

Borough of Poole

Strategic Housing Land Availability Assessment



**Demonstrating the Supply of Deliverable and Developable Sites for Housing
(2006 - 2026) - April 2017**

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1. Introduction

- 1.1 The Council published its first Strategic Housing Land Availability Assessment in May 2008 prior to the submission of its Core Strategy to the Secretary of State. It was first revised in October 2008 and subsequent annual updates have been published from 2010 onwards.
- 1.2 This report is a further update based upon annual residential monitoring completed in April 2017 with a base date of **1st April 2017**.
- 1.3 In accordance with the National Planning Policy Framework (NPPF) the purpose of the Strategic Housing Land Availability Assessment is “*to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period*” (para. 159). This report identifies and assesses the Borough’s five-year deliverable¹ supply of land for housing and also identifies a supply for subsequent years.
- 1.4 Sites with potential to contribute to Poole’s future housing supply included in this update 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 The NPPF states “local planning authorities should: identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements” (2012, p. 12, para. 47).

2. Strategic Housing Requirement

- 2.1 The strategic housing requirement set out in the Bournemouth, Dorset and Poole Structure Plan was due to be replaced by the South West Regional Spatial Strategy (RSS), which would set out the overarching strategy in the South West region for the period 2006 to 2026. However, the South West RSS has been abolished but the strategic housing requirement has been upheld in Poole's Core Strategy, adopted in February 2009, which includes the minimum target of 10,000 new homes for Poole between 2006 and 2026.
- 2.2 The current strategic housing requirement is set out in the Poole Core Strategy (2009) which sets a minimum target of 10,000 homes in Poole for the period 2006 to 2026.
- 2.3 The Poole Local Plan is expected to replace the current plan in 2018 and this will set a new housing requirement. The future housing requirement set out in the emerging Poole Local Plan has not yet been tested at examination and has no weight in decision making. Therefore, until such time, the 5 year land supply is continued to be assessed against the current plan.

3. Housing Delivery in the Plan Period to Date

- 3.1 Table 1 below identifies the breakdown of all the forms of housing that can be counted towards the **10,000** new dwellings housing requirement for the plan period. As the table shows, **4,860** net units have been completed to date leaving a housing requirement of **5,140** residential units for the remaining 9 years of the plan period. This means there has been a shortfall of 640 dwellings over the first 11 years of the plan period. This remaining requirement equates to an average of **571** dwellings per annum (compared to the annual target of **500** dwellings per annum).

Table 1 – Housing completions in the period 1 April 2006-31 March 2017

	Dwellinghouses (Use Class C3)	Residential Institutions (Use Class C2)*	Student Accommodation (Including Halls of Residence – Use Class C1)	Total
2006/07	666	0	0	666
2007/08	619	0	66	685
2008/09	685	120	0	805
2009/10	421	12	0	433
2010/11	257	172	0	429
2011/12	187	-1	0	186
2012/13	210	43	0	253
2013/14	177	91	0	268
2014/15	298	-90	0	208
2015/16	335	103	0	438
2016/17	570	-81	0	489
Total	4,425	369	66	4,860

*A care home survey has been conducted annually since 2008/09. Prior to this a survey was conducted in 2005/06, therefore, the 2008/09 completions figure is an accumulated 3 year total. These figures have been amended from last year's update as they were previously based on resident numbers but have now been amended to room numbers to give a more realistic comparison to flatted schemes, for example, two residents sharing a room would be considered as one unit.

Types of Completions

- 3.2 Table 2 below sets out the mix of housing that have been completed since 2013/14.

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.

- 3.3 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.
- 3.4 Pilkingtons was the only allocated site which delivered completions between 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.

