the last 30 years the rate has been steadily increasing. Analysis of housing completions during the last eleven years (2006-2017) indicates that an annual average of 346 (net) dwellings were delivered through windfall development. This period covers market conditions before and after the 2008-2009 recession, indicating the consistently strong contribution windfall development makes to housing delivery in Poole irrespective of wider economic conditions.
- 5.17 The urban capacity work undertaken as part of this process highlights there remains potential for windfall development to make an important contribution to meeting Poole's housing needs over the plan period. To further assist with maintaining future windfall delivery, the Local Plan also proposes to adopt a more flexible policy approach to the location of higher density housing in Poole such as flats. This is set out in proposed policy PP2: Amount and Broad Location of Development and Policy PP27: Flats and plot severance. The Government's decision in April 2015 to make permanent permitted development rights allowing the change of use of offices to dwellings is also considered to represent an additional source of potential future windfall housing development.
- 5.18 The Council recognises that, due to the nature of windfall development, it cannot guarantee that this form of housing development will continue to come forward at past rates. However, Poole's historical reliance provides justification of including a windfall allowance. The Council consider that using a rate of 150 dwellings per year in the first 5 years of the plan period and for the remainder of the plan period as proposed through the emerging Poole Local Plan is reasonable.

5.19 This would total 750 dwellings for the 5 year period 2018-2033. This is considered to be a reasonable allowance given that 150 homes per year would represent less than half (43%) the annual average delivery from windfall development experienced during the last ten years. This takes account of historic windfall delivery rates and expected future trends, and is a realistic allowance, as required by the NPPF. As figure 12 illustrates, windfall has not fallen below 150 homes per year since 1992/93. To avoid double counting this assessment assumes that the 150 homes from the first year of the five year period, 2018/19, would be included within the 889 figure for planning permissions. Thereafter, it is expected that at least 150 homes per annum would be delivered through new windfall sources over and above the 889 homes from anticipated commitments at 1st April 2018.

Figure 1 - Windfall Completions and proposed windfall



vi) Summary of Housing Supply Sources

5.20 The housing supply sources set out in this section are combined in Table 8 (overleaf). This demonstrates that through adoption of a new Local Plan a supply of 4,778 homes over the 5 year period 2018 to 2023 can be demonstrated.

Table 8 – Emerging Local Plan Five-Year Housing Land Supply (2018-2023)

Sources of five-year housing land supply	Contribution to housing supply
Commitments (planning permissions, under construction, sites subject to S106, planning applications with no final decision and windfall for 2018/2019)	1,716
Local Plan allocations	2,460
Windfall 2019/2020 to 2022/2023	600
TOTAL	4,776

6 Demonstration of a Five-Year Housing Land Supply

- 6.1 The emerging Poole Local Plan establishes a new strategy to achieve a step change in housing delivery. This is required to ensure the Council can engage with its partners, developers and government organisations to gradually increase build rates commensurate with the plan. It also enables the Council to ensure that sufficient environmental mitigation measures are implemented in time to facilitate development without causing harm to national and internationally protected wildlife.
- 6.2 Thus the housing target for 2013 to 2017 is 500 new homes per annum, a total of 2,500 new homes. This is in recognition of the need in Poole for policy changes to stimulate a significant boost in housing delivery that will only take place once the new plan is adopted from 2018. With the new plan and strategy in place from 2018, the following 5 year period 2018 to 2023 710 new homes per annum (as per the Eastern Dorset SHMA annualised requirement) are required which is a total of 3,550 new homes.
- 6.3 As discussed in section 4 there is a shortfall from 2013 to 2017 which using the Liverpool method, equates to an additional 157 new homes needed in the next 5 year period.
- 6.4 Therefore, for the five-year period 1 April 2018 - 31 March 2023 the annual requirement for new dwellings is 778 (allowing for an additional buffer of 5%) and 890 (allowing for an additional buffer of 20%). The housing land supply for the five-year period is 4,776. This represents a supply of 6.1 years against the 5% buffer requirement and 5.4 years against the 20% buffer. This is calculated by dividing the five-year housing land supply by the annual housing requirement. This is set out in Table 9.

Table 9 – Calculating the five-year housing requirement 2018-2023

A	Housing requirement 1 April 2013 – 31 March 2018 (500 dws pa x 5 yrs)	2,500
B	Completions 1 April 2013 – 31 March 2017	1,380
C	Forecast completions for 1 April 2017 – 31 March 2018	650
D	Shortfall for five year period 2013 – 2018 against housing requirement (A minus (B+C) divided by 15 years and multiplied by 5 years)	157
E	Five-year housing requirement for 1 April 2018 – 31 March 2023 (710 dws pa x 5 yrs plus D)	3,707
F	Five-year housing requirement annualized plus 5% buffer (E plus 5% divided by 5)	778
G	Five-year housing requirement annualized plus 20% buffer (E plus 20% divided by 5)	890
H	Identified five-year supply: <ul style="list-style-type: none"> • Commitments (1,716) • Plan allocations (2,460) • Windfall (600) 	4,776
J	Five-year supply assessment with 5% buffer (H divided by F)	6.1 years
K	Five-year supply assessment with 20% buffer (H divided by G)	5.4 years

6.5 In conclusion, this assessment shows that the Council can demonstrate a 5 year land supply for the period 1 April 2018 - 31 March 2023 assessed against the emerging Poole Local Plan.

