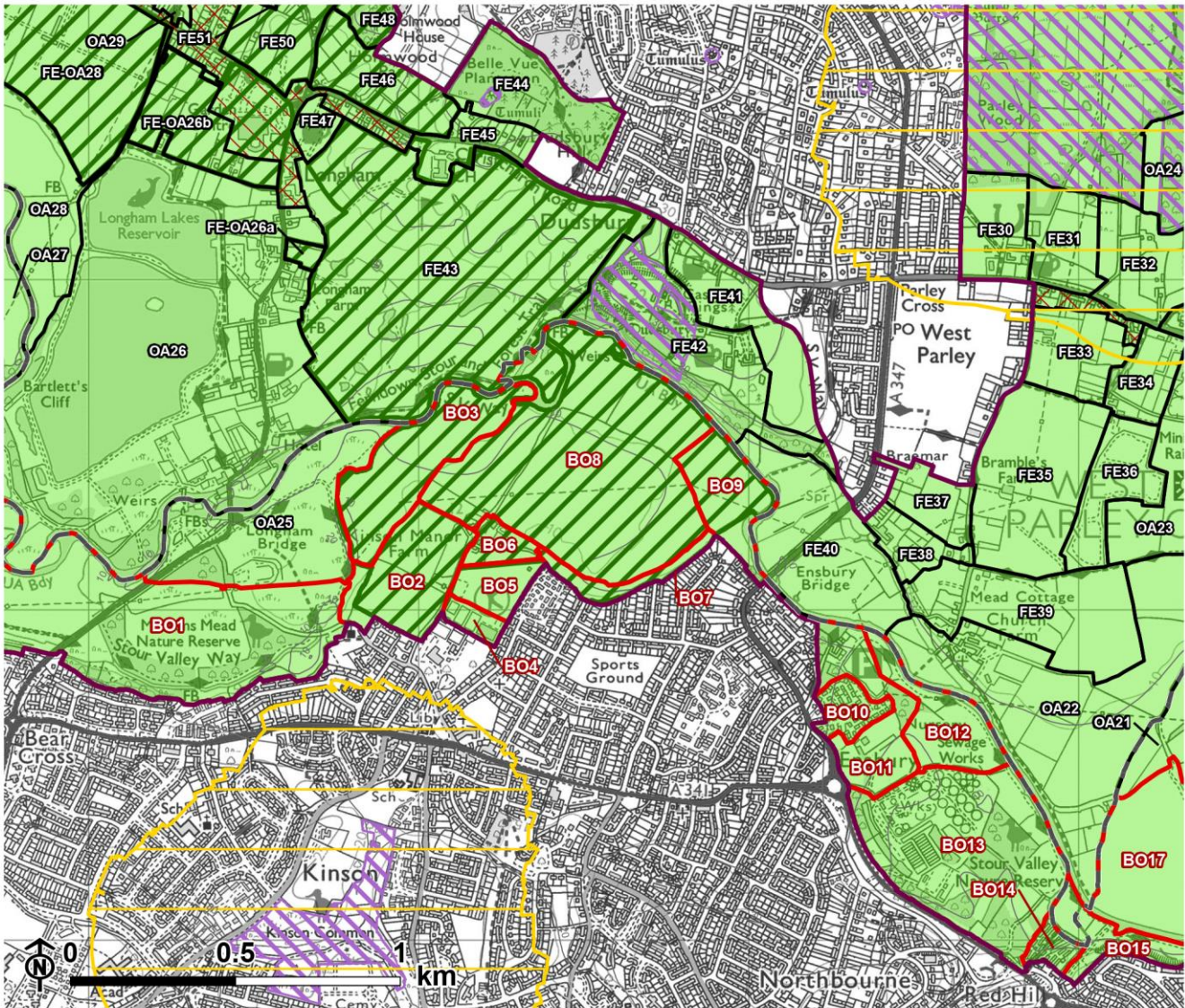


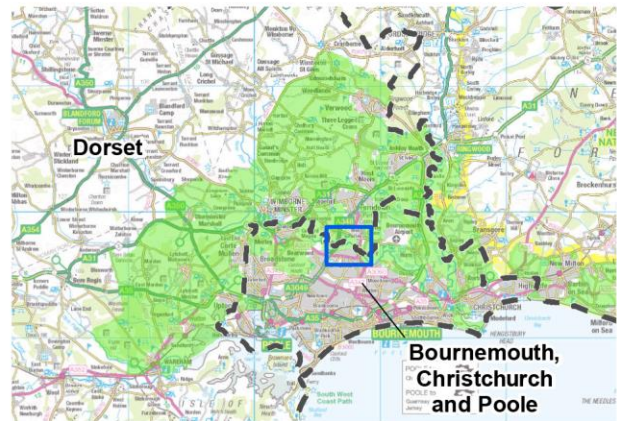
Appendix B

Detailed Stage 2 Harm Assessments: Bournemouth - Part 1

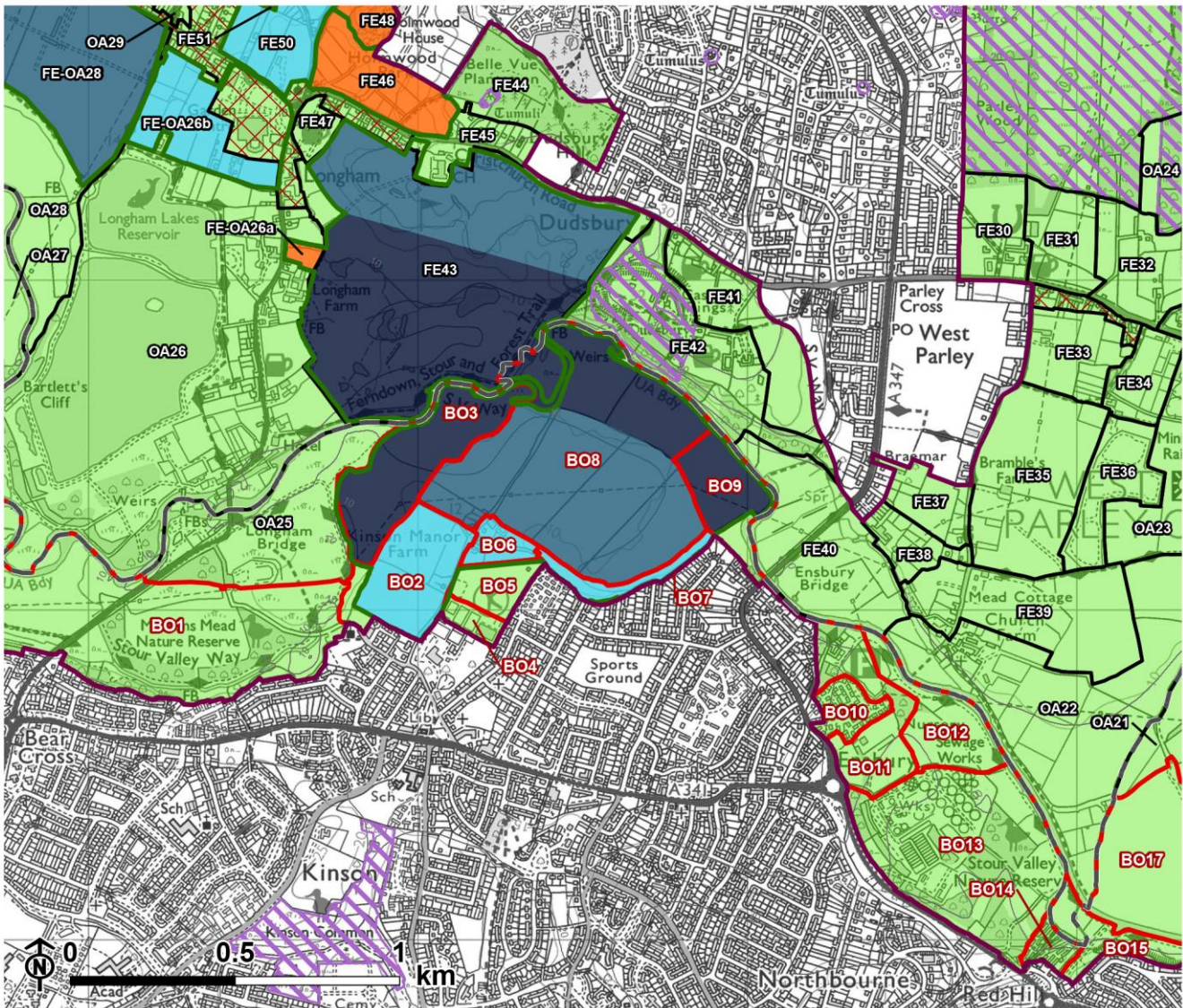
Bournemouth



- - - Local Authority boundary
- Inset area
- Green Belt
- Red outline Bournemouth parcel
- Black outline Neighbouring parcel
- Red cross-hatch No openness
- Purple diagonal lines Absolute constraint(s)
- Green diagonal lines Site / area of search
- Yellow outline 400m Heathland Area



Bournemouth



- - - Local Authority boundary

— Inset area

Green Belt

Red outline Bournemouth parcel

Black outline Neighbouring parcel

Red hatched No openness

Purple hatched Absolute constraint(s)

Green outline Site / area of search

