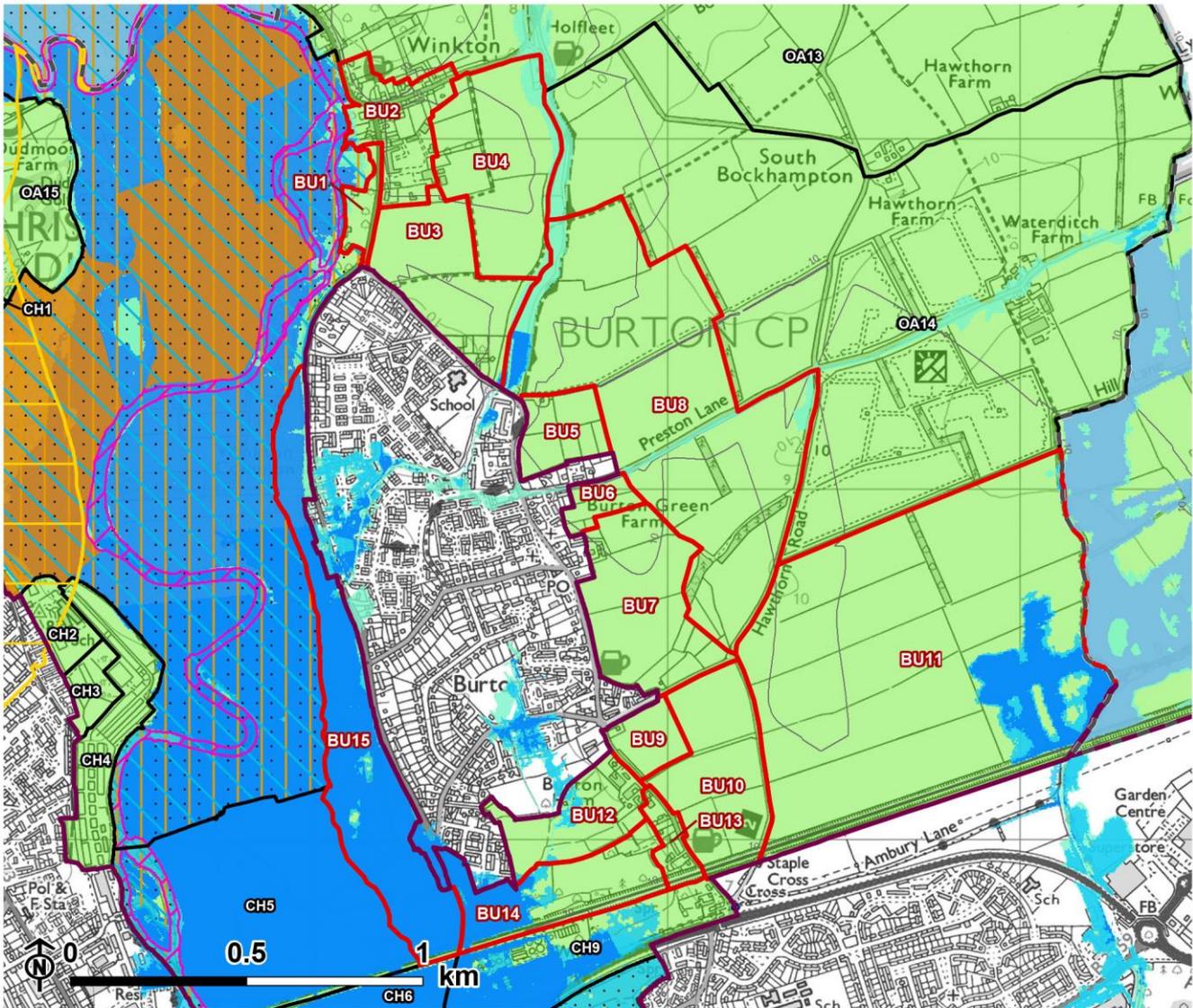


Appendix B
Detailed Stage 1
Contribution
Assessments:
Burton

Burton



- - - Local Authority boundary
- Inset area
- Green Belt
- Red outline Burton parcel
- Black outline Neighbouring parcel

Absolute constraints

- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land



Potential constraints

- Flood zone 3b
- Flood zone 3a
- Flood zone 3
- Flood zone 2
- 400m Heathland Area

Map Copyright Information

© Crown copyright and database rights 2020 Ordnance Survey 0100060963
© Natural England copyright 2020. © Historic England 2020. © Environment Agency copyright and database rights (2020). © Ordnance Survey Crown copyright. Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community.

Components of contribution assessment

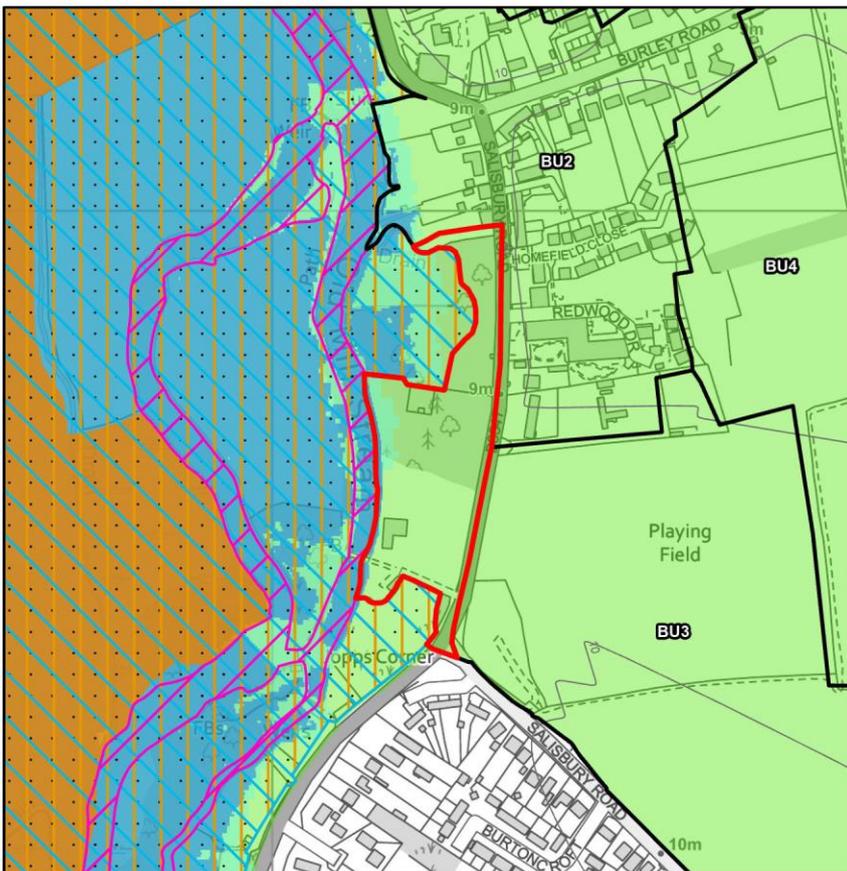
The analysis of contribution to the Green Belt purposes considers:

- the relevance of each Green Belt purpose, given the parcel's location relative to large built-up areas, towns, countryside and historic towns;
- the extent to which the land can be considered open in Green Belt terms;
- for Purpose 1-3, the degree of distinction between the parcel and urban area(s) - that is, the extent to which land is associated with the urban area or with the wider countryside. A stronger distinction from the urban area increases contribution to these purposes, where relevant.

Contribution of land in BU1



- BU1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3b



BU1

Parcel location and openness

Parcel size: 2.17ha

The parcel is located on the northern edge of Burton. Burton does not constitute a large built-up area, a town or a historic town. The parcel is contained to the northwest, west and southwest by the Avon Valley Site of Special Scientific Interest and Ramsar site, and the River Avon Site of Special Scientific Interest Special Area of Conservation.

Land is open, comprising of woodland and a large garden. Two dwellings are located in the southwest of the parcel, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Although land has some degree of containment by urbanising development within the inset settlement of Burton to the south and within Winkton washed over by the Green Belt to the northeast, neither the urban area nor the countryside dominates views. However, the tree-lined Stony Lane is a moderate boundary feature creating separation from the inset settlement. Moreover, the tree cover within the parcel is relatively prominent, which provides some distinction from Burton. Overall there is moderate distinction between the parcel and the urban area.

