

Homes England Housing Regeneration officers Tour of Strategic sites @ BCP Council- 27th October 2027



Our Vision

Where nature, coast, communities and towns come together to create a healthy and sustainable environment.

Our Priorities

People and Communities

... who care for each other, have access to great opportunities, a safe place to call home and live their best lives

How we will work

Place and Environment

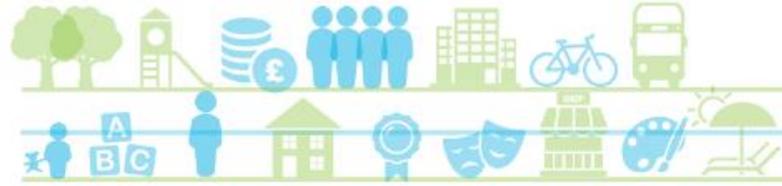
... creating healthy and accessible places where people and business can reach their potential in harmony with our natural environment

The way we will work to deliver our objectives:

We are committed to being an **inclusive, open** council, getting the basics right, **working with partners** to realise the potential for people, communities and place.

We will:

- put people at the heart of what we do and ensure customer care is embedded in our service delivery
- be an open, transparent, and accountable council
- seek, listen, act on feedback and implement our children services improvement plan
- work with others to make the most of all our strengths
- be fair, accessible and inclusive in all we do
- value, recognise and reward our staff so they feel proud of where they work
- develop a diverse and inclusive workforce that reflects the communities we serve
- use our limited resources sustainably by transforming the way we plan, develop, and deliver services



Key objectives

People and Communities

We will:

- 1 ensure the most vulnerable receive the care they need to feel secure and supported
- 2 promote quality of life for all, where people live active, independent lives
- 3 ensure skills, development and learning are available to anyone at any time of life
- 4 ensure everybody can live in good quality, sustainable and affordable homes
- 5 work with partners to ensure everyone feels safe
- 6 involve local communities in decisions to shape the services that matter to them
- 7 celebrate our cultural identity and diverse heritage to inspire a sense of pride
- 8 work with partners to reduce the impact of the rising cost of living.

Place and Environment

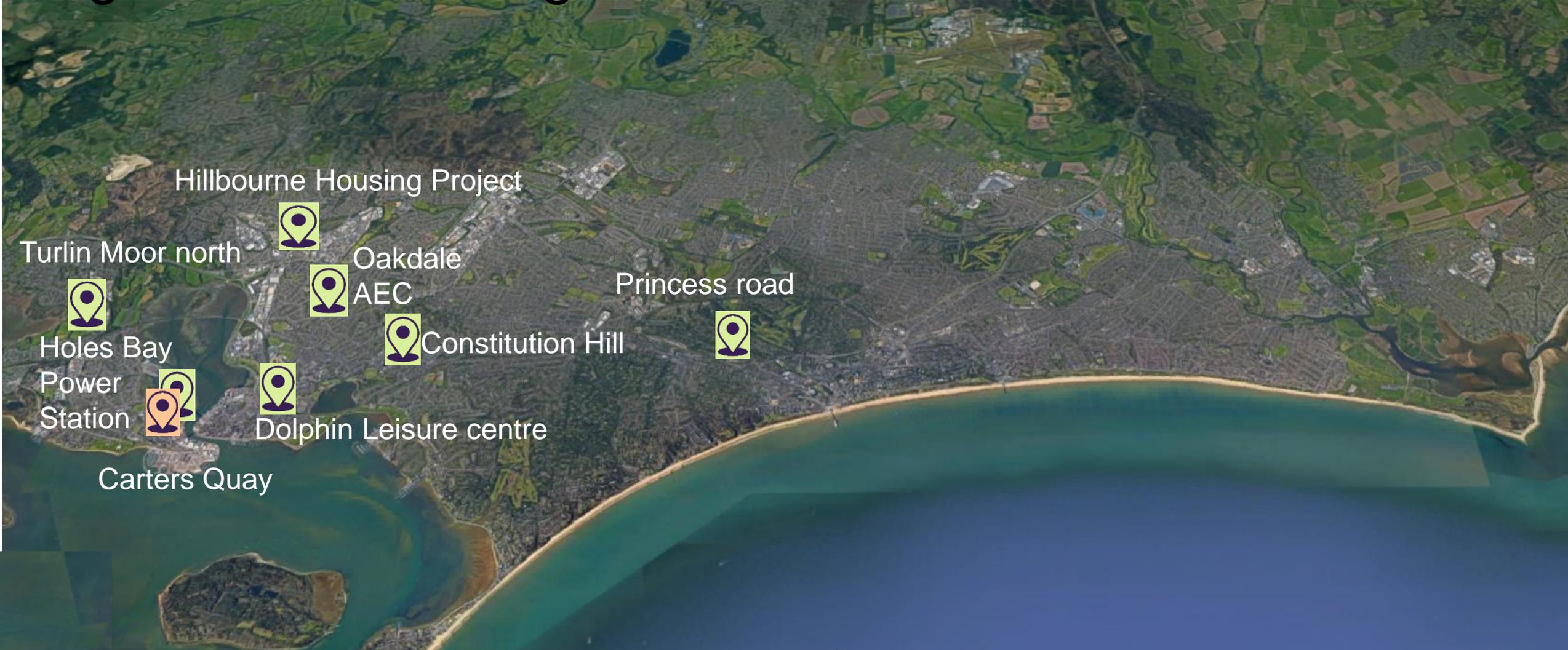
We will:

- 1 create sustainable and contemporary infrastructure that connects our communities, offers choice, and encourages people to be active
- 2 nurture and stimulate the growth of a more inclusive, sustainable, and green economy
- 3 reinvent our high streets, revitalise our local communities and regenerate key sites
- 4 restore, recover, and regenerate our natural environment and enhance community access
- 5 help people, nature, and places to adapt to the changing climate
- 6 support an environment where wildlife flourishes and we leave only footprints
- 7 keep our streets, parks and public spaces clean, tidy and attractive
- 8 strive to be as self-sustaining as we can be in water, energy, and economy.

Draft August 2023



7 Major place shaping Projects + Carters Quay – with significant - Housing 2023-2028



Hillbourne Housing Project



Turlin Moor north



Oakdale
AEC



Princess road



Holes Bay
Power
Station

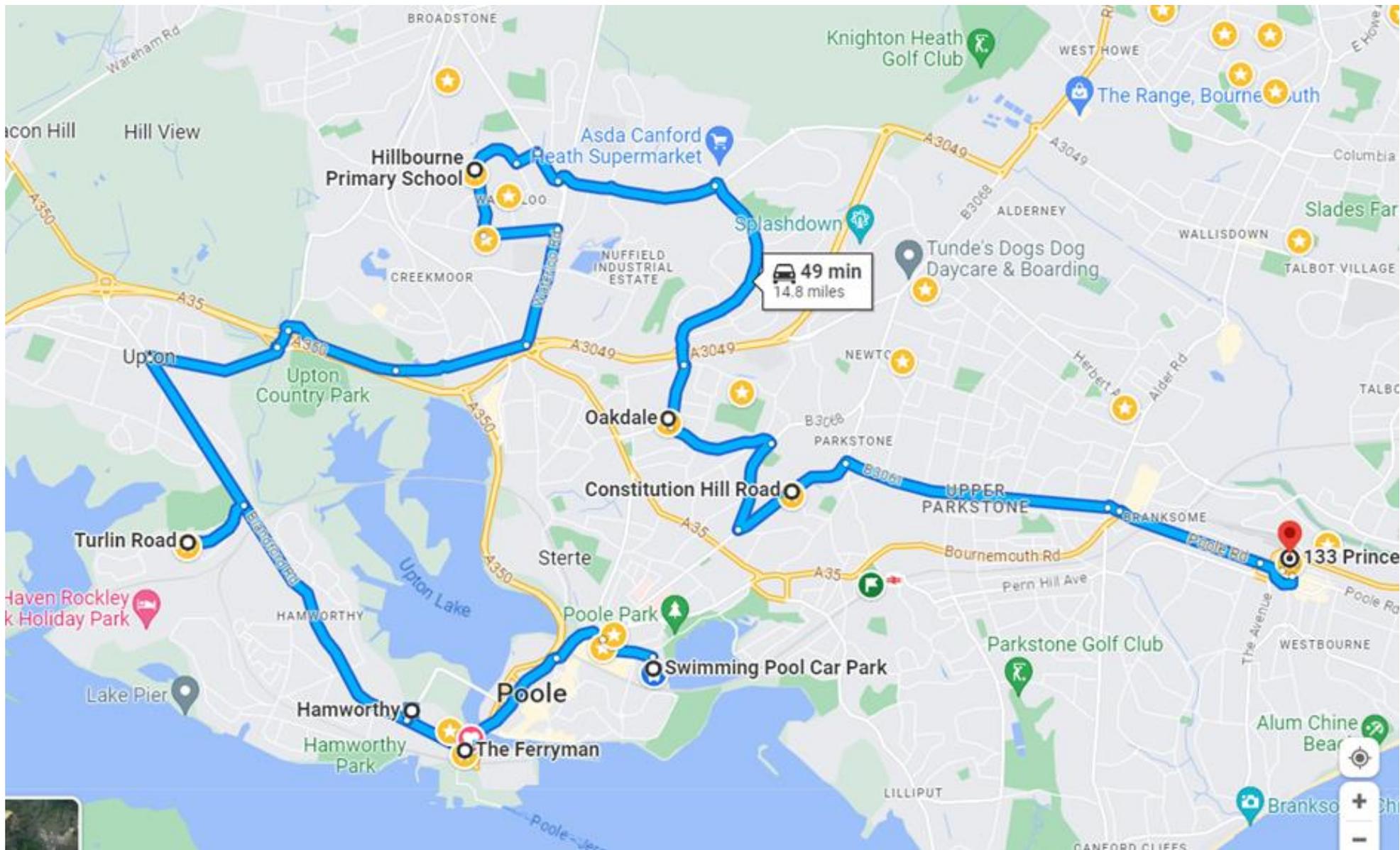


Constitution Hill



Dolphin Leisure centre

Carters Quay



Major place shaping Projects – with significant housing potential (circa 2000 homes) in Bournemouth, Christchurch and Poole.



Dolphin Leisure Centre (formerly part of the Heart of Poole Scheme)

Proposed Development - Residential element

Between 100 and 165 homes dependant on planning acceptability including affordable, extra care and NHS worker



Option A



Option C (version 2)