4. Five-Year Housing Requirement

- 4.1 This section identifies Poole’s housing requirement over the next five years and assesses the supply of deliverable land to meet that requirement. 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*’.
- 4.2 The Poole Core Strategy housing requirement is 10,000 new homes for the period 2006-2026. This represents an annual average requirement of 500 new homes. In the first eleven years of the Core Strategy plan period 4,860 net residential units have been completed. There has therefore been a shortfall of 640 dwellings over the first half of the plan period. This leaves a housing requirement of 5,140 residential units for the remaining 9 years of the plan period.
- 4.3 To calculate the housing requirement for the five-year period 1st April 2017 – 31st March 2022, the annual requirement of 500 homes has been multiplied by 5 years. In terms of addressing the 640 shortfall, the Council uses the Liverpool method². This is on the basis that a number of large strategic allocations (which contribute a significant proportion of the housing requirement over the plan period) are likely to take more than the next five years to deliver. However, delivery of these strategic allocations will provide a significant boost to housing supply in the context of Poole. Therefore, it is appropriate for Poole to use the Liverpool method in addressing the shortfall.
- 4.4 Therefore, using the Liverpool method, 356 dwellings of the shortfall has been added to the five-year requirement. 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. This amounts to 591 and 676 new dwellings per annum over the next five year period, respectively. This is set out in Table 3 below.

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

A	Housing requirement 1 April 2006 – 31 March 2017 (500 dws pa x 11 yrs)	5,500
B	Completions 1 April 2006 – 31 March 2017	4,860
C	Shortfall for five year period 2017 – 2022 against housing requirement (A minus B divided by 9 years and multiplied by 5 years)	356
D	Five-year housing requirement for 1 April 2017 – 31 March 2022 (500 dws x 5 yrs plus C)	2,856
E	Five-year housing requirement annualized plus 5% buffer (D plus 5% divided by 5)	600
F	Five-year housing requirement annualized plus 20% buffer (D plus 20% divided by 5)	685

² This approach makes up the shortfall by averaging it out over the remainder of the plan period. In this case 640 represents the shortfall for the remaining nine years of the plan period. To identify the shortfall over the five-year period 2017-2022 the annual average shortfall of 71.1 dwellings is aggregated which equals 356 dwelling (after rounding).

5. Five-Year Housing Land Supply

5.1 The Council has considered the following sources of specific deliverable land supply towards its five-year housing requirement:

- Planning Permissions;
- Remaining Local Plan allocations (which do not have planning permission);
- Sites with planning permission subject to S106;
- Planning applications with no final decision;
- Windfall allowance.

i) Commitments

As of 1st April 2017 there were:-

- **827** dwellings (net) under construction.
- **1,667** residential units (net) with planning permission (and due for commencement within the next 3 years but which have not been started).

5.2 The combined completions and planning permission total commitments of **2,494** dwellings. These sites are most 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.

ii) Remaining Plan Allocations

5.3 Remaining plan allocations which do not currently benefit from planning permission are expected to deliver **280** dwellings up to 2022. These sites are set out in Table 4 below. 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 4: Remaining Local Plan allocations – housing delivery assumptions 2017-2022