Alternative Scenarios

6.6 An update to the Eastern Dorset Strategic Housing Market Assessment (SHMA) is underway to assess needs using the latest Household Projections. This work is expected to be concluded by early 2018. However, Borough of Poole have been given an interim view of the objectively assessed housing need (OAHN) in the Borough of Poole for the 2013-33 period is likely to be based on the latest household projections. The interim findings indicate that the OAHN for Poole would slightly increase to 714 homes annum between 2013 and 2033. This figure needs to be finalised through the Eastern Dorset SHMA as well as considered through Examination. However, if it were taken forward into the plan, the phased delivery of housing would be as follows:

2013 to 2017 - 500 new homes per annum
 2018 to 2023 – 714 new homes per annum
 2023 to 2033 – 821 new homes per annum

6.7 Thus the housing target for 2013 to 2017 would remain as 2,500 new homes. However, in the following 5 year period 2018 to 2023 it would rise to 3,570 (714 homes per annum). An alternative calculation based upon these figures is included below in Table 10.

Table 10 – Calculating the five-year housing requirement 2018-2023 (Updated SHMA)

A	Housing requirement 1 April 2013 – 31 March 2017 (500 dws pa x 5 yrs)	2,500
B	Completions 1 April 2013 – 31 March 2017	1,380
C	Forecast completions for 1 April 2017 – 31 March 2018	650
D	Shortfall for five year period 2018 – 2023 against housing requirement (A minus (B+C) divided by 15 years and multiplied by 5 years)	157
E	Five-year housing requirement for 1 April 2018 – 31 March 2023 (714 dws pa x 5 yrs plus D)	3,727
F	Five-year housing requirement annualized plus 5% buffer (E plus 5% divided by 5)	783
G	Five-year housing requirement annualized plus 20% buffer (E plus 20% divided by 5)	894
H	Identified five-year supply: <ul style="list-style-type: none"> • Commitments (1,716) • Plan allocations (2,460) • Windfall (600) 	4,776
J	Five-year supply assessment with 5% buffer (H divided by F)	6.1 years
K	Five-year supply assessment with 20% buffer (H divided by G)	5.3 years

6.8 The Council also recognise that the Government has recently consulted on the proposed standard methodology. The figure given in the consultation was that Poole would need to deliver 782 homes between 2016 and 2026. The Council is awaiting the outcome of the consultation to see if it is brought into effect or not. However, if it were adopted the supply information set out in this document confirms that Poole has enough sites and land to deliver 782 homes per annum between 2016 and 2026.

7 Post-Five Year Housing Land Supply Assessment 2023/24 onwards

7.1 This section assesses the supply of developable land to meet Poole's housing requirement following adoption of the Local Plan for the 6-10 year period (2023/24 to 2027/28) and 10-15 year period (2028/29-2032/33).

7.2 The NPPF (p.12, footnote. 12) states "to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged". With this in mind the Council has considered the following sources of developable land:

- local plan allocations
- urban area identified sites
- windfall

i) Remaining Plan Allocations

7.3 For the post-five year developable period post adoption of the local plan allocations which are yet to be granted planning permission will supply an additional 5,305 new homes (see table 11 below).

Table 11: Possible phasing of Local Plan allocations

Site ref	Site	Capacity	2018/19-2022/23	2023/24-2027/28	2028/29-2032/33
			5yrs	10yrs	15yrs
T1	Dolphin Centre, Dolphin Pool and Seldown	500		200	300
T2	Stadium	430		205	225
T3	Goods Yard	300		150	150
T4	St Johns House	200	200		
T5	Former Natwest	150		150	
T6	6-12 Wimborne Road	50	50		
T7	Former Power Station	900	300	300	300
T8	North of Twin Sails Bridge	550	290		260
T9	Between the Bridges	450			450
T10	Sydenhams	300	100	200	
T11	Pilkington Tiles	160	160		
T12	Quay Thistle	180			180
T13	Skinner Street and surrounds	100		100	
T14	Lagland Street & Hill Street	60		30	30
T15	Poole Pottery	50		50	
U1	Turlin Moor North	400	100	300	

Site ref	Site	Capacity	2018/19-2022/23	2023/24-2027/28	2028/29-2032/33
U2	West of Bearwood	300	300		
U3	Civic Centre and surrounds	250			250
U4	Crown Closures, Hamworthy	155	70	85	
U5	Parrs	30	30		
U6	Sopers Lane	100	40	60	
U8	Beach Road Car Park	60	60		
U9	Oakdale Public Buildings	60		60	
U11	Former College Site	55		55	
U12	Creekmoor Local Centre	50		50	
U13	St Mary's Maternity Hospital	50			50
U14	Roberts Lane, Creekmoor	45		45	
U15	60 Old Wareham Rd to 670 Ringwood Rd	40		20	20
U16	Hillbourne	40		40	
A2	Talbot Village	450	300	150	
UE1	Land north of Bearwood	800	230	450	120
UE2	Land north of Merley	500	230	270	
	TOTAL	7765	2460	2970	2335

ii) Urban area identified sites

7.4 The sites listed in table 12 have been identified from a number of sources including sites identified by the Council as well as those submitted by members of the public, landowners and developers. Some of these sites could come forward earlier than 2023. However, the Council has taken the view that for the purposes of this assessment it is assumed that this source will come forward in the medium to longer term (6-15 years) as and when the sites become available. This list is not exhaustive as further sites are likely to be identified in the future.

