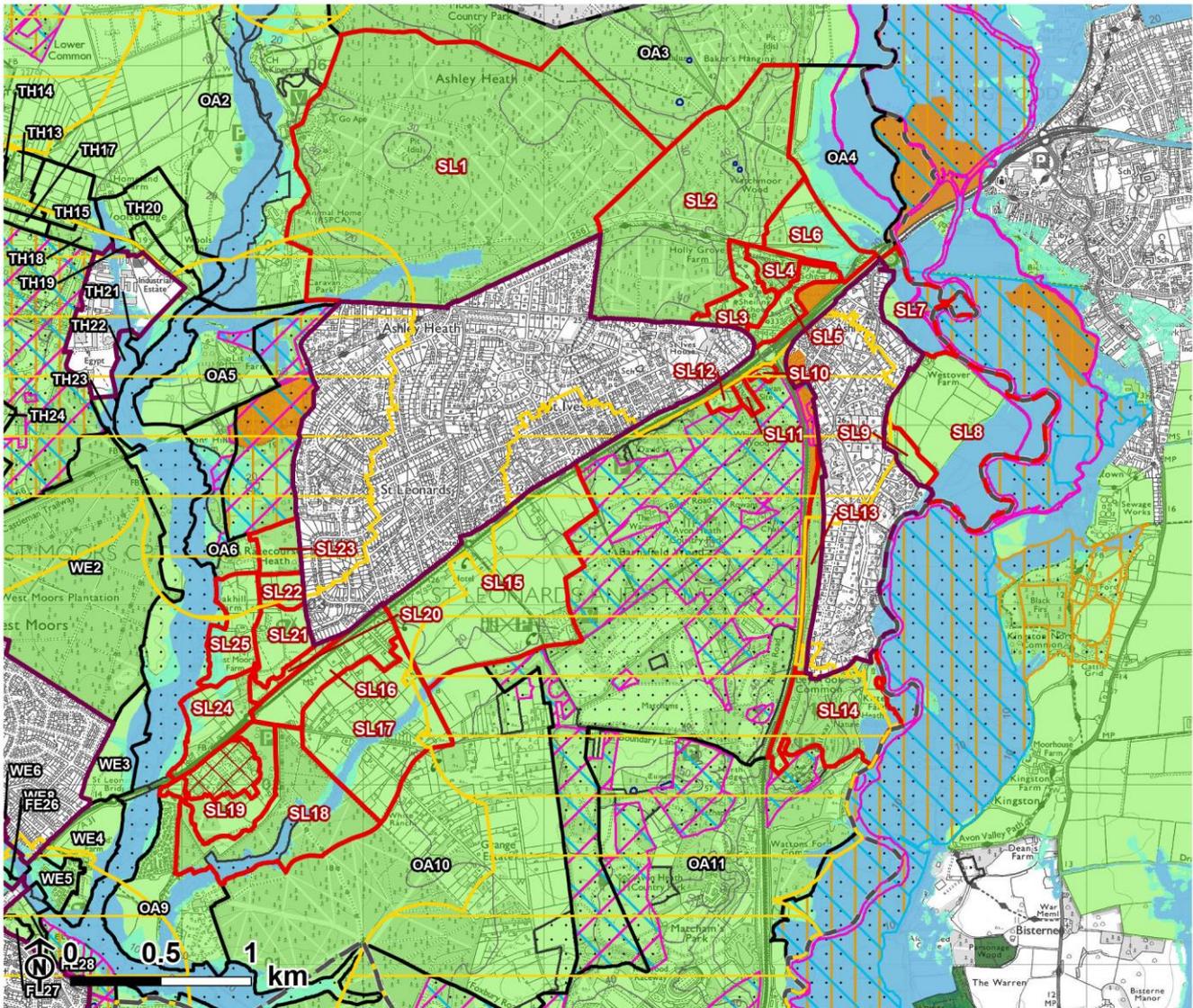


**Appendix B**  
**Detailed Stage 1**  
**Contribution**  
**Assessments:**  
**St Leonards and**  
**St Ives - Part 2**

# St Leonards and St Ives



- - - Local Authority boundary

— Inset area

Green Belt

St Leonards and St Ives parcel

Neighbouring parcel

No openness

### 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 constraints

Flood zone 3

Flood zone 2

400m Heathland Area

## Map Copyright Information

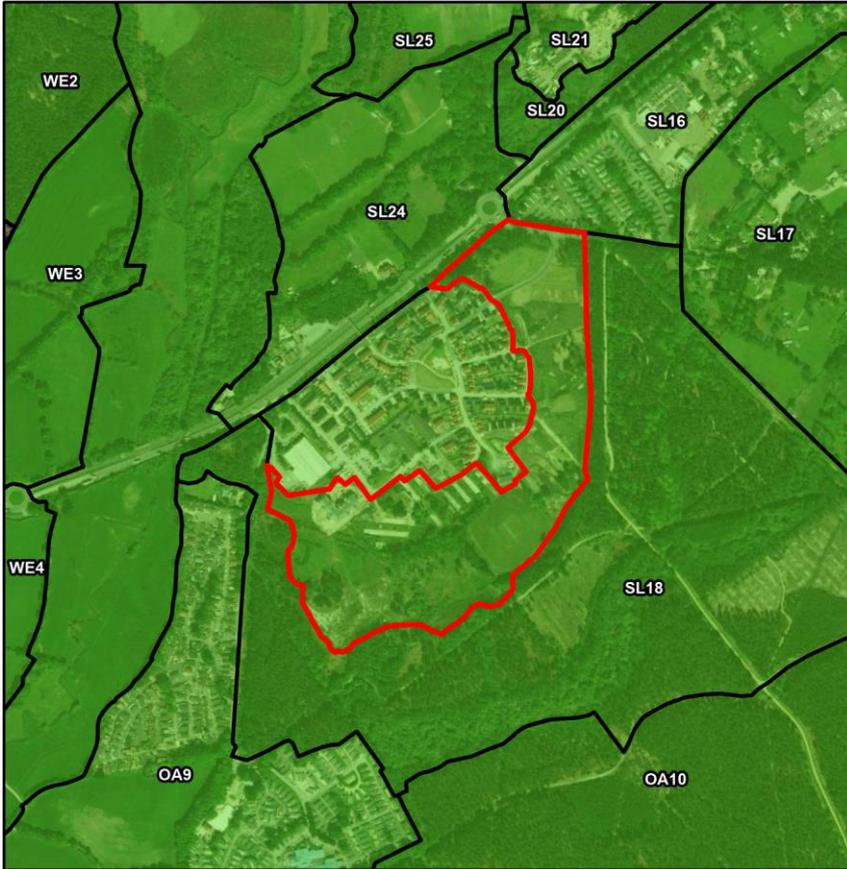
