

## Option 1 Urban intensification – 1,460 homes a year

- Brownfield sites, focused on town centres, district centres, high streets, and key transport routes creating a series of twenty-minute neighbourhoods
- Intensification of existing employment sites and innovation quarters at Talbot Village and Wessex Fields

Avoids Green Belt release

Re-uses brownfield land

Supports existing facilities/services

Focuses on regeneration

Protects employment areas

Challenging to deliver family sized homes

Viability issues

Difficulties in delivering affordable homes

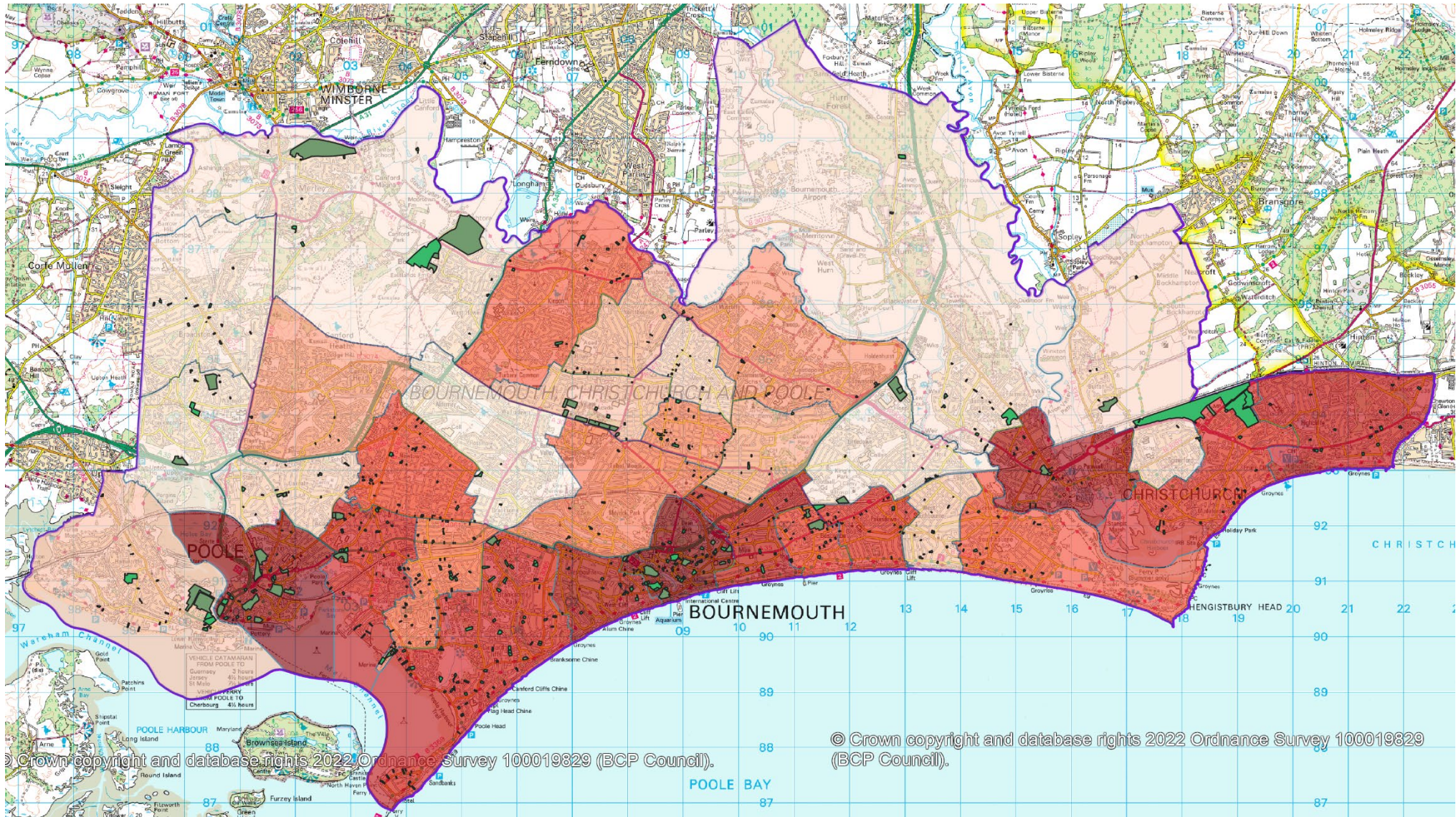
Piecemeal delivery of the Stour Valley Park

Needs of Gypsies and Travellers

Shortfall of 20,100 homes (SM)