Site ref	Area (Ha)	Site	Current Allocation	Other Information	5 yr Total					
					2017-18	2018-19	2019-20	2020-21	2021-22	Total 2017/18 - 2021/22
PCS 11 a)	1.94	Land between Twin Sails Bridge Approach & RNLI	250+	Approved applications on southern part of site for 291 dwellings and on northern part of site for 56 dwellings. These numbers are included in the 2,494 commitments. Remainder of site suitable for a further 203 dwellings.	0	0	0	0	0	0
PCS 11 b)	1.87	Land between Poole Bridge & Twin Sails Bridge Approach	250+	Pre-application discussions are underway.	0	0	0	0	0	0
PCS 11 c)	4.12	Pilkington Tiles & Sydenham Timber Yard	250+	Pilkingtons - 116 dwellings completed, 49 under construction, and 103 with planning permission but not started. The extant commitments from Pilkingtons are included with the 2,494 commitments figure and therefore not shown in this table. 58 Starter Homes granted planning permission in July 2017. Planning application for 161 dwellings (to replace outstanding permissions) not yet determined. Sydenhams - Planning application for 374 dwellings not yet determined. The Council consider that it is reasonable to allow for 25 homes from the Sydenhams site based on the application's phasing information during the five year period given its advanced planning application stage.	0	0	0	0	25	25
PCS 11 d)	15.35	Former Power Station, Sub Station and Land off Rigler Road	1,110+	A government 'Housing Zone'. Planning application has been submitted (outside the monitoring period) for 856 dwellings not yet determined. Delivery rate is based upon landowner information.	0	0	70	75	75	220
PCS 12	31.5	Town Centre North (excluding Goods Yard)	350-700	St John's House - Prior approval given for 52 dwellings. Planning application for additional 151 dwellings not yet determined (subject to S106). These numbers are included in the 2,494 commitments.	0	0	0	0	0	0
SSA 4	2.92	Crown Closures Ltd., Lake Road	50+	Employer has vacated the site. An application has been submitted, albeit outside the monitoring period. This followed extensive pre-app discussions within the monitoring period.	0	0	0	0	35	35

Site ref	Area (Ha)	Site	Current Allocation	Other Information	5 yr Total					
					2017-18	2018-19	2019-20	2020-21	2021-22	Total 2017/18 - 2021/22
SSA 11	2.67	Lagland Street	40	34 dwellings delivered to date.	0	0	0	0	0	0
SSA 12	2.9	Goods Yard	200+	Planning permission has expired. Working with Network Rail to bring forward a new scheme for the site.	0	0	0	0	0	0
SSA 14	1.15	Former East Quay Depot and Quay Thistle Hotel	200+	No active pre-application discussions.	0	0	0	0	0	0
SSA 17	1.72	B&P College Site, Constitution Hill Road	Not specified	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
SSA 18	0.75	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
SSA 19	0.65	Bourne House Langside Avenue*	68	68 bed care home is now under construction.	0	0	0	0	0	0
SSA 20	15.07	Talbot Village*	450	Planning permission granted for 300 student bed spaces for Arts University Bournemouth.	0	0	0	0	0	0
SSA 23	0.69	Hamworthy Local Centre	10	Identified through policy as a redevelopment site and allocated in the PQF Neighbourhood Plan. The site is subject to 3 current applications for 21 net dwellings.	0	0	0	0	0	0
Total					0	0	70	75	135	280

*To avoid double counting, the 5 year total in the above table excludes permissions (not started, under construction or subject to S106) for allocated sites as these are already counted in either commitments or other sources (hence delivery is 0 in the table above).

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

- 5.4 The sites listed below are those which received planning permission during the 2016-17 monitoring period subject to the signing of Section 106 Agreements. These agreements were unsigned as of 31 March 2017.

Table 5: 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
APP/15/01699/F	St John's House	151
TOTAL		183

- 5.5 To clarify, St John's House has prior approval for 52 dwellings (which is included within the 2,494 commitments. The subsequent permission for 203 dwellings creates an additional 151 dwellings which was subject to the signing of a S106 as of 31 March 2017.

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

- 5.6 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.

Table 6: Planning applications registered during 2016-17 with no final decision

Application ref	Site name	Net Capacity
APP/17/00018/P	12 & 14 Wimborne Road	50
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
SUB TOTAL		127
TOTAL (WITH 30% DISCOUNT APPLIED)		89

5.7 The Council takes a pragmatic view on delivery on sites that do not yet benefit from planning permission or permission subject to Section 106 and therefore reasonable to assume that not all these sites will be approved. Therefore, on this basis a 30% discount is applied to the delivery of this source.

v) Windfall Allowance

5.8 This section provides information on the estimated contribution to the Local Plan's housing supply arising from windfall development.

5.9 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.

5.10 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.

