

Site name	BCP Local Plan Reference	Allocation in legacy Local Plan	Ward	Planning application status as of 1 Sept 2024	Total number of homes in the draft plan	Total number of homes proposed in the draft plan Sept 2024	Total number of homes granted consent (commitment)	Homes excluding commitments	Ownership	Available	Delivery and developability (promoted, house builder)	Homes in 5 year supply post adoption	2024/25	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2038/39	2039/40	2040/41	check						
11 Shelley Road	BW.3	No	Boscombe West	Not permitted	30	30	0	30	Private	Potentially available	The site was promoted to us through the call for sites process as part of the local plan preparation. The promotion set out that NHS assets were being reviewed and the site was likely to become available for development. During promotion the site was identified as being available within the plan period. To date no planning activity has taken place and as such the units are anticipated to be completed towards the end of the plan period. The agent has confirmed the assumptions are reasonable.	0													6	6	6	6	6	30					
13-17 High Street	PT.10	No	Poole town	Planning application refused September 2024 - APP/21/01199/F for redevelopment of the site to form 40 apartments and 424sqm of Class E space.	30	30	0	30	Private	Available	The site is privately owned and being actively promoted for development through planning applications. The site is vacant and available. A scheme for 40 units has recently been refused (September 2024) but the site continues to offer scope of redevelopment with a scheme that addresses the reasons for refusal. A resubmission or appeal is likely to enable the delivery of the site to come forward. As there is no current planning approval in place completion is not assumed until the middle part of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0								6	6	6	6	6							30				
135-137 West Hill Road	WWC.5	No	Westbourne and West Cliff	Not permitted	15	15	0	15	Private	Available	The site has been promoted to us through the local plan process. As there is no current planning approval in place completion is not assumed until the middle part of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0							3	3	3	3	3							15					
14 Bath Road, Former Belvedere Hotel and surrounds	BC.11	Yes	Bournemouth Central	EIA screening (EIA not needed) - 7-2024-5940-Y The Proposed Development for up to 212 residential apartments within a building of up to 12 storeys in height and basement to provide parking and other infrastructure. Granted - 7-2016-5940-S approval for demolition of existing and construction of 66 flats and hotel and leisure facilities (implemented)	60	60	66	0	Private	Available	The site is vacant and available. The site has an approved planning application which has been implemented with existing buildings demolished. No further construction has taken place. Representations were submitted to the draft Local Plan Regulation 19 consultation supporting allocation and raising issues with the provision of a hotel on the site which is said to be undermining viability. A recent EIA screening opinion has been considered for a solely residential scheme. A further application is expected to follow. The approved residential component could be delivered and has been assumed towards the end of the first part of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	66																			66				
380 Poole Road	TBW.2	No	Talbot and Branksome Woods	Not permitted	15	15	0	15	Private	Available	Site promoted to us through the local plan process. This confirmed the site would be available. There is a current occupier and no current planning activity. Delivery is therefore anticipated in the middle of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0																			15				
41-47 Seabourne Road	BEP.1	No	Boscombe East and Pokesdown	Not permitted	25	25	0	25	Private	Available	The site was promoted to us through the call for sites process as part of the local plan preparation. The site is currently vacant and available for development. During promotion the site was identified as being available within the first five years of the plan. To date no planning activity has taken place and as such the units are anticipated to be completed in the middle part of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0																				25			
42 and 44 Firs Glen Road	WWW.2	No	Wallsdown and Winton West	Not permitted	20	20	0	20	Private	Available	The site has been promoted to us through the local plan process which can confirmed the site is available. There is no current planning activity and delivery is not anticipated until the middle of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0								4	4	4	4	4							20				
Albert Road/Norrish Road car parks	NH.1	No	Newtown and Heathlands	Not permitted	15	15	0	15	Council	Available	The site is Council owned and a surplus of car parking has been identified in the area. The delivery of other strategic sites are currently being prioritised and delivery is therefore not anticipated until the middle part of the plan period.	0																			15				
Alma Road Surgery	WE.2	No	Winton East	Not permitted	20	20	0	20	Council	Available	Council owned site with potential for intensification. The development of the site is being reviewed by the Council's housing team.	0								4	4	4	4	4							20				