# Option 1 Urban intensification



- Suitable, available sites
- Commitments
- Windfall

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## Option 2 Urban intensification plus – 1,770 homes a year

- Brownfield sites, focused on town centres, district centres, high streets, and key transport routes creating a series of twenty-minute neighbourhoods
- Developing some sites at higher densities and additional sites for example some car park, employment, retail/leisure and tourist accommodation sites
- Intensification of existing employment sites and innovation quarters at Talbot Village and Wessex Fields

Avoids Green Belt release

Re-uses brownfield land

Supports existing facilities/services

Focuses on regeneration

Impacts on car park, employment, retail/leisure and tourist accommodation sites

Challenging to deliver family sized homes

Viability issues

Difficulties in delivering affordable homes

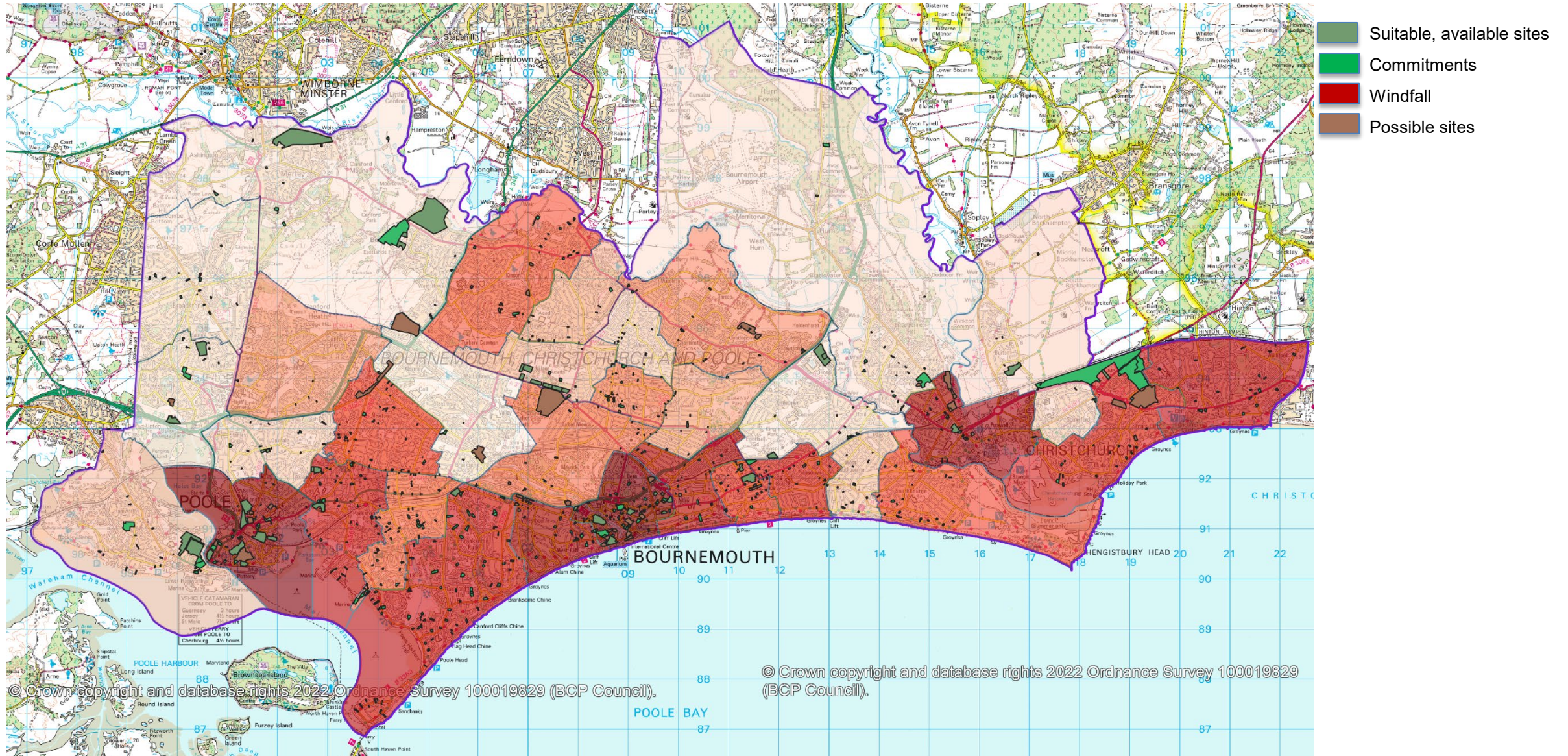
Piecemeal delivery of the Stour Valley Park