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## Components of contribution assessment

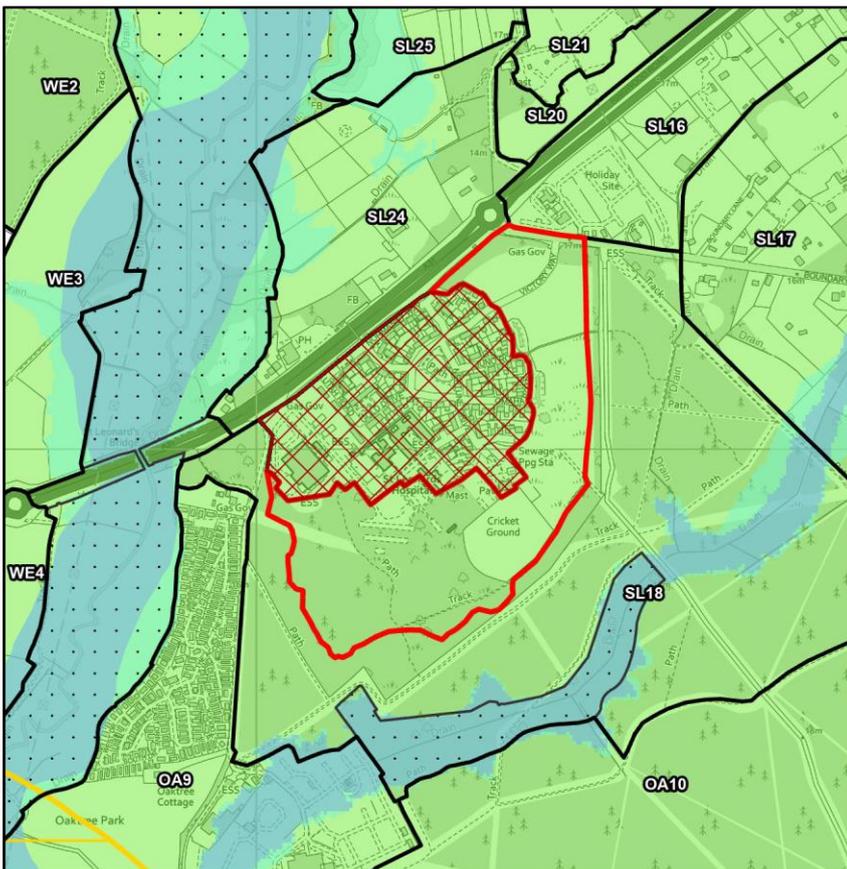
The analysis of contribution to the Green Belt purposes considers:

- 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 SL19



- SL19
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



# SL19

## Parcel location and openness

Parcel size: 13.93ha

The parcel is located to the southwest of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Land adjoining the east of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of grassland and heathland.

