

Frequently asked questions of development of Canford Heath Road site



Beech House
28-30 Wimborne Road
Poole
BH15 2BU

<p><u>What type of properties and layouts are proposed?</u></p> <p>It is proposed that there will be 54 apartments, and these will be a mix of one bedroom and two bedroom accommodation. The building is four storey on the south elevation of 'Oak and Cedar' Villas and the west elevation of 'Chestnut and Larch' Villas. There will be two blocks and the apartments will be arranged in clusters at each end of the rectangular blocks.</p>	<p><u>Ecology</u></p> <p>We conducted an 'Ecology Habitat survey' in June 2015. This established there were no protected species found on the site that would be affected by the new development e.g. reptiles or badgers. Trees in the area were highlighted as being likely to be used by bats to forage/roost.</p> <p><u>Trees</u></p> <p>We have conducted a recent tree survey to capture a detailed assessment of the location, type and condition of the trees or groups of trees within the site. Trees are assessed in terms of their quality category e.g. 'A' Trees of high quality that will provide a substantial contribution for a minimum of 40 years to 'C' trees of low quality or unremarkable trees of limited merit.</p>
<p><u>Will there be sufficient parking?</u></p> <p>The adequate provision of car parking on the site has been one of our key design priorities. The proposed design equates to 1.4 car parking spaces per property.</p>	<p><u>What tenure will these properties be?</u></p> <p>The Borough wide housing register suggests there are 473 single persons or couples requiring 1 bedroom homes and 254 families requiring 2 bedroom homes. The proportion of Social rented & Shared Ownership homes won't be decided until a financial viability assessment of the scheme has been completed.</p>
<p><u>How is it envisaged that traffic layouts will be affected?</u></p> <p>The scheme proposal is for the existing 'West' access road from Canford Heath road to become the dedicated access and exit to the new residential property development. The entrance to the new Montacute school and swimming pool carpark will be via the existing 'East' access road from Canford Heath road.</p>	<p><u>What about the management of the properties?</u></p> <p>Poole Housing Partnership as the Arms Length Management Organisation for the Borough of Poole will retain the housing management of the rented properties and will deal with any aspects of estate maintenance and tenancy management. It is anticipated that the shared ownership properties will be managed jointly by Poole Housing Partnership and the Borough of Poole.</p>