Needs of Gypsies and Travellers

Shortfall of 15,450 homes (SM)

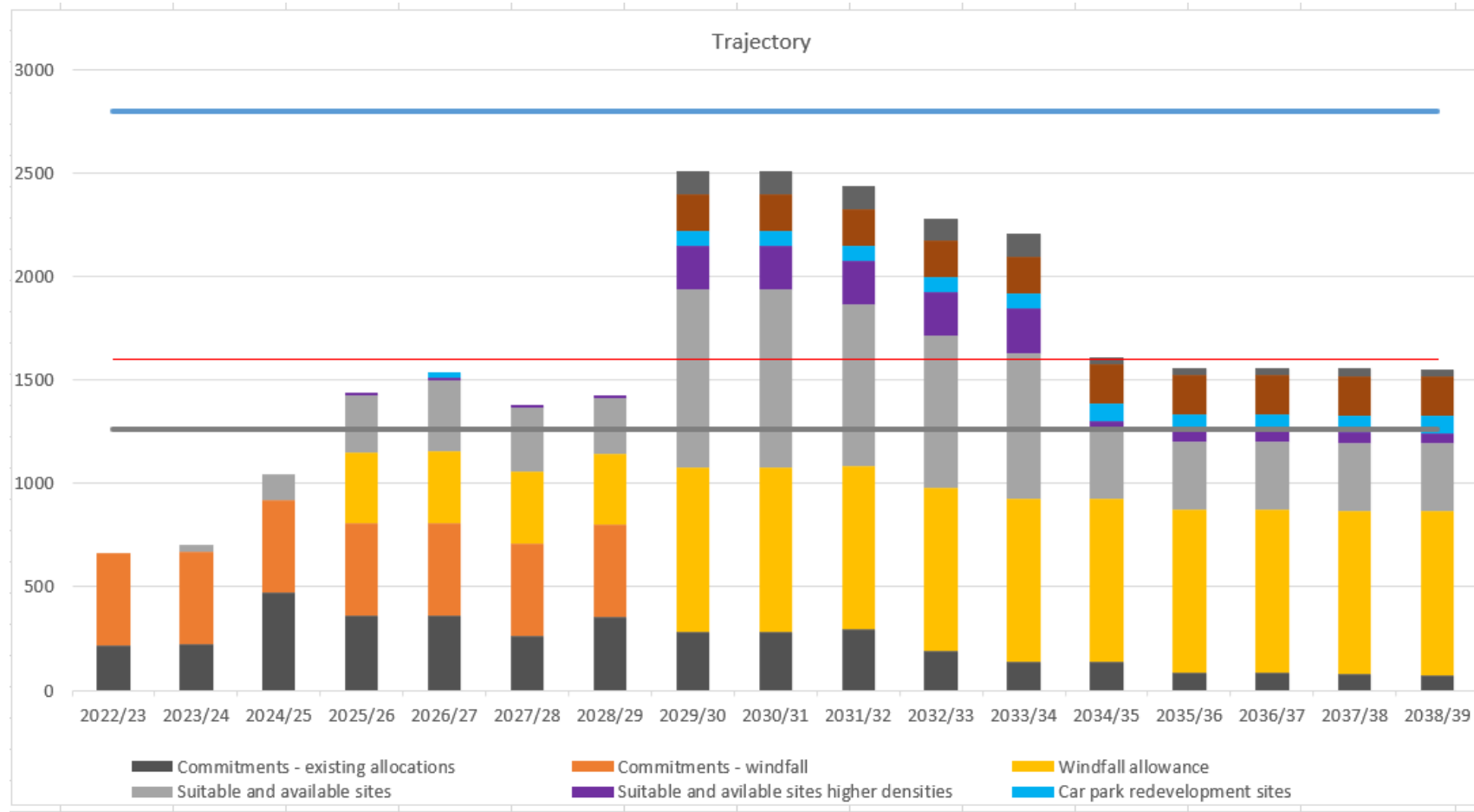


# Option 2 Urban intensification plus – 1,770 homes a year





# Trajectory – options 1 and 2



## Option 3 Urban intensification with some settlement extensions – an additional 170 homes a year

- Brownfield sites along site sustainable extensions in the most accessible locations with least impact on purposes of Green Belt
- Create a limited number of zero carbon, mixed use communities with provision of amenities and infrastructure

Ensures delivery of more family sized homes  
Increased provision of affordable homes  
Exemplar sustainable development  
Gypsy and traveller provision  
More comprehensive delivery of the Stour Valley Park