## Distinction between parcel and inset area

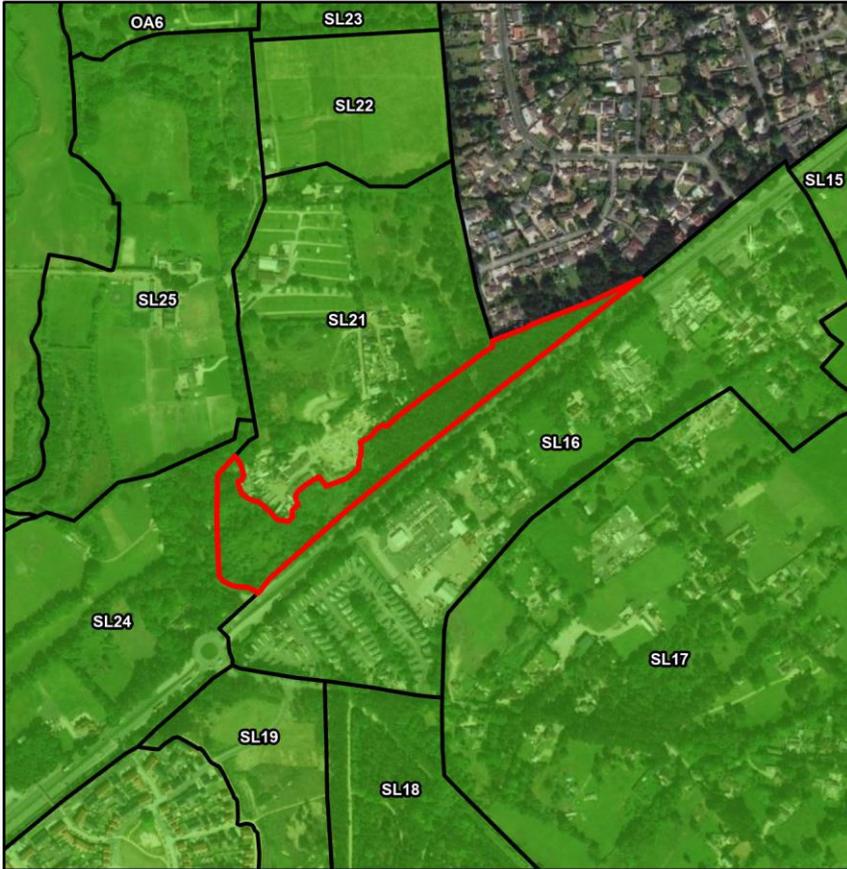
There are multiple boundary features (dual carriageway and wooded areas) creating strong separation from the inset areas of both St Leonards and West Moors, and the parcel is located a significant distance from both. However, views are dominated by the adjacent urbanising Victory Oak development. The parcel is largely contained by development to the west and north, although the size of the area limits the urbanising influence of this. Overall, there is moderate distinction between the parcel and the urban area.

# SL19

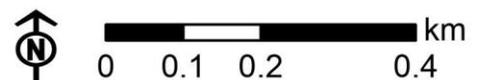
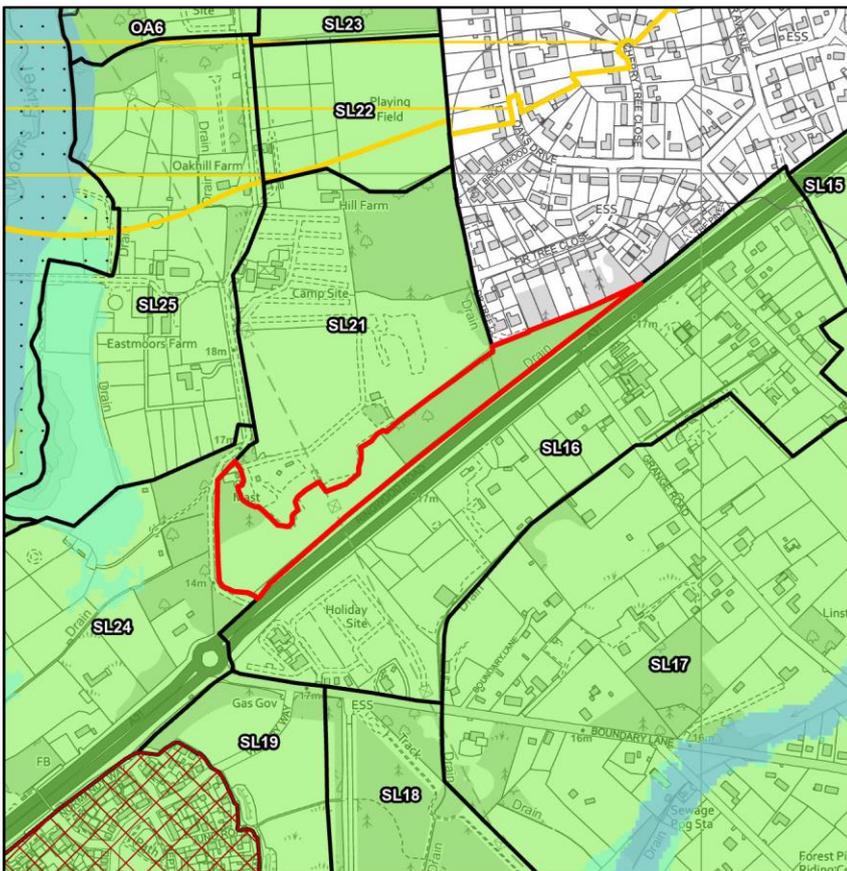
## Contribution to the Green Belt purposes

- 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: Relatively strong  
Land is open. There is a narrow gap between St Leonards and West Moors to the west. Urbanising development reduces gaps but there are some significant separating features, including wooded areas and the River Crane. 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  
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 SL20



- SL20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



# SL20

## Parcel location and openness

Parcel size: 3.37ha

The parcel is located on the south western edge of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising a belt of dense tree cover alongside the A31.

