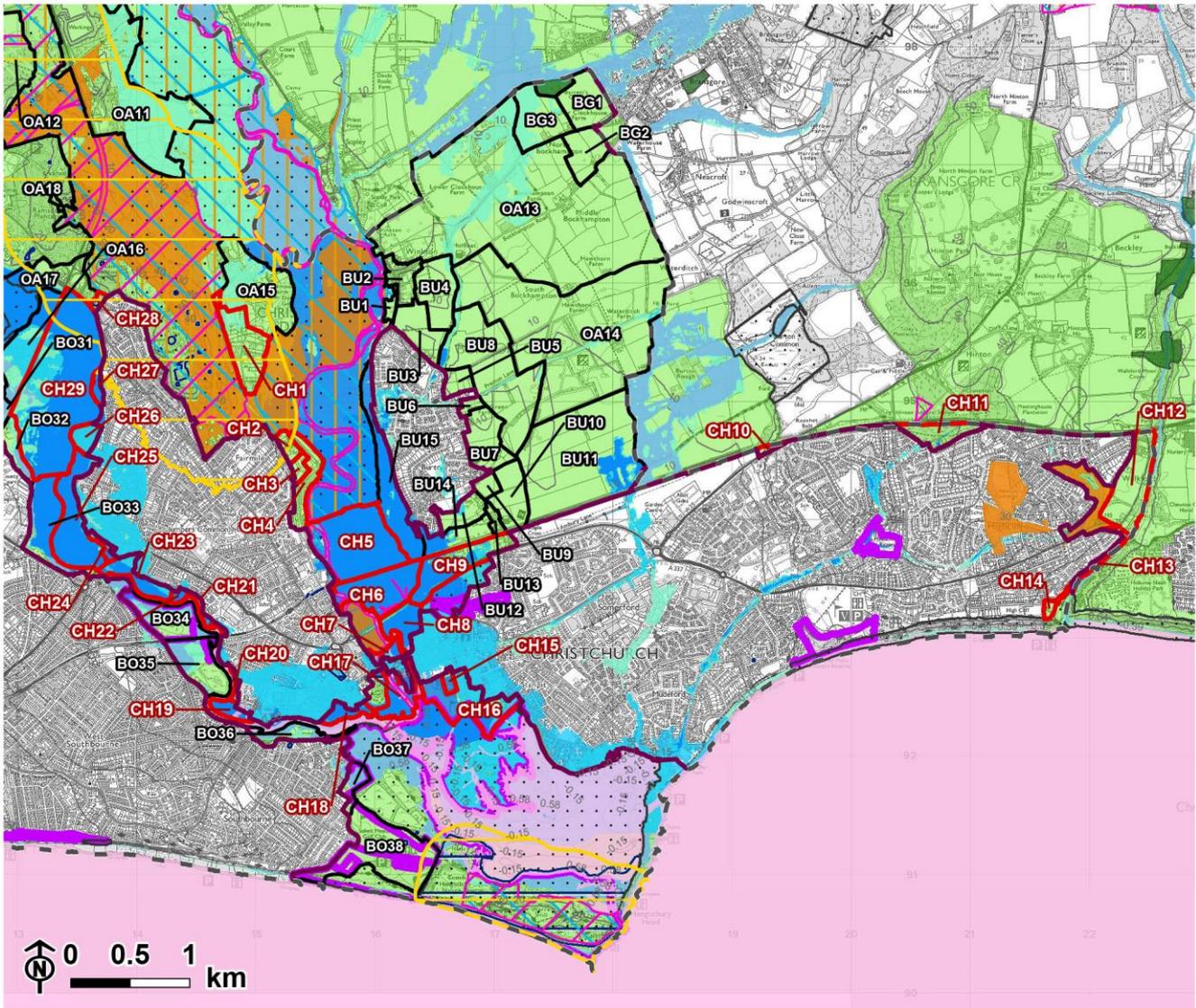


**Appendix B**  
**Detailed Stage 1**  
**Contribution**  
**Assessments:**  
**Christchurch &**  
**Highcliffe - Part 1**

# Christchurch & Highcliffe



- - - Local Authority boundary
- Inset area
- Green Belt
- Christchurch & Highcliffe parcel
- Neighbouring parcel

## Absolute constraints

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



## Potential constraints

- Local Nature Reserve
- Flood zone 3b
- Flood zone 3a
- Flood zone 3
- Flood zone 2
- 400m Heathland Area

## Map Copyright Information

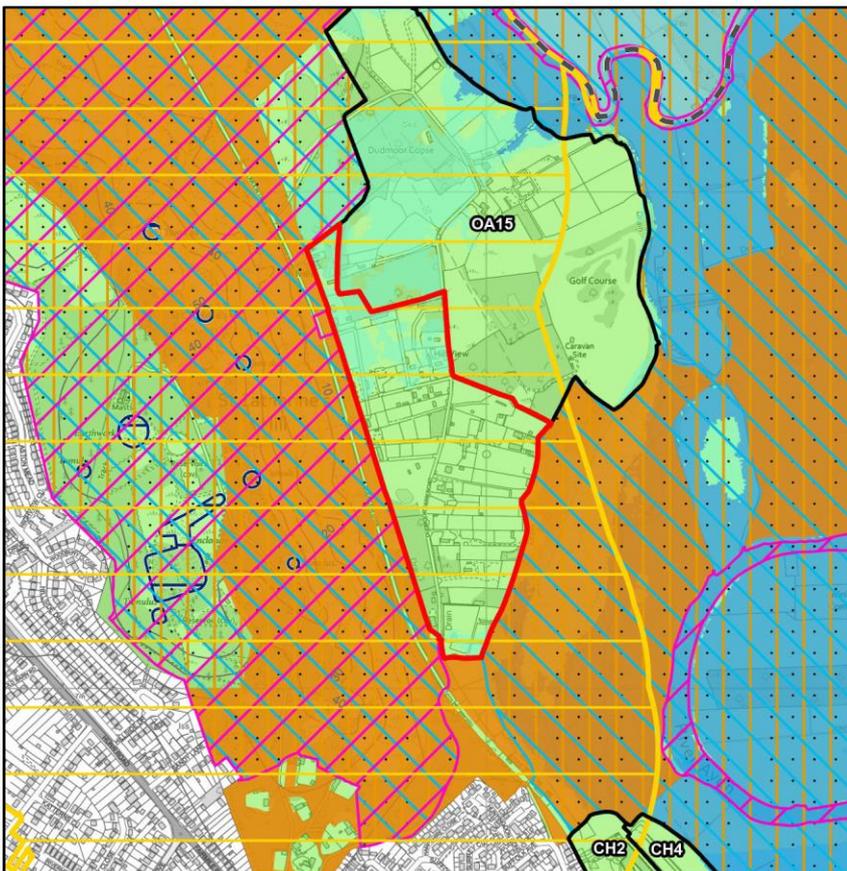
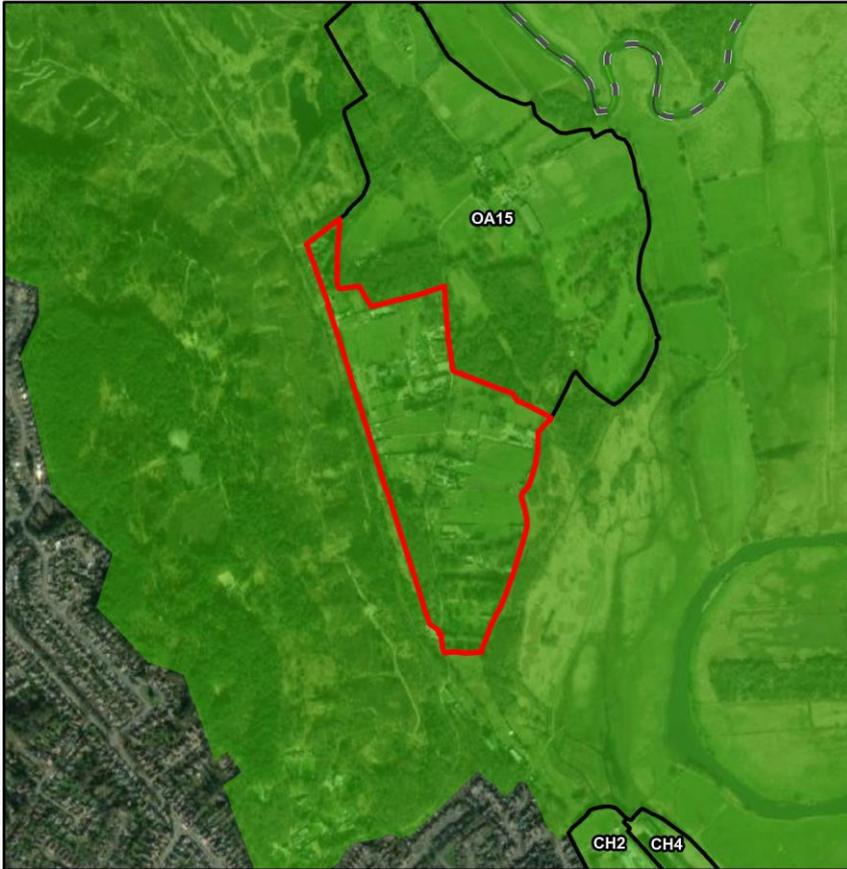
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## Components of contribution assessment

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 CH1



- CH1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH1

## Parcel location and openness

Parcel size: 17.89ha

The parcel is located north of Christchurch. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. The parcel is largely contained by the Avon Valley Ramsar site and SSSI, Dorset Heaths SAC site, Dorset Heathlands Ramsar site, Town Common SSSI and the Town Common and Crown Marsh common land.

