

Churchill Business Park under construction

One of the most contentious developments in the area in recent years has been the permission for a business park south of Magna Road. Residents may recall the campaign against this proposal with many objections from local residents.

The plan was refused by Borough of Poole planning committee, but on appeal the government Planning Inspector overturned the refusal and allowed permission for commercial space to be developed on this land. This was despite the overwhelming opposition of the local community and a petition against it from local people being presented to the Planning Inspector by Cllr David Brown.

After several years of different proposals, business units are now under construction alongside the bridleway to the heath. Cllr David Brown commented, "It is sad to finally see the destruction of the quiet open fields. The tall commercial units overshadow the bridleway where many local people walk their dogs. The one benefit of the development will be that it is creating a number of jobs close to Bearwood and I hope that some local people will be able to find employment at the businesses moving in to this new park."



Planning

To find out more click on the application reference number:

21 Venning Avenue, BH11 9QG
Alterations and roof extensions to bungalow to form new 1st floor level with Juliet balcony and roof light | [7-2023-28906-A](#)

21 Venning Avenue, BH11 9QG
Erection of an annex ancillary to main dwelling | [7-2023-28906](#)

155 Francis Avenue, BH11 8NX
Alterations and extensions to bungalow to include formation of new 1st floor level | [7-2023-28532-A](#)

100 Magna Road, BH11 9NB
Detached annexe | [APP/23/00615/F](#)



Road Works

Gravel Hill - Duneats Road to Merley Park Road | There is traffic control (stop/go boards) in place from **26th June until 28th June**. This is to facilitate gully cleansing.

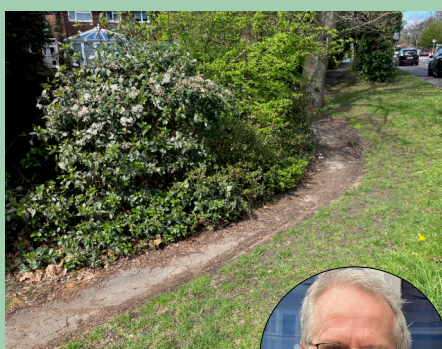
Magna Road | There is traffic control (multi-way sign) in place, which **started on 2nd May and will finish on 13th October**. This is to facilitate sewer works for the new Taylor Wimpey development site.

Rinwood Road - both lanes 2's, from Bear Cross to just past the Clock Garage | Lane Closure from **29th June at 9:30am until 30th June at 3pm**. This is to facilitate hedge/grass cutting and gully cleansing.

Blocked Footpaths

While out and about in Bearwood Cllr Marcus Andrews has seen a few footpaths that due to vegetation growth are now very narrow. These have been reported.

Marcus says "We need to encourage people to walk or cycle more for short trips: cutting back hedges and bramble to clear the route is needed. Clearly being the nesting time, this can not be done in every situation. But if reported now they can be scheduled in to be cut later"



New Homes across Bearwood and Merley

A number of housebuilders are active across Bearwood & Merley with developments at different stages, here is an update on what is happening following the planning permissions given in recent years:



Barratt and David Wilson Homes - Canford Paddock development of 326 homes is nearing completion with most homes sold and occupied. An additional 45 homes in the connected Farrier Place next to Bearwood Primary School is currently being built which will include new play facilities. 40% of these are "affordable homes", which is delivering around 148 new homes for rent through a Housing Association, shared ownership homes and discounted starter homes for first time buyers.

Taylor Wimpey's development north of Magna Road has recently been renamed "Canford Vale". Your local Councillors welcome this announcement. There were claims that calling it Canford Village, as originally intended, would create confusion with Canford Magna Village itself. The first phase of housebuilding has started and will eventually consist of 695 homes plus shops, business units and a community centre, as well as the new traffic light controlled junction on Magna Road.

Following Outline planning permission being granted for 550 homes and a care home on the land **North of Oakley Lane in Merley**, Cala Homes held a public exhibition of plans and have submitted the detailed planning application for the first phase of development of 285 homes.

Over the coming years we expect local facilities to adapt and grow to accommodate the growing population with plans for expansion of local schools and health centres progressing. In 2022 planning permission was granted for the extension of Bearwood Medical Centre to provide an additional 5 consulting and treatment rooms.



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