BU1

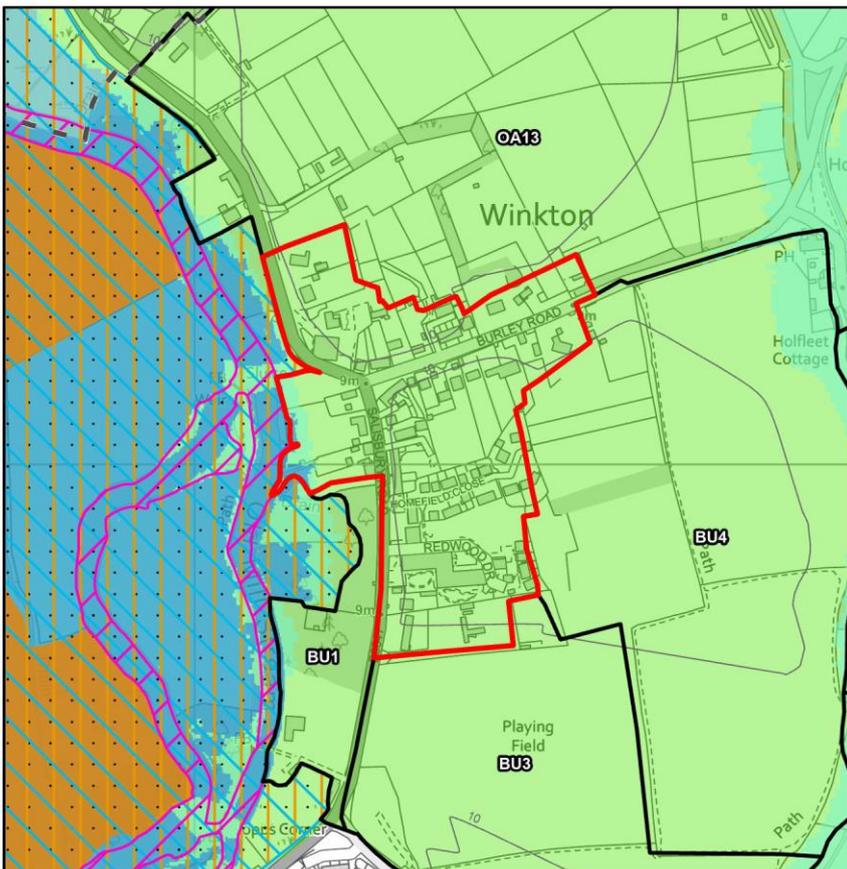
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU2



- BU2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b



BU2

Parcel location and openness

Parcel size: 8.26ha

The parcel comprises the washed-over settlement of Winkton, located to the north of Burton. Burton does not constitute a large built-up area, a town or a historic town. The parcel is contained to the west by the Avon Valley Site of Special Scientific Interest and Ramsar site, and the River Avon Site of Special Scientific Interest and Special Area of Conservation.

Land is relatively developed, comprising of the settlement of Winkton, which is washed over by the Green Belt.

Distinction between parcel and inset area

The field boundaries and roads to the south of the parcel create strong separation from Burton and the parcel is not contained by urban development. As such the urban area is prevented from dominating views. Overall there is strong distinction between the parcel and the urban area.

BU2

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Moderate

Land is relatively developed and has a significant amount of urbanising development within it. This is washed over development in the countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

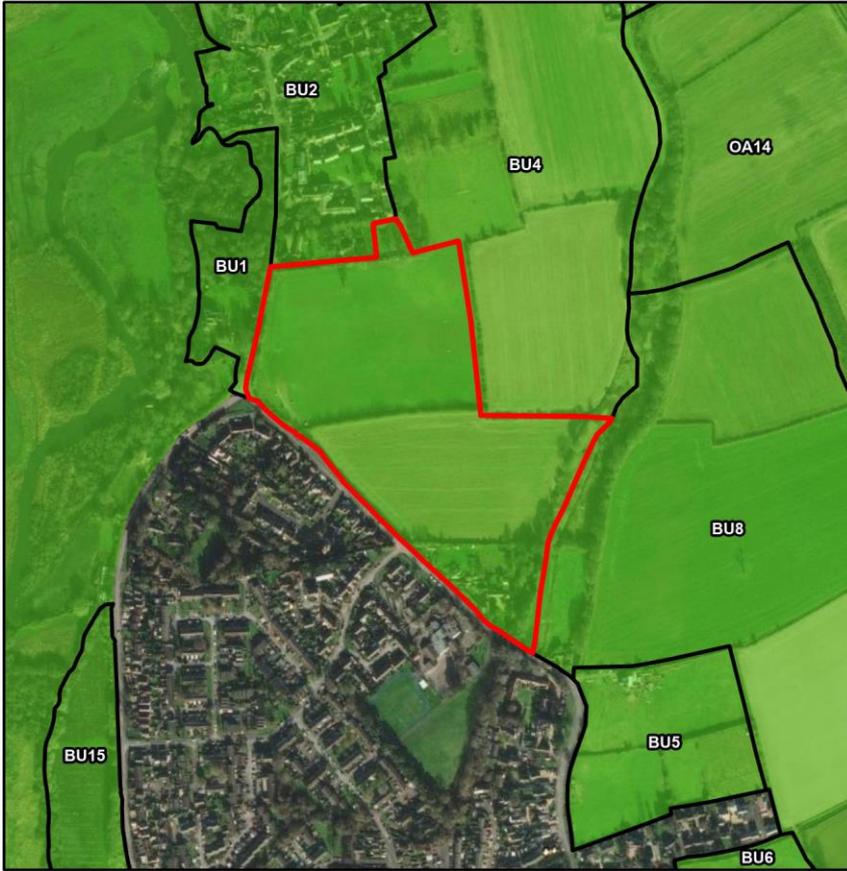
The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

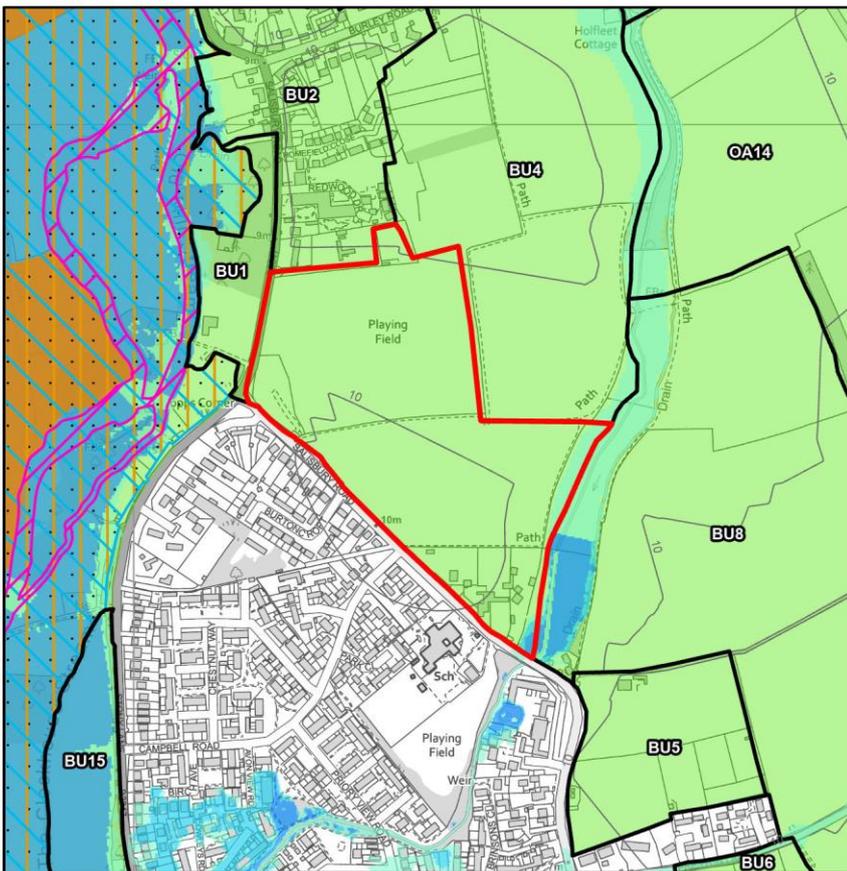
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU3



- BU3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



BU3

Parcel location and openness

Parcel size: 13.03ha

The parcel is located on the north eastern edge of Burton. Burton does not constitute a large built-up area, a town or a historic town.

Land is open, comprising largely of fields divided by hedgerow. A few dwellings are located in the south of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The hedgerow-lined Salisbury Road creates moderate separation from the settlement. In addition, land is not contained by urban development and the urban area is prevented from dominating views. Overall there is moderate distinction between the parcel and the urban area.