Table 12: Sites identified as developable post 2022/23

Site Ref	Site	Capacity
	Barclays House, 1 Wimborne Road	300
A22	Cabot Lane	100
NEW16 / B2ai	Merley Court Touring Park	100
A8	Hunger Hill Junction	80
A18	Westover House	80
5/17/0002	Sopers Lane (north-east)	70
A14	1-23 Lindsay Road	60
B1	Oaks Garden Centre	50
A19iic	Crown Offices	50
A29	Sea View Centre	50
A30	Land adj. Magna Academy	50
A1b	Land adj Dolphin Pool and Car Park	40
A17	Patrick House	40
A16	Corfe House	30
5/06/0002	Downland Place, Adastral Road	28
NEW12	Canford Business Park	20
A15	13-15 High Street	20
NEW1	Land adjacent Sweet Home Inn, Parkstone	20
NEW13	Station Approach, Broadstone	20
A21	Albert Road Car Park	20
A31	2-10 Haven Road	20
5/12/0006	Horizon Motor Co. Ltd, 397-399 Ringwood Road	20
5/14/0017	Water Tower, Mansfield Rd	15
NEW7	The Sloop, 5 Commercial Road	10
SSA23	Hamworthy Centre	10
5/11/0008	Land rear of 76 & 78 Merley Lane	8
5/13/0001	Land rear of 71-95 Dorchester Road	6
NEW15	Becroft Garden Centre, Merley	5
NEW9	144 Canford Cliffs Road	4
5/11/0009	Land off Egdon Drive	4
5/14/0014	155 Sandbanks Road	4
5/12/0004	228-232 Ringwood Road	3
5/13/0006	Land rear of 14-34 Hunt Road	3
5/11/0010	Land rear of 102-108 Merley Lane	2
5/11/0011	Land adjacent 85 Lynwood Drive	2
5/11/0015	98 Magna Road	2
5/06/0003	Land adjacent 151 Verity Crescent	1
5/06/0004	Land adjacent 39 Verity Crescent	1
5/06/0005	Land adjacent 31 Lynn Road	1
5/06/0006	Land adjacent 220 Verity Crescent	1
5/07/0001	Land adjacent Sandyhurst Close	1
5/13/0003	92 Dorchester Road	1

5/14/0007	1 Constitution Hill Road	1
5/14/0008	20 Elms Avenue, Lilliput	1
5/14/0010	Land adjacent 2 Cranbrook Road	1
	Total	1,355

National Land Use Database Sites

- 7.5 The following sites with housing potential have been identified from the Council's National Land Use Database (NLUD). This database was used to report to Government on the stock of previously developed land in Poole. It includes land and buildings not included within 'Other identified sites' but identified by the Council as being vacant and / or derelict with some housing potential.

Table 13: National Land Use Database sites of more than 0.25ha

Site name	Possible Capacity
12 Rectory Road	14
42-44 Tower Road	14
Knighton Lodge, Wheelers Lane	7
Land off Wheelers Lane	6
103 Lilliput Road	6
Land at Merley Gardens	5
130 Panorama Road	1
TOTAL	53

i) Refused / Withdrawn Planning Applications with Capacity

- 7.6 The Council has assessed the housing potential of planning applications which were refused planning permission or withdrawn over the period 2006-2016 and have not yet come forward through a new permission. This included understanding the reasons for the refusal of planning permission and assessing whether the site might nevertheless be able to potentially accommodate housing through, for example, a reduction in the number of homes from that prompted the refusal of planning permission.

Table 14: Refused / withdrawn planning applications 2006-2016

Application ref	Site name	Possible Capacity
APP/11/00079/F	105 North Road, Poole, BH14 0LU	7
APP/15/01146/F	319 Sandbanks Road, Poole, BH14 8LH	6
06/18719/003/F	3 Mount Road, Poole, Dorset, BH14 0QW	5
08/39763/001/F	44 Brixey Road & land r/o of 92-96 Rosemary Road, Poole BH12 3EZ	5
07/13822/005/F	76 - 78 Parkstone Heights Poole BH14 0RZ	4
07/21934/000/F	26 Princess Road, Poole, Dorset, BH12 1BH	4
07/28865/002/F	99 & 101 Penn Hill Avenue, Poole, Dorset, BH14 9LY	4
08/06226/036/F	311 - 313 Wimborne Road Poole BH15 3DH	4
08/15920/005/F	394-398 Ashley Road Poole Dorset	4
08/16693/004/F	65 Penn Hill Avenue Poole BH14 9LY	4
APP/12/00965/P	357 Ringwood Road, Poole, BH12 4LT	4

