

Appendix B – Housing Stock Delivery

Potential Housing Stock

The key local strategic routes proposed to receive additional investment have been selected based on one criterion, that they could support the delivery of planned developments, as stipulated within the Poole Core Strategy and Local Plan Review. These developments are proposed on areas of land, both publically- privately-owned, adjacent to several of the key routes selected for maintenance. The Core Strategy states that **10,000 dwellings** will be delivered in Poole up to 2026, in order to meet housing demand, as well as County-wide targets. The tables below highlight the areas of planned development, and their potential housing stock delivery, which are adjacent to specific key routes, which form part of the funding bid Application. The relevant key route is highlighted at the top of each table.

Scheme: A341 Queen Anne Drive / A341 Magna Road

Ref	Site Name	Area (ha)	Possible Uses	Possible Homes	Comments
B1	Oaks Garden Centre	1.7	Housing or Care Home	50	Previously developed land that is being promoted for redevelopment. Visually the site forms part of the housing to the north and a high density scheme could be achievable. Alternatively a care home could reflect the low housing density to south of Queen Anne Drive
B4	South of Queen Anne Drive	45	Housing	100	Identified by the Council, this is an area of large houses in 5 acre plots within a wooded setting. We could allow low density infilling of gaps that maintains the character of large houses in large gardens
B7	Magna Business Park	17	Housing and Employment	250	The landowner suggests that the site with planning permission for 16,000sqm of employment would be better used if the employment is developed to the south of the site, freeing up the northern part of the site for the delivery of up to 250 homes
B8	Canford Park	222	Housing, Employment, Infrastructure and Open Space	2,500	The landowners are promoting the creation of a new community. The proposal includes a significant open space to the north on the site of the former Canford Magna golf course. New infrastructure would be needed such as a local centre and primary school. The proposal could include extending the no.11 bus service to a regular 20 minutes service. The publicly owned Canford Arena could provide new employment land to support a new community
B9	Moortown Aerodrome	64	Housing, Employment and Open Space	850	Part of the site has been promoted by a private landowner and part of the site is owned by local authorities. The football pitches could be incorporated and improved or relocated.
Total		349.7		3,750	

Scheme: B3068 Blandford Road						
Ref	Site Name	Area (ha)	Possible Uses	Policy (Homes)	Possible Homes	Comments
PCS11c	Pilkington Tiles & Sydenhams	5.6	Housing and Commercial	250	463	Permission for 326 dwellings. Of these 57 are built leaving 269 dwellings not yet built. Around 194 dwellings could be accommodated on the Timber Yard
PCS11d	Former Power Station	15.6	Housing	1,100	1,350	Outline application withdrawn for up to 1,350 dwellings, retail and leisure space. A Government 'Housing Zone', work continues to bring the site forward
SSA4	Crown Closures, Hamworthy	2.9	Housing and Employment	50	155	Employer has now vacated the site and marketed the site for development. This could include mix of housing (including a care home) and employment
SSA23	Hamworthy Centre	0.7	Housing, Retail and Community	0	10	Allocated for a mixed development to improve the local centre
A12	Turlin Moor Recreation Ground	26.4	Housing and Community		300	Council owned open space that could be developed to provide significant community benefits and housing
Total		51.2		1,400	2,278	Overall increase of 878 homes

Scheme: A3040 Alder Road						
Ref	Site Name	Area (ha)	Possible Uses	Policy (Homes)	Possible Homes	Comments
SSA19	Bourne House, Langside Avenue	0.7	Care Home	50	60	Planning permission for 60 bed care home lapsed but expect a new application
A13	Parrs Confectionary Site	0.8	Care Home and Care Flats		100	Planning application for 40 extra care flats and a care home of 60 beds withdrawn. Poor access and redevelopment costs would suit a care housing scheme
A26	Gasworks, Bourne Valley	2.8	Employment or Care Home		100	Landowner seeks a change of use as the site is surplus to requirements. Within the 400 metre heathland buffer, so in terms of housing only a care home could be considered
Total		4.3		50	260	

Scheme: B3068 Ringwood Road

Ref	Site Name	Area (ha)	Possible Uses	Possible Homes	Comments
A10	Ringwood Road	8.3	Housing	40	Road frontage safeguarded for employment uses but more housing could be allowed. There was permission for 22 dwellings, but the permission lapsed
A29	Sea View Centre	0.8	Housing and Community	50	Potential to redevelop the single storey building to make better use of the site, retain the Day Centre but incorporate housing
Total		9.1		90	

Scheme: A35 / B3093 Wimborne Road

Ref	Site Name	Area (ha)	Possible Uses	Possible Homes	Comments
SSA18	St Mary's Maternity Hospital	0.8	Housing inc. Care and Health	50	This could become surplus to needs following a review of health care provision
A4	Stadium and St Johns House	4.4	Housing and New Stadium	500	The Council suggests that, by repositioning the stadium, around 300 new homes could be built within the Potential Tall Building Area. St Johns House has permission for 203 flats
A5	10-26 Wimborne Road	0.2	Housing	40	Low density site opposite Barclays House could be redeveloped for flats, provided it does not adversely impact upon the nearby Heckford Park Conservation Area
Total		5.4		590	