Harm rating

Dark blue Very high

Blue High

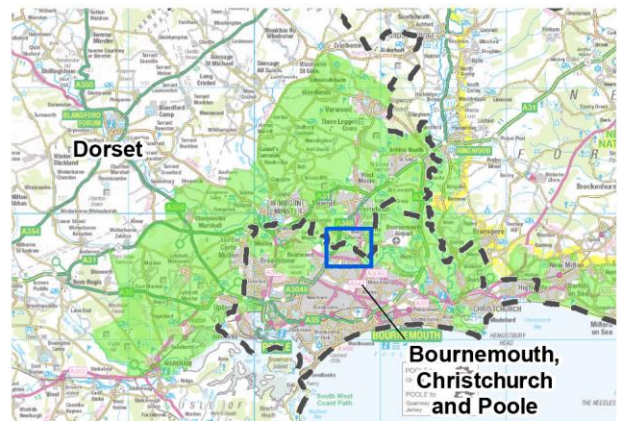
Light blue Moderate high

Orange Moderate

Light orange Low moderate

Yellow Low

Light yellow Very low



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Components of harm assessment

The analysis of contribution to the Green Belt purposes is, with the exception of land in 'outer areas', taken from the Stage 1 Green Belt Study. It applies to each parcel as a whole, and 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.

Land more remote from inset settlements was not subject to detailed parcel analysis at Stage 1. Where areas of search / sites encompass land in these 'outer areas', an analysis of contribution, considering the same components as the Stage 1 parcel assessments, has been carried out as part of the Stage 2 study.

The Stage 2 analysis of the harm of releasing the site / area of search indicated on the maps above considers:

- the loss of that area's contribution to the Green Belt purposes;
- additional harm resulting from the weakening of adjacent Green Belt land.

Notes on harm ratings

If the harm rating is stated as being for the release of land as an expansion of an existing inset area, it is assumed that any intervening land to the inset edge will also be released. No assumptions are made regarding what intervening land might be released between the parcel and inset edge. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