Land is open and is dominated by agricultural land with several agricultural buildings, however, these are 'appropriate development' in the Green Belt and therefore do not impact openness. Several residential buildings are also located within the parcel; however, this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

The Town Common and Crown Marsh common land and thick linear woodland to the south of the parcel are strong boundary features creating separation from the settlement. In addition, the parcel is located a significant distance from the inset area and is not contained by urban development, with views that are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

# CH1

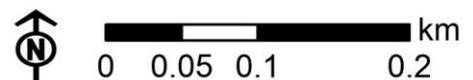
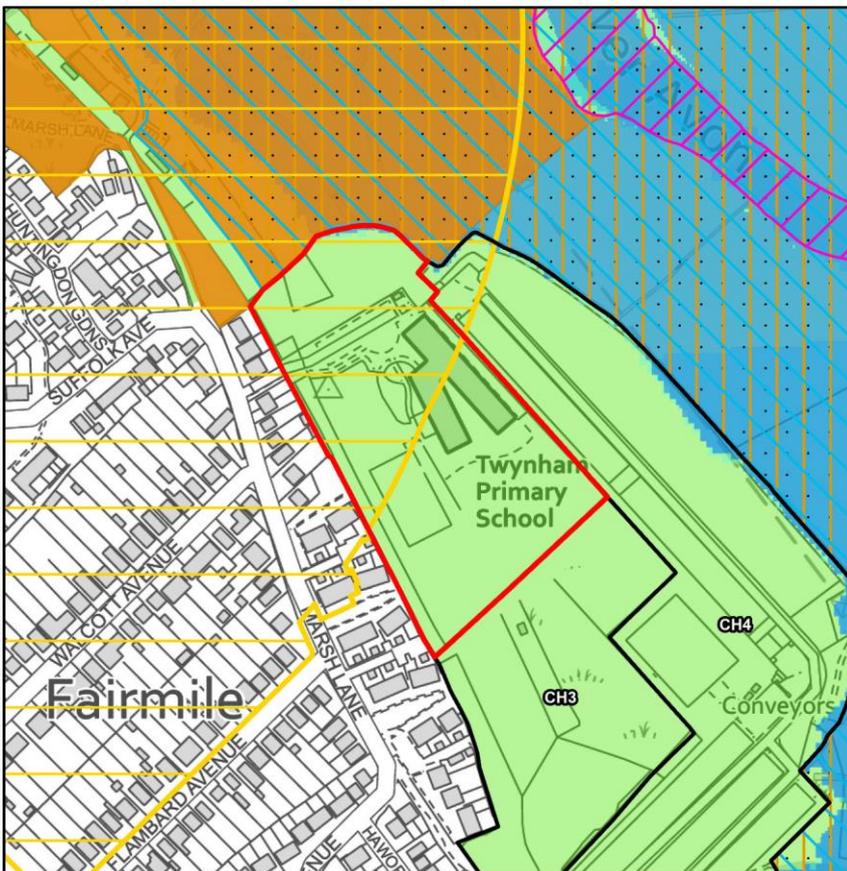
## Contribution to the Green Belt purposes

- 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 very 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: Moderate  
Land lies beyond the bounds of the wooded hills to the north which form a key element in Christchurch's historic setting, but is distant from the historic core. Overall the area makes a moderate 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.

# Contribution of land in CH2



- CH2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- 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



# CH2

## Parcel location and openness

Parcel size: 3.2ha

The parcel is located on the northern edge of Christchurch. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

The parcel is occupied by Twynham Primary School and associated playing fields and hardstandings, and so is considered partially developed.

## Distinction between parcel and inset area

The garden hedgerow boundary to the west of the parcel is a weak boundary feature, creating little separation from Christchurch. Although the parcel is in close proximity to the inset area it is not contained by urban development, but development within it means that the urban area dominates views. Overall there is weak distinction between the parcel and the urban area.

# CH2

## Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is partially developed and is adjacent to Christchurch, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which further development would be perceived as sprawl of the large built-up area. Overall the area makes a weak 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: Weak/No

Land is partially developed and is characterised by primary school uses which are associated with the urban area and diminish the extent to which it is perceived as countryside. 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 weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

Although Christchurch is a historic town, land here does not contribute to its historic setting or special character.

Purpose 5 - Assist in urban regeneration, by encouraging the recycling of

- derelict and other urban land:

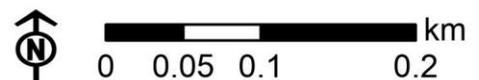
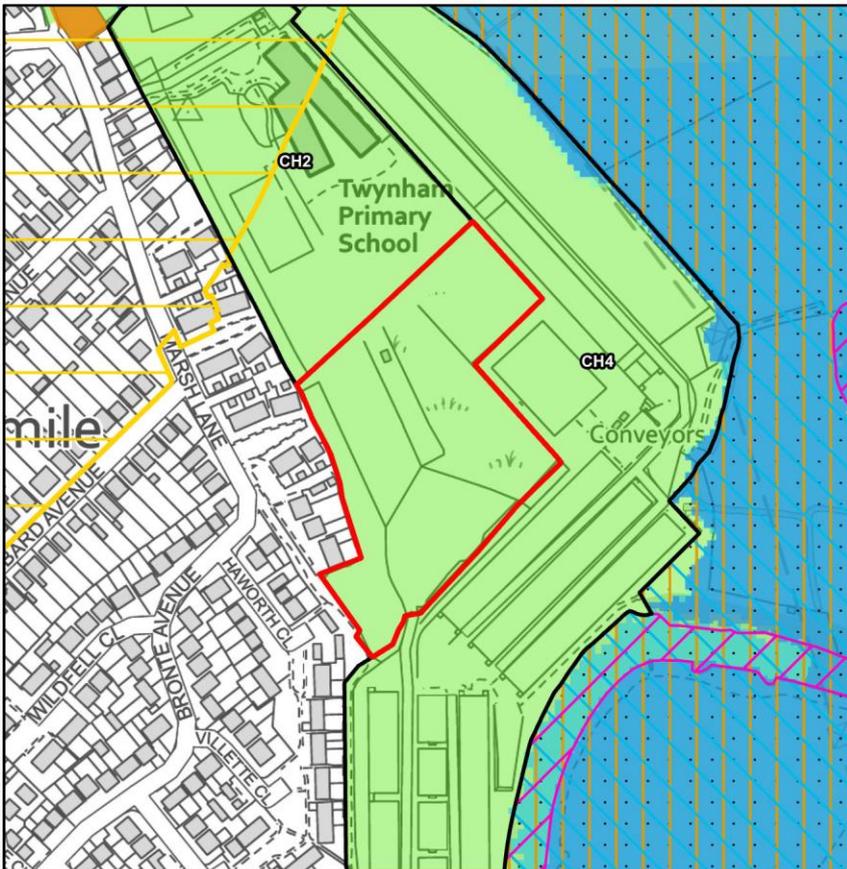
Contribution: Equal

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

# Contribution of land in CH3



- CH3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- 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



# CH3

## Parcel location and openness

Parcel size: 2.5ha

The parcel is located on the northern edge of Christchurch and to the east of Fairmile. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is open, comprising of vacant scrubland.

## Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, the parcel is in close proximity to Christchurch and has some degree of containment by urban development, with the urbanising school development to the north. The garden boundary to the west of the parcel is only a weak boundary feature, creating little separation from the settlement. Overall there is weak distinction between the parcel and the urban area.

# CH3

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open but is adjacent to Christchurch, part of the large built-up area of the South East Dorset conurbation. 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: Relatively weak

The usage of the land - it is scrub with some grazing - gives it some countryside association, and means that it can be considered open in Green Belt terms, but its containment by the waterworks limits this association. 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 relatively weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

Although Christchurch is a historic town, land here does not contribute to its historic setting or special character.