Application ref	Site name	Possible Capacity
06/22964/028/F	138-152 Freshwater Drive, Poole, Dorset, BH15 4JF	3
07/00311/002/P	30 Woodside Road Poole BH14 9JJ	3
07/12757/011/F	70 Springdale Road, Poole, Dorset, BH18 9BY	3
07/24156/005/F	9 Alton Road, Poole, Dorset, BH14 8SL	3
08/05748/003/F	6 Bridgewater Road and land r/o 14 Victoria Crescent, Poole	3
08/17230/007/P	85 Penn Hill Avenue Poole BH14 9LY	3
APP/10/00719/F	Land adjacent to Stanton Lacy, 4 Martello Park, Poole BH13	3
APP/13/00868/F	5 York Road, Broadstone, BH18 8EW	3
APP/15/01301/PA	35 Denmark Road, Poole, BH15 2DE	3
06/06342/006/F	72-76 High Street, Poole, Dorset, BH15 1DA	2
07/10461/008/F	13a & 13b Bournemouth Road, Poole, Dorset, BH14 0EQ	2
07/19027/002/F	34 Davis Road Poole BH12 2BB	2
07/20637/008/F	12-14 High Street Poole BH15 1BP	2
07/39187/001/F	63 Jolliffe Road, Poole, Dorset, BH15 2HA	2
08/08399/004/F	7a Curtis Road Poole BH12 3AQ	2
APP/13/01159/F	3 Firs Lane, Poole, BH14 8JG	2
APP/14/01446/F	Land R/O 4 to 10 Mellstock Road, Poole, BH15 3DP	2
APP/15/01155/F	Rear of 37-41 Manor Avenue, Poole, BH12 4LB	2
APP/16/00053/P	Rear of 22 and 24 Recreation Road, Poole, BH12 2EB	2
05/38228/001/F	365 Ringwood Road, Poole, Dorset, BH12 4LT	1
06/04955/003/F	1 Evering Avenue, Poole, Dorset, BH12 4JF	1
06/06828/003/F	15 Otter Road, Poole, Dorset, BH15 3NH	1
06/10098/001/F	6 Alcester Road, Poole, Dorset, BH12 2JN	1
06/31446/001/P	23 Clifton Road, Poole, Dorset, BH14 9PW	1
07/06735/017/F	Rear of 26 Spur Hill Avenue, Poole, Dorset, BH14 9PH	1
07/06807/007/F	6 Pinewood Road, Poole, Dorset, BH13 6JS	1
07/14063/008/F	Flats 1 & 2, Vincent Court, Cromer Gardens, Poole, BH12 1NG	1
07/16846/003/F	48 Haskells Road, Poole, Dorset, BH12 3HX	1
07/17220/003/F	18 Buccleuch Road Poole BH13 6LF	1
07/20213/004/F	101 Commercial Road Poole BH14 0JD	1
07/29587/003/F	295 Sandbanks Road, Poole, Dorset, BH14 8LH	1
07/31469/000/F	173 Turlin Road Poole BH16 5AQ	1
07/34051/001/F	9 Hatch Pond Road Poole BH17 7LQ	1
07/35440/000/F	9 Lakeside Road Poole BH13 6LR	1
07/36030/001/F	1 Buckland Road, Poole, Dorset, BH12 2NA	1
07/36265/002/F	Land rear of 191-193 Rossmore Road Poole BH12 2HQ	1
08/08095/008/F	1 Sea View Road Poole BH12 3LP	1
08/09546/003/F	4 Dale Road Poole BH15 3NG	1
08/16459/005/P	350 Poole Road Poole BH12 1AW	1
08/16637/004/F	11 & 13 Brixey Road Poole BH12 3PB	1
08/19844/004/F	102 Wimborne Road Poole BH15 2DA	1
08/34639/000/F	12 Durrant Road Poole BH14 8TP	1