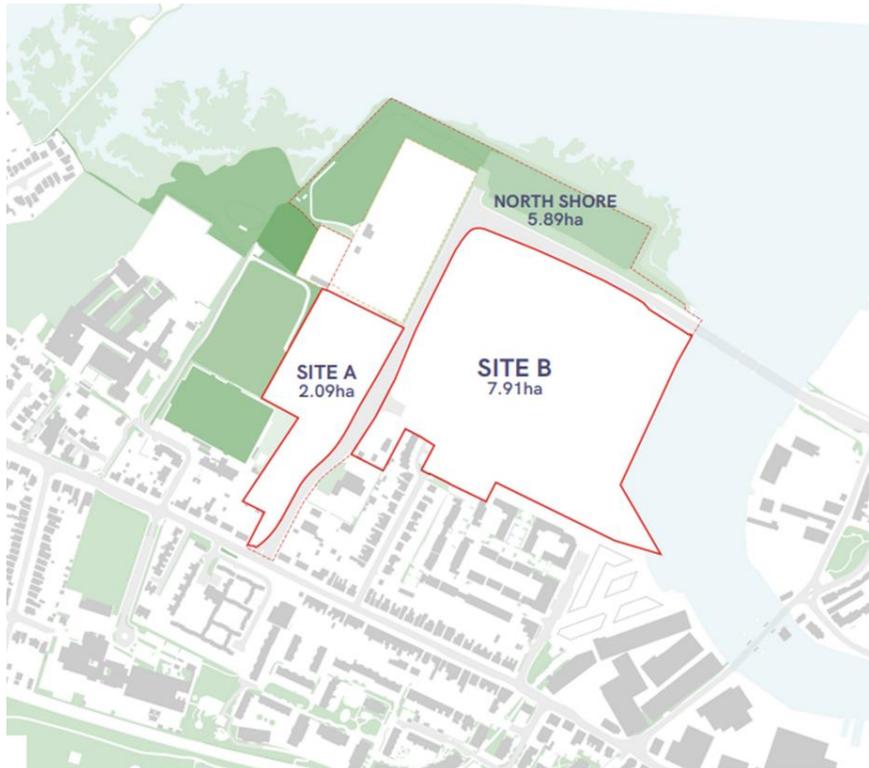
Option D



Holes Bay Power Station

Proposed Development

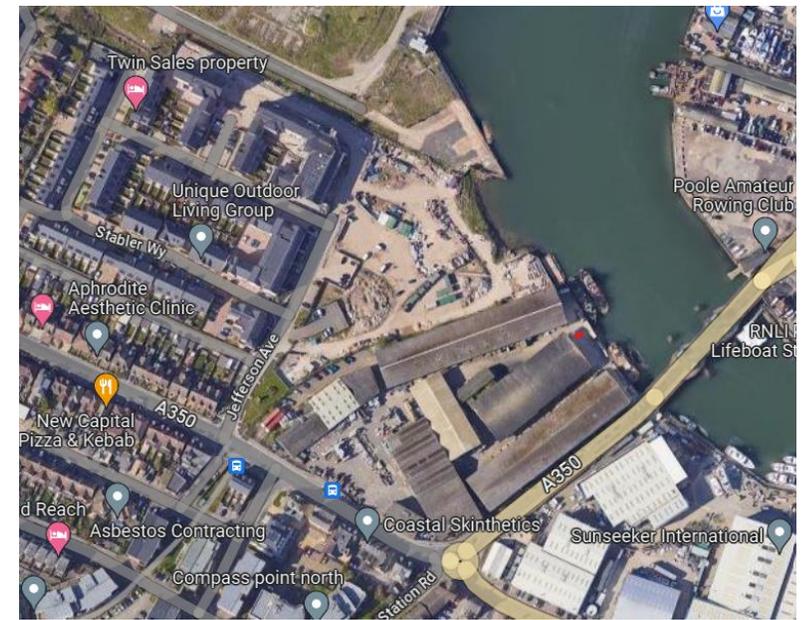
- 1,100+ new homes across a series of phases
- Mixed commercial, leisure and cultural uses



Carters Quay Phase 4, 5 & 6

161 Homes & 4 commercial units

- works completed to date completed up to February 2023 include;
- a. Sea wall sheet piling and capping
- b. Retaining wall to Sydenham's site boundary
- c. Piled Foundations to all four blocks installed, tested and cropped
- d. Drainage attenuation tanks and drainage below roadways
- e. Crane bases installed and tested



Turlin Moor north

Previous Development proposals

- 300+ new homes across a series of phases
- Allocation in Poole strategic plan for 300+ homes
- Had a previous HE grant allocation- not drawn down