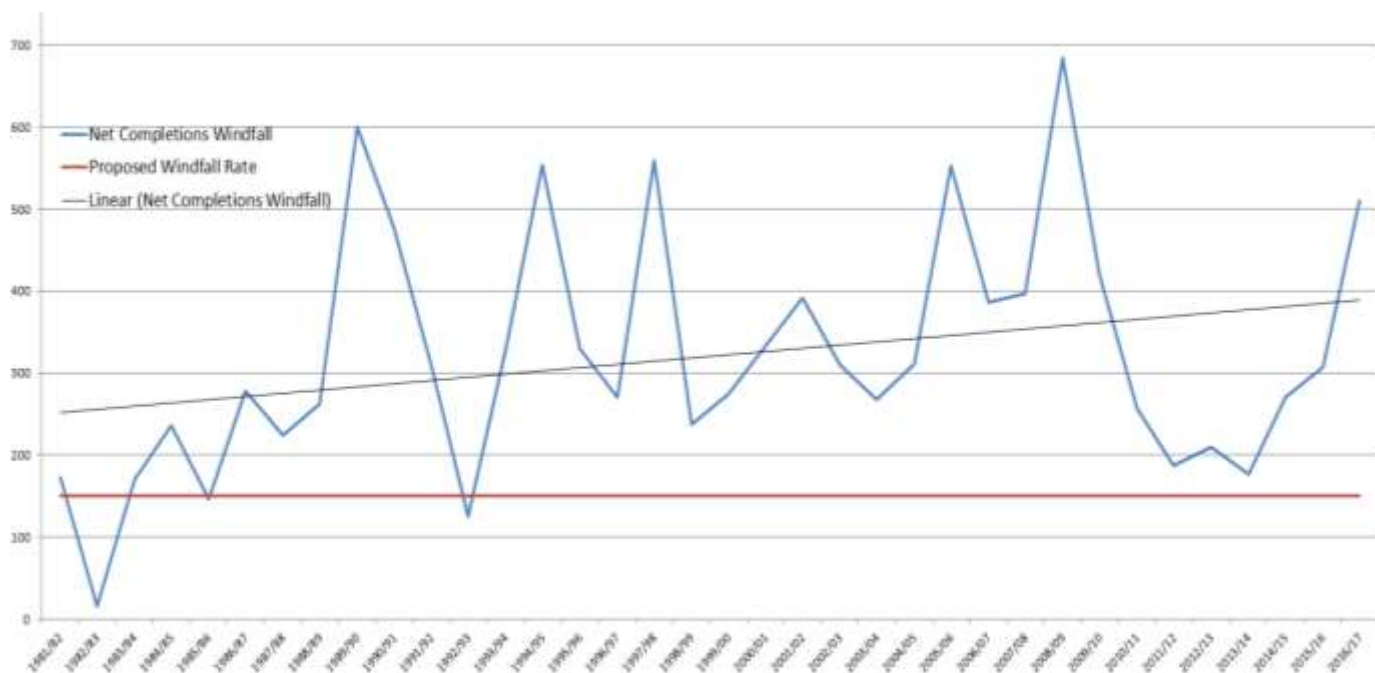
5.11 A high proportion of Poole's housing delivery has historically resulted from windfall development and over the last 30 years the rate has been steadily increasing. Analysis of housing completions during the last eleven years (2006-2017) indicates that an annual average of **346** (net) dwellings 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.

5.12 The urban capacity work undertaken as part of the local plan review process highlights there is 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 emerging local plan also proposes to adopt a more flexible policy approach to the location of higher density housing in the Borough such as flats. This is set out in proposed 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.

5.13 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 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.

5.14 This would total 750 dwellings for the 5 year period 2018-2033. This is considered to be a reasonable allowance given that windfall has exceed 150 homes per year since 1991/92 and 150 homes per year represents less than half (43%) the annual average delivery from windfall development experienced during the last ten years (see figure 1). This takes account of historic windfall delivery rates and expected future trends, and is a realistic allowance, as required by the NPPF.