BU3

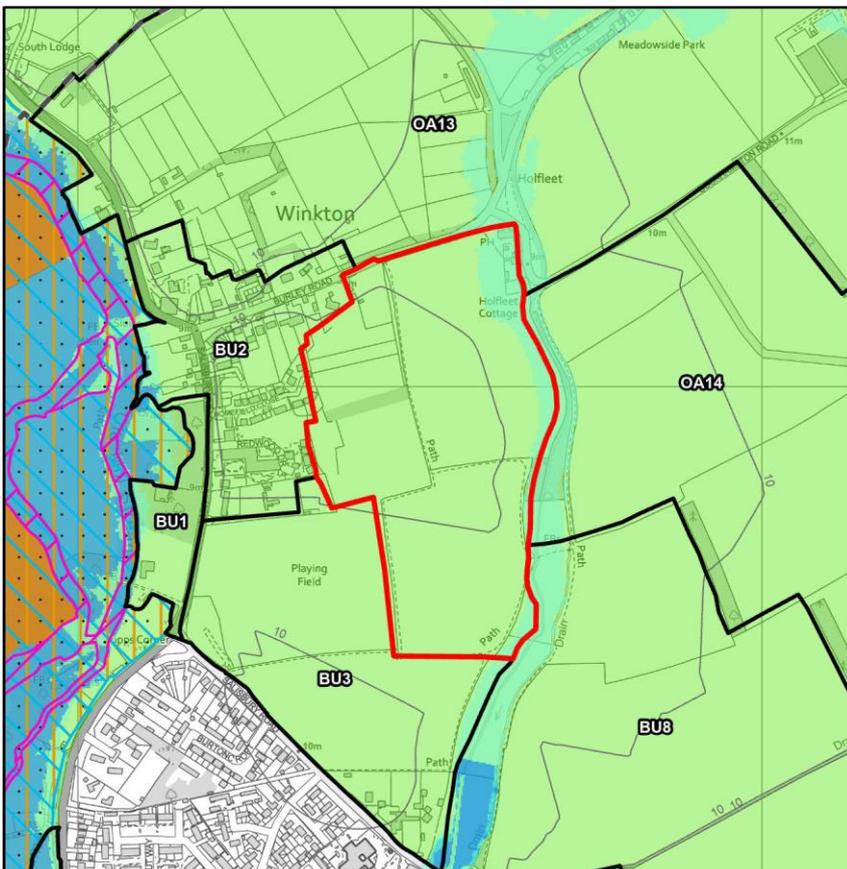
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU4



- BU4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BU4

Parcel location and openness

Parcel size: 16.72ha

The parcel is located to the north east of Burton. Burton does not constitute a large built-up area, a town or a historic town.

Land is open, comprising largely of fields divided by hedgerow. Two dwellings and a pub are located in the northeast of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Land is not contained by urban development and extends a significant distance from the inset settlement of Burton. In addition, the field boundaries and road to the south of the parcel create strong separation from Burton, and as such neither the countryside nor the urbanising development within Burton to the south or Winkton to the west dominate views. Overall there is strong distinction between the parcel and the urban area.

BU4

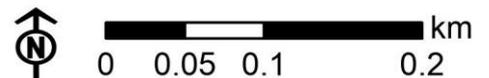
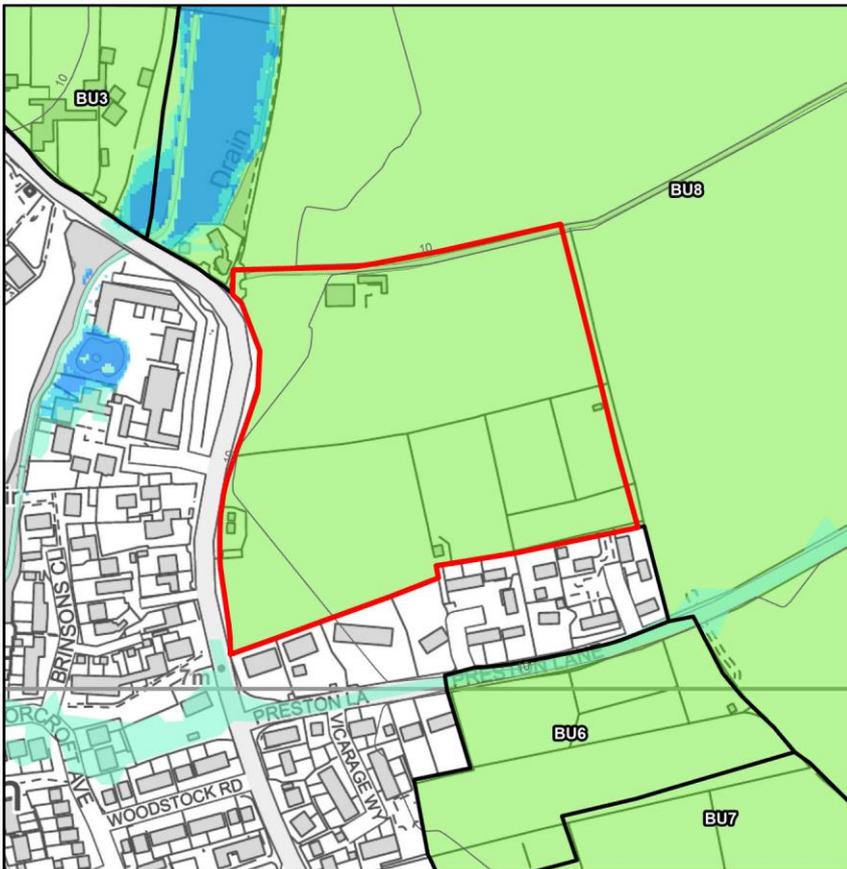
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU5



-  BU5
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b



BU5

Parcel location and openness

Parcel size: 4.91ha

The parcel is located on the eastern edge of Burton. Burton does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of fields divided by hedgerow. A single dwelling is located on the northern edge of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views and the hedgerow-lined Salisbury Road creates some distinction between the parcel and the inset settlement of Burton, the garden boundaries marking the edge of the parcel with Burton to the south create little separation from the inset settlement. In addition, land has some degree of containment by urban development within the inset settlement of Burton to the south and west. Moreover, the land is in close proximity to the inset settlement. Overall there is weak distinction between the parcel and the urban area.

BU5

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

Land is relatively close to Christchurch, part of the large built-up area of the South East Dorset conurbation, but has a stronger relationship with Burton. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Moderate

Land is open countryside, but there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

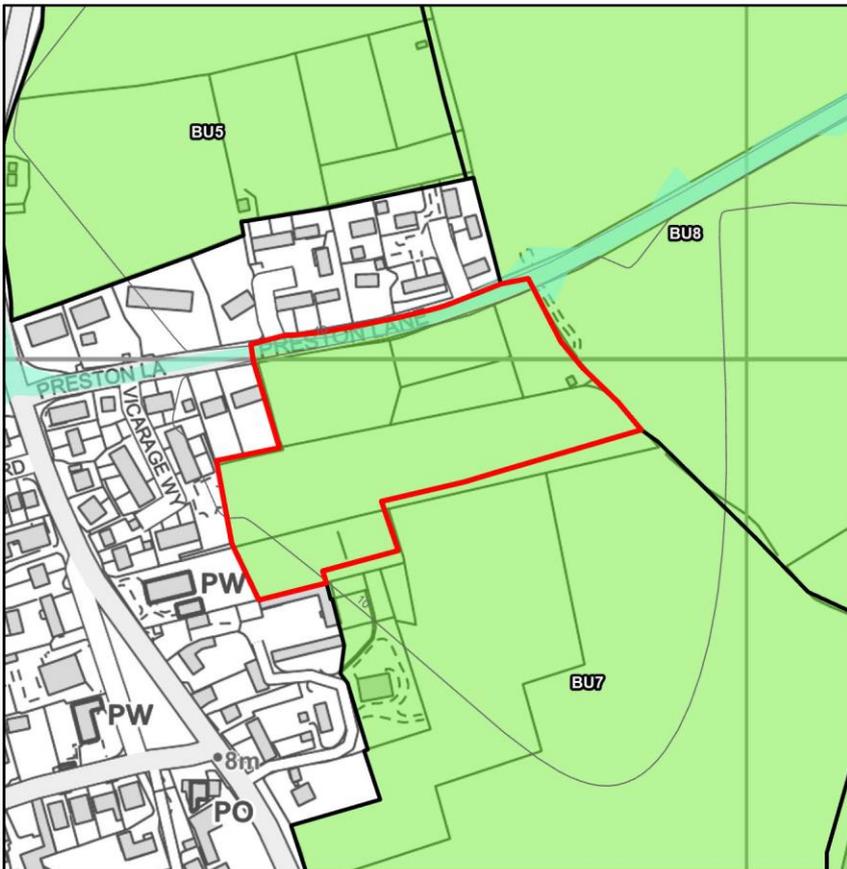
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU6



-  BU6
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Flood Zone 2



BU6

Parcel location and openness

Parcel size: 2.26ha

The parcel is located on the eastern edge of Burton. Burton does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of fields divided by hedgerow.

Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, the garden boundaries marking the edge of the parcel with Burton create little separation from the inset settlement. In addition, land has some degree of containment by urban development within the inset settlement of Burton to the north, west and southwest. Moreover, the land is in close proximity to the inset settlement. Overall there is weak distinction between the parcel and the urban area.

BU6

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

Land is relatively close to Christchurch, part of the large built-up area of the South East Dorset conurbation, but has a stronger relationship with Burton. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land is open and does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Moderate

Land is open countryside, but there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

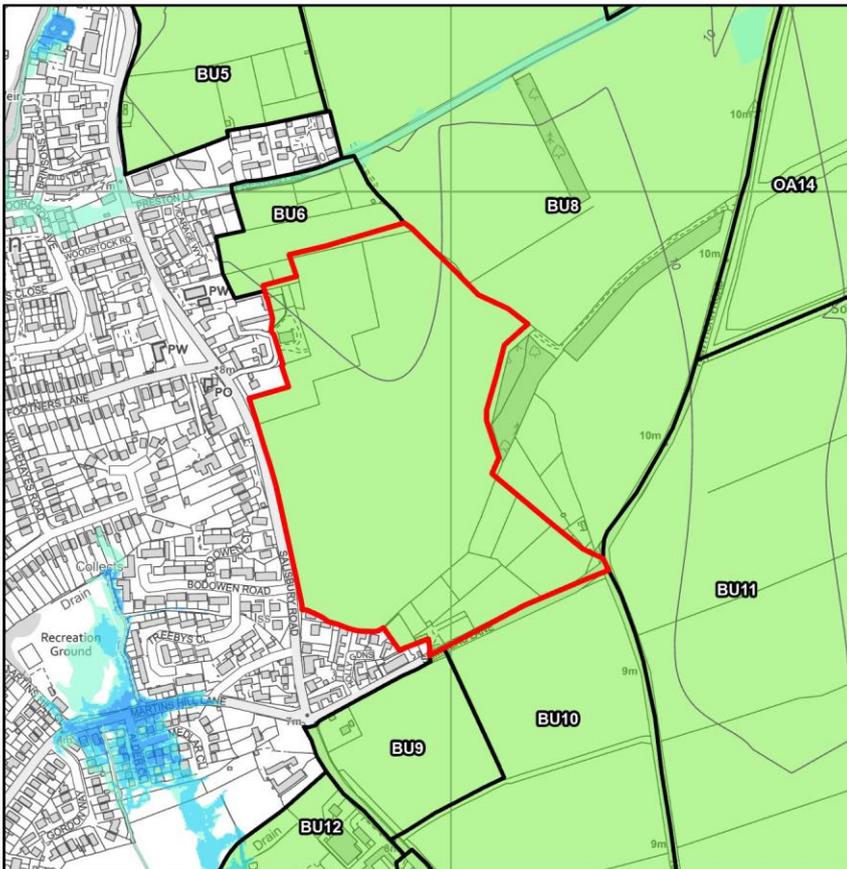
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU7



-  BU7
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b



BU7

Parcel location and openness

Parcel size: 14.97ha

The parcel is located on the eastern edge of Burton. Burton does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of fields divided by hedgerow. Two individual buildings are located in the north and south of the parcel, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Although the hedgerow-lined Salisbury Road creates some distinction between the parcel and Burton to the west, the garden boundaries marking the edge of the parcel with Burton to the northwest and southwest create little separation from the inset settlement. However, land is not contained by urban development, preventing the urban area from dominating views. Overall there is moderate distinction between the parcel and the urban area.

BU7

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

Land is relatively close to Christchurch, part of the large built-up area of the South East Dorset conurbation, but has a stronger relationship with Burton. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Relatively strong

Land is open countryside and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

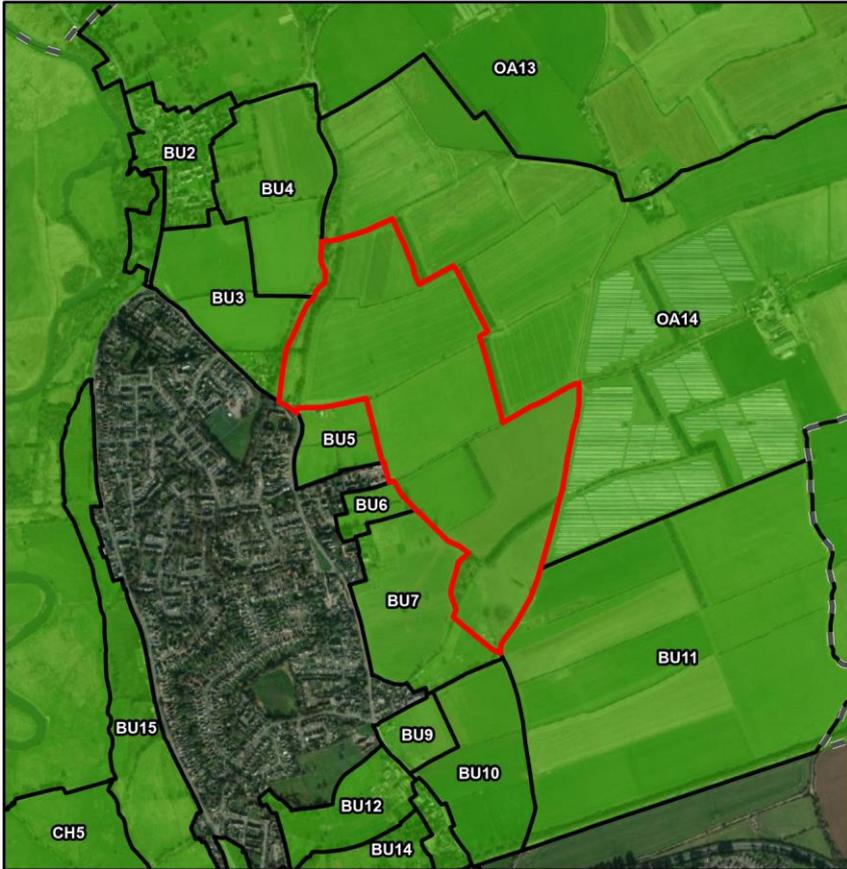
The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

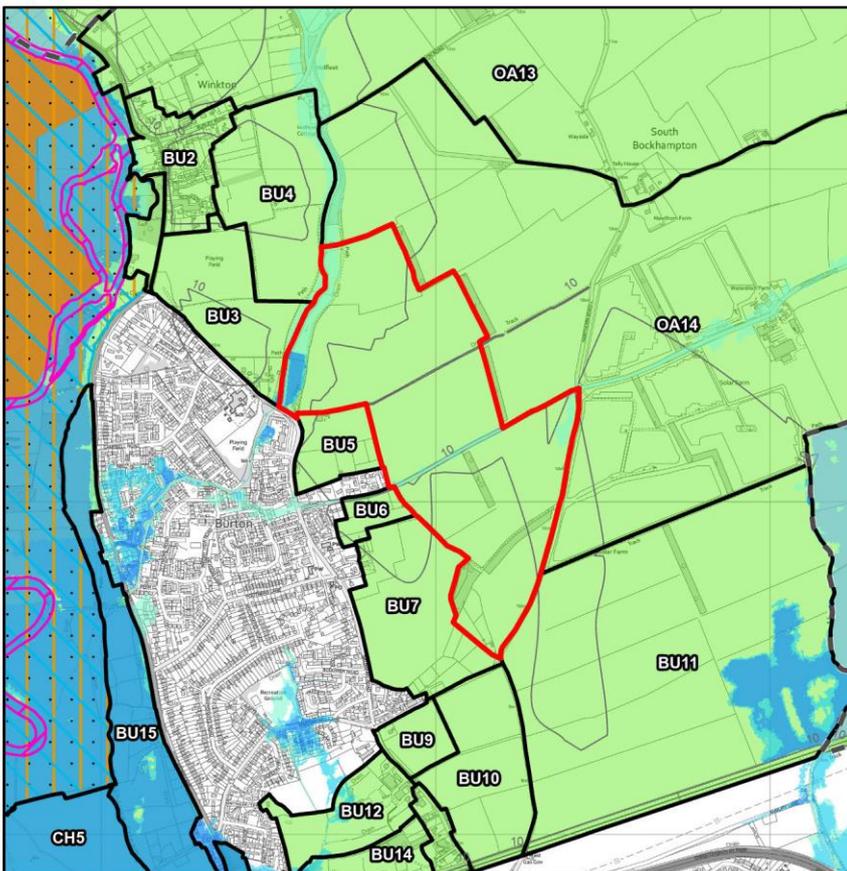
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU8



- BU8
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BU8

Parcel location and openness

Parcel size: 52.55ha

The parcel is located to the east of Burton. Burton does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of fields divided by hedgerow and lanes.