ASDA	BC.18	Yes	Bournemouth Central	Not permitted	100	100	0	100	Private	Potentially available	The site is privately owned and is currently trading. There is scope for redevelopment to make for efficient use of land. ASDA have submitted representations which support the allocation of the site. The representations object to the lack of ambition in terms of housing numbers and heights and some of the policy requirements. The Council are continuing to discuss the site with ASDA. A scheme would be complex to bring forward and as such is not factored in until the end of the plan period.	0																					100		
Avon Road trading park frontage	CT.2	No	Christchurch	Not permitted	20	20	0	20	Private	Available	Site is available and was promoted to us through the local plan process. There has been no current planning activity and delivery is therefore anticipated in the middle of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0																			20				
Beach Road car park	CC.1	Yes	Canford Cliffs	Not permitted	60	60	0	60	Council	Available	Council owned site that the council is currently seeking to dispose of for residential development. The council has agreed to disposal and are actively disposing of the site, completions are expected in the first five years of the plan period.	60				60																60			
Beales, 36 Christchurch Road	BC.9	No (proposed BCP Local Plan)	Bournemouth Central	Application 7-2022-726-AE for additional stores and conversion to 130 residential flats (approved 2/07/24 so does not form part of commitments)	90	130	0	130	Private	Available	The site privately owned and being actively promoted for development through the planning application approved 2024. Site is currently vacant and available for development. Due to recent planning approval it is anticipated the site will be delivered in the early part of the plan period.	130						65	65												130				
Between the bridges	PT.3	Yes	Poole town	Withdrawn - APP/18/00750/F mixed use development of 545 apartments, office, leisure and food and drink uses	300	300	0	300	Private	Available	Site has been subject to a long history of planning activity. The most recent application was withdrawn in 2022. The site remains partially vacant and available for development. The Council are now in the process of implementing strategic flood defence which would improve the viability of the site. There is no current planning activity and therefore the site is not expected to be delivered until towards the end of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0																					300		
Brandon, Clifton and Streate Place, St Peters Road	BC.10	Yes	Bournemouth Central	Not permitted	30	30	0	30	Private	Potentially available	Streate Place was promoted to us through the local plan process. Through the promotion process it was stated that the site would be available in the first five years of the plan but no further planning activity has taken place, the land remains available and it is anticipated that the units would be completed in the middle part of the plan period. The neighbouring sites also have potential for development and in combination a comprehensive scheme across all three sites could have numerous planning benefits and yield a greater level of development. The availability of the adjacent properties are not known at this time but this would not prevent development being delivered on the available part of the site.	0																							30
Branksome Triangle	TBW.3	No	Talbot and Branksome Woods	Not permitted	15	15	0	15	Council	Available	Authorised use as a car park but currently vacant and available. Council owned site.	15																			15				

Central car park	BC.12	Yes	Bournemouth Central	Not permitted	100	100	0	100	Council	Available	This site is Council owned and work has been done on concept schemes. Clarification on the level of parking is needed through the Local Plan and the parking study to enable work to progress. The site is available for development and identified in the next stage of RDC delivery	100																										100			
Chapel Lane	PT.6	No	Poole town	Not permitted	25	25	0	25	Council	Available	Council owned site	25																									25				
Christchurch Hospital	Co.2	No	Christchurch	Granted - 8/13/0028 - HYBRID granted for full permission for extension of hospital, construction of 80 bed care home, 35 senior living apartments, Outline permission for up to 30 houses and 48 flats all matters reserved. (Implemented)	100	160	78	82	Private	Available	Site is available and was promoted to us through the local plan process. There has been no current planning activity and delivery is therefore anticipated in the middle of the plan period. The agent has been contacted regarding delivery assumptions but as not repiled.	0						30	48	28	27	27														160					
Commercial Road/Avenue Road	BC.3	Yes	Bournemouth Central	Granted - 7-2022-2276-AA 36-40 Commercial Road approval for change of use to 3 flats Granted - 7-2022-4040-E 33 Commercial Road approval for change of use to form one flat Granted - 7-2021-6030-E 55-57 & 10 Commercial Road & Avenue Lane approval and extensions to form 4 flats	500	500	6	494	Private	Available	Developer and landowner are working to bring forward development on the former M&S site. Site is currently vacant and available for development. Other landowners within the allocation are in pre application discussions with the Council. No further planning activity has taken place and as such the units are anticipated to be completed in the middle part of the plan period. The agent has confirmed these assumptions.	4	2	1	3									99	99	99	99	98									500				