Application ref	Site name	Possible Capacity
APP/09/00042/F	12 Sunnyhill Road, Poole, BH12 2DH	1
APP/09/00061/F	18 Buckland Road, Poole, BH12 2NA	1
APP/09/00548/F	Land r/o 7-10 Boldre Close	1
APP/10/00005/F	2 Rigler Road, Poole, BH15 4BN	1
APP/10/00144/F	53 Border Road, Poole, BH16 5EE	1
APP/10/00524/F	7 Brudenell Avenue, Poole, BH13 7NW	1
APP/10/00695/F	Land Rear of 3 Macandrew Road, Poole, BH13 7JQ	1
APP/10/00835/F	285 Herbert Avenue, Poole, BH12 4HR	1
APP/10/00910/F	26 High Park Road, Broadstone, BH18 9DE	1
APP/10/01009/F	2 Tower Road, Poole, BH13 6HY	1
APP/10/01327/P	3 Dawkins Road, Poole, BH15 4JW	1
APP/10/01457/F	74 Kings Avenue, Poole, BH14 9QJ	1
APP/10/01656/F	Land adj. 43a Maureen Close, Poole BH12 3HG	1
APP/11/00019/F	Rear of 47 Courthill Road, Poole, BH14 9HJ	1
APP/11/00246/F	36 Sterte Esplanade, Poole, BH15 2BA	1
APP/11/00492/F	11 Albert Road, Poole, BH12 2BT	1
APP/11/00879/C	38 Queens Road, Poole, BH14 9HG	1
APP/11/01451/F	8 Buckland Road, Poole, BH12 2NA	1
APP/11/01477/F	74 Churchill Road, Poole, BH12 2LT	1
APP/12/00321/F	10 Lilliput Road, Poole, BH14 8JZ	1
APP/12/00774/F	7 Glengariff Road, Poole, BH14 9LQ	1
APP/12/01659/F	445-447 Ashley Road, Poole, BH14 0AX	1
APP/12/01664/F	Land rear of 46 Uppleby Road, Poole, BH12 3DE	1
APP/13/00048/F	66-78 Ashley Road, Poole, BH14 9BN	1
APP/13/00558/F	10 Luscombe Road, Poole, BH14 8ST	1
APP/13/01140/C	325 King John Avenue, Bournemouth, BH11 9TF	1
APP/13/01450/F	R/O 1 and 3 Lincoln Road, Poole, BH12 2HT	1
APP/13/01486/F	5A Shore Road, Poole, BH13 7PH	1
APP/14/01216/F	3 Brudenell Road, Poole, BH13 7NN	1
APP/14/01250/F	198 Blandford Road, Poole, BH15 4BH	1
APP/14/01291/F	29 The Avenue, Poole, BH13 6LH	1
APP/15/00269/F	37 Cynthia Road, Poole, BH12 3JE	1
APP/15/00282/C	1 Langley Road, Poole, BH14 9AA	1
APP/15/00890/C	101 Parkstone Road, Poole, BH15 2NZ	1
APP/15/00894/PA	62a Albert Road, Poole, BH12 2DB	1
APP/15/00903/F	7 Kenyon Close, Poole, BH15 3JF	1
APP/15/00946/F	8 Mount Grace Drive, Poole, BH14 8NB	1
APP/15/01010/F	6 Calder Road, Poole, BH17 8PG	1
APP/15/01035/F	Rear of 213-215 Lower Blandford Road, Broadstone, BH18 8DX	1
APP/15/01114/P	2 Dalkeith Road, Poole, BH13 6LQ	1
APP/15/01255/F	107 Dorchester Road, Poole, BH15 3RY	1
APP/15/01287/F	11 Beaumont Road, Poole, BH13 7JJ	1

Application ref	Site name	Possible Capacity
APP/15/01444/F	82 Victoria Road, Poole, BH12 3AF	1
APP/15/01554/F	1A Lawrence Drive, Poole, BH13 7EN	1
APP/15/01568/P	Land rear of 22 Bond Road, Poole, BH15 3RT	1
APP/15/01808/P	48 Upper Road, Poole, BH12 3EW	1
TOTAL		167

ii) Dismissed Appeals with Capacity

- 7.7 The Council has assessed the housing potential of planning applications which were refused planning permission and whose appeals were dismissed by the Planning Inspectorate in the period 2006-2017. This included understanding the reasons for the dismissal of the planning appeal and assessing whether the site might nevertheless potentially accommodate housing through, for example, a reduction in the number of homes from that prompted the refusal of planning permission.

Table 15: Dismissed appeals 2006-2016

Application ref	Site name	Possible Capacity
06/14339/007/F	328 Poole Road BH12 1AR	12
APP/10/00304/F	2 Wimborne Road BH15 2BU	10
07/01088/001/F	1-3 Doyne Road BH14 9AF	9
07/16751/010/F	325 Sandbanks Road BH14 8HZ	6
APP/16/00310/F	52 Rossmore Road BH12 3NL	6
07/02568/004/F	5 Durrant Road BH14 8TP	5
07/16014/007/F	153 Ringwood Road & 107a Sea View Road	5
07/38139/000/F	Land rear of 16-30 Croft Road BH12 3LD	5
06/07948/006/F	20 Ridgeway BH18 8EA	4
07/03497/008/F	1 Moorfields Road BH13 7HA	4
08/18438/009/P	239A Ashley Road BH14 9DS	4
06/32081/002/F	8 Ardmore Road BH14 8SA	3
07/34292/001/F	81-83 Cranbrook Road & rear of 62 Grove Road BH12 3BP	3
APP/16/00919/F	Cherry Court, Cherry Close BH14 0LJ	3
07/09260/001/F	5 Argyll Road BH12 2DR	2
APP/11/01484/F	5 & 5a Moor Road BH18 8AZ	2
APP/14/00455/F	Harbour Heights Hotel, 73 Haven Road BH13 7LW	2
APP/14/01583/P	5 Stoborough Drive BH18 8JA	2
06/00398/002/F	19 James Road BH12 1EA	1
06/31012/001/F	4 & 6 Chaucer Road BH13 7HB	1
06/34442/003/F	413-415 Ringwood Road BH12 4LX	1
07/01189/003/F	125 Magna Road BH11 9NE	1
07/06892/007/F	12 Birchwood Road BH14 9NP	1
07/11833/013/F	Land rear of 148 Bournemouth Road BH14 9HY	1
07/39092/001/F	281 Herbert Avenue BH12 4HR	1
08/29530/007/P	11 Danecourt Road BH14 0PG	1
08/39451/002/F	Rear of 15 Constitution Hill Road BH14 0QB	1
APP/09/00895/F	21 Charborough Road BH18 8NE	1