Distinction between parcel and inset area

The hedgerow boundaries to the west of the parcel create moderate separation from the inset settlement. In addition, land extends a significant distance from the inset area, is not contained by urban development and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

BU8

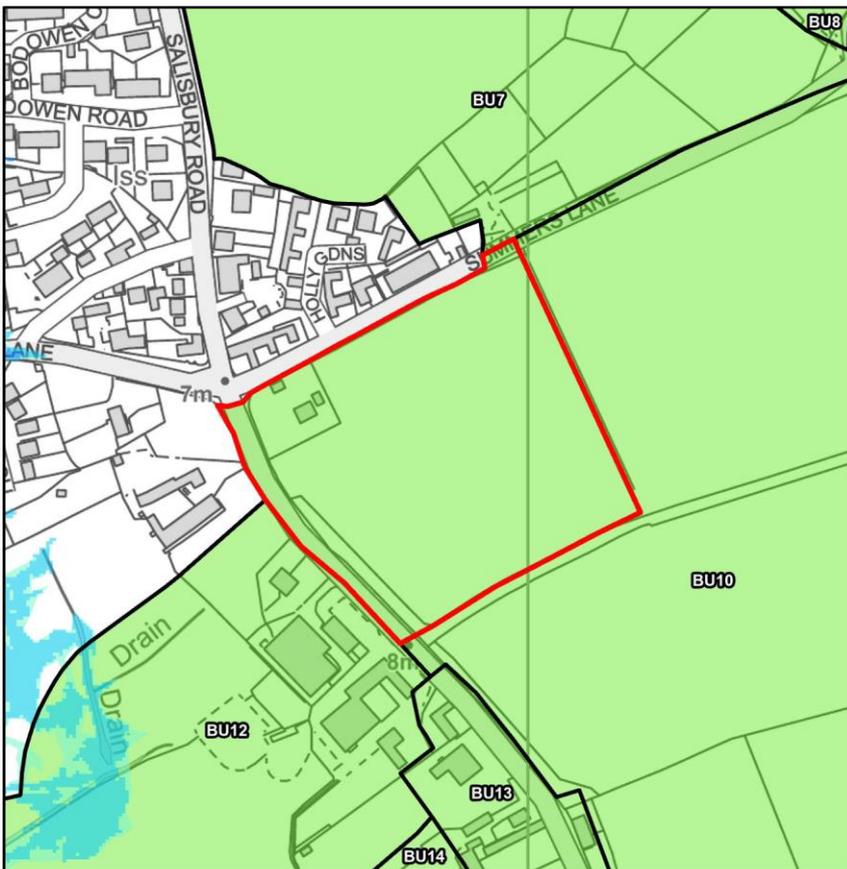
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Christchurch, which is part of the large built-up area of the South East Dorset conurbation, but has a stronger relationship with Burton. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU9



-  BU9
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b



BU9

Parcel location and openness

Parcel size: 3.4ha

Land is located on the south eastern edge of Burton. Burton does not constitute a large built-up area, a town or a historic town. Land adjoining the south of the parcel is identified as a Suitable Alternative Natural Greenspace, and land to the west, previously removed from the Green Belt, is allocated for residential development.

Land is open, comprising of a field. A single dwelling is located in the northeast of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Land is in close proximity to the inset settlement of Burton and although the hedgerow-lined Salisbury Road creates some distinction between the parcel and Burton to the west, the land to the north creates little separation from Burton. However, the parcel is not contained by urban development and as such the urban area does not dominate views. It is noted that there is undeveloped inset land to the west of Salisbury Road, but this shares only a short frontage with the site and is not considered to contain it to any significant extent. Future development on this allocation would not be expected to significantly diminish the parcel's visual association with countryside. Overall there is moderate distinction between the parcel and the urban area.

BU9

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Relatively strong

Land is open, and is close to Christchurch, which is part of the large built-up area of the South East Dorset conurbation. Although separation from Christchurch by the railway embankment means that the parcel relates more directly to Burton, the narrowness of the gap, which is further diminished by the presence of washed-over development along Salisbury Road, means that land here plays a role in preventing Burton from becoming part of the large built-up area. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Relatively strong

Land is open countryside and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

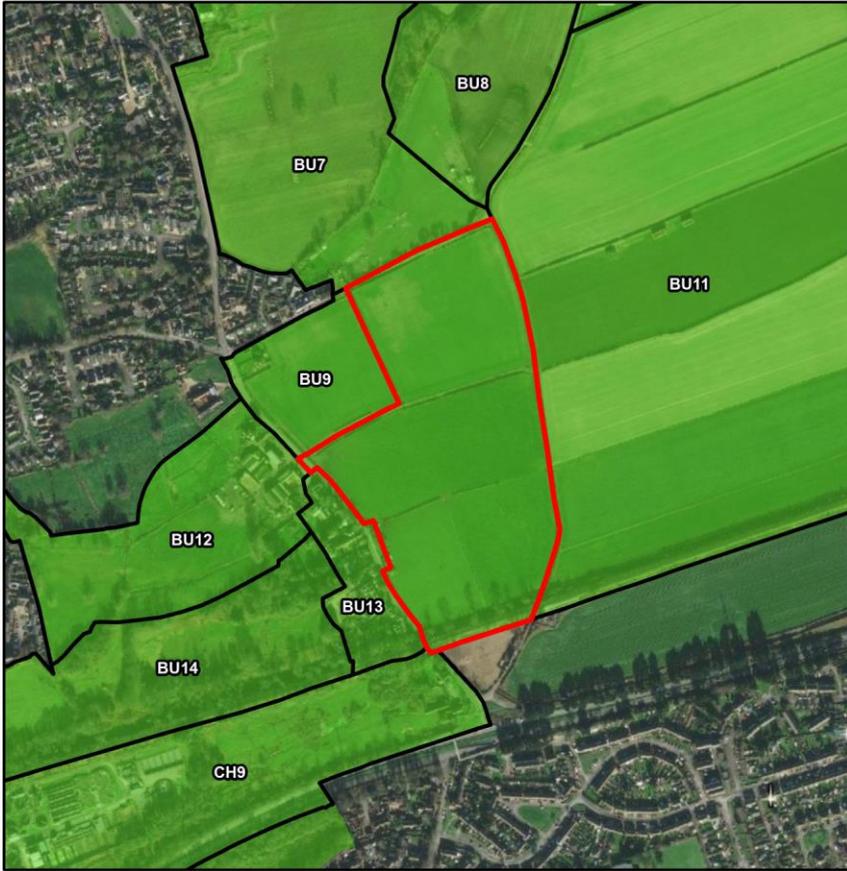
The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

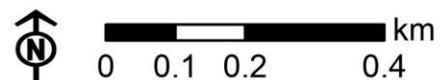
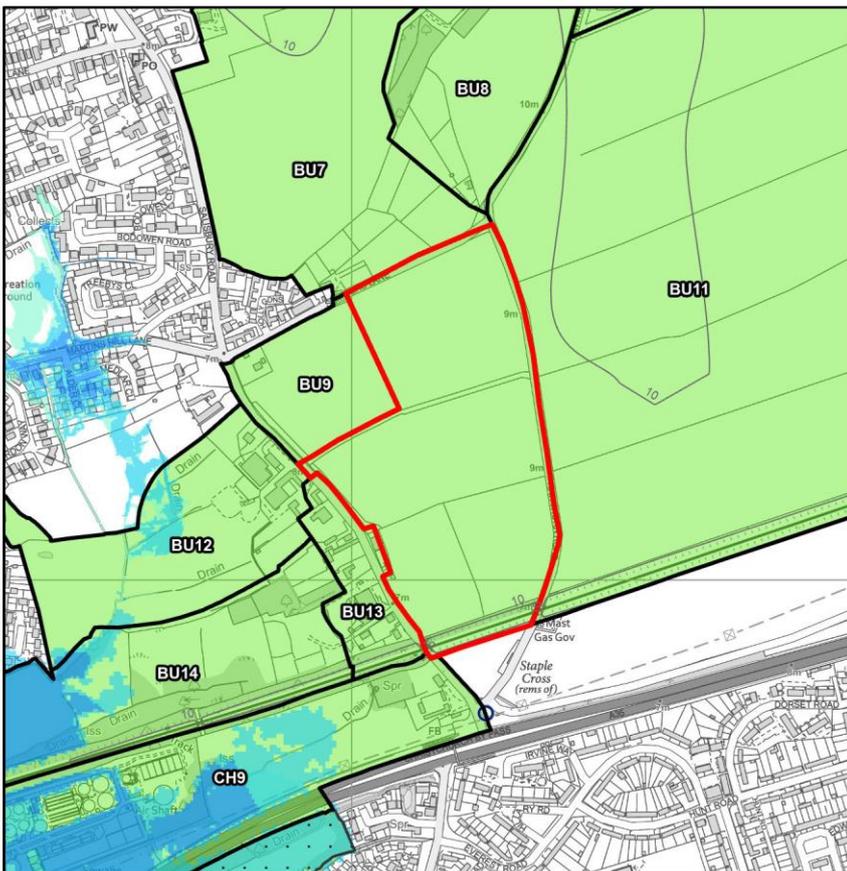
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU10



- BU10
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



BU10

Parcel location and openness

Parcel size: 13.85ha

Land is located on the south east of Burton. Burton does not constitute a large built-up area, a town or a historic town. The south of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of fields divided by hedgerow.