Eden Glen car park	BC.15	Yes	Bournemouth Central	Not permitted	20	20	0	20	Council	Available	This site is Council owned and work has been done on concept schemes. Clarification on the level of parking is needed through the Local Plan and the parking study to enable work to progress. The site is available for development.	0												4	4	4	4	4								20					
Former Buzz Bingo, 13 Lansdowne Road	BC.7	No (proposed BCP Local Plan)	Bournemouth Central	Live application - 7-2023-163-AO Land to the rear of Lansdowne house, demolition of rear part of bingo hall and erection of 40 dwellings	35	35	0	35	Private	Available	Site is being actively pursued for development through a planning application. Site is currently vacant and available for development. Once planning permission is secured delivery is anticipated towards the end of the first part of the plan period.	35																								35					
Former College site	P.2	Yes	Parkstone	Not permitted	80	80	0	80	Council	Available	Council owned site. Council is working to bring forward an affordable housing scheme	80		20	60																						80				
Former Highway Depot	BC.8	yes	Bournemouth Central	Granted - 7-2021-4330-L erection of 100 flats	100	100	100	0	Private	Available	Site is vacant and available for development. Work due to commence end of 2024 and likely to complete in the first part of the plan period. The agent has confirmed these assumptions but expressed some concerns surrounding viability in the current market conditions.	100															100										100				
Former Magistrates Court and surrounds	CT.3	Yes	Christchurch	Granted - 8-18-3263-FUL 130 residential dwellings and 39 age restricted units of accommodation (implemented)	200	200	167	33	Private	Available	The main part of the allocation benefits from planning consent and is due to commence on site in 2024. This part of the site is vacant and available. The agent has been contacted regarding delivery assumptions but as not repiled.	167		40	43	43	41	6	6	7	7	7																200			
Former National Tyres West Quay Road	PT.9	Yes	Poole town	Expired - APP/19/00864/F approval to form 63 retirement living apartments. Was approved, now expired	60	60	0	60	Private	Available	The site was subject to a planning approval that has now expired. The site is currently trading but the potential for redevelopment to make efficient use of the town centre site remains. There is no current planning activity and therefore the site is not expected to be delivered until towards the end of the plan period. The agent has been contacted regarding delivery assumptions but as not repiled.	0													12	12	12	12	12									60			
Former Pkington Tiles	H.4	Yes	Hamworthy	Granted - APP/19/01153/F Blocks L, M, N, P, Q approved change of use of vacant ground floor units to 19 dwellings (some complete) Granted - APP/17/01043/F mixed use development comprising 161 dwellings	160	170	171	0	Council	Available	Council owned site. Developers building out the site have gone into administration. Council in contact with administrators to resolve administration process issues. Once resolved a new contractor can be appointed to complete construction.	33	10						33	61	67																171				
Former Powerstation	H.1	Yes	Hamworthy	Not permitted	900	900	0	900	Council	Available	Council owned site. Background work underway to bring forward site masterplan and initial phases of the site.	200						100	100	100	100	100	100	100	100	100	100	100	100	100	100	100					900				
Glen Fern Road car park and surrounds	BC.5	Yes	Bournemouth Central	Live application on majority of the site 7-2022-1958-DQ Outline submission for replacement multi storey, 494 flats, hotel and leisure use (resolution to grant from planning committee) Live application on part of the site 7-2024-1958-DV erection of two additional storeys to form addition student accommodation (163 additional rooms) Granted - 7-2020-1958-DM South Western House Fir Vale Road, change of use of offices to 30 flats	300	300	30	270	Mixed	Available	The Council owns a surface car park which forms part of the site. A planning application for a comprehensive development has received a resolution to grant planning permission and a decision will be issued once the 106 is completed and signed. A further application has been received for additional student accommodation. Site is achievable being brought forward through these planning applications. Site is considered available	193		30					163	22	22	21	21	21															300		
Hawkward Road car park	BW.1	No	Boscombe West	Live application - 7-2023-6706-D for redevelopment of part of the car park for 68 homes. Resolution to grant April 2024, awaiting S106 completion.	70	70	0	70	Council	Available	Site is Council owned and actively being brought forward through the planning application. The site is available for development once the S106 has been completed. Work will then commence to ensure government grant funding secured to deliver the site is spent in the required time frame, by 2026.	76												22	54													76			