Figure 1 - Windfall Completions and proposed windfall



Summary of Housing Supply Sources

5.15 All of the housing supply sources are combined in table 7 to calculate the Council’s five year housing land supply. The total land supply sources the five-year housing supply (2017/18-2022/23) is **4,166**.

Table 7 – Current Five-Year Housing Land Supply (2017/18-2022/23)

Sources of five-year housing land supply	Contribution to housing supply
Commitments (planning permissions and under construction)	2,494
Remaining plan allocations	280
Sites subject to S106	183
Planning application with no final decision	89
Windfall	750
TOTAL	3,796

6. Demonstrating a Five-year Housing Land Supply

- 6.1 For the five-year period 1 April 2017 - 31 March 2022 the annual requirement for new dwellings is 600 (allowing for an additional buffer of 5%) and 685 (allowing for an additional buffer of 20%). The housing land supply for the five-year period is 3,796. This represents a supply of 6.3 years against the 5% buffer requirement and 5.5 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 8 below.

Table 8– Calculating the five-year housing requirement 2017-2022

A	Housing requirement 1 April 2006 – 31 March 2017 (500 dws pa x 11 yrs)	5,500
B	Completions 1 April 2006 – 31 March 2017	4,860
C	Shortfall for five year period 2017 – 2022 against housing requirement (A minus B divided by 9 years and multiplied by 5 years)	356
D	Five-year housing requirement for 1 April 2017 – 31 March 2022 (500 dws x 5 yrs plus C)	2,856
E	Five-year housing requirement annualized plus 5% buffer (D plus 5% divided by 5)	600
F	Five-year housing requirement annualized plus 20% buffer (D plus 20% divided by 5)	685
G	Identified five-year supply: <ul style="list-style-type: none"> • Commitments (2,494) • Remaining plan allocations (280) • Sites subject to S106 (183) • Planning application with no final decision (58) • Windfall (750) 	3,765
H	Five-year supply assessment with 5% buffer (G divided by E)	6.3 years
I	Five-year supply assessment with 20% buffer (G divided by F)	5.5 years

- 6.2 In conclusion, this assessment shows there is a demonstrable five-year supply of deliverable housing sites in Poole assessed against the current plan for the period 1 April 2017 – 31 March 2022.

7. Post-five Year Housing Land Supply Assessment - 2022/23 onwards

7.1 This section assesses the supply of developable land to meet Poole's housing requirement beyond the current five-year period. The NPPF (p.12, footnote. 12) states that "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:

- remaining plan allocations which do not have planning permission;
- urban area identified sites
- windfall

7.2 The council is also preparing a new local plan which once adopted will identify additional allocated sites and will increase the housing supply post 2023.

vi) Remaining Plan Allocations

7.3 For the post-five year period the local plan allocations which are yet to be granted planning permission will supply **1,060** dwellings (see table 9 below).

Table 9: Remaining plan allocations – housing delivery assumptions 2022-2033

Policy	Area (Ha)	Site	Phasing				Total in period (2022 – 2026)
			22-23	23-24	24-25	25-26	
PCS 11 a)	1.94	Land between Twin Sails Bridge Approach & RNL	0	0	0	0	0
PCS 11 b)	1.87	Land between Poole Bridge & Twin Sails Bridge Approach	0	0	0	0	0
PCS 11 c)	4.12	Pilkington Tiles & Sydenham Timber Yard	75	75	75	50	275
PCS 11 d)	15.35	Former Power Station, Sub Station and Land off Rigler Road	80	60	60	60	260
PCS 12	31.5	Town Centre North (T1 Dolphin, T5 Natwest)	0	50	50	100	200
SSA4	2.92	Crown Closures Ltd., Lake Road	35	45	40	0	120
SSA 11	2.67	Lagland Street	0	0	0	0	0
SSA 12	2.9	Goods Yard	0	0	0	0	0
SSA 14	1.15	Former East Quay Depot and Quay Thistle Hotel	0	0	0	0	0
SSA 17	1.72	B&P College Site, Constitution Hill Road	0	25	30	0	55
SSA 18	0.75	St Mary's Maternity Hospital	0	0	0	0	0
SSA 19	0.65	Bourne House, Langside Avenue	0	0	0	0	0
SSA 20	15.0	Talbot Village	0	40	45	65	150
SSA 23	0.69	Hamworthy Local Centre	0	0	0	0	0
Total			190	295	300	275	1,060