## Distinction between parcel and inset area

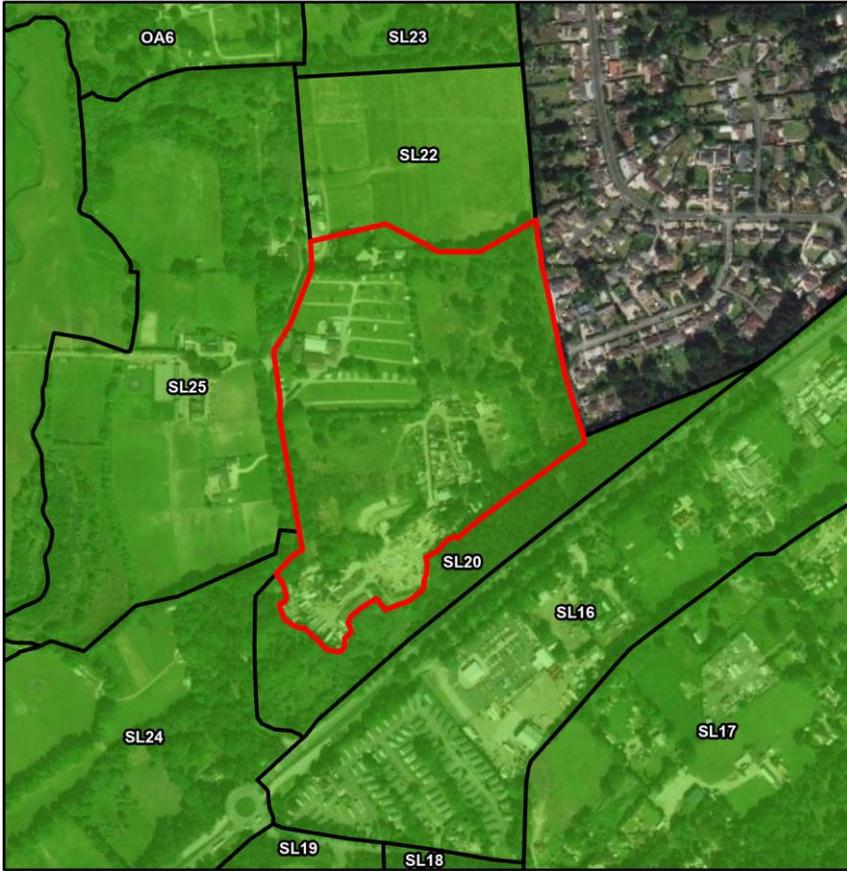
The belt of trees forms a moderate boundary feature to the south western edge of St Leonards. Its strength as a boundary feature is weakened by the extent of washed-over development around it, which creates some urbanising containment. As the woodland belt is relatively narrow there is some visual urbanising influence, but the tree cover limits this. Overall there is moderate distinction between the parcel and the urban area.

# SL20

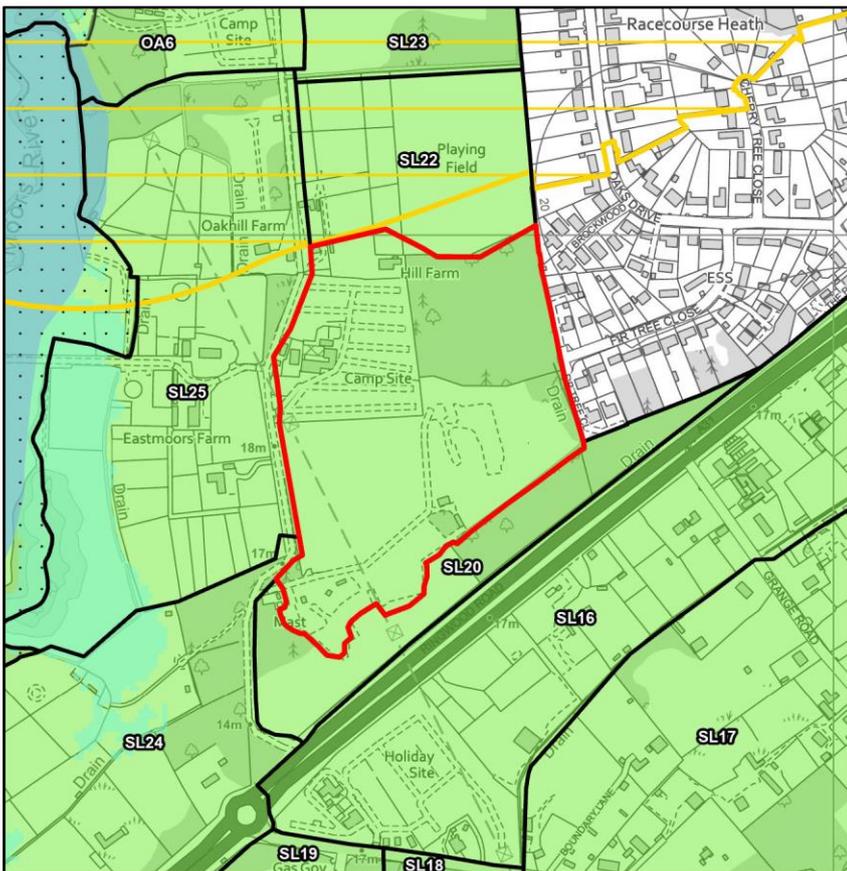
## Contribution to the Green Belt purposes