Hilbourne School	Cr.1	Yes	Creekmoor	Granted - APP/21/00748/F to build 81 houses and 29 independent living apartments	110	110	110	0	Council	Available	Council owned site work due to commence shortly	110		80	30																						110				
Hoburne Farm	MSWH.3	No	Mudford, Stanpit and West Highcliffe	Live application - 8/23/0786/RM for 38 dwellings approval of reserved matters in respect of application no 8/17/0195/OUT Live application - 8/23/0512/FUL for 109 residential dwellings Granted - 8/17/0195/OUT Outline application for 38 dwellings	80	80	38	42	Private	Available	The site is vacant and available and being actively pursued for development. The site benefits from an outline planning consent and reserved matters are currently being considered. A full application to build more homes on the site is also being considered. The agent has been contacted regarding delivery assumptions but as not repiled.	0						38	42																			80			
Kings Park Hospital	LI.1	No	Littledown and Iford	Not permitted	70	70	0	70	Private	Potentially available	Site promoted to us through the local plan process. During promotion the site was identified as being available within the first five years of the plan. To date no planning activity has taken place and as such the units are anticipated to be completed in the middle part of the plan period. The agent has confirmed these assumptions.	0													14	14	14	14	14									70			
Laguna Hotel	TBW.1	No	Talbot and Branksome Woods	Not permitted	150	150	0	150	Private	Available	Site promoted to us through the local plan process. This confirmed the site would be available. There is a current occupier and no current planning activity. Delivery is therefore anticipated in the middle of the plan period. The agent has been contacted regarding delivery assumptions but as not repiled.	0						30	30	30	30	30																	150		
Land at Lifeboat Quay	PT.7	Yes	Poole town	Granted APP/11/01008/F phase 1 development for 125 hotel, gym, meaurands and coffee shop (complete)	20	20	0	20	Private	Potentially available	This site forms the remaining land adjacent to the completed travel lodge which was indicated as phase two of the development. The land is vacant and available and remains undeveloped. There has been no planning activity on the site and therefore any delivery would not be anticipated until the end of the plan period. The agent has been contacted regarding delivery assumptions but as not repiled.	0												4	4	4	4	4										20			
Land at Roberts Lane	Cr.2	Yes	Creekmoor	Granted - APP/19/01029/F for construction of 43 homes	40	40	45	0	Private	Available	The site is vacant and available. The site has gained planning consent and delivery is anticipated to start on site in 2024.	45		20	25																						45				
Land at Stour Road	CT.1	No	Christchurch	Withdrawn - 8-23-0506-OUT outline application for redevelopment of auction rooms to 34 dwellings	20	20	0	20	Private	Available	Site promoted to us through the local plan process. Planning application submitted and withdrawn. Representations made to the local plan process that site could accommodate more units than the proposed allocation. The agent has confirmed these assumptions but ighlighted challenges surrounding securing phosphate mitigation	20											20															20			
Land north of Bearwood	BM.2	Yes	Bearwood & Merley	Live application - APP/24/00883/R reserved matters following approval APP/19/00237/P for south eastern phase of 94 homes. Granted - APP/22/00052/R Reserved Matters application following approval APP/19/00237/P for the southern phase comprising of 269 houses, retail units, office units and a Community Hub Building. Granted - APP/19/00237/P Hybrid planning application. Full permission for the demolition of No. 94 Magna Road, construction of primary access roads, formation of multifunctional open spaces, reprofiling to allow for construction of primary surface and foul water infrastructure, installation of mains services. Outline permission for the phased development of up to 695 new homes and a 60 bed care home.	800	800 and 60 bed care home	695	105	Private	Potentially available	Site forms part of the area released from the Green Belt and allocated by the Poole Local Plan. The land within the red line of the 695 homes with outline planning permission is available and controlled by a house builder. Construction has commenced on the initial phase. This land is outside the redline of the outline consent but within the overall allocation. The land is privately owned by separate landowners. Some sites within this parcel are available but not all landowners are currently willing to make the land available, hence development of this area is not anticipated until the later part of the plan period. The agent has replied to say the trajectory looks acheivable but ambitious as reliant upon two sales outlets being in place. It has previously been stated to the Council that two sales outlets would be in place.	464	19	50	127	127	80	80	80	80	52	52	53																		800