Distinction between parcel and inset area

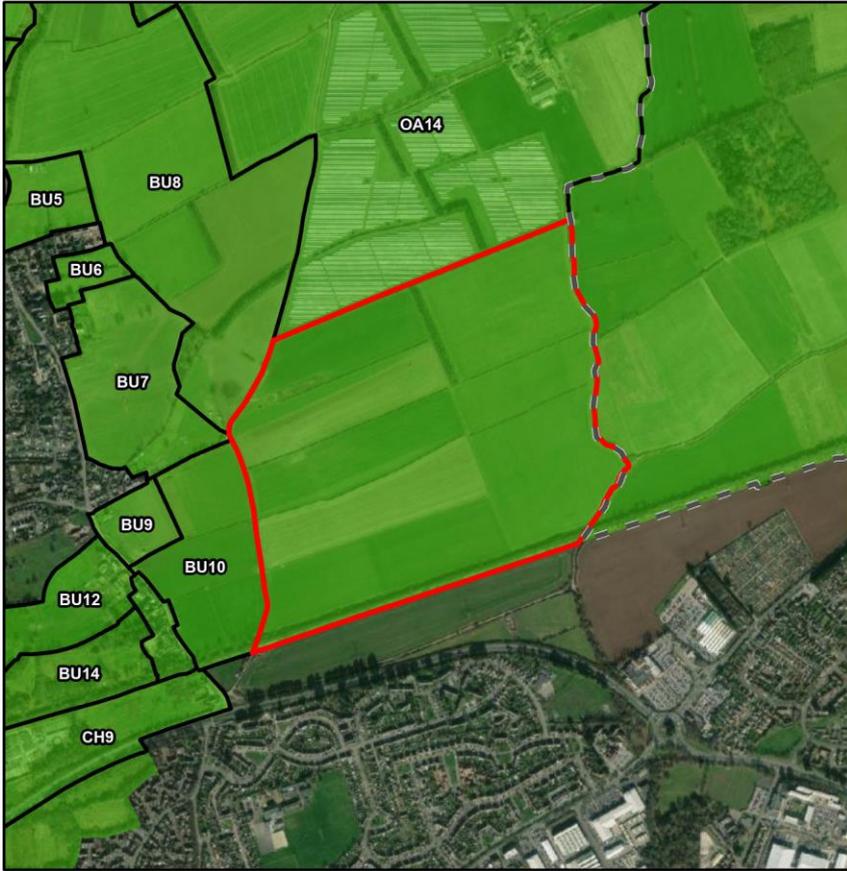
The field boundaries and roads to the northeast of the parcel create moderate separation from Burton. In addition, the parcel is not contained by urban development, preventing the urban area from dominating views. Overall there is moderate distinction between the parcel and the urban area. To the south, the parcel adjoins inset land on the edge of Christchurch which is allocated but as yet undeveloped, but the raised railway line forms a strong boundary, meaning that the parcel has a stronger relationship with Burton.

BU10

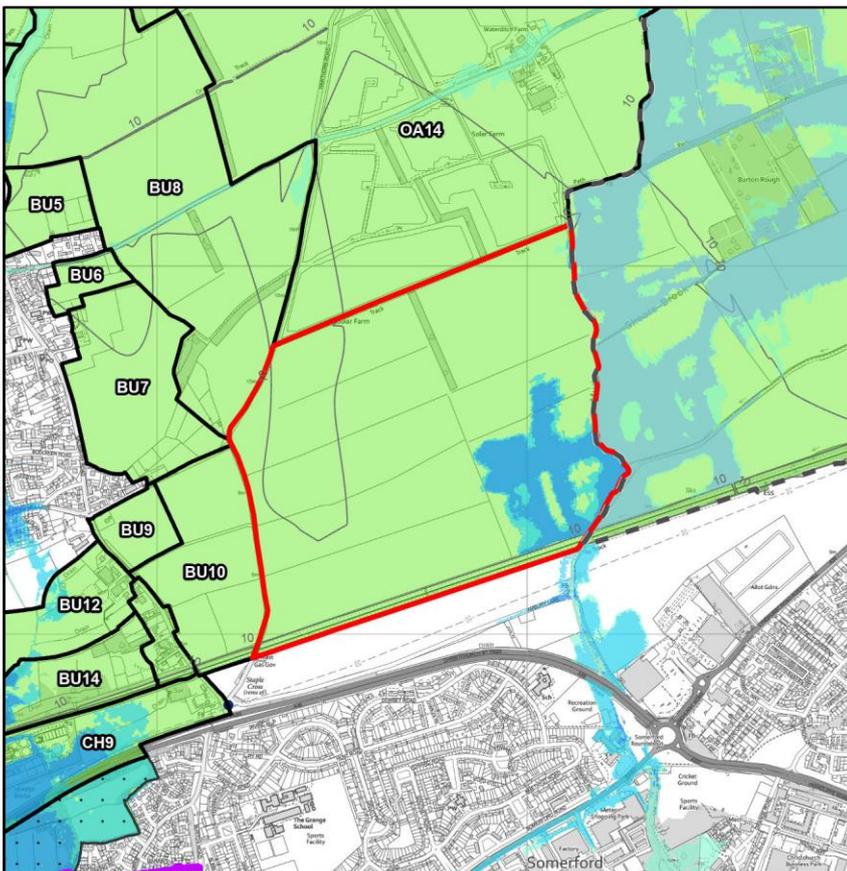
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
Land is open and is adjacent to Christchurch, part of the large built-up area of the South East Dorset conurbation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU11



- BU11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site of Special Scientific Interest
- Scheduled monument
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BU11

Parcel location and openness

Parcel size: 78.92ha

The parcel is located to the southeast of Burton and north of Christchurch. Burton does not constitute a large built-up area, a town or a historic town. The southern edge and southeast of the parcel are identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of fields divided by hedgerow.

Distinction between parcel and inset area

The field boundaries and road to the east of the parcel create moderate separation from the village. To the south the railway line, on a raised embankment, creates strong separation from the large built-up area of Christchurch/Highcliffe (the immediate edge of which is currently undeveloped but allocated). Land extends a significant distance from the inset settlement, is not contained by urban development, and views are dominated by countryside. Overall there is strong distinction between the parcel and the urban area.

BU11

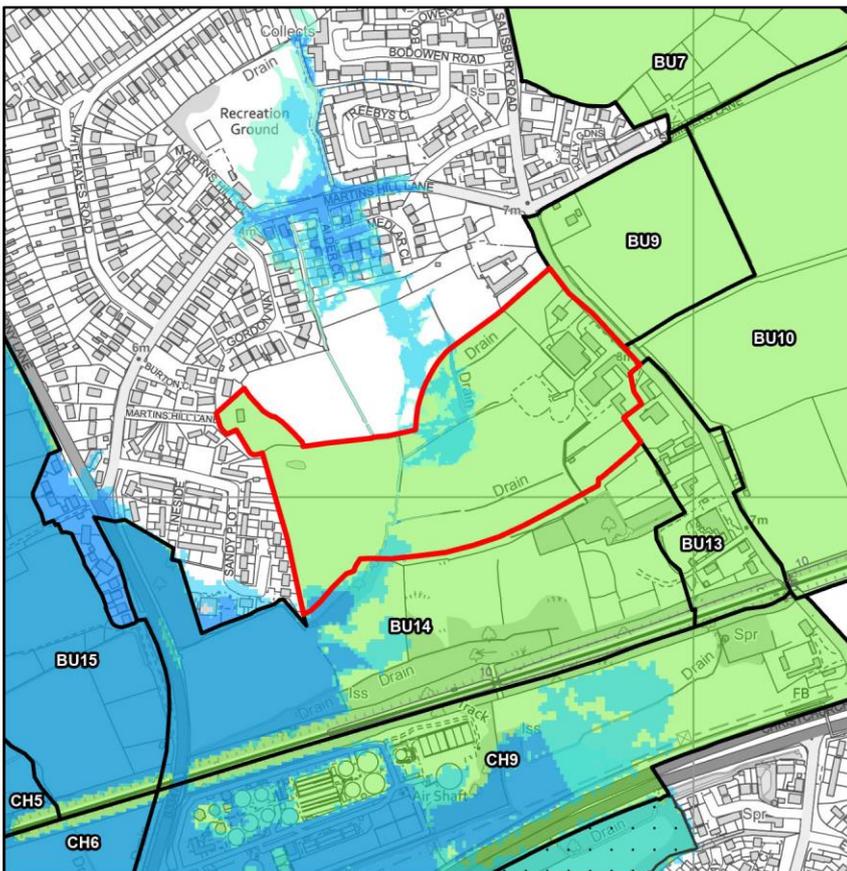
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Christchurch, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU12