- 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: Relatively strong  
Land is relatively open. There is a narrow gap between St Leonards and West Moors to the west. Urbanising development reduces gaps but there are some significant separating features including the River Crane. The boundary tree belt alongside the A31 plays a stronger role in this respect. 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 relatively 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  
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 SL21



- SL21
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



# SL21

## Parcel location and openness

Parcel size: 10.35ha

The parcel is located on the western edge of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is relatively open but has some limited urbanising development within it in the form of a touring caravan park and a scrap yard.

## Distinction between parcel and inset area

A band of trees at the inset edge is a moderate boundary feature to the inset settlement. The presence of washed over development to the south with low openness creates some containment, but there is sufficient visual screening to the east and south for views not to be dominated by urban influences. Overall there is moderate distinction between the parcel and the urban area.

# SL21

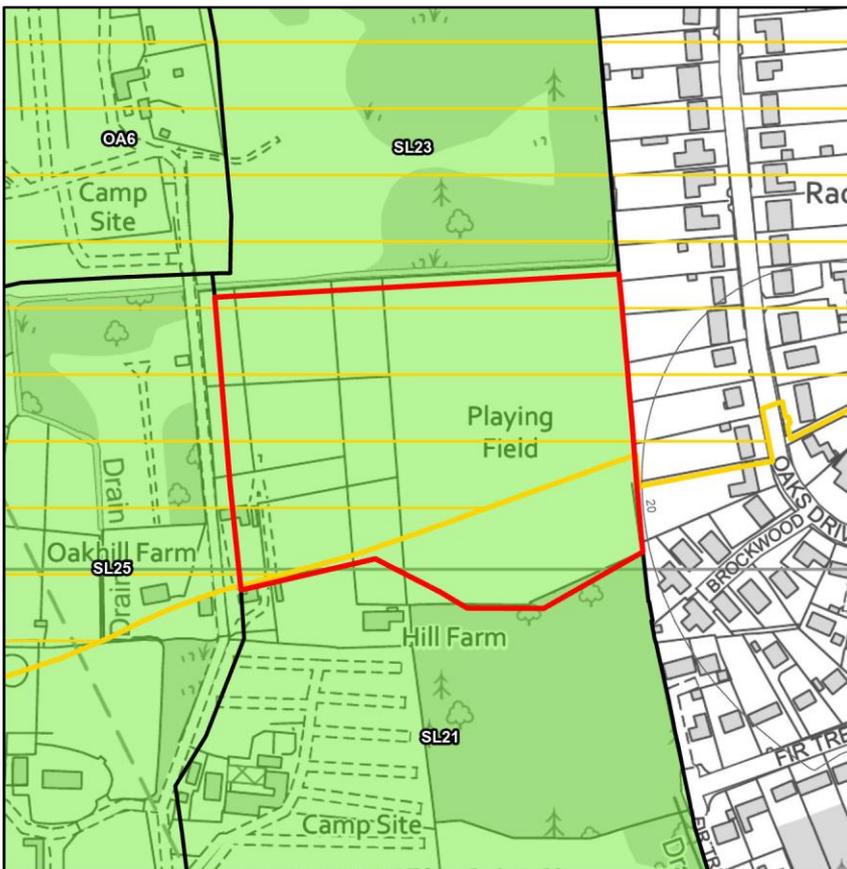
## Contribution to the Green Belt purposes

- 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: Moderate  
Land is relatively open but has some limited urbanising development within it. There is a narrow gap between St Leonards and West Moors to the west. Urbanising development reduces gaps but there are some significant separating features, including the River Crane. 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 preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Moderate  
This is washed over development in the countryside. Land is relatively open but has some limited 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 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 SL22



-  SL22
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area



# SL22

## Parcel location and openness

Parcel size: 4.48ha

The parcel is located on the western edge of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open grassland with no built development.