Land north of Merley	BM.1	Yes	Bearwood & Merley	Granted - APP/23/00541/R Reserved Matters application following approval of application APP/19/00955/P for submission of details in relation to Phase 1 for 285 dwellings. Granted - APP/19/00955/P Outline planning application for the phased development of up to 550 dwellings (C3 Use Class) and up to a 62 bedroom care home.	550	550 home and 60 bed care home	550	0	Private	Available	Site forms part of the area released from the Green Belt and allocated by the Poole Local Plan. The land is all available and a householder is currently on site and the scheme is under construction. The site continue to be allocated to provide parameters for further reserved matters or full applications on further phases. Delivery assumptions have been confirmed by the landowner.	466	4	96	102	80	88	100	80																550
Land opposite Knighton House	BM.3	No (proposed BCP Local Plan)	Bearwood & Merley	Granted - APP/22/00956/P Outline application for 20 dwellings. (Granted 7 June 2024 so does not form part of commitments on allocated sites).	15	20	0	20	Private	Available	Developable. The site is privately owned and being actively promoted for development through the planning application approved in June 2024. The site is available. Reserved matters application required. This could be completed to enable delivery in the first part of the plan period but as yet there is no clear evidence that completion will occur in the first five years and as such the units are anticipated to be completed in the middle part of the plan period. Agent contacted to confirm or update delivery assumptions.	20								20														20	
Land south of Burton Grange	BG.1	Yes	Burton and Grange	Not permitted	40	40	0	40	Private	Available	Site promoted to us through the local plan process. There has been no further planning activity and delivery is expected toward the end of the plan period. The agents have been contacted regarding the delivery assumptions but have not replied.	0											8	8	8	8	8					40			
Lansdowne	BC.4	Partially	Bournemouth Central	Granted - 7-2023-5969-U 115-119 Holdenhurst Road outline approval for mixed use development including 236 purpose built student accommodation units Granted - 7-2023-11310-CP 20 Oxford Road full approval for demolition and construction of 487 flats (granted 24th May) Granted - 7-2023-10346-J 38 Holdenhurst Road approval for 9 flats Granted - 7-2022-879-BN 35 Holdenhurst Road approval for mixed use development including 245 apartments Granted - 7-2021-11310-CM 20 Oxford Road Prior Approval for conversion to 130 flats Granted - 7-2021-11310-CM 20 Oxford Road Prior Approval for conversion to 130 flats Granted - 7-2021-7689-L 17 Holdenhurst Road approval for 32 flats Granted - 7-2020-3703-M 95-101 Holdenhurst Road Outline approval for mixed use development including 319 build to rent apartments	900	1800	841	840	Private	Available	Numerous sites being actively pursued for development through planning applications and pre application discussions. A number of other sites in the area have been promoted through the local plan process. The Council own Cottlands Road car park and are exploring options for the site. The delivery on sites with planning permission is largely anticipated in the first part of the plan period with some of the more complex tail buildings delivering in middle part of the plan period. Other sites will begin to come towards the end of the plan period.	286		49	49	88	50	50	208	208	208	208	208	95	95	95	95	94						1800	
Marks and Spencer, Westbourne	WWC.2	No	Westbourne and West Cliff	Not permitted	30	30	0	30	Private	Available	Site has been subject to pre application enquires and representations have been submitted to the Local Plan which support its allocation but raise concerns with the parameters placed on the site. The agent has been contacted regarding delivery assumptions but as not replied.	0											6	6	6	6	6					30			
Marriott Hotel	WWC.1	No	Westbourne and West Cliff	Live application -7-2024-1142-BE retention and refurbishment of Collingwood & Kerley buildings including reinstating the roof terraces at 1st and 2nd floor levels, internal arrangements modified to provide 41 no. hotel rooms	20	20	0	20	Private	Available	Site promoted to us through the local plan process. While the hotel is trading the former leisure club and land adjacent to the hotel which forms the basis of the promotion is available. Some initial pre application discussions relating to the site have taken place. The agent has been contacted regarding delivery assumptions but as not replied.	0								4	4	4	4	4								20			
Oakdale public buildings	O.1	Yes	Oakdale	Not permitted	40	50	0	50	Council	Available	Council owned site. Council is working to bring forward an extra care scheme	50					30	20														50			
Park Road, Car park	BC.14	No (proposed BCP Local Plan)	Bournemouth Central	Not permitted	60	60	0	60	Council	Available	Council owned site which the council is working on bring forward a planning application over the next year. Site is available for development.	60							60													60			
Penn Hill car park	CC.2	No (proposed BCP Local Plan)	Canford Cliffs	Not permitted	20	20	0	20	Council	Available	Council owned site	0							4	4	4	4	4									20			
Poole Civic Centre and surrounds	P.1	Yes	Parkstone	Not permitted	160	300	0	300	Council	Available	Council owned site	120						70															300		