Application ref	Site name	Possible Capacity
APP/09/00909/F	1 Carlton Grove BH12 2DD	1
APP/09/00917/F	75 Creekmoor Lane BH17 7BW	1
APP/09/01220/P	6 Lea Way BH11 9NF	1
APP/09/01359/F	40 West Way BH18 9LS	1
APP/09/01407/F	20 Birchwood Road BH14 9NP	1
APP/10/00539/F	39 Brownsea View Avenue BH14 8LG	1
APP/10/00725/F	14 Beccles Close BH15 4BS	1
APP/12/00119/F	21 Sandbanks Road BH14 8AG	1
APP/12/01404/F	56 Blake Hill Crescent BH14 8QS	1
APP/13/01329/F	30 - 32 Alton Road BH14 8SN	1
APP/14/00010/F	201 Sopwith Crescent BH21 1SR	1
APP/14/00539/F	Land rear of 42 - 46 Balston Road BH14 0QH	1
APP/14/00618/F	63 Compton Avenue BH14 8PU	1
APP/14/01291/F	29 The Avenue BH13 6LH	1
APP/15/00552/F	7 Whitecliff Road BH14 8DU	1
APP/15/01101/F	Rear of 73 Oakdale Road BH15 3LD	1
APP/15/01729/F	42 Springfield Road BH14 0LQ	1
APP/16/00073/F	5 Kings Crescent BH14 9PR	1
TOTAL		115

iii) Windfall development allowance

7.8 An allowance for housing development on windfall sites² has been made for the post-five year period. This assumes 150 dwellings per annum, which would provide an additional supply of 1,500 homes for the remaining 10 years of the plan post 2022/23. The reasoning for windfall allowance is set out in section 5.

iv) Public sector-owned land

7.9 The housing potential of a number of sites in public sector ownership has been assessed. This consists predominantly of sites owned by the Borough of Poole. It includes those sites which are surplus or likely to become surplus over the plan period to 2033. In order for many of these sites to be developed for housing, a constraint would have to be overcome; for example, the existing use would have to cease. There is considered to be a total potential yield of **225** dwellings from this source of supply.

7.10 There sites are additional to the strategic allocated sites which are also owned by the Council.

v) Land/premises administered by Poole Housing Partnership

7.11 As assessment has also taken place for the housing potential of land/premises administered by Poole Housing Partnership. This included assessing whether there may be potential to accommodate additional housing through, for example, the redevelopment or intensification of underused areas of Poole Housing Partnership land/premises. A potential capacity of **150** dwellings was identified from this source.

² The NPPF defines windfall sites as “sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available”.

vi) Summary of housing sources

- 7.12 The urban area identified sites are not allocations and comprise of a range of land (some with existing uses that would need to cease). As such, the Council takes a pragmatic view on delivery rates from this source over the plan and has applied a 30% discount to their assessed dwelling potential.

Table 16: Discounted urban area identified sites

Urban area identified sites	Potential supply	Supply with 30% discount applied
Strategic Housing Land Availability Assessment sites	1,355	949
National Land Use Database sites	53	37
Refused/withdrawn planning applications	167	117
Dismissed appeals	115	81
Public sector-owned land (inc BOP owned land)	225	158
Land/premises administered by PHP	150	105
TOTAL	2,065	1,447

- 7.13 The discounted urban area identified sites are then added together with the other sources (remaining plan allocations and windfall allowance). As shown in Table 17, in total this assessment has identified specific developable land capable of delivering 8,252 dwellings during the 6-15 year period 2023-2033.

Table 17: Housing land supply 2023-2033

Sources of housing land supply	Contribution to housing supply
Local Plan allocations	5,305
Urban area identified sites	1,447
Windfall allowance	1,500
TOTAL	8,252

8 Timescales for Delivery of Housing (Housing Trajectory)

8.1 Figure 2 below provides a trajectory for the Local Plan housing requirement of 14,200 homes whilst Table 18 provides a breakdown of the trajectory.