## Distinction between parcel and inset area

Back gardens provide only a weak boundary feature, however, the parcel is not contained by urban development (the adjacent touring caravan site is relatively open). As such, neither countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

# SL22

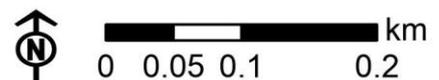
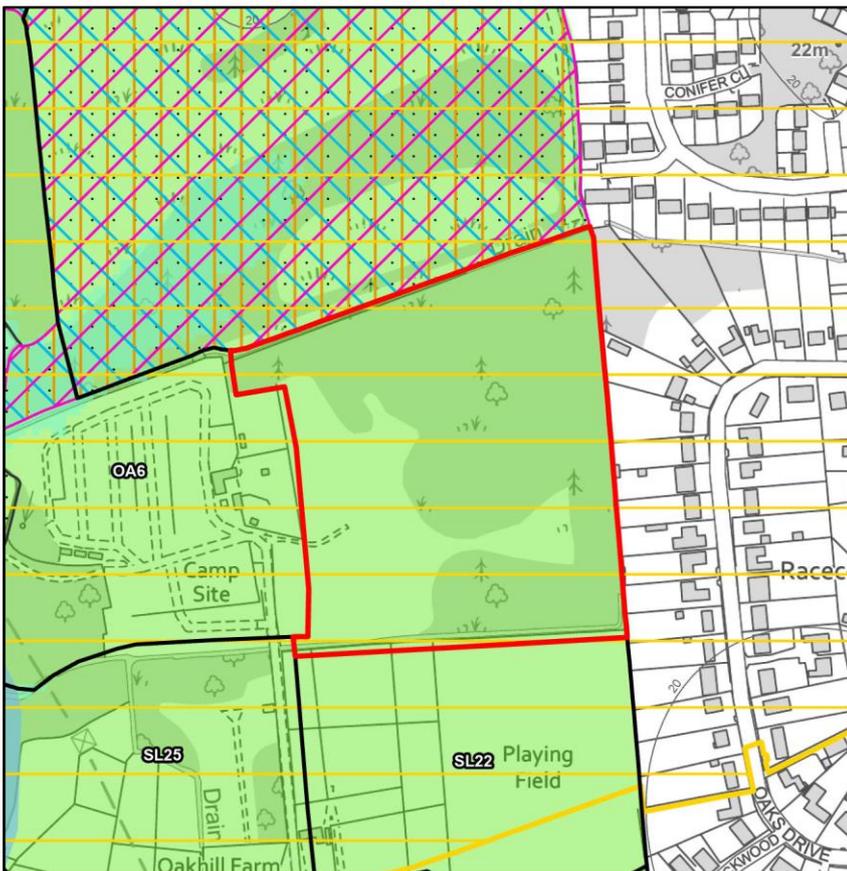
## Contribution to the Green Belt purposes

- 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: Moderate  
Land is open and lies in a moderate gap between St Leonards and West Moors to the west, but there are some significant separating features, including the River Crane. 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 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  
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 SL23



- SL23
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



# SL23

## Parcel location and openness

Parcel size: 6.51ha

The parcel is located on the western edge of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Lions Hill SSSI and Dorset Heaths SAC are located to the north of the parcel.

Land is open, comprising mostly of woodland with some open spaces.

## Distinction between parcel and inset area

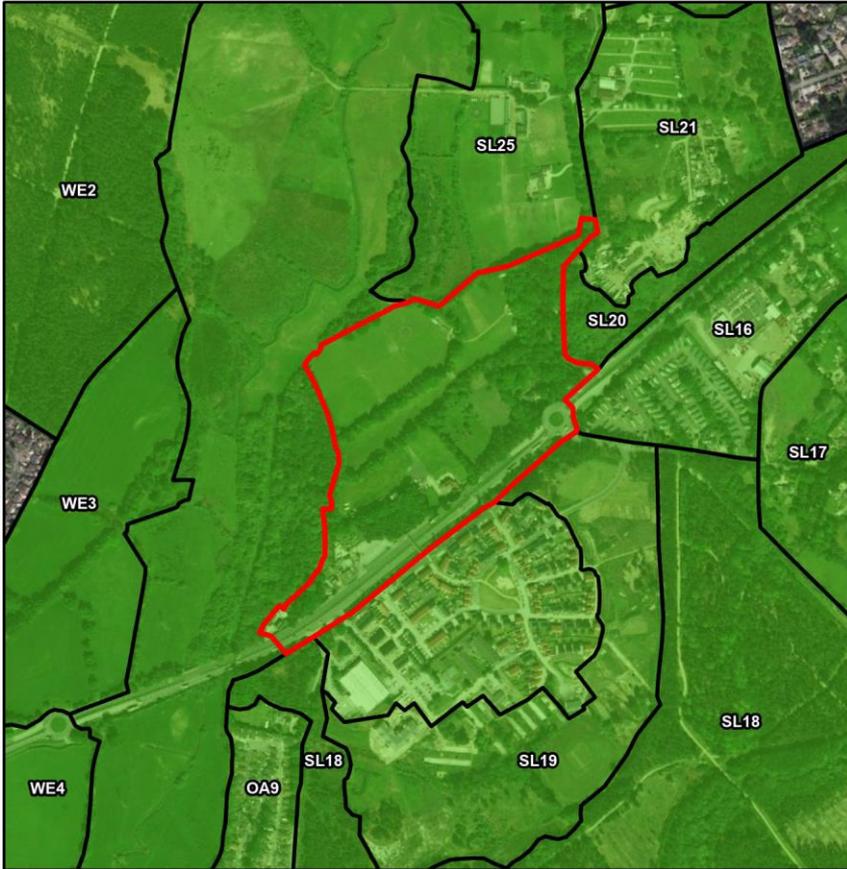
Dense tree cover forms a strong boundary to the inset settlement, and tree cover across the parcel as a whole adds to this distinction. The parcel is not contained by urban development - the touring caravan site to the west has a limited impact on openness - and the countryside dominates views. Overall there is very strong distinction between the parcel and the urban area.