vii) Urban area identified sites

- 7.4 The sites listed in table 10 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 in the first 5 years, however the expectation is that many of these sites will come forward in the medium to longer term (5 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 10: Urban area identified sites developable post 2021/22

Site ref	Site name	Net Capacity
	Barclays	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
U8	Beach Road Car Park	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
5/11/0008	Land rear of 76 & 78 Merley Lane	8
5/13/0001	Land rear of 71-95 Dorchester Road	6
NEW15	Beecroft 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

Site ref	Site name	Net Capacity
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	1,405

viii) National Land Use Database Sites (NLUD)

- 7.5 The following sites with housing potential have been identified from the Council's National Land Use Database. This database was used to report to Government on the stock of previously developed land in the Borough. 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 11: National Land Use Database sites of more than 0.25ha - potential housing capacity

Site name	Net 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

ix) Refused / Withdrawn Planning Applications with Capacity

- 7.6 As assessment has taken place of the housing potential of planning applications which were refused planning permission or withdrawn in the period 2006-2016 and have not 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 promoted in the refused planning applications.

Table 12: Refused / withdrawn planning applications 2006-2016 - potential housing capacity

Application ref	Site name	Net 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 92-96 Rosemary Road, Poole BH12 3EZ	5
07/13822/005/F	76 - 78 Parkstone Heights Poole BH14 0RZ	4

Application ref	Site name	Net Capacity
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
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

Application ref	Site name	Net Capacity
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
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

Application ref	Site name	Net Capacity
APP/15/01255/F	107 Dorchester Road, Poole, BH15 3RY	1
APP/15/01287/F	11 Beaumont Road, Poole, BH13 7JJ	1
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

x) Dismissed Appeals with Capacity

7.7 As assessment has taken place of the housing potential of planning applications which were refused planning permission and whose appeals were dismissed by Government Planning Inspectors in the period 2006-2016. 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 promoted in the refused planning applications.

Table 13: Dismissed appeals 2006-2016 - potential housing capacity

Application ref	Site name	Net 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

Application ref	Site name	Net Capacity
APP/09/00895/F	21 Charborough Road BH18 8NE	1
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

xi) Windfall development allowance

7.8 An allowance for housing development on windfall sites³ has been made for the post-five year period. This assumes 150 dwellings per annum, which would provide an additional supply of 600 homes between 2022/23-2025/26. The windfall allowance is set out in section 5 above.

xii) 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 2026. 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 before application of the discount.

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

xiii) 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.

³ 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”.

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 is applied to their assessed dwelling potential (see table 14 below).
- 7.13 Also the realistic phased delivery of the urban identified sites is likely over a 10 year period. However, as the remainder of the plan is restricted to only 4 years, this is again divided by 10 years and multiplied by 4 years to take account of phasing and sites likely to be delivered beyond the plan period.

Table 14: Discounted urban area identified sites

Urban area identified sites	Potential supply	Supply with 30% discount applied	Supply for 4-year period
Strategic Housing Land Availability Assessment sites	1405	984	394
National Land Use Database sites	53	37	15
Refused/withdrawn planning applications	167	117	47
Dismissed appeals	115	81	32
Public sector-owned land (inc BOP owned land)	225	158	63
Land/premises administered by PHP	150	105	42
TOTAL	2115	1482	593

- 7.14 The discounted and pro rata supply for urban identified sites is then added together with other sources (remaining plan allocations and windfall allowance). As shown in table 15 below, in total this assessment has identified specific developable land capable of delivering 2,219 dwellings during the post-four year period 2022/23—2025/26. With the delivery of the current five year supply by 2023 (3,765 homes), there would be a residual of 1,375 homes left to built between 2023 and 2026. As has been demonstrated the 2,253 homes would clearly ensure the full housing requirement is met by 2026.