Purpose 5 - Assist in urban regeneration, by encouraging the recycling of

- derelict and other urban land:

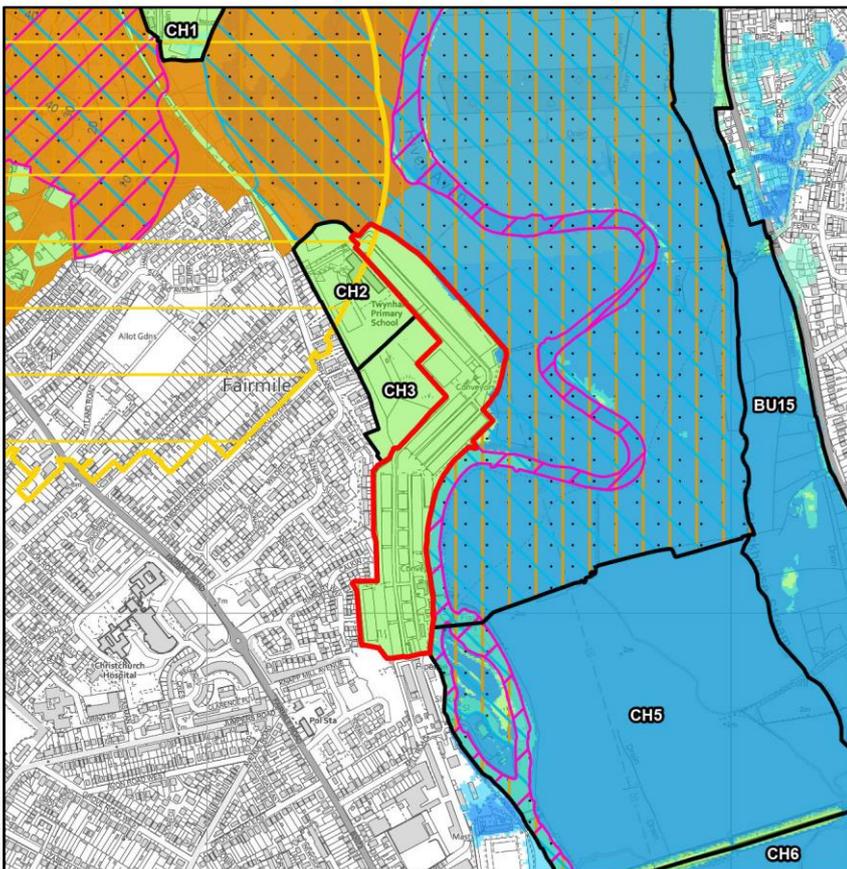
Contribution: Equal

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

# Contribution of land in CH4



- CH4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- 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



# CH4

## Parcel location and openness

Parcel size: 9.75ha

The parcel is located on the northern edge of Christchurch, adjacent to the River Avon. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is a water treatment facility, with sufficient development (settlement tanks and hard surfaces) to diminish openness.

## Distinction between parcel and inset area

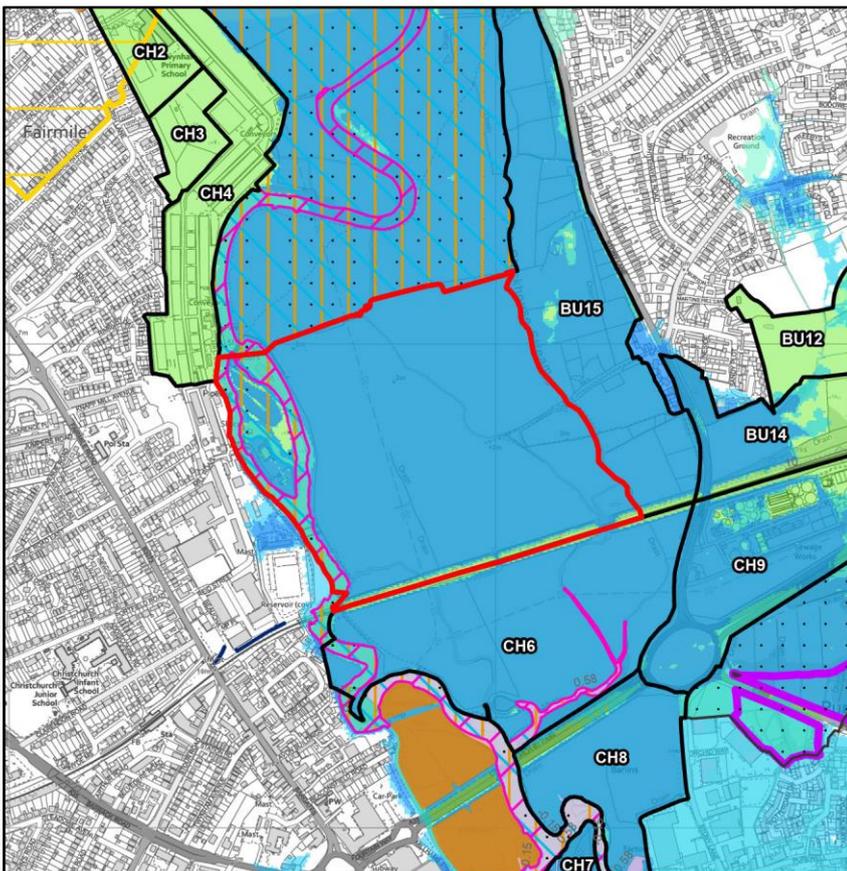
Land is in close proximity to the inset area and the hedgerow boundary to the south of the parcel is only a weak boundary feature, creating little separation from the inset area. However, the parcel is not contained by urban development and as such, neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

# CH4

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Relatively weak  
Land is relatively developed 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 weak 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: Weak/No  
Land is relatively developed and is characterised by uses which are associated with the urban area and diminish the extent to which it is perceived as countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a weak/no 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 River Avon. 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.

# Contribution of land in CH5



- CH5
- 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 3a
- Flood Zone 3b



# CH5

## Parcel location and openness

Parcel size: 36.49ha

The parcel is located on the northern edge of Christchurch, adjacent to the River Avon. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is open, comprising of flood plain, the River Avon, and a small river island with sparse tree cover. A commercial building and a residential building are located on the island. However, this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

The River Avon is a strong boundary feature creating separation from Christchurch. The river island to the west of the parcel is less distinct in terms of landform and land cover, however, the landform of the flood plain to the east, is significantly different from the inset area. Although the river island is in close proximity to the settlement, the land to the east of the parcel extends a significant distance from Christchurch. Although neither the countryside nor the urban area dominates views, land is not contained by urban development. Overall there is very strong distinction between the parcel and the urban area.

# CH5

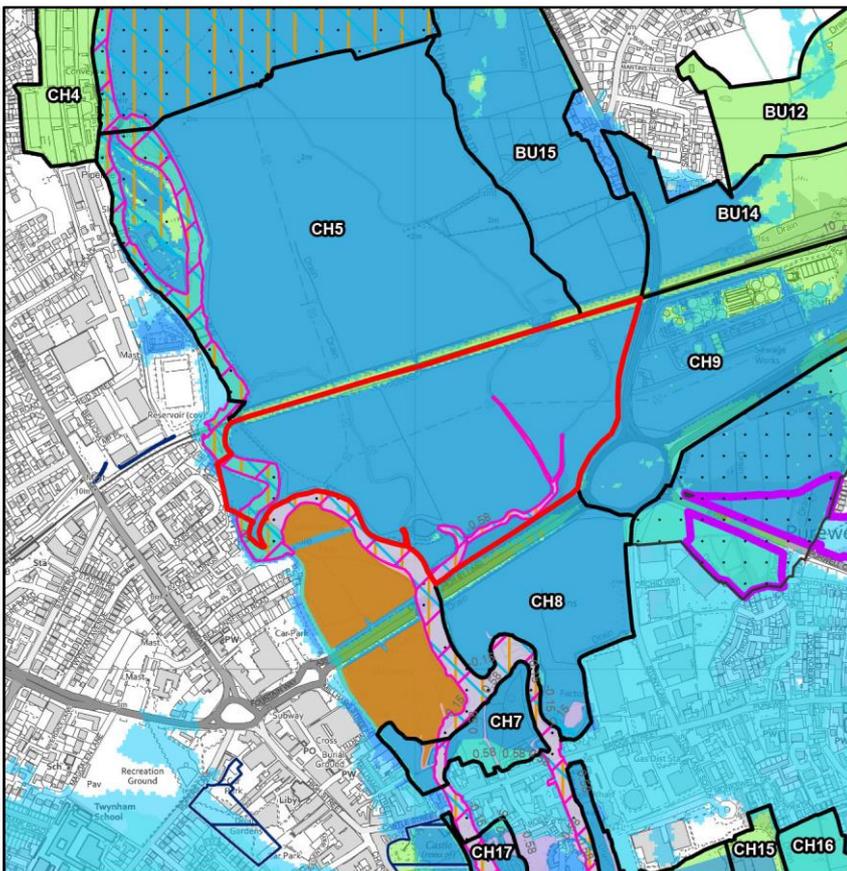
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Strong  
Land is open and is adjacent Christchurch, part of the large built-up area of the South East Dorset conurbation. There is very 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 very 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 strong  
Land lies beyond the bounds of the Avon, which forms a key boundary element in Christchurch's historic setting, and is situated on an approach to the historic core. Overall the area makes a relatively strong contribution to preserving the setting and special character of
- 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 CH6



- CH6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 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 3a
- Flood Zone 3b



# CH6

## Parcel location and openness

Parcel size: 20.16ha

The parcel is located on the northern edge of Christchurch, adjacent to the River Avon. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open and comprises of a flood plain and a small island located in the west of the parcel, which is largely contained by the River Avon.