Poole Dolphin swimming pool	PL2	Yes	Poole town	Not permitted	110	110	0	70	Council	Available	Council owned site	70																				70			
Princess Road	WWC.4		Westbourne and West Cliff	Granted - 7-2020-14899-E erection of 119 flats and a 20 bedroom emergency accommodation rooms	80	80	119	0	Council	Available	Council owned site	119			59	60																	119		
Quay Silo	PT.11		Poole town	Refused APP/23/01056/F Continued use of land as a car park for 100 cars for a further 5 years Granted 04/02801/029/R Reserved Matters Application pursuant to Outline Permission 01/02801/023/P dated 10.5.01 to demolish existing building and erect 5 blocks of 64 flats with ground floor parking and 2 retail units all with access from the Quay. (Implemented)	30	30	64	0	Private	Potentially available	The site has an extant consent from 2024 and has been in use as a car park since that time. The last application for continued use as a car park was refused in order to enable the site to come forward to support the regeneration of the area. There has been no further planning activity and as such delivery is not anticipated until the end of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0									13	13	13	13	12								64		
Quay Thistle	PT.5	Yes	Poole town	Live application - APP/23/00011/F for redevelopment to provide a mixed use scheme of five buildings providing flexible commercial units at ground floor with 179 residential units above and a hotel. Resolution to grant, awaiting sign off of S106	150	150	0	150	Mixed	Available	Resolution to grant permission	50							50	50	50											150			
Queensmead care home, Fairmile Road	Co.1	No	Commons	Not permitted	20	20	0	20	Council	Potentially available	Council owned site to which the council is exploring options for redevelopment. Site is currently vacant and available.	0							20													20			
Richmond Gardens	BC.6	Yes	Bournemouth Central	Granted - 7-2024-1179-BK Non material amendment to 7-2019-1179-BG to introduce a secondary stair core into the proposed building cores and increase cycle spaces Refused - 7-2024-1179-BJ Non material amendment to 7-2019-1179-BG to introduce a secondary stair core into the proposed building cores Granted - 7-2023-1179-BI Non material amendment to 7-2019-1179-BG to omit the green wall on the northern elevation, the timber cladding on the east elevation and passenger lift Granted - 7-2019-1179-BG Mixed use development of 211 flats	200	200	211	0	Private	Available	The areas around the edge of the multistorey car park where new blocks are positioned are vacant and available for development. The site has obtained planning consent and non material amendments to enable delivery have been considered. Delivery is anticipated in the first part of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	211				94	79	38															211		
Richmond Hill car park	BC.13	Yes	Bournemouth Central	Not permitted	70	70	0	70	Council	Available	This site is Council owned and work has been done on concept schemes. Clarification on the level of parking is needed through the Local Plan and the parking study to enable work to progress. The site is available for development.	0									14	14	14	14	14								70		
Roeshot Hill	BG.2	Yes	Burton and Grange	Granted - 8/16/2932/OUT outline consent for 875 dwellings Live application 8/23/0215/RM reserved matters for 43 homes (12 dwellinghouses and 31 flats)	875	875	875	0	Private	Available	The site is vacant and available. The site has gained outline planning consent with reserved matters for the first phase under consideration. Once the reserved matters is determined delivery can commence on site.	123					43	80	80	80	80	80	80	80	80	80	80	80	80	32		875			
Roeshot Hill Nursery	MSWH.1	No	Mudford, Stanpit and West Highcliffe	Not permitted	45	45	0	45	Council	Available	This Council owned site is in the process of being sold. The potential land owner support the allocation of the site for family housing. Once the land transactions are completed planning activity can commence with delivery in the middle of the plan period.	0								9	9	9	9	9								45			
Salterts Hotel	PH.1	Ni	Penn Hill	Granted - APP/16/01567/F 54 residential units, a 75 bedroom hotel, restaurants, offices and marina service facilities (implemented)	50	50	54	0	Private	Available	The site is vacant and available. It benefits from a planning consent and could be implemented to provide delivery in the first part of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	54								54												54			
Shalden Grange Care Home, 103 Watkin Road	BW.4	No	Boscombe West	Appeal dismissed - 7-2022-9829-F for the redevelopment of the site for 36 dwellings.	20	20	0	20	Private	Available	The site currently vacant and available for development. An appeal for 36 dwellings was dismissed appeal but there is scope for a revised scheme to come forward on the site and the landowners are pursuing options with the Council. Due to a lack of a current approval the units are anticipated to be complete in the middle part of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0								4	4	4	4	4									20		