Table 15: Post-five year housing land supply 2022/23-2025/26

Sources of post-five year housing land supply	Contribution to housing supply
Remaining plan allocations	1,060
Urban area identified sites	593
Windfall allowance	600
TOTAL	2,253

8. Timescales for Delivery of Housing (Housing Trajectory)

8.1 The Council is required by the NPPF to illustrate through a housing trajectory the expected rate of housing delivery for the Local Plan period 2006-2026. Figure 2 below provides the trajectory for the Local Plan housing requirement of 10,000 homes whilst table 16 below provides a breakdown of the trajectory

Figure 2: Housing trajectory showing possible timetable for delivery of 10,000 homes

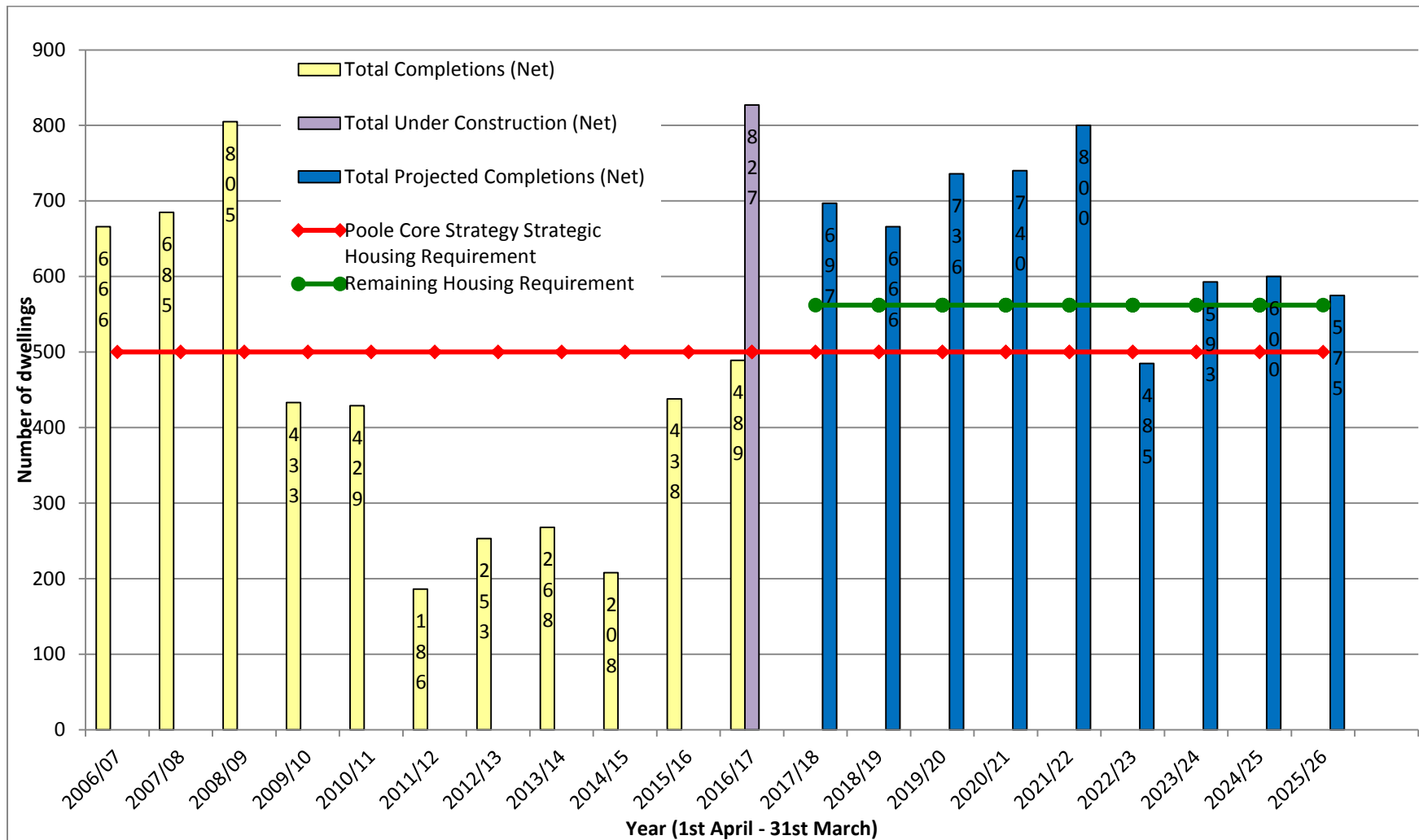


Table 16: Poole's Housing Trajectory Breakdown

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	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
Total completions (net)	666	685	805	433	429	186	253	268	208	438	570									
Total under construction (Net)	1128	1031	474	676	373	395	409	631	718	729	827									
Commitments												498	499	499	499	499				
Remaining allocations												0	0	70	75	135	190	295	300	275
Planning application with no decision												17	17	17	16	16				
Sites subject to S106												32								
Windfall development												150	150	150	150	150	150	150	150	150
Urban area identified sites																	90	90	90	90
NLUD sites																	3	4	4	4
Refused/withdrawn applications																	11	12	12	12
Dismissed appeals																	8	8	8	8
Public Sector Owned Land																	15	16	16	16
Land/premises PHP																	10	10	11	11
Total projected completions (net)											570	697	666	736	740	800	477	585	591	566

9. Affordable Housing

- 9.1 The Local Plan sets a target of delivering 3,500 affordable homes within the plan period by 2026. On average this equates to 175 new affordable dwellings per year. The trajectory highlights an under delivery of affordable housing, even pre-recession when build rates in Poole were at their highest. Post-recession affordable housing delivery has been extremely 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 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.