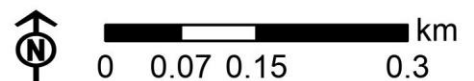
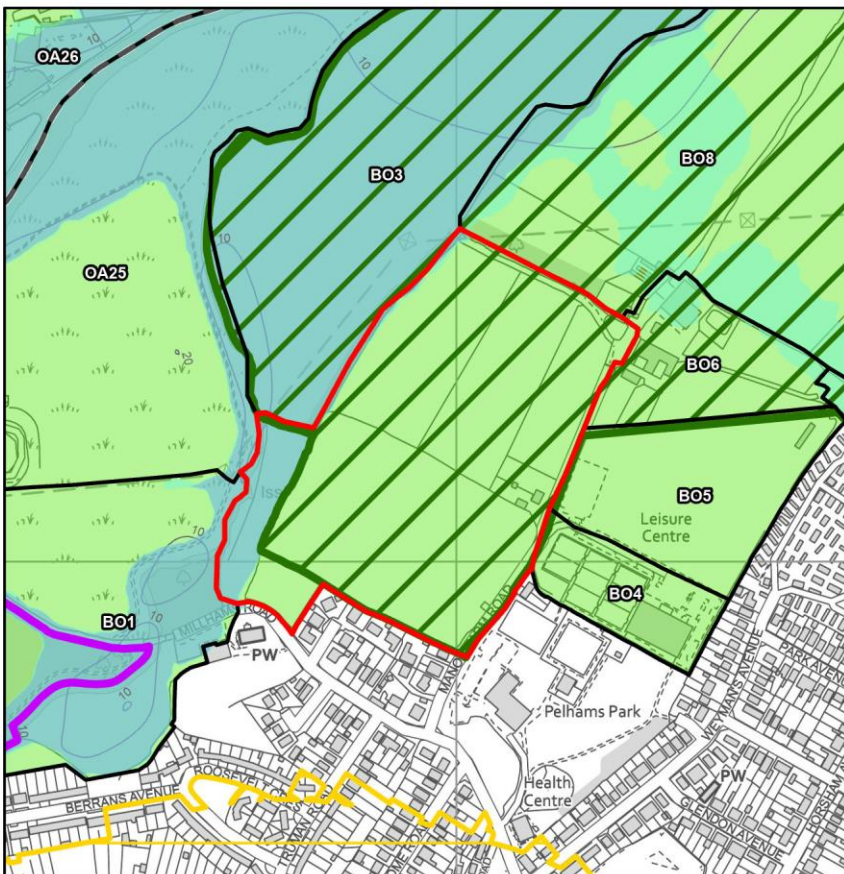
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens; and
- Common land.

Harm of release of land in BO2



- BO2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



BO2

Parcel location and openness

Parcel size: 9.9ha

The parcel is located on the northern edge of Kinson, Bournemouth. Bournemouth is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of agricultural land and separating hedgerows. A residential building is located in the east of the parcel, however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The garden hedgerow boundary to the south of the parcel is only a weak boundary feature, creating little separation from Bournemouth, and the parcel has some degree of containment by urban development. However, neither the urban area nor the countryside dominates views. Overall there is moderate distinction between the parcel and the urban area.

BO2

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 Bournemouth, 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: Moderate
Land is open and lies in a moderate gap between Bournemouth and Ferndown & West Parley, but there are some significant separating features, including the River Stour. 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.

BO2

Impact on contribution of adjacent Green Belt

- Release of land in the area of search within BO2, as an expansion of Bournemouth:

Rating: Minor

Advancing the settlement edge through the release of BO2 would have some limited urbanising influence on land in BO3 and BO8, but the parcel's boundary hedgerows are relatively strong.

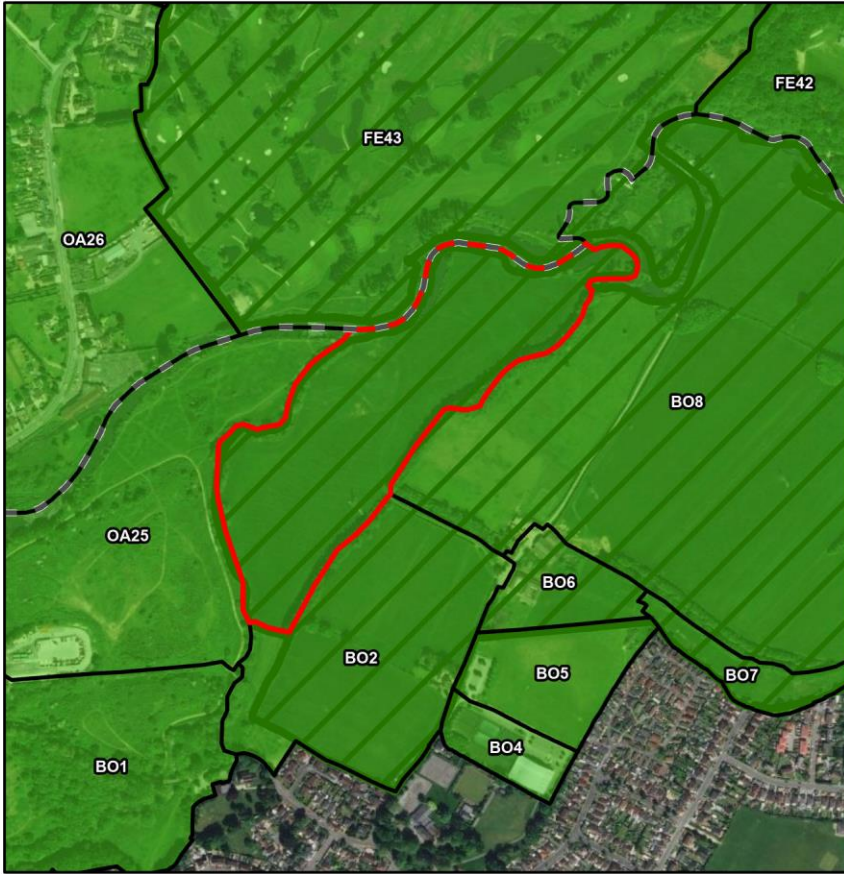
The adjoining land within BO4, BO5 and BO6, and the remainder of land within BO2 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