Loss of Green Belt  
Potential impacts on biodiversity  
Shortfall of 12,900 homes (SM)







## Option 4 Urban intensification with extensive settlement extensions – an additional 470 homes a year

- Brownfield sites along site sustainable extensions in the on available land within the Green Belt
- Create a larger number of zero carbon, mixed use communities with provision of amenities and infrastructure

Ensures delivery of more family sized homes

Increased provision of affordable homes

Exemplar sustainable development

Gypsy and traveller provision

More comprehensive delivery of the Stour Valley Park

Loss of more significant areas of Green Belt

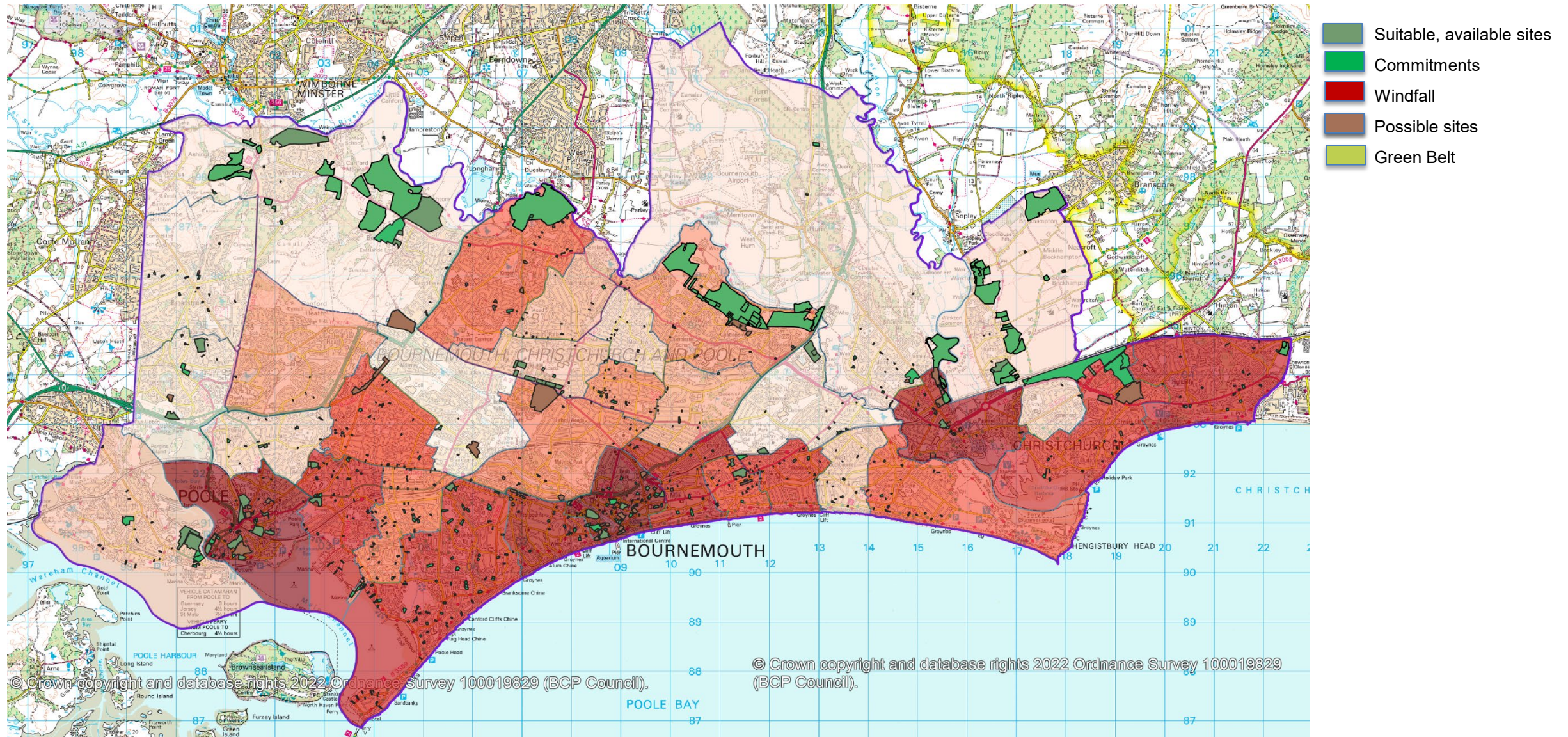
Potential impacts on biodiversity

Less sustainability located developed

Shortfall of 8,300 homes (SM)

