

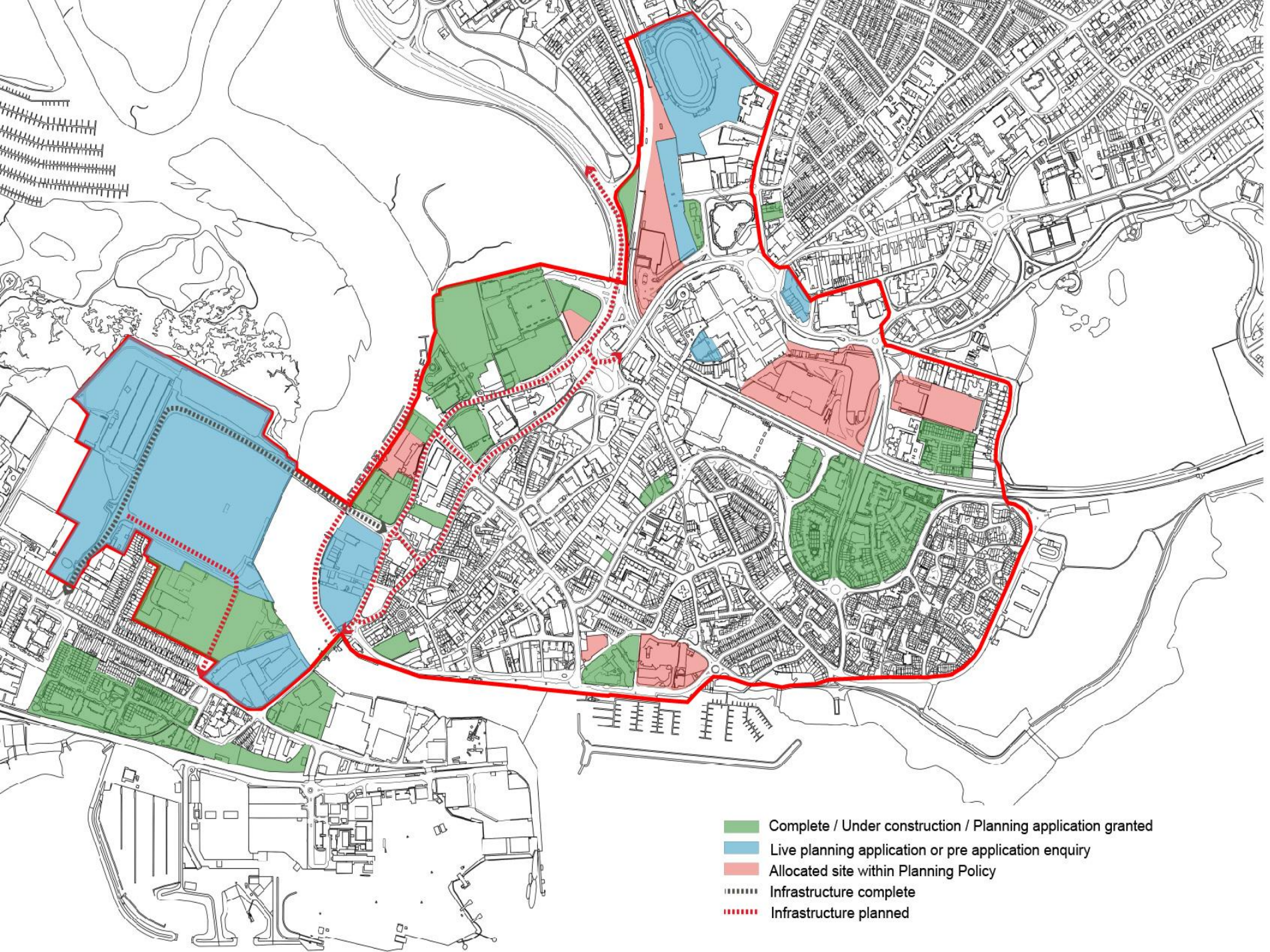
Regenerating Poole town centre





Key messages

- **Moving forward:** Regeneration Council priority, Planning framework agreed, cross-party working
- **Specific challenges:** town centre, stalled harbourside sites including power station
- **New approach:** development focus, using assets as a catalyst, partnership working
- **Timely:** L&G investment secured, increasing confidence. Poole wants to ensure its future within any changed governance



Dolphin Shopping Centre

- Legal & General and BoP reached agreement in 2017 to restructure the lease unlocking a £26 million programme of investment.
- Delivers an internal mall refresh, as well as improvements to the open-air Falkland Square and Kingland Crescent including work to the public realm and shop facades.
- BoP has invested £7M upgrading town centre car parks.
- New retailers announced including H&M and JD Sports.
- Empire cinema signed up for 9 screen cinema with new food offer.

Images: Legal & General / TP Bennett



Town Centre North sites

Dolphin Pool



Seldown car park



Dolphin Pool & car park



Kingland Road



Bus station



Kingland Road



Town Centre North

- A leisure-based development including the option for the re-provisioning of the Dolphin swimming pool;
- A commercial development that would have the potential to accommodate the civic estate;
- Relocates and improves the bus station
- Over 400 new homes and a hotel
- Kingland Road is remodelled to reduce traffic dominance & enhance the pedestrian environment
- Provides a new public space connecting the Lighthouse to the new facilities and the shopping centre



Illustrations – Kingland Road



Illustrations – Seldown Car park



Harbour-side

- Council invested in iconic Twin Sails Bridge and delivering £23m townside access improvements
- Significant development taken place
- Former power station brownfield site faced significant viability challenge.
- Borough of Poole, working with HCA and landowners secured £5m Growth Deal funding for infrastructure through the Dorset LEP
- Outline planning application now received for up to 850 homes
- Programme anticipating start on site by 2019/20



Illustrations – Quayside



 Lands Improvement

GALLAGHER
ESTATES

Part of the L&Q Group

Illustrations – Chimney Park



Lands Improvement
GALLAGHER
ESTATES
Part of the L&Q Group

Illustrations – Rigler Road



Moving forwards

With ambition
to create a destination
in partnership
focused on
delivery.



Questions?