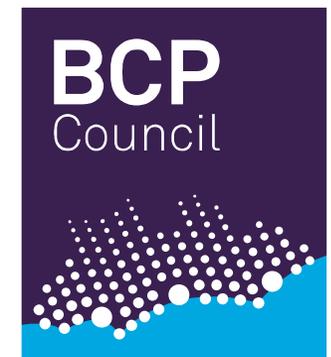
- Site Boundary
- Sewer Easement
- Proposed Built Form
- Key pedestrian/cycle links
- Primary Street
- Secondary Streets
- Shared Surface
- Proposed Street Trees
- Play Areas
- Attenuation
- Poole Rugby Football Club
- Rugby Football Club Car Park
- Rugby Football Club Access
- Emergency Access/Egress

Accommodation Schedule - 400 Units

Apartments x 189 Units

Family Housing x 211 Units

Sector	1B	2B	3B	4B		
Market	19	101	91	29	240	
Affordable	74	48	34	5	160	
	93	149	125	34		



Hillbourne school site

Proposed Development - Residential element

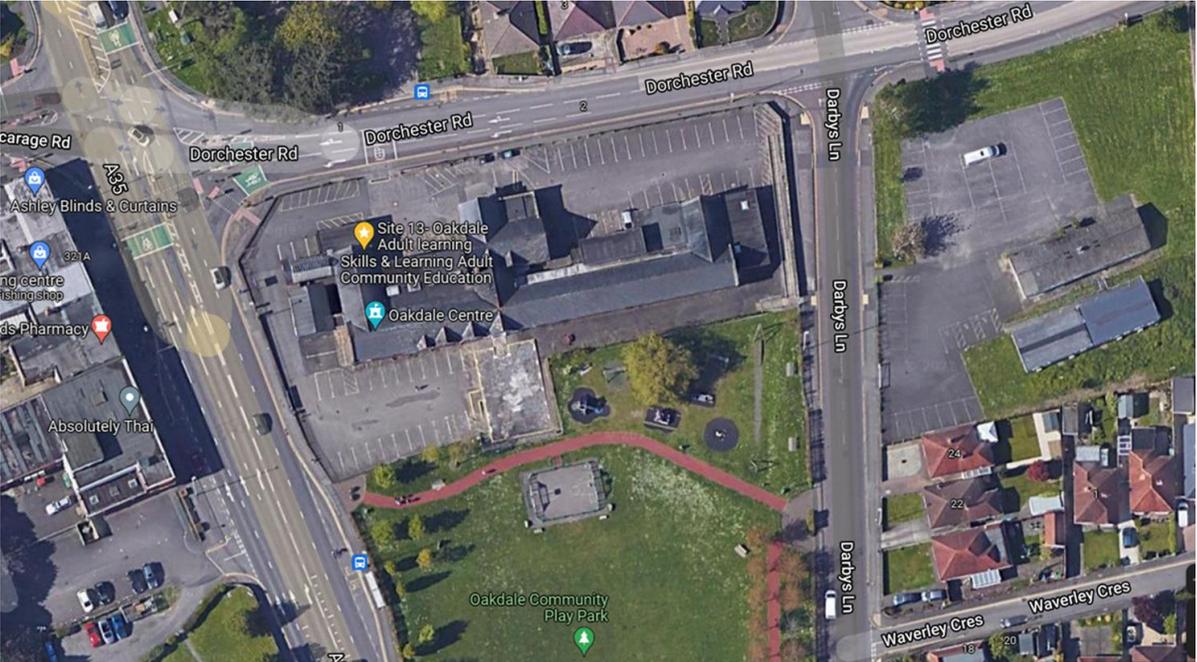
- 110 mixed tenure homes – PCSA with Wates Residential, starting to review 'prior to commencement' conditions.
- Cabinet to consider in November 2023 through Council Newbuild Housing & Acquisition strategy.
- Potentially 70 homes for HE funding- S.O.S= Q4



Oakdale AEC

Proposed Development - Residential element

Circa 60 mixed tenure Extra care homes - architect/designer for planning appointed, public engagement commenced-submission for planning by spring 2024.



Constitution Hill

Proposed Development - Residential element

Between 88 - 100 mixed tenure homes - out to tender for architect/designer services for planning submission.



Next steps – Joint evaluation for Homes England support!