- 9.3 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.

10. Identified Sites Not Developable

- 10.1 The following sites were identified as possible sites during the emerging Local Plan preparation but are not currently considered as developable within the current plan period. For information these sites are listed below in table 17.
- 10.2 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 designated 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 17: 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	Rushcome 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 16 have been not dismissed in their entirety and those parts which are considered developable are being considered for inclusion in the Poole Local Plan.

- 10.3 It should also be noted that the emerging Local Plan has identified a number of sites for allocation which are shown in table 18. Some are new potential sites for allocation whilst others are existing allocations but recognised to have a potential for higher capacity. However, this SHLAA document only takes into account existing allocations under the Core Strategy and Site Specific Allocations DPD. These sites will be considered through the Local Plan review Examination in Public and included for information in this report.

Table 18: List of proposed allocation sites

Site ref	Site	Capacity	Progress	Forecast Delivery					
				2018-19	2019-20	2020-21	2021-22	2022-23	Total 2018/19-2022/23
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	100	Council owned site. No progress as of yet.	0	0	0	0	0	0

Site ref	Site	Capacity	Progress	Forecast Delivery					
				2018-19	2019-20	2020-21	2021-22	2022-23	Total 2018/19-2022/23
	surrounds								
T14	Lagland Street & Hill Street	60	No application as of yet.						0
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
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	40	No applications as of yet.	0	0	0	0	0	0

Site ref	Site	Capacity	Progress	Forecast Delivery					
				2018-19	2019-20	2020-21	2021-22	2022-23	Total 2018/19-2022/23
	to 670 Ringwood Rd								
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
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.

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