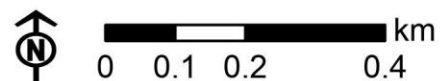
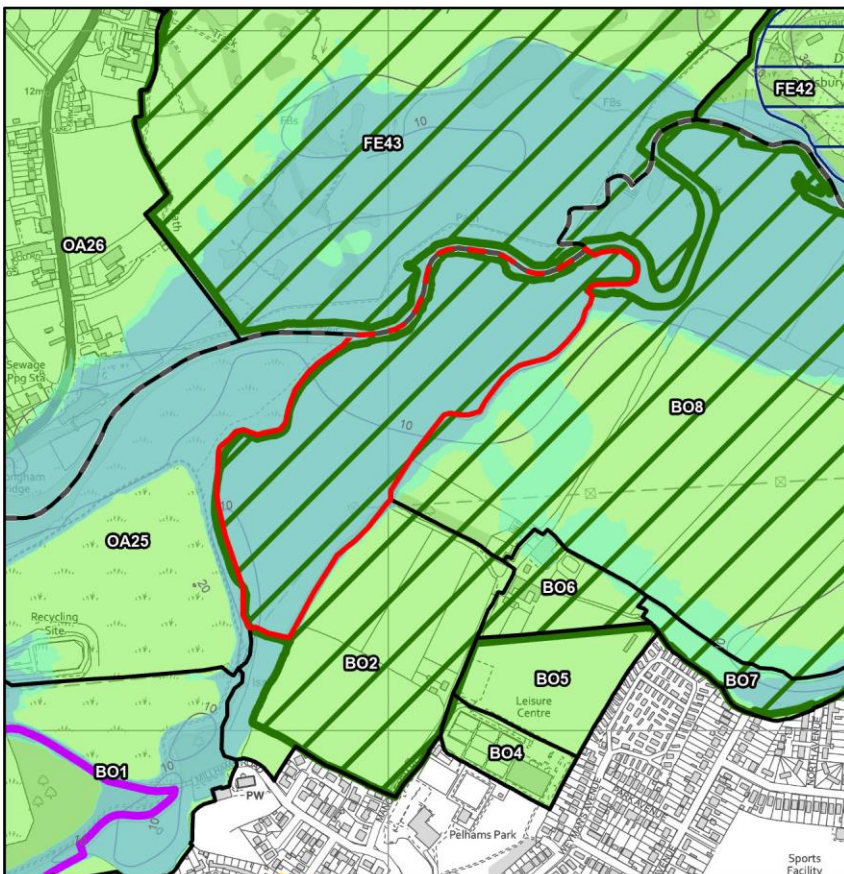
- Parcel BO2 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a relatively strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of the release of land in the area of search within BO2 on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Bournemouth, would be moderate-high.

Moderate-High

Harm of release of land in BO3



- BO3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Scheduled monument
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



BO3

Parcel location and openness

Parcel size: 12.16ha

The parcel is located north of Kinson, Bournemouth, and adjacent to the River Stour/Dorset Council boundary. Bournemouth is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, and is comprised of agricultural land.