- BU12
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



BU12

Parcel location and openness

Parcel size: 7.89ha

The parcel is located on the southern edge of Burton and north of Christchurch. Burton does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of fields divided by streams. A farmstead with associated agricultural buildings is located in the east of the parcel, however these are 'appropriate development' in the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

Although the urban area does not dominate views, the parcel directly adjoins the inset land within Burton to the north - an area as yet undeveloped but allocated for housing - and the boundary of the parcel with the inset settlement to the east is defined by garden boundaries. Therefore, there is little separation from Burton. In addition, the land is in close proximity to the village and has some degree of containment by urban development. Overall there is weak distinction between the parcel and the urban area. It is noted that development of the undeveloped land within the inset area of Burton could further reduce distinction.

BU12

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Moderate

Land is open and is close to Christchurch, part of the large built-up area of the South East Dorset conurbation. Although separation from Christchurch by the railway embankment means that the parcel relates more directly to Burton, from which there is only weak distinction, the narrowness of the gap, which is further diminished by the presence of washed-over development along Salisbury Road, means that land here plays a role in preventing Burton from becoming part of the large built-up area. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Moderate

Land is open countryside, but there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

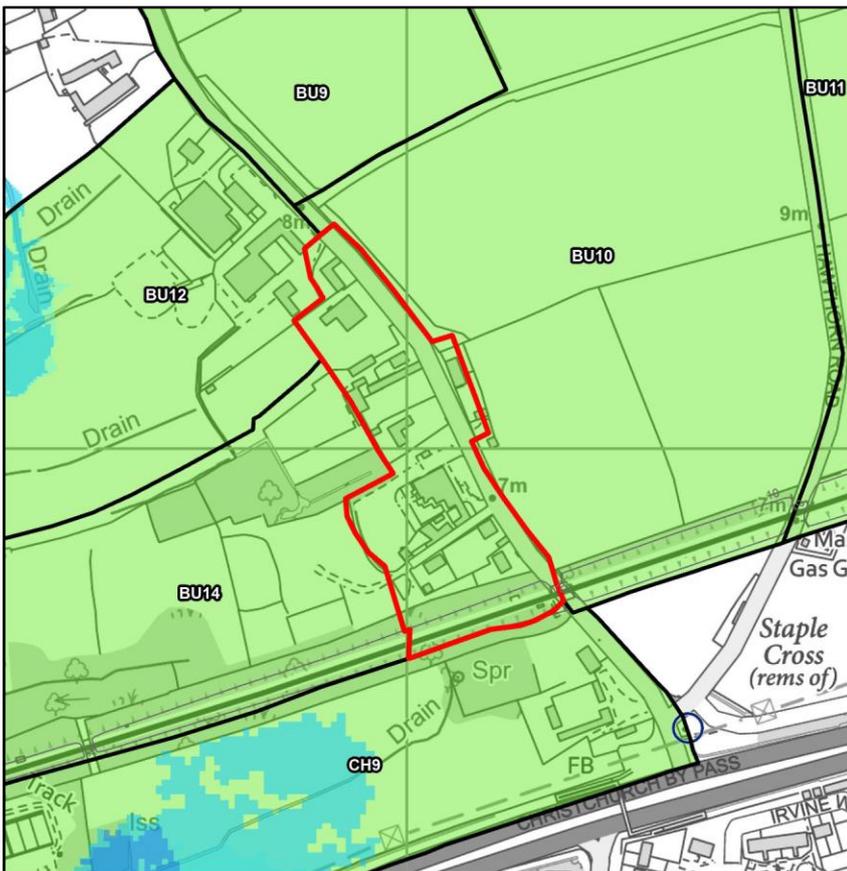
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU13



- BU13
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



BU13

Parcel location and openness

Parcel size: 2.39ha

The parcel is located to the south of Burton and to the north of Christchurch. Burton does not constitute a large built-up area, a town or a historic town. Land adjoining the east of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is relatively open but contains a notable cluster of dwellings and a hotel.

Distinction between parcel and inset area

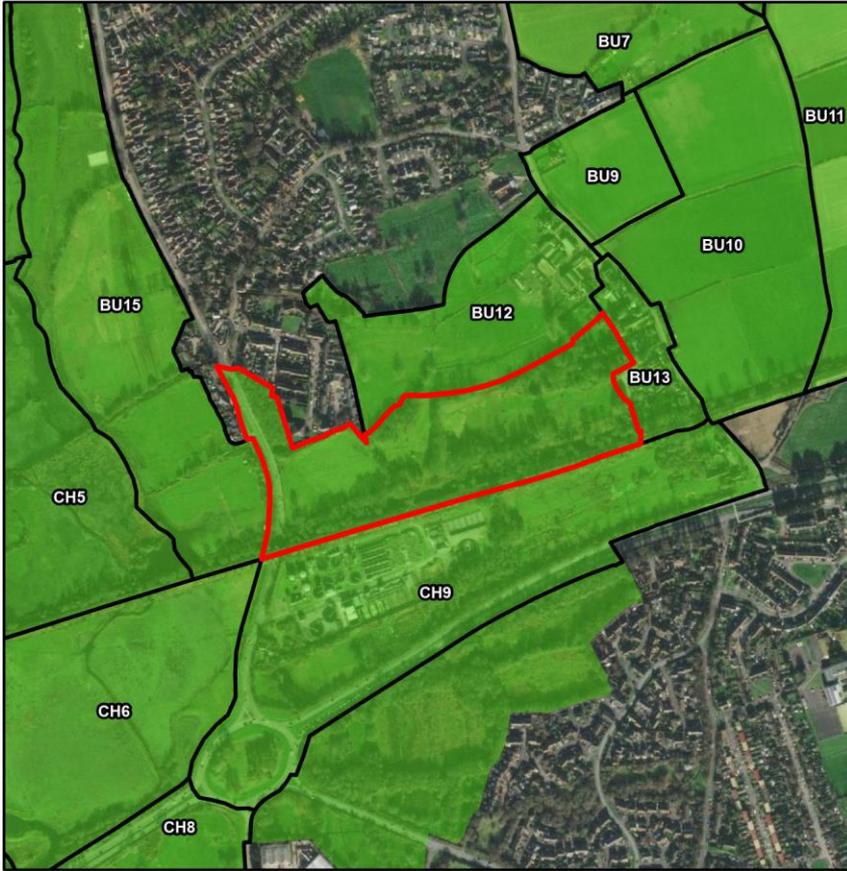
Land has some degree of containment by urban development within the inset settlements of Burton to the north and Christchurch to the south. However, the urban area does not dominate views. In addition, the hedgerows to the north of the parcel create moderate separation from Burton and the railway line to the south create significant separation from Christchurch. Overall there is moderate distinction between the parcel and the urban area.