# SL23

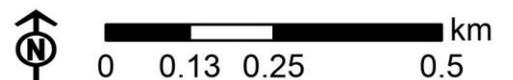
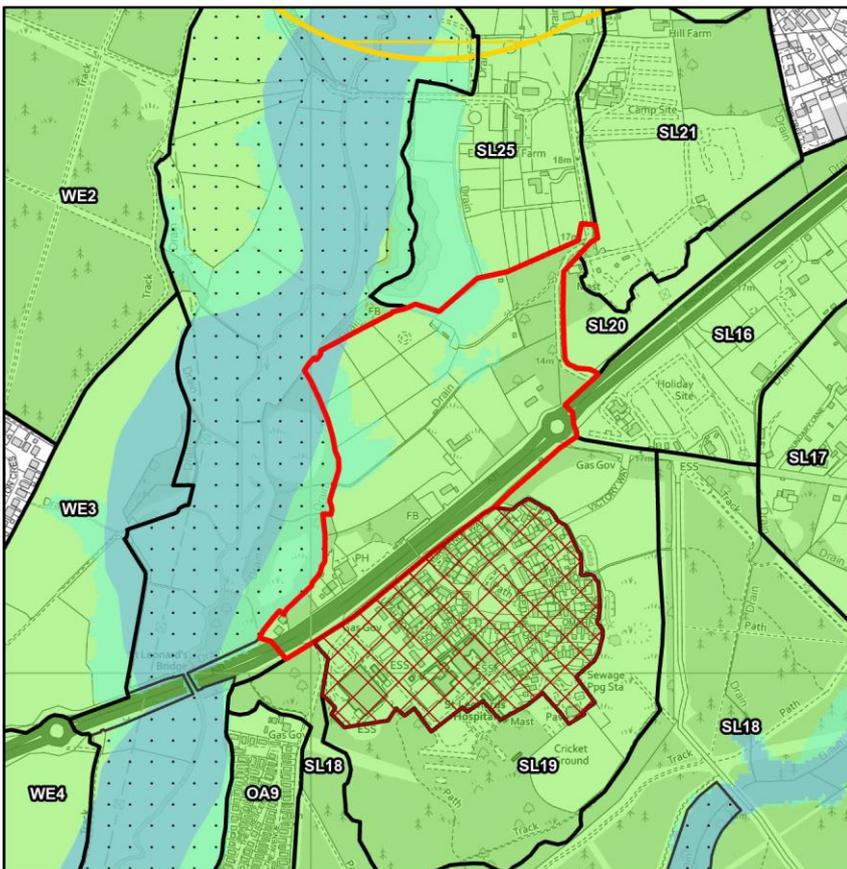
## Contribution to the Green Belt purposes

- 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: Relatively strong  
Land is open and lies in a moderate gap between St Leonards and West Moors to the west, but there are some significant separating features, including the River Crane. There is very strong distinction between the parcel and the inset area, which increases 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 towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside. 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: 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 SL24



- SL24
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



# SL24

## Parcel location and openness

Parcel size: 14.13ha

The parcel is located to the southwest of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of agricultural fields with hedgerow boundaries and some woodland. There are several buildings, including a pub, alongside the A31, but this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