## Distinction between parcel and inset area

The parcel is largely contained by urban development to the west and south, but the size of the area limits the urbanising influence. Although the river island to the west of the parcel is less distinct, the flood plain landform within the rest of the parcel is significantly different from Christchurch. The River Avon is a strong boundary feature creating separation from the settlement. In addition, the parcel extends a significant distance from the inset area and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

# CH6

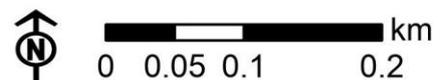
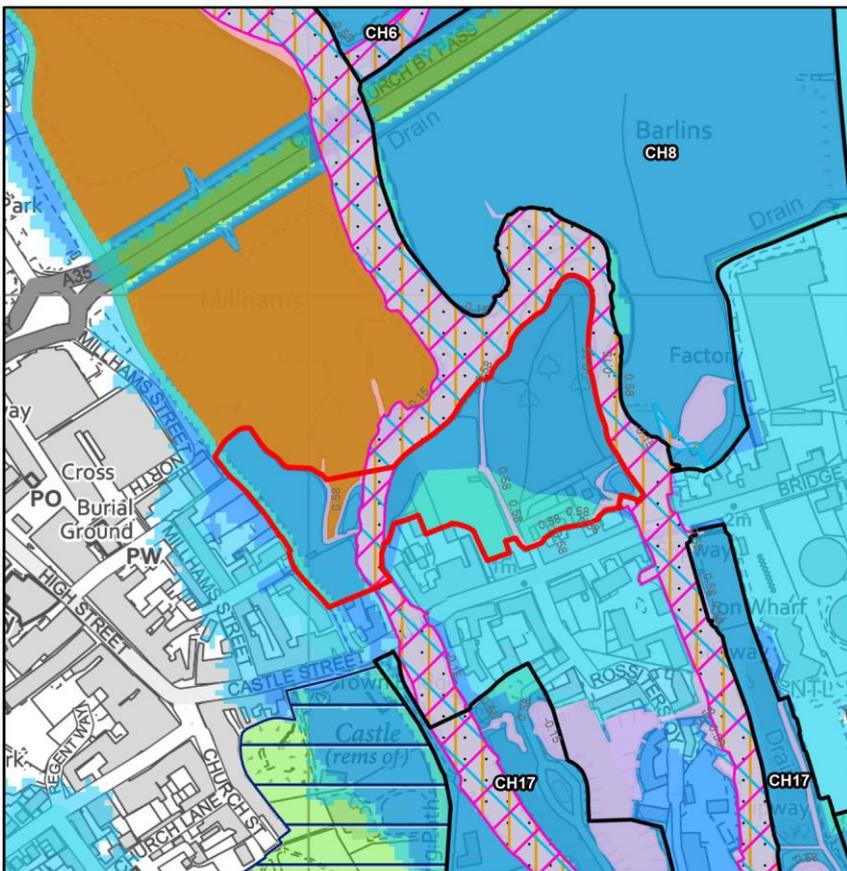
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Strong  
Land is open and is adjacent Christchurch, part of the large built-up area of the South East Dorset conurbation. There is very 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 very 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 strong  
Land lies beyond the bounds of the Avon, which forms a key boundary element in Christchurch's historic setting, and is situated on an approach to the historic core. Overall the area makes a relatively strong contribution to preserving the setting and special character of
- 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 CH7



- CH7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Potential SPA
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



# CH7

## Parcel location and openness

Parcel size: 2.76ha

The parcel is located in the centre of Christchurch, adjacent to the River Avon. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is open and is dominated by sparse tree cover and residential gardens.

## Distinction between parcel and inset area

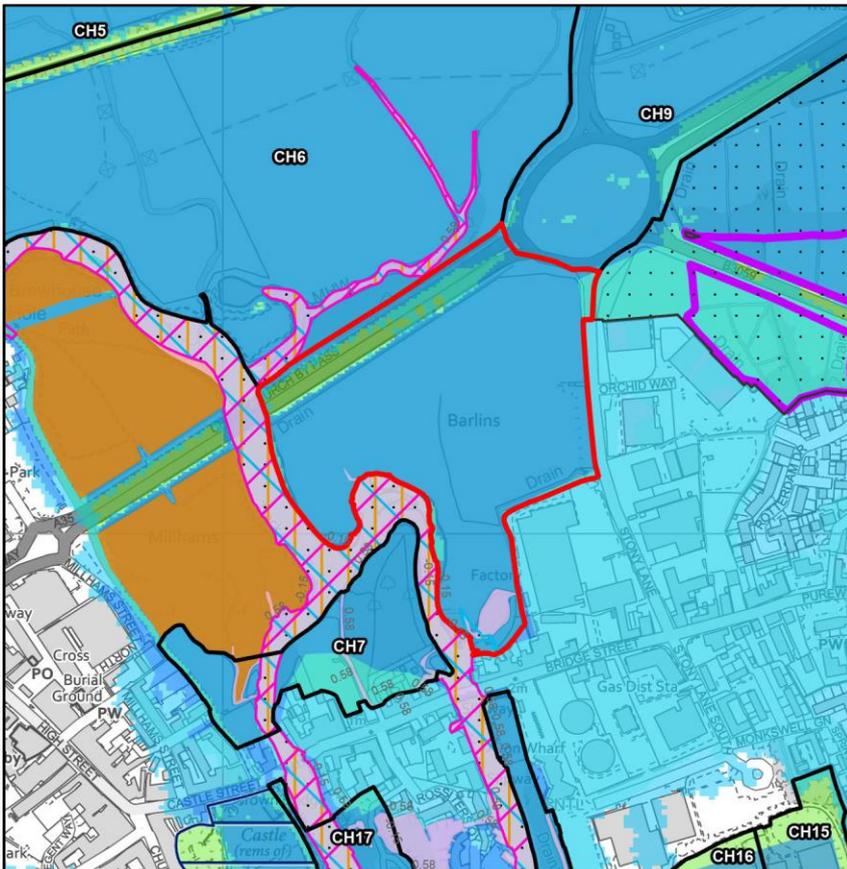
The parcel is in close proximity to Christchurch and is largely contained by urban development. However, tree cover within the parcel is very prominent, making it significantly different from the inset area and the treeline to the south of the parcel is a strong boundary feature creating separation from the settlement. Overall there is moderate distinction between the parcel and the urban area.

# CH7

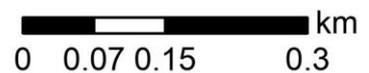
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Relatively strong  
Land is open and is adjacent 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. 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: Strong  
Land forms part of the immediate floodplain setting of the historic town core and the Priory, offering views on approach to the town. Overall the area makes a strong 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.

# Contribution of land in CH8



- CH8
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 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 3a
- Flood Zone 3b



# CH8

## Parcel location and openness

Parcel size: 8.77ha

The parcel is located in the centre of Christchurch, adjacent to the River Avon. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is open and is dominated by flood plain.

## Distinction between parcel and inset area

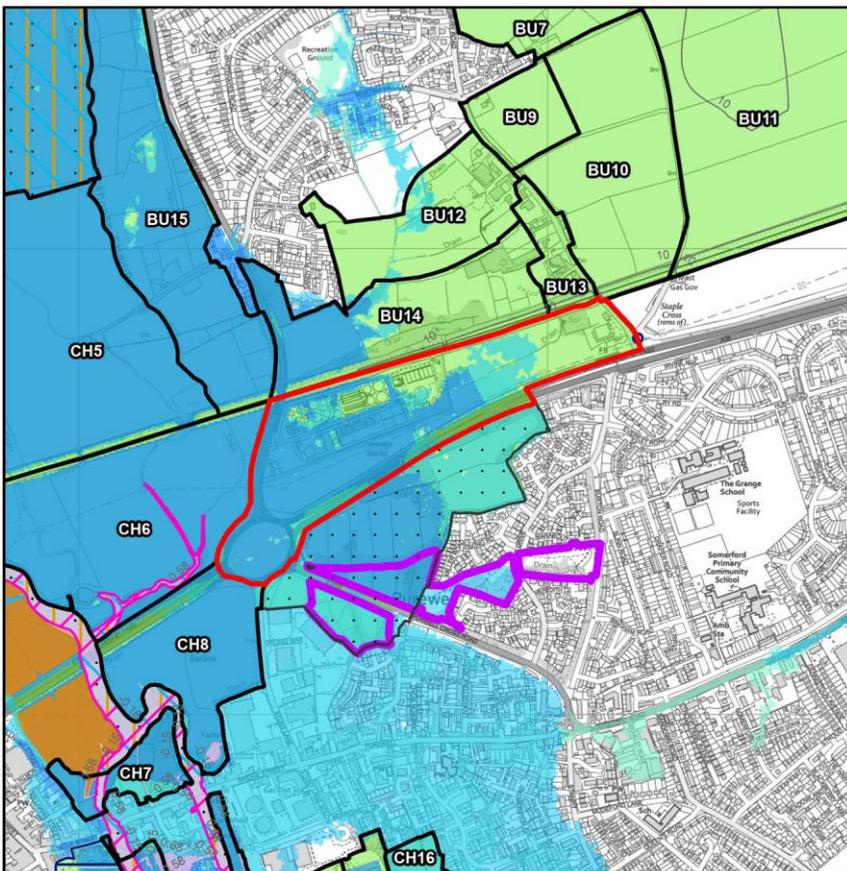
There is no boundary feature on the eastern edge of the parcel to create separation from Christchurch, and the land has some degree of containment by urban development. However, the flood plain landform within the parcel provides some distinction from the inset area. As such, neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

# CH8

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Relatively strong  
Land is open but is adjacent 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. 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: Strong  
Land forms part of the immediate floodplain setting of the historic town core and the Priory, offering views on approach to the town. Overall the area makes a strong 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.