BU13

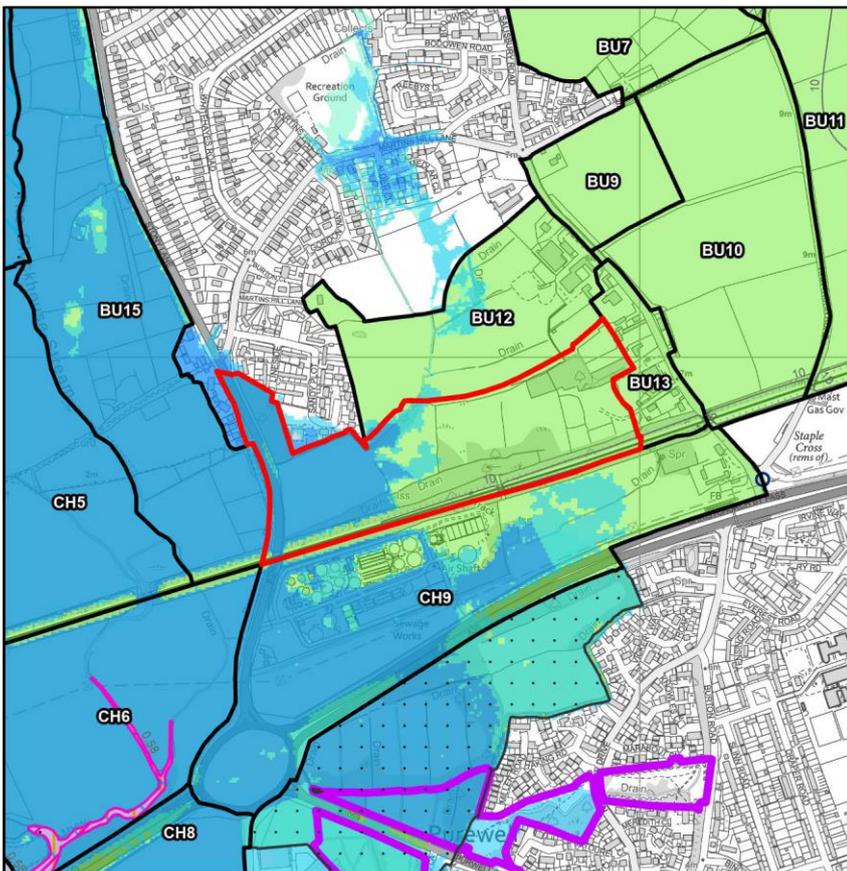
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Moderate
Land is open and is adjacent to Christchurch, part of the large built-up area of the South East Dorset conurbation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Land is relatively open but has some limited urbanising development within it. This is washed over development in the countryside and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU14



- BU14
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Potential SPA
- Scheduled monument
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



BU14

Parcel location and openness

Parcel size: 10.78ha

The parcel is located on the southern edge of Burton. Burton does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of fields and tree cover divided by streams.

Distinction between parcel and inset area

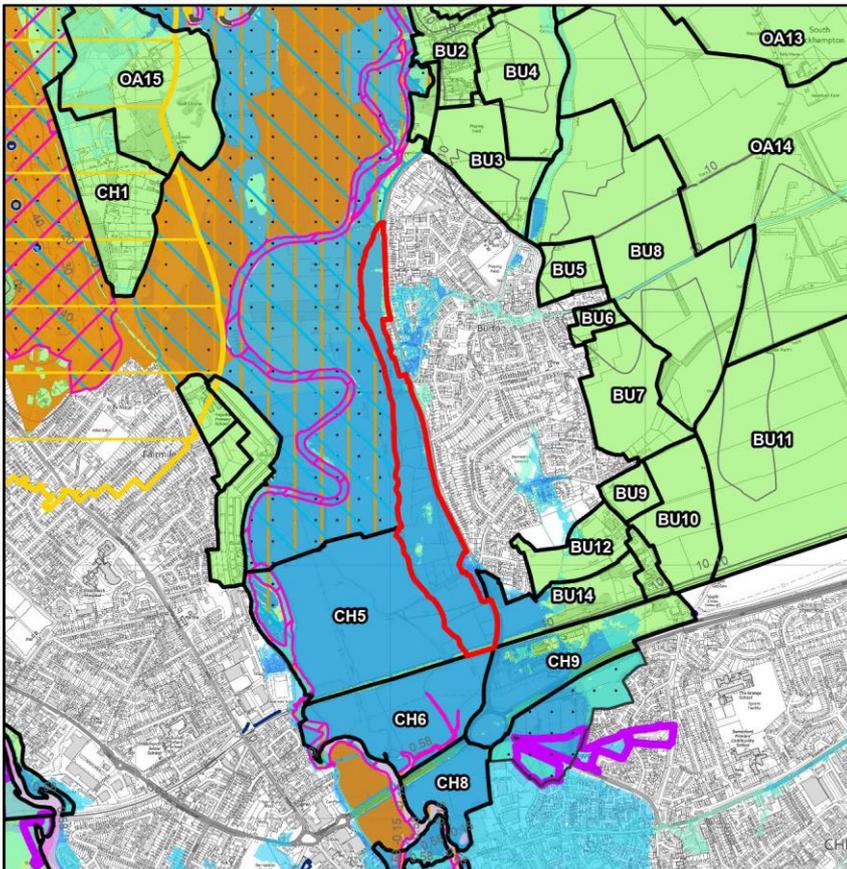
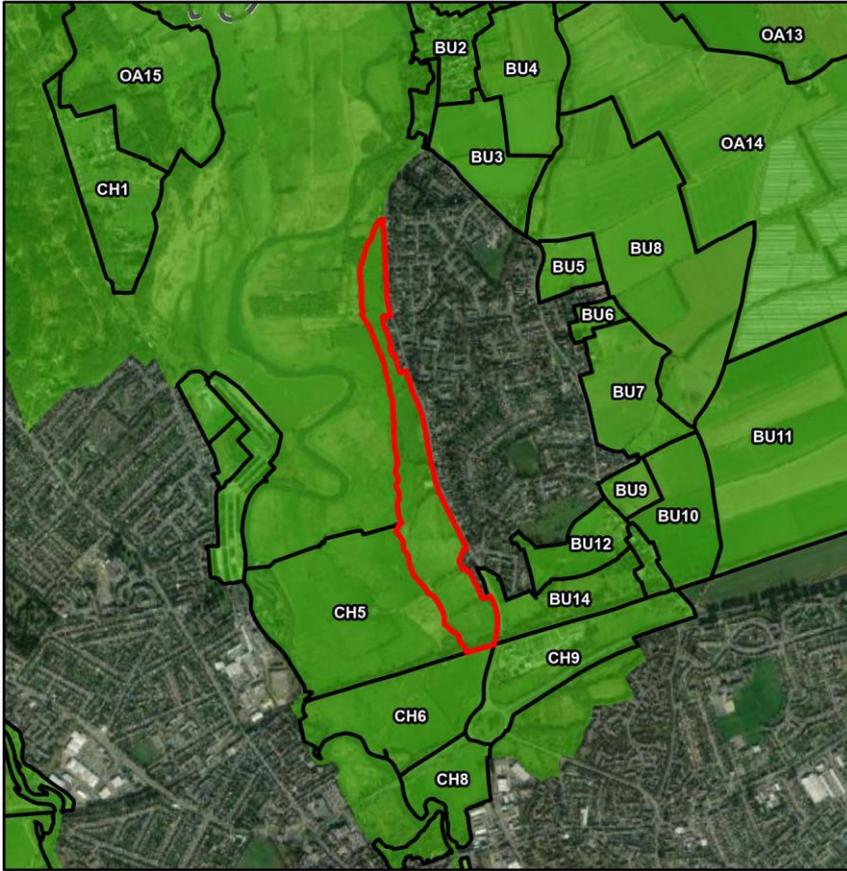
The tree cover to the northwest and hedgerows to the northeast create moderate separation from Burton. Although some of the north western edge of the parcel with Burton is defined by garden boundaries, these in combination with the landform change down to the lower lying parcel create moderate separation from Burton. In addition, land is not contained by urban development, preventing the urban area from dominating views. Overall there is moderate distinction between the parcel and the urban area.

BU14

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
Land is open and is close to Christchurch, part of the large built-up area of the South East Dorset conurbation. Although separation from Christchurch by the railway embankment means that the parcel relates more directly to Burton, the narrowness of the gap, which is further diminished by the presence of washed-over development along Salisbury Road, means that land here plays a role in preventing Burton from becoming part of the large built-up area. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in BU15



- BU15
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Potential SPA
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BU15

Parcel location and openness

Parcel size: 22.47ha

Land is located on the western edge of Burton. Burton does not constitute a large built-up area, a town or a historic town.

Land is open, largely comprising of fields divided by hedgerow. Stables and some informal buildings are located on the eastern edge of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

With the exception of the locations where a few houses are located to the west of Stony Lane, the hedgerow-lined road creates moderate separation from the inset settlement of Burton. In addition, the floodplain landform of the parcel provides some distinction from Burton, and land extends a reasonable distance from the inset settlement. Moreover, the parcel is not contained by urban development and as such urban development does not dominate views. Overall there is strong distinction between the parcel and the urban area.

BU15

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

Land is relatively close to Christchurch, part of the large built-up area of the South East Dorset conurbation, but has a stronger relationship with Burton. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Strong

Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Relatively weak

Land lacks any visual relationship with the historic core around the Priory, and there is intervening modern development, but it forms part of the setting of the approach along the Avon Valley. Overall the area makes a relatively weak contribution to preserving the setting and special character of Christchurch.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.