Distinction between parcel and inset area

The mature hedgerow to the south of the parcel is a moderate boundary feature creating separation from the settlement. The parcel is located a significant distance from Bournemouth and is not contained by urban development. Open countryside dominates views. Overall there is strong distinction between the parcel and the urban area.

BO3

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is close to Bournemouth, 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: Relatively strong
Land is open and lies in a moderate gap between Bournemouth and Ferndown & West Parley, but there are some significant separating features, including the River Stour. There is 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 and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

BO3

Impact on contribution of adjacent Green Belt

- Release of BO3 as an expansion of Bournemouth:

Rating: Moderate

The release and development of BO3 would increase urbanising containment of land in BO8. In addition, BO3's mature hedgerow boundaries combine to create strong boundary separation between OA25 and the urban edge, so the parcel's release would weaken this. The release would also significantly reduce the Green Belt gap between the towns of Bournemouth and Ferndown/Dudsbury. Limiting the release to only the southern part of the parcel would still weaken this gap, by diminishing the distance from the urbanising development at Longham that weakens separation between the towns. The release would not however have an impact on the boundary separation between FE43 to the north and the urban edge, as the River Stour beyond BO3 provides strong separation.

The adjoining land within BO2 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

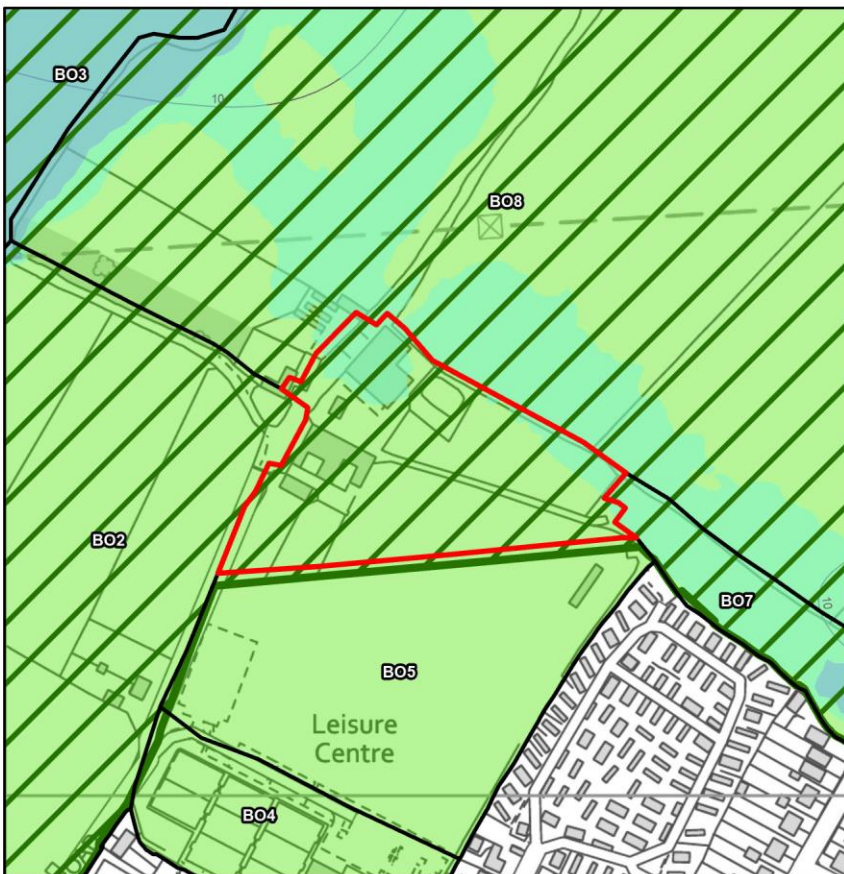
- Parcel BO3 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a strong contribution to preventing encroachment on the countryside, and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of Bournemouth, would be very high.

Very High

Harm of release of land in BO6



- BO6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Flood Zone 2
- Flood Zone 3



BO6

Parcel location and openness

Parcel size: 2.2ha

The parcel is located on the northern edge of Kinson, Bournemouth. Bournemouth