Figure 2: Poole's Housing Trajectory

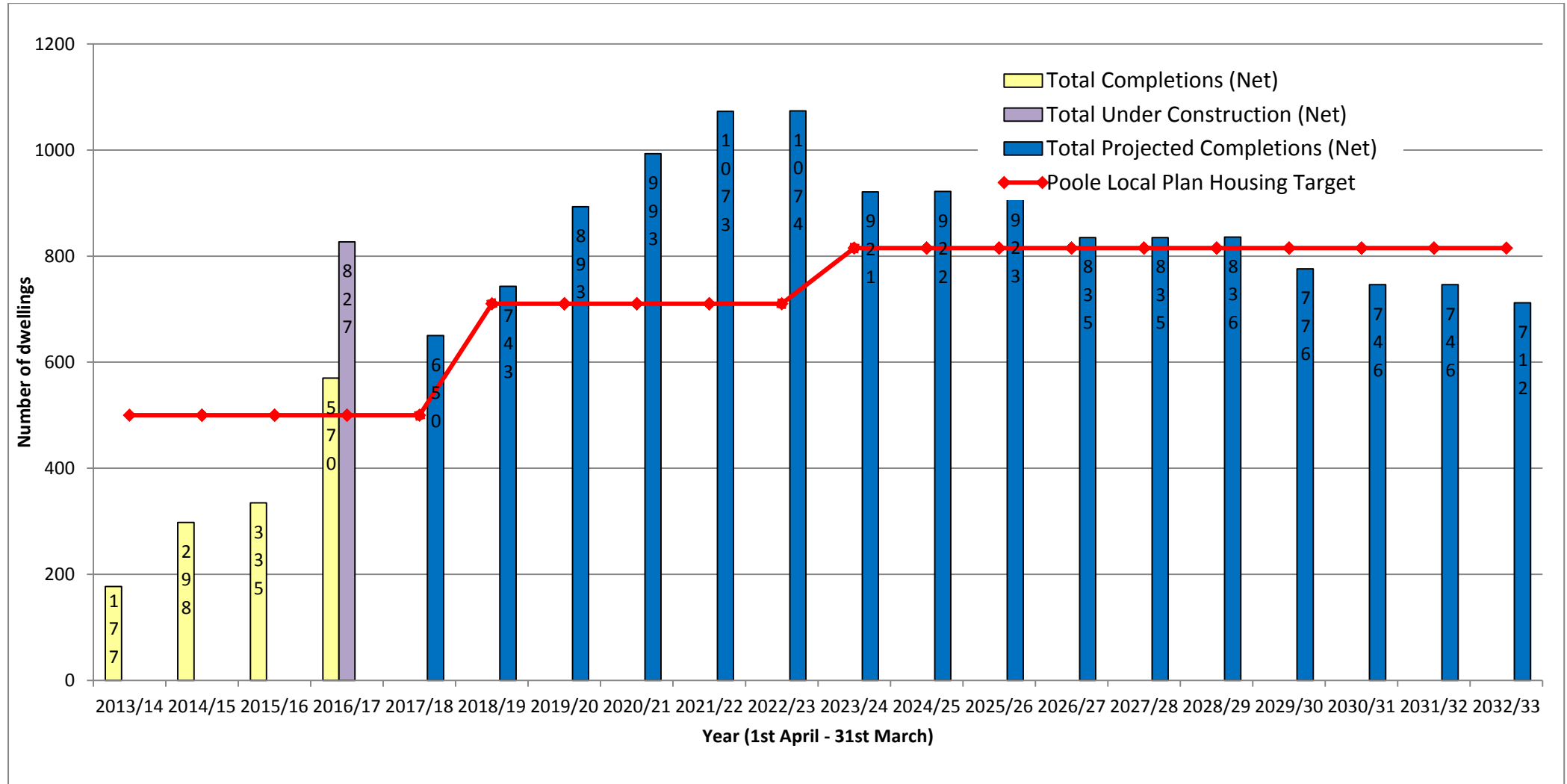


Table 18: Poole's Housing Trajectory Breakdown

	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Total completions (net)	177	298	335	570	650															
Total commitments (net)						343	343	343	343	344										
Plan allocations						400	400	500	580	580	630	630	630	540	540	540	480	450	450	415
Windfall development							150	150	150	150	150	150	150	150	150	150	150	150	150	150
Urban area identified sites											94	95	95	95	95	95	95	95	95	95
NLUD sites											3	3	3	4	4	4	4	4	4	4
Refused/withdrawn applications											11	11	11	12	12	12	12	12	12	12
Dismissed appeals											8	8	8	8	8	8	8	8	8	9
Public Sector Owned Land											15	15	16	16	16	16	16	16	16	16
Land/premises PHP											10	10	10	10	10	11	11	11	11	11
Total projected completions (net)	177	298	335	570	650	743	893	993	1073	1074	921	922	923	835	835	836	776	746	746	712

9 Affordable Housing Delivery

- 9.1 The emerging Local Plan sets a target of delivering 3,000 affordable homes within the plan period by 2033. On average this equates to 150 new affordable dwellings per year. Post-recession affordable housing delivery has been poor in Poole. This can be attributed to worsening viability in many of Poole's housing market areas, due to higher build costs relative to land values.
- 9.2 However, despite these setbacks, the Council has persevered in their aim to deliver affordable housing. In 2016/17 there were 160 affordable housing units currently under construction which is a positive response to previous under delivery.
- 9.3 In addition, the Council is also adopting a new and more robust approach to delivering affordable housing. The new Local Plan includes a number of new strategic allocations, many of which are urban sites however, some include the release of Green Belt sites which will achieve a better uplift in land value. The Local Plan also sets out policies which are aimed at tightening viability requirements and assessments.
- 9.4 The table below sets out how the 3,000 affordable housing target is expected to be met.

Table 19 - Estimated need for residential and nursing care home provision.

Source	No. homes (net)	No. affordable homes	Proportion of supply
Completions (2013/14 - 2016/17)	1,380	88	3%
Commitments	1,716	160	5%
Urban Allocations			
In the Town Centre**	4,380	454	15%
Outside the Town Centre*	2,085	802	27%
Urban Extensions			
North of Bearwood*	800	320	11%
North of Merley*	500	200	7%
Urban area identified sites***	1,089	160	5%
Windfall Allowance***	2,250	816	27%
Total	14,200	3,000	100%

Assumes *40% affordable housing, **10% affordable housing, *** 75% at 40% affordable housing and 25% at 10% affordable housing

- 9.5 As shown above, the allocated sites can contribute around 60% towards the affordable housing target. 8% is built or has planning permission. If all of the allocated sites deliver the minimum policy requirement for affordable homes then a target of 2,000 affordable homes is certainly achievable.
- 9.6 However, the Council wants to push this target in an effort to meet needs and achieve the local plan target of 3,000 affordable homes over the plan period. To do this, the remaining 32% towards this target will need to be met by urban area identified sites and windfall. Of these sites only schemes of 11 or more dwellings will be required to provide affordable housing, and past delivery of affordable housing from such schemes has been poor. The Council is introducing a more flexible policy approach in order to address this issue. In particular, the Council expects an increase in developers bringing forward more schemes that provide affordable housing through Section 106 as a financial contribution (*Policy PP11: Affordable housing*). There are other policy incentives to maximise affordable housing contributions, including the requirement that schemes outside of sustainable transport corridors meet minimum policy requirements (*Policy PP2: Amount and broad location of development*). The Council will then use the contributions to deliver affordable housing on sites elsewhere. The Council may even use the contributions to

achieve a higher proportion of affordable housing on allocated sites, in particular town centre sites.