# Contribution of land in CH9



- CH9
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 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 3a
- Flood Zone 3b



# CH9

## Parcel location and openness

Parcel size: 18.42ha

The parcel is located in the centre of Christchurch. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. Purewell Meadows SSSI is located on the southern edge of the parcel.

Land is open, comprising of shrubland and a water treatment facility. The A35 transport corridor passes through the south of the parcel. However, this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

Although the A35 transport corridor and Purewell Meadows SSSI are strong boundary features creating separation from the inset area to the south, this is negated by the release of land to the east for residential development, which means that there is only a weak boundary with this part of the inset area.

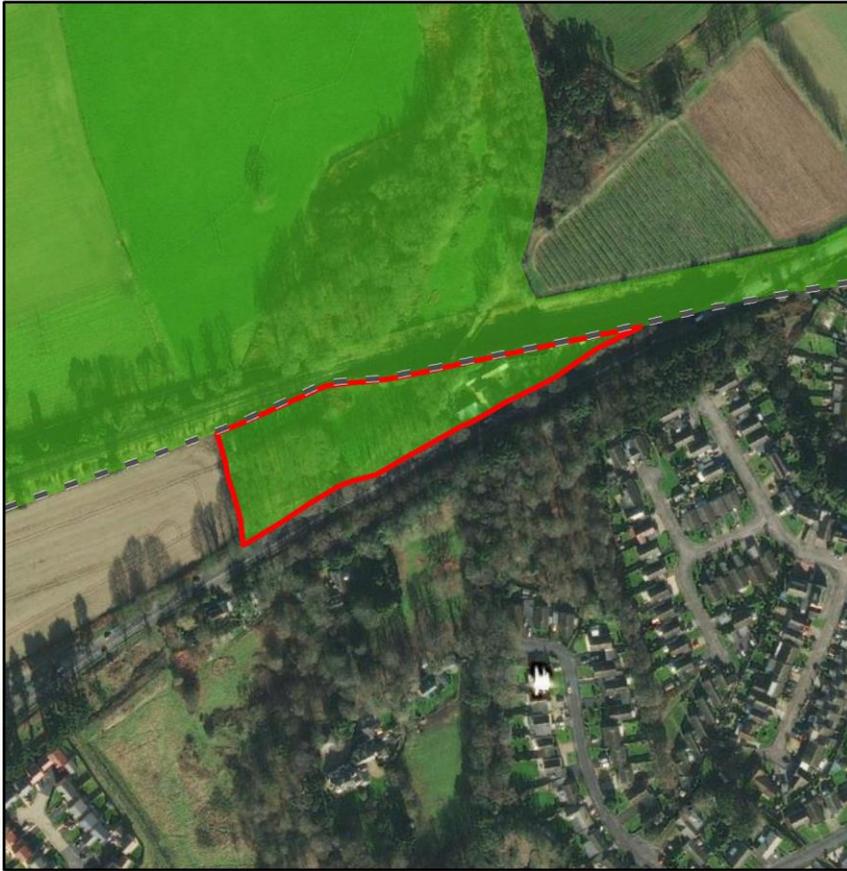
There is a degree of urban containment in the wider context, with inset edges to the east and south and also across the Avon to the west and across the railway to the north (in Burton). Screening vegetation means that there is little visual urban influence. Overall there is moderate distinction between the parcel and the urban area. It is noted, however, that this could, depending on boundary treatments, be weakened by the visual influence of future development to the east.

# CH9

## 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 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: 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.

# Contribution of land in CH10



-  CH10
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



# CH10

## Parcel location and openness

Parcel size: 1.09ha

The parcel is located on the northern edge of Highcliffe, Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is open, comprising of sparse tree cover and a residential building. However, this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

The A35 is a strong boundary feature creating separation from the inset area to the south, but its role is compromised by the presence of as yet undeveloped inset land to the west. Trees still form a moderate boundary, but there is partial containment of the parcel by the inset area. The parcel is very narrow, and so in close proximity to the urban edge, but tree cover within the parcel is relatively prominent, which provides some distinction from the inset area and means that the urban area does not dominate views. Overall there is moderate distinction between the parcel and the urban area.

# CH10

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open. It is adjacent to Highcliffe, part of the large built-up area of the South East Dorset conurbation, but the extent of containment by transport links, and the presence of a dwelling in part of the area, mean that the parcel is perceived as being to a degree part of the urban area, although still linked to the wider Green Belt. 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

Although largely open, the extent of containment by transport links, and the presence of a dwelling in part of the area, mean that the parcel has a weakened sense of being within the countryside. 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

Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. 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:

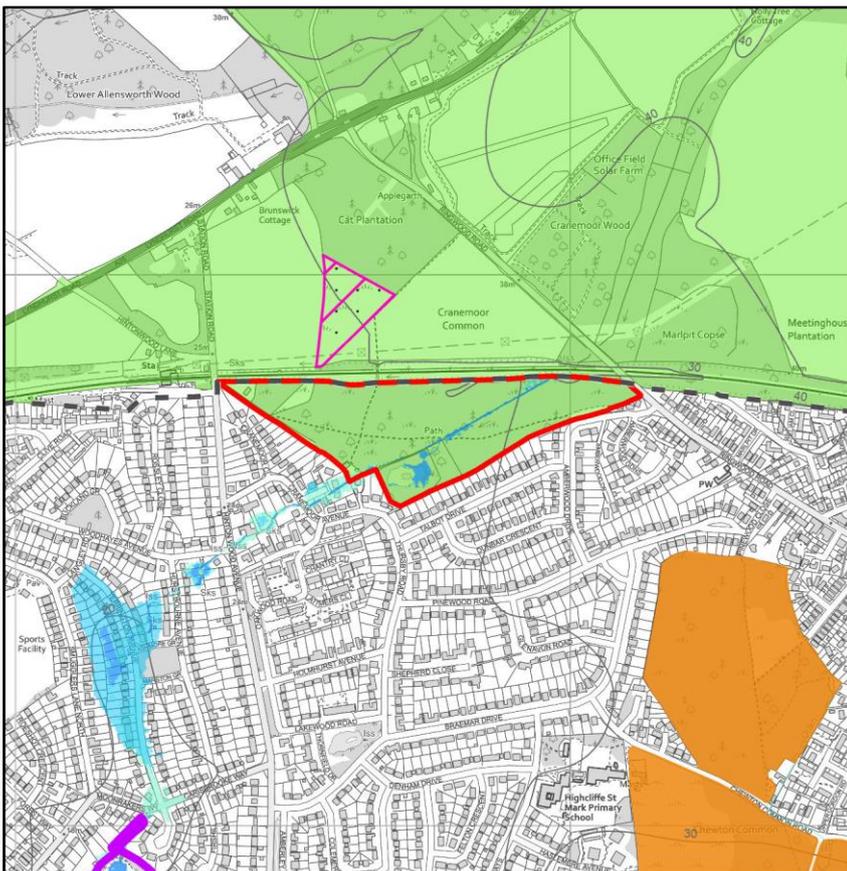
Contribution: Equal

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

# Contribution of land in CH11



- CH11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Special Area of Conservation
- Site of Special Scientific Interest
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



# CH11

## Parcel location and openness

Parcel size: 8.97ha

The parcel is located on the northern edge of Highcliffe. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open and is dominated by woodland.

## Distinction between parcel and inset area

The parcel is in close proximity to Highcliffe and has some degree of containment by urban development. However, tree cover is very prominent, making it significantly different from the inset area, and the treeline is a strong boundary feature creating separation from the settlement. Neither the countryside nor the urban area dominates views. Overall there is strong distinction between the parcel and the urban area.

# CH11

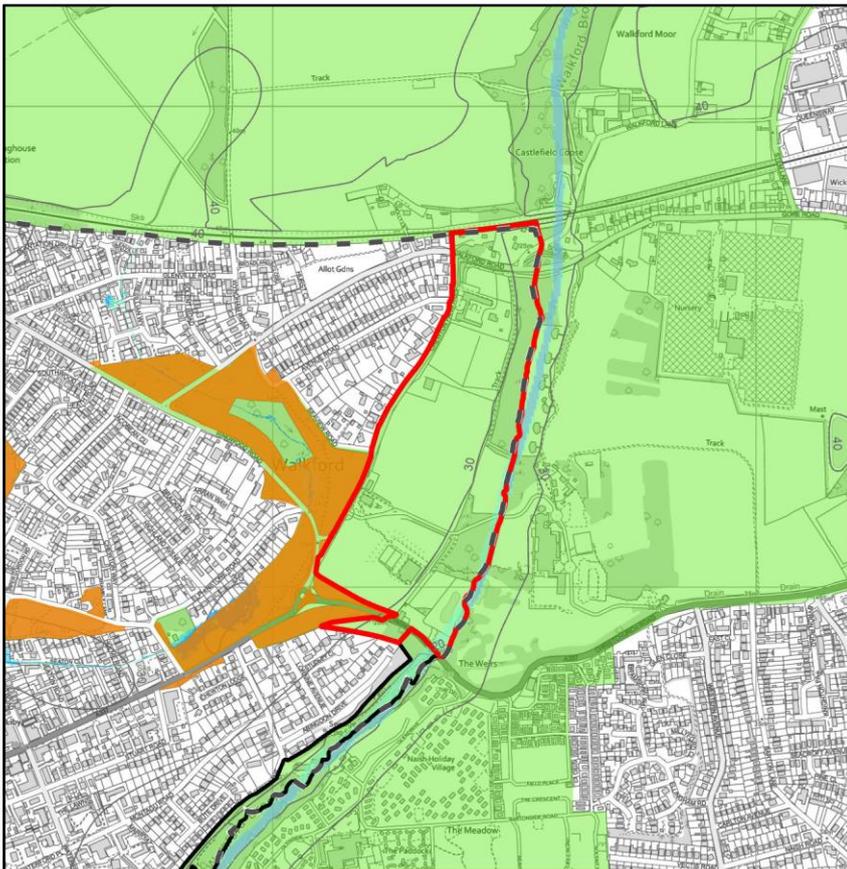
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Strong  
Land is open and is adjacent Highcliffe, 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  
Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. 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 CH12



-  CH12
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site of Special Scientific Interest
-  CROW Registered Common Land
-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3a
-  Flood Zone 3b



# CH12

## Parcel location and openness

Parcel size: 21.82ha

The parcel is located on the eastern edge of Highcliffe. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. Land adjoining the west of the parcel is a proposed Suitable Alternative Natural Greenspace.