South of RNLI	PT.4	Yes	Poole town	Granted - APP/19/01180/PA Westover House prior approval granted for 14 apartments (implemented but not started) Expired - APP/18/00694/P outline application for the demolition of the existing premises and the erection of a part 11-storey part 5 storey mixed use development comprising 78 apartments - Was approved, now expired	250	250	14	236	Private	Available	The main site south of the RNLI has an expired planning application. A new application is anticipated shortly that will alter the parking arrangements to improve the viability of the scheme. Allowing for the submission, determination and construction periods delivery is anticipated in the middle of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	14			14								47	47	47	47	48						250		
Southbourne Crossroads car park	EST.1		East Southbourne and Tuckton	Granted - 7-2021-28119 for the erection of 27 flats	25	25	27	0	Council	Available	Contracts have been agreed for the sale of the former council car park. The site benefits from planning permission and can now be delivered.	27					27															27			

Southcote Road Depot	ECS.1	No	East Cliff and Springbourne	Not permitted	50	50	0	50	Council	Potentially available	Council owned site. The Council are in the process of exploring options to rationalise and centralise depot operations. Once alternative arrangements are agreed the site will become available for development, this is anticipated at the end of the plan period.	0														10	10	10	10	10	50						
Sovereign Centre and surrounds	BW.2	No	Boscombe West	Granted - 7-2023-3054-N 595 Christchurch Road approval for change of use of upper floors to 3 flats. Granted - 7-2022-7579-J 646-648 Christchurch Road approval for conversion of ground floor and first floors from class E to 5 residential units. Granted - 7-2022-2113-AK 590-592 Christchurch Road alterations to approved residential scheme to include new shopfront. Granted - 7-2021-2113-AH 590 to 592 Christchurch Road, approval change of use of upper floors of shop (Class E) to 6 flats (Class C3). Granted - 7-2020-5591-P rest of 657-659 Christchurch Road to three flats. Granted - 7-2019-4462-J 586 to 588 Christchurch Road conversion of first floor to 4 flats.	550	580	22	558	Mixed	Potentially available	The site is largely owned by a private landlord with a variety of leasehold interests. The Council owns the bus station part of the site. The Council has been working with the landowners to improve the area and develop a masterplan. The council secured almost £22 million as part of the 'Town Deal' to improve the area. A Strategic Towns Fund Board exists to support the regeneration of the area. The development will be complex and delivery will be phased over the later part of plan period. Some individual land owners within the parcel are in pre application discussions.	17	5	10																		112	112	112	111	111	580
St Mary's Maternity	PT.8	Yes	Poole town	Not permitted	50	50	0	50	Private	Available	This site has been promoted to us through the Local Plan process and will be available as part of the rationalisation of HNS services. No planning activity has commenced and delivery is anticipated in the middle of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0																10	10	10	10	10	50				
Steamer Point	MSWH.4	No	Mudeford, Stanpit and West Highcliffe	Live application 8/23/0805/FUL for demolition of existing buildings and erection of 10 houses Refused - 8/21/0904/FUL/ demolition of existing buildings and erection of 21 homes	20	20	0	20	Private	Available	Site actively being brought forward through planning applications. Site vacant and available. Representations submitted supporting the allocation with recommendations for improving policy wording.	20						20															20				
Sydenhams	H.2	Yes	Hamworthy	Granted - APP/17/00991/F mixed use development including 353 apartments (implemented)	300	300	374	0	Private	Available	The site is vacant and available. The site is currently for sale and benefits from a planning consent which has been implemented and can be delivered once a buyer has been secured. The agent has been contacted regarding delivery assumptions but as not replied.	74						74	75	75	75	75											374				
Talbot Village	E4	Yes	Talbot and Branksome Woods	Granted - APP/22/01455/F Land South of Gillett Road, Talbot Village, Poole, BH3 7AH. Major hybrid application for: Full application for the construction of a new 11,606 sq. metre Nuffield Health Hospital with provision of access, servicing and car parking, cycle and pedestrian provision and landscaping. Outline planning application for the provision of 13,394 sq. metre of employment, healthcare and university-related floorspace, including ancillary uses and a Growing Hub, and Change of Use of 12 hectares of grazing land to create a Heathland Support Area for the lifetime of the Innovation Quarter.	40	40	0	40	Private	Available	Site promoted to us through the local plan process, and an SPD also covers the area. Residential uses would be possible outside of the heathland consultation area. A recent planning application on part of the site has been approved for a hospital and employment/healthcare/university floorspace with continued interest in developing the estate. There is no planning activity specifically related to the residential component and delivery is not anticipated until the middle of the plan period. The agent has been contacted regarding delivery assumptions but as not replied.	0								8	8	8	8	8											40		