10 Specialist Housing Provision

- 10.1 The emerging Local Plan also sets a target that of the 14,200 housing to be delivered over the plan period 2013-2033, a minimum of 3,425 units should be specialist housing provision. This includes leasehold sheltered housing, enhanced sheltered housing and extra care housing.
- 10.2 The projected phasing for specialist housing delivery is set out relative to the needs assessment and is illustrated in Table 19.

Table 20 - Estimated need for specialist housing

Type of specialist accommodation	No. of homes to 2025	No. of homes to 2033	Total no. of homes to 2033
Leasehold sheltered housing	1,743	451	2,194
Enhanced sheltered housing	For rent	38	218
	For sale	76	114
Extra care housing	For rent	56	281
	For sale	225	618
Total	2,729	696	3,425

- 10.3 In 2016/17 there were 136 completions for specialist housing. Prior to this further work is required to identify specialist housing (use C2/C3) for 2013/14 to 2015/16. This will be carried out in due course and the SHLAA updated to reflect this.

11 Care Homes

- 11.1 The emerging Local Plan sets out a target of 816 (net) additional residential and nursing care home bed spaces. Similarly to sheltered housing, the projected phasing for specialist housing delivery is set out relative to the needs assessment and is illustrated in Table 20.

Table 21 - Estimated need for residential and nursing care home provision.

Type of care	Additional provision to 2025	Additional provision to 2033	Total provision to 2033
Residential care home	187	136	323
Residential nursing home	285	208	493
Total	472	344	816

- 11.2 This would equate to around 39 (net) additional bed spaces being delivered per year to 2025 and 43 (net) additional bed spaces being delivered to 2033.
- 11.3 However, since 2013 the number of care home bed space completions has been varied and the total of additional bed spaces having been delivered between 2013/14 to 2016/17 is only 23 (see Table 21). This means there is a shortfall of 133 care home bed spaces so far.
- 11.4 The new Local Plan includes a number of new strategic allocations for care homes which should help to improve the delivery for care home bed spaces. The Local Plan policies are strengthened in terms of viability/marketing assessments and resisting the loss of any existing care homes.
- 11.5 In 2016/17 there were 69 care bed spaces under construction and 163 have planning permission but are not yet started. As some of these commitments replaced existing care homes this may also have some influence on the number of completions to date.

Table 22 - Care Home Bed Space Completions 2013 - 2017

Care Home Bed Spaces	
2013/14	91
2014/15	-90
2015/16	103
2016/17	-81
Total	23

12 Identified Sites Not Deliverable

- 12.1 The following sites were identified as possible sites during the emerging Local Plan preparation but were not subsequently allocated. For completeness these sites are listed in Table 22.
- 12.2 Some of the sites fall within Poole's Green Belt where there is a national presumption against inappropriate development, whilst some other sites are currently reserved for employment. These sites are therefore not considered to be developable for housing within the context of current national and development plan policy and are included for information only at this stage.

Table 23: Identified sites to expand the town outwards that are not currently developable

Site Ref	Site Name	Potential	Key Issue(s)
A24	Pottery Industrial Estate	300	Landowner
A25	Sterte Avenue	20	Landowner
A28	Broadstone Car Park	20	Viability / loss of parking
B2	Merley Park	1,200	Green Belt; Protected Species
B2aii / NEW17	Merley Park Road – North		Green Belt; Protected Species
B4	South of Queen Anne Drive	100	Green Belt; Protected Species
B5	Land to the rear of Merley Ways	30	Green Belt; Protected Species
B6	Merley – Land between A31, A341 and B3073	25	Green Belt; Protected Species
B8	Canford Park	1,700	Green Belt; Protected Species
B9	Former Moortown Aerodrome and adjacent land	850	Green Belt; Protected Species
NEW2	Land south of Magna Road, Merley	Not specified	Green Belt; Protected Species
NEW3	Junction of Canford Magna & Queen Anne Drive	10-20	Green Belt; Protected Species
NEW4	Land at Stoats Hill, Merley	Not specified	Green Belt; Protected Species
NEW5	63 Gravel Hill Road	Not specified	Green Belt; Protected Species
NEW6	Rushcombe Farm, Higher Blandford Road	Not specified	Green Belt; Protected Species
NEW8	380 Ringwood Road	Not specified	Employment
NEW11	Hamworthy Club	50-100	Green Belt; Protected Species

NB - In some cases, parts of sites in table 19 were not dismissed in their entirety and those parts which were considered developable are included in the allocated or other sites (under different site references).



Poole Local Plan