Land is open.

## Distinction between parcel and inset area

The parcel has some degree of containment by urban development and neither the countryside nor the urban area dominates views. However, Chewton Farm Road and the associated treeline to the west of the parcel are a moderate boundary feature creating separation from Highcliffe, and the sloping landform down towards Walkford Brook to the east of the parcel provides some distinction from the settlement. Overall there is moderate distinction between the parcel and the urban area.

# CH12

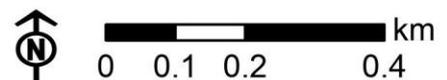
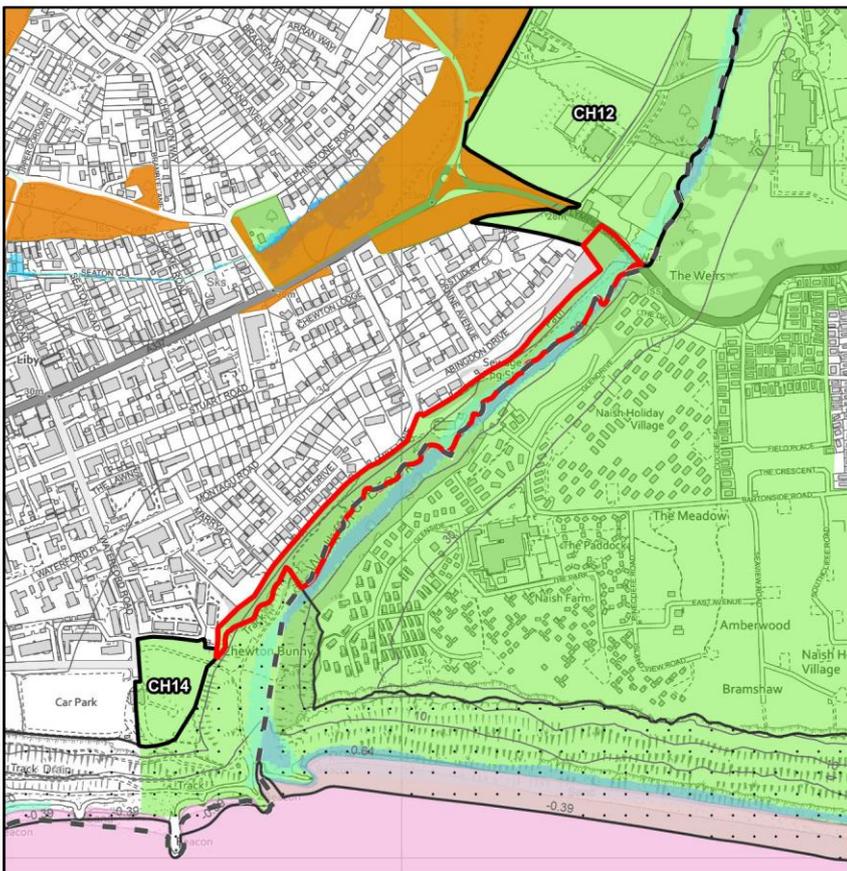
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Relatively strong  
Land is open but is adjacent to Highcliffe, 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: Relatively strong  
Land is open and lies in a narrow gap between Christchurch/Highcliffe and New Milton/Barton on Sea. Urbanising development reduces gaps, but Walkford Brook and the associated steep, narrow valley and tree cover are significant separating features. 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 preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
Land is open countryside. 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  
Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. 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 CH13



- CH13
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site of Special Scientific Interest
- Potential SPA
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH13

## Parcel location and openness

Parcel size: 2.97ha

The parcel is located on the eastern edge of Highcliffe. Christchurch and Highcliffe are part of the large built-up area and are towns.

Christchurch is also considered to be a historic town.

Land is open, comprising of woodland and a residential building 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 parcel is in close proximity to the inset area and is largely contained by urban development. Land cover within the parcel is very prominent, making it significantly different from the settlement, and the treeline to the west of the parcel is a strong boundary feature creating separation from Highcliffe. Overall there is moderate distinction between the parcel and the urban area.

# CH13

## 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 Highcliffe, 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: Strong

Land is open and lies in a gap which is very narrow, but which maintains clear separation between Christchurch/Highcliffe and New Milton/Barton on Sea. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.

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

Contribution: Relatively strong

Land is open countryside. 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

Although Christchurch is a historic town, land here does not contribute to its historic setting or special character.

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 CH14



-  CH14
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site of Special Scientific Interest
-  Potential SPA
-  Flood Zone 2
-  Flood Zone 3



# CH14

## Parcel location and openness

Parcel size: 1.33ha

The parcel is located on the south eastern edge of Highcliffe. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. The parcel is largely contained by the Highcliffe to Milford Cliffs SSSI.

Land is open and consists of public open space and a small area of hardstanding.

## Distinction between parcel and inset area

There is no boundary feature to create separation from Highcliffe. In addition, the parcel is in close proximity to the inset area and has some degree of containment by urban development. As such, neither the countryside nor the urban area dominates views. Overall there is weak distinction between the parcel and the urban area.

# CH14

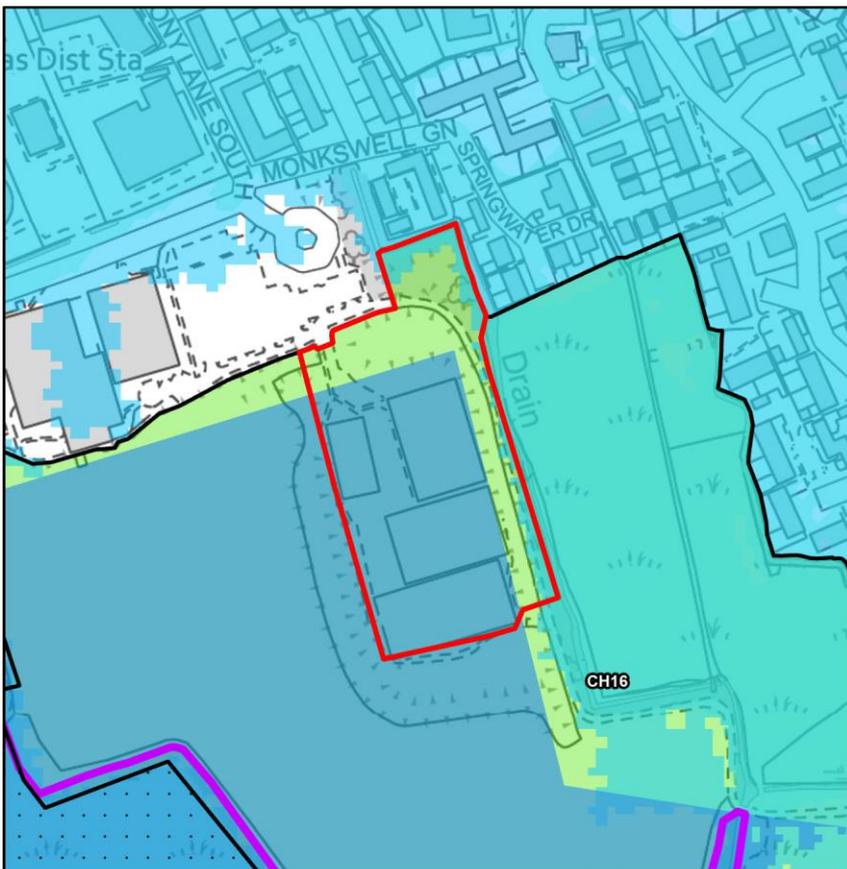
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Moderate  
Land is open but is adjacent to Highcliffe, part of the large built-up area of the South East Dorset conurbation. 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: Moderate  
Land is open and is peripheral to a very narrow gap between Christchurch/Highcliffe and New Milton/Barton on Sea. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of 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  
Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. 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 CH15



- CH15
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site of Special Scientific Interest
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



# CH15

## Parcel location and openness

Parcel size: 1.74ha

The parcel is located on the southern edge of Christchurch. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. Land adjoining the south and west of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open and is comprised of a skate park.

## Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, the parcel is in close proximity to the inset area and has some degree of containment by urban development. There is no boundary feature to create separation from Christchurch. Overall there is weak distinction between the parcel and the urban area.