Talbot Village North of Wallsdown Road	WWW.1	No	Wallsdown and Winton West	Granted - 7-2024-23214-H certificate of lawful development to confirm permissions 7-2020-23214-D and 7-2023-23214 and 7-202-23214-E were lawfully commenced. These applications approved the construction and conversion of the site for 12 homes for adults with learning or physical disabilities.	15	15	12	3	Private	Available	Site promoted to us through the local plan process. Some of the land within the area is vacant, available and benefits from a planning consent that could be implemented in the first part of the plan period. The agents have been contacted regarding the delivery assumptions but have not replied.	12		12						1	1	1												15			
Town centre north	PT.1	Some sites within	Poole town	Granted - APP/23/01234/F Barclays House 1 Wimborne Road, change of use of building to provide 362 flats (Granted 6 June 2024) Granted - APP/18/00494/F Armdale House, 243 High Street North and 1-17 Kingland Road approved mixed use development for 128 residential apartments. (Granted July 2023) Granted - APP/15/01699/F Former HMRC Offices granted for 203 apartments.	1700	1700	331	1369	Mixed	Available	Some sites are being actively pursued for development through planning applications and pre application discussions and through local plan promotion. The delivery on sites with planning permission is largely anticipated in the early part of the plan period with some of the more complex developments which involve tall buildings delivered in the middle part of the plan period. The agents have been contacted regarding the delivery assumptions but have not replied.	512											203	128	181	181	181	104	104	103	103	103	103	103	1700		
Town Hall Annexe	BC.16	Yes	Bournemouth Central	Not permitted	50	50	0	50	Council	Available	Council owned site identified for potential development as part of rationalisation and improvement of council office provision. Other sites currently being prioritised and not anticipated until the end of the plan period.	0																10	10	10	10	10	50				
Trinidad phase 2	NH.2	No	Newtown and Heathlands	Not permitted	40	40	0	40	Council	Available	Council owned site consisting of low level sheltered housing. Phase 1 has been completed delivering a new extra care facility on the front section of the site. The remaining area is now actively being pursued by the Council's housing team.	40					40																	40			
Turlin moor north	H.3	Yes	Hamworthy	Not permitted	200	200	0	200	Council	Available	Council owned site. Previous grant awarded under accelerated construction funding to deliver the site which is now lapsed. The site is now being actively being taken forward by the Council's regeneration team.	120						60	60	60	20									80	80	80	80	80	600		
Westbourne car parks	WWC.3	No	Westbourne and West Cliff	Not permitted	40	40	0	40	Council	Available	The car park area is a council owned site, there is potential to rationalise the car parking in this area subject to further review. This area is a suitable location for development. Further work would need to be completed to enable the site to be brought forward and the Council are currently prioritising other sites. Delivery is not expected until the end of the plan period.	0																							40		
Westover Road	BC.2	Yes	Bournemouth Central	Live application 7-2024-891-AF 35-43 Westover Road, outline application for partial building retention and mixed use development including 86 apartments Granted - 7/2023/2533/AB 21 Hinton Road, approval for construction of additional storeys to create 10 flats Granted - 7/2023/533/AA 21 Hinton Road, approval for change of use of first, second and third floor to 15 residential dwellings Granted - 7-2023-211-R 4 Hinton Road, approval for change of use to create 9 flats Granted - 7-2023-2533-AC 21 Hinton Road, approval for conversion of upper floor into 5 flats Granted - 7-2022-3428-CL Rear of 29-36 Westover Road approval for replacement building for student accommodation (170) Granted - 7-2022-9602-1 17 Hinton Road approval for construction of 49 flats Granted - 7-2020-1685-M 27-28 Westover Road. Approval in principle for 66 apartments and commercial space Granted - 7-2019-891-AB 37-41 Westover Road. Approval in principle 64 apartments and commercial space	130	400	388	12	Private	Available	Numerous sites are being actively pursued for development through planning applications and pre application discussions. The delivery on sites with planning permission is largely anticipated in the early part of the plan period with some of the more complex developments which involve tall buildings delivered in the middle part of the plan period. The agents have been contacted regarding the delivery assumptions but have not replied.	258		49	170	15	24	0	130	12															400		
Wilko/Cranmer Road car park	WE.3	No	Winton East	Not permitted	40	40	0	40	Council/Private	Available	The car park area is a council owned site, there is potential to rationalise the car parking in this area subject to further review. The former Wilko store remains vacant and potential exists to make more efficient use of land. This area is a suitable location for development. Further work would need to be completed to enable the site to be brought forward and the Council are currently prioritising other sites. Delivery is not expected until the end of the plan period.	0																							40		