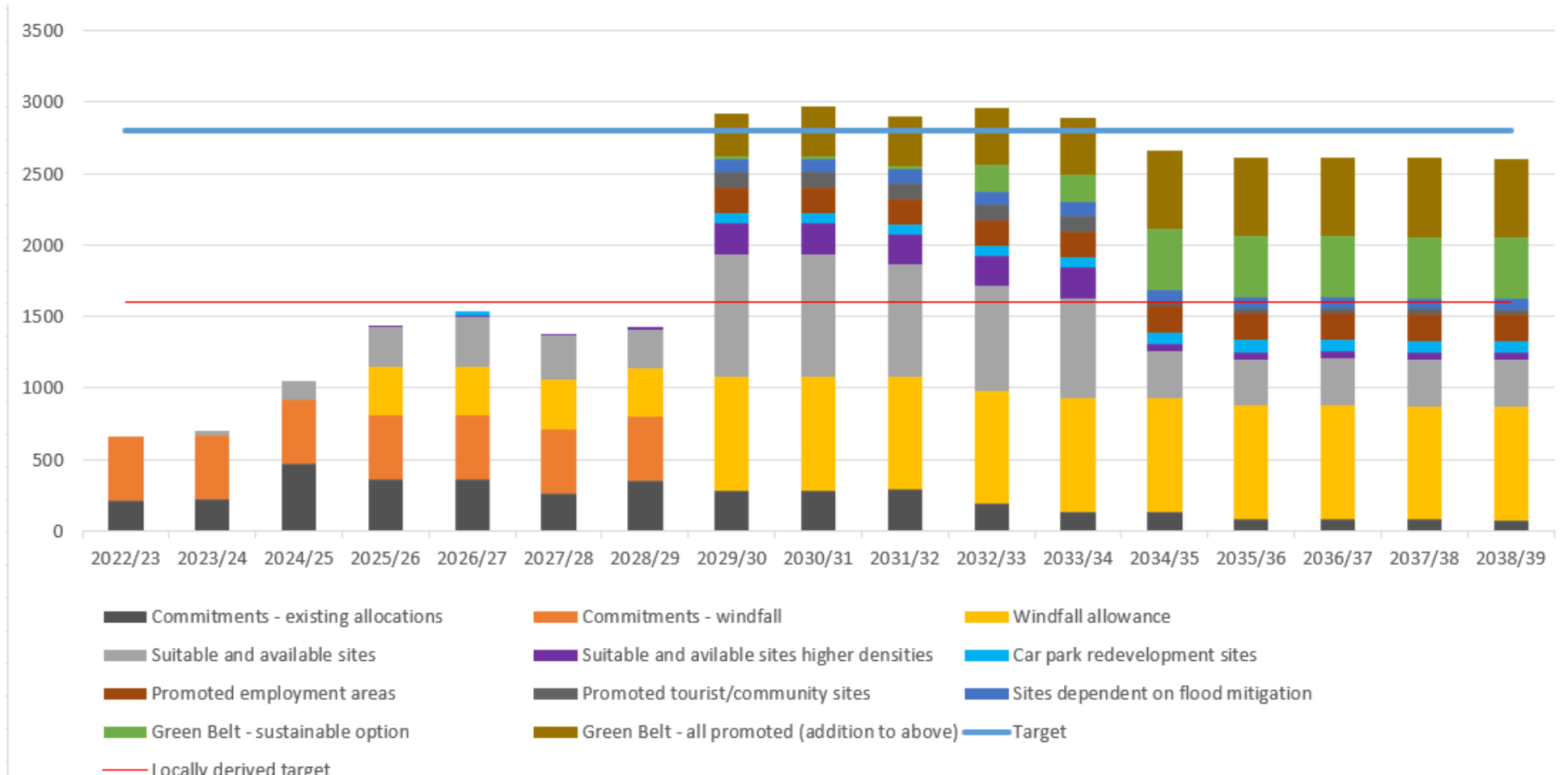


# Option 4 Extensive settlement extensions





# Trajectory – options 1, 2, 3 and 4





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## Next steps

- DLUHC direction of travel – no need to review Green Belt (but should we?), focused on gentle densities
- Townscape Character Appraisal – areas of change
- Innovative ideas around family housing and affordable within the urban area
- Considering implications of the options for each service unit
- Advisory Group / Delivery Board Meetings Feb 2023
- Committee – Summer 2023
- Publication – Autumn 2023
- Examination – 2024
- CIL Charging Schedule – same timeline