# CH15

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open but is adjacent Christchurch, part of the large built-up area of the South East Dorset conurbation. 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

There is already a very narrow gap between Christchurch and Bournemouth across the River Stour, and Christchurch Harbour is too broad a constraint for development in this parcel to have any influence on perceived separation between Christchurch and Bournemouth.

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

Contribution: Relatively weak

Land is open and is characterised by uses, consisting of a skate park, which are associated with the urban area and diminish the extent to which it is perceived as countryside. 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 relatively weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Relatively weak

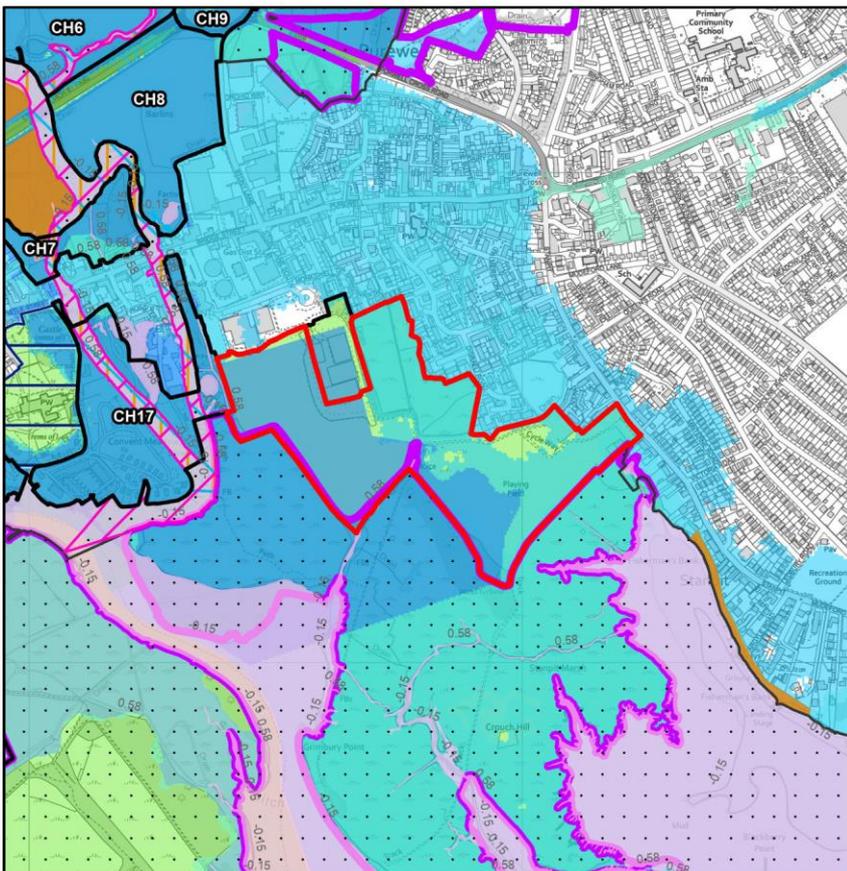
Land forms a peripheral element in the wider visual setting of the historic town core and the Priory, but development has affected its role in providing a setting or special character. Overall the area makes a relatively weak contribution to preserving the setting and special character of Christchurch.

- 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.

# Contribution of land in CH16



- CH16
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 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



# CH16

## Parcel location and openness

Parcel size: 19.74ha

The parcel is located on the southern edge of Christchurch. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. The parcel is largely contained by Christchurch Harbour SSSI to the south. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of vacant shrubland, public open space, and a golf course. However, these are 'appropriate development' in the Green Belt and therefore do not impact openness.

## Distinction between parcel and inset area

The hedgerow boundaries to the north and east of the parcel are only a weak boundary feature, creating little separation from Christchurch. However, the parcel is not contained by urban development. As such, neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

# CH16

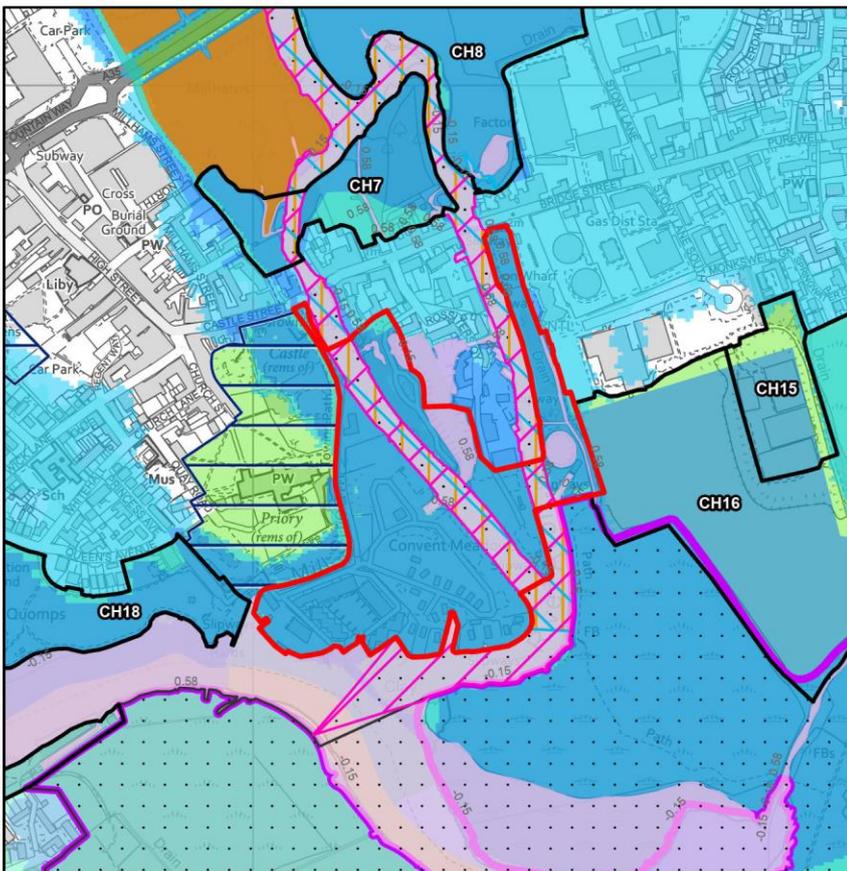
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Relatively strong  
Land is open but is adjacent 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  
There is already a very narrow gap between Christchurch and Bournemouth across the River Stour, and Christchurch Harbour is too broad a constraint for development in this parcel to have any influence on perceived separation between Christchurch and Bournemouth.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
Land is open countryside. 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: Moderate  
Land forms part of the wider visual setting of the historic town core and the Priory, but development has affected its role in providing a setting or special character. Overall the area makes a moderate 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.

# Contribution of land in CH17



- CH17
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 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



# CH17

## Parcel location and openness

Parcel size: 9.27ha

The parcel is located in the centre of Christchurch, adjacent to the River Stour and the River Avon. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. Land adjoining the west of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is relatively developed and has a significant amount of urbanising development within it.

## Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, the parcel is not contained by urban development. The landform of the harbour within the parcel provides some distinction from the inset area, but the extent of development within the parcel means that the treeline on the northern edge of the parcel performs only a weak role as a boundary with the inset area. Overall there is moderate distinction between the parcel and the urban area.

# CH17

## Contribution to the Green Belt purposes

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

Contribution: Weak/No

The parcel is perceived as being within the large built-up area of Christchurch, and although it still links to the wider Green Belt it is relatively developed and has a significant amount of urbanising development within it. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a weak/no contribution to checking the sprawl of the large built up area.

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

Contribution: Weak/No

The parcel is relatively developed and has a significant amount of urbanising development within it. Land lies in a moderate gap between Christchurch/Highcliffe and Bournemouth, but the River Stour is a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Weak/No

The parcel is relatively developed and has a significant amount of urbanising development within it. It is characterised by uses which are associated with the urban area and diminish the extent to which it is perceived as countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a weak/no contribution to safeguarding the countryside from encroachment.