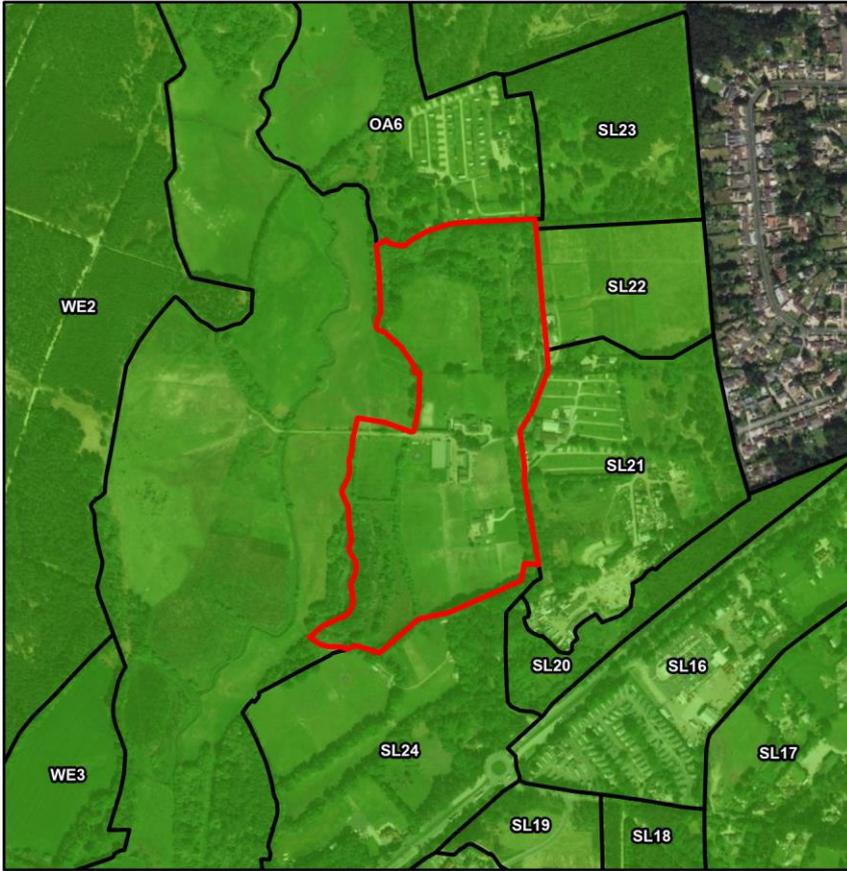
Tree cover on the parcel edge and to the east provides strong boundary separation from the inset settlement, which is a significant distance away, and there is sufficient tree cover within the parcel to add to distinction from the urban area. The parcel does have some urbanising containment due to the presence of washed-over residential development to the south and east, but views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

# SL24

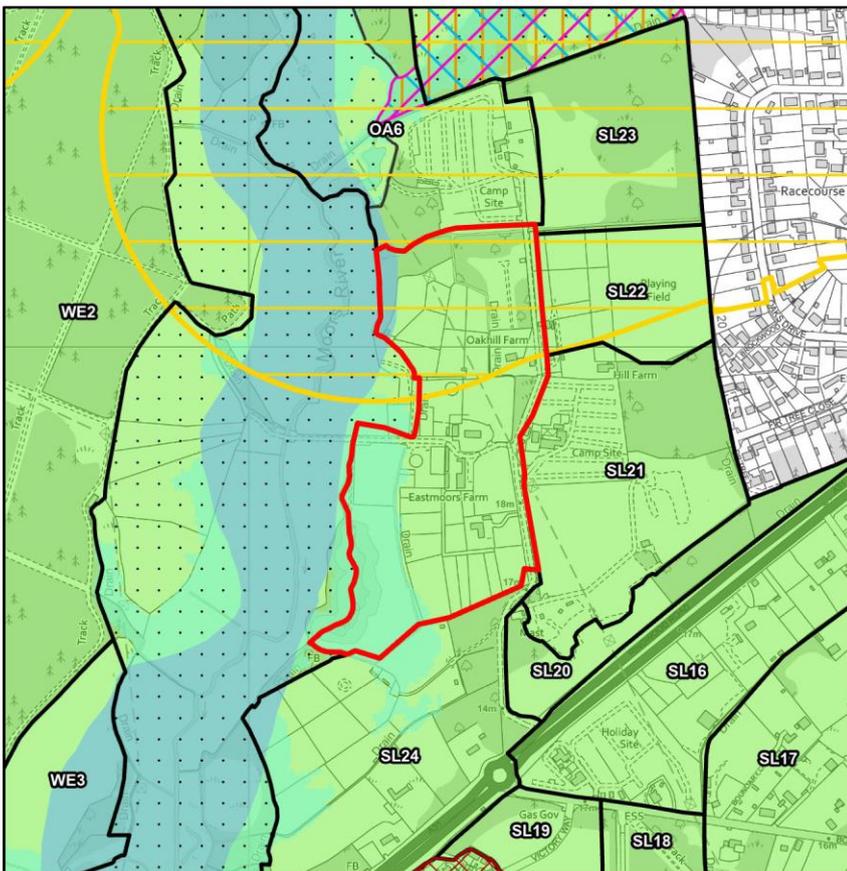
## Contribution to the Green Belt purposes

- 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: Strong  
Land is open. There is a narrow gap between St Leonards and West Moors to the west. Urbanising development reduces gaps but there are some significant separating features, including the River Crane. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside. 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: 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 SL25



- SL25
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



# SL25

## Parcel location and openness

Parcel size: 13.69ha

The parcel is located to the west of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of agricultural fields. There are some equestrian-use buildings in the southern half of the parcel, but these are not of a form or scale that significantly affects openness.

## Distinction between parcel and inset area

There are multiple field boundaries between the parcel and the inset settlement, providing a strong level of separation and land is located a significant distance from the urban area. The parcel slopes down towards the Moors River, creating some landform distinction from the inset area. Adjacent caravan parks have only a limited impact on openness, and so are not a containing, urbanising influence, and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

# SL25

## 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: Strong  
Land is open. There is a narrow gap between St Leonards and West Moors to the west. Urbanising development reduces gaps but there are some significant separating features, including the River Crane. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside. 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: 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.