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

Contribution: Relatively strong

Land forms part of the immediate setting of the historic town core and the Priory, but development has affected its historic character. Overall the area makes a relatively strong 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

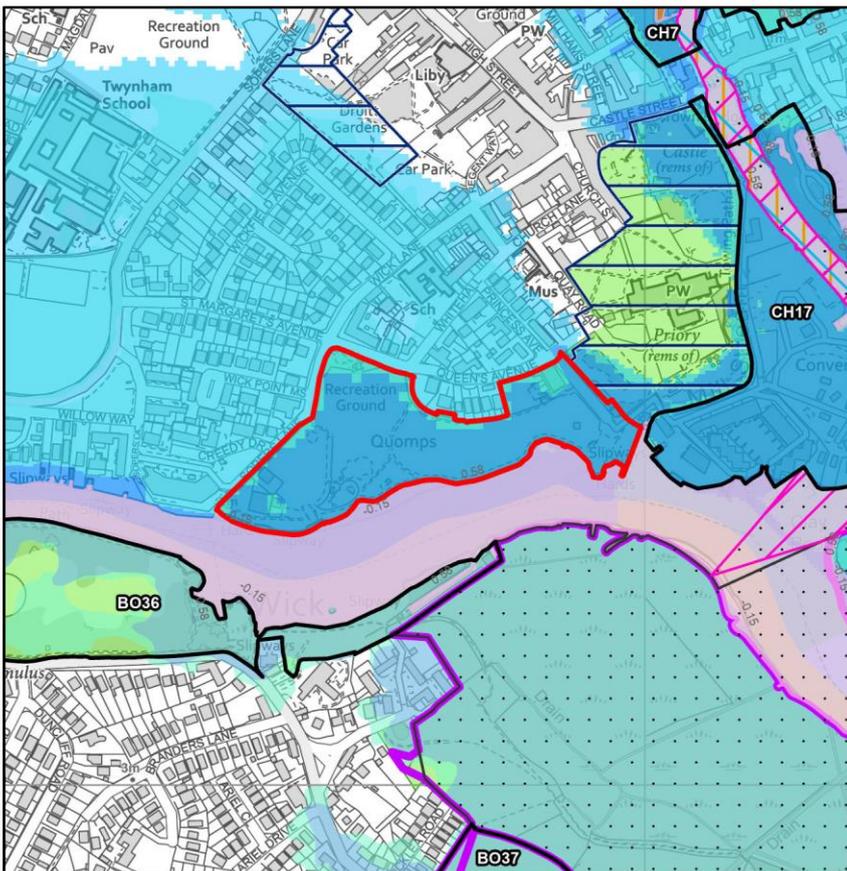
# CH17

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

# Contribution of land in CH18



- CH18
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 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



# CH18

## Parcel location and openness

Parcel size: 4.17ha

The parcel is located on the southern edge of Christchurch, adjacent to the River Stour. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is open, comprising of public open space, a playground, and a car park. 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, the parcel is in close proximity to Christchurch and is largely contained by urban development. There is no boundary feature to create separation from the settlement. Overall there is weak distinction between the parcel and the urban area.

# CH18

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Moderate  
Land is open but is adjacent Christchurch, part of the large built-up area of the South East Dorset conurbation. 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: Relatively strong  
Land is open and lies in a gap which is very narrow, but which maintains clear separation between Christchurch/Highcliffe and Bournemouth, and the River Stour is a significant separating feature. Although the settlement gap is very fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively weak  
Land is open and is characterised by uses, including a playground and car park, which are associated with the urban area and diminish the extent to which it is perceived as countryside. 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 relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Strong  
Land forms part of the immediate floodplain setting of the historic town core and the Priory. Overall the area makes a strong 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

# CH18

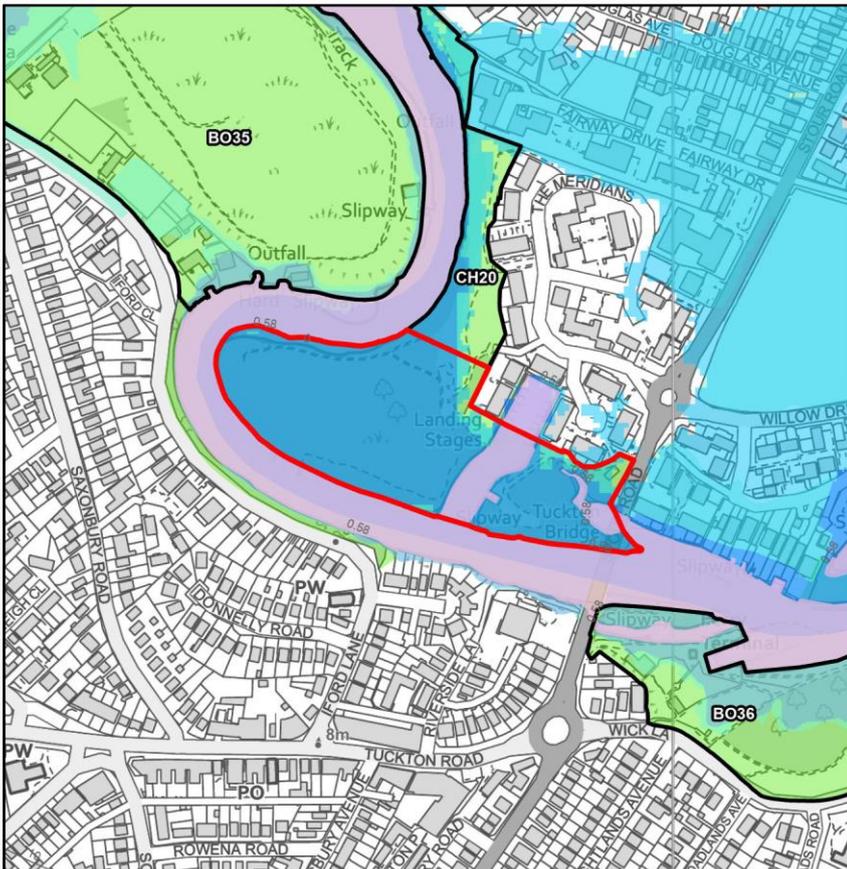
Contribution:

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

# Contribution of land in CH19



- CH19
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Potential SPA
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH19

## Parcel location and openness

Parcel size: 3.61ha

The parcel is located on the south western edge of Christchurch, adjacent to the River Stour. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is open, comprising of vacant riverbank and sparse woodland.

## Distinction between parcel and inset area

Although the parcel is in close proximity to Christchurch and has some degree of containment by urban development, neither the countryside nor the urban area dominates views. The landform and tree cover within the parcel are relatively prominent, which provides some distinction from the settlement. The treelines are a moderate boundary feature creating separation from the inset area. Overall there is moderate distinction between the parcel and the urban area.

# CH19

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is perceived as being within Christchurch, part of the large built-up area of the South East Dorset conurbation, but still links to the wider Green Belt. 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: Strong

Land is open and lies in a gap which is very narrow, but which maintains clear separation between Christchurch/Highcliffe and Bournemouth, and the River Stour is a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.

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

Contribution: Relatively strong

Land is open countryside. 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: 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 River Stour. 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:

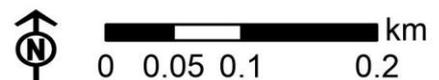
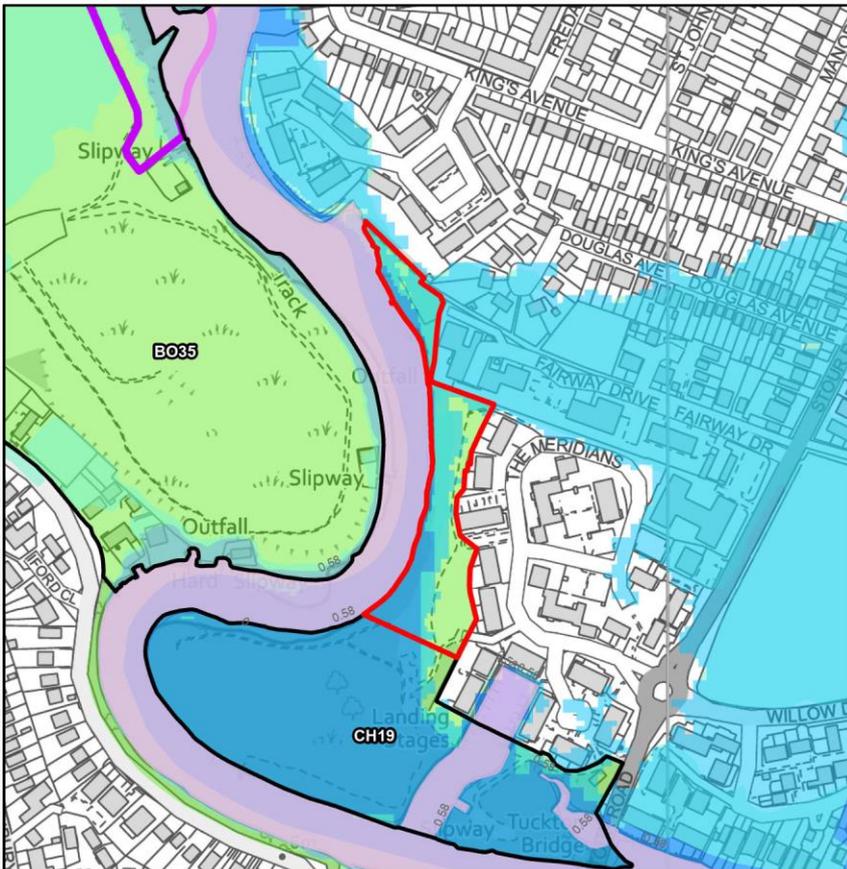
Contribution: Equal

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

# Contribution of land in CH20



- CH20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Potential SPA
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH20

## Parcel location and openness

Parcel size: 0.99ha

The parcel is located on the south western edge of Christchurch, adjacent to the River Stour. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is open, comprising of grassland adjacent to the River Stour.

## Distinction between parcel and inset area

Although the parcel is in close proximity to Christchurch, has some degree of containment by urban development, and has a mostly weak boundary with the urban area, its association with the river corridor creates some distinction from the urban edge and means that neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

# CH20

## Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open and is perceived as being within Christchurch, part of the large built-up area of the South East Dorset conurbation, but still links to the wider Green Belt. 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: Strong

Land is open and lies in a gap which is very narrow, but which maintains clear separation between Christchurch/Highcliffe and Bournemouth, and the River Stour is a significant separating feature. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a strong contribution to preventing the merging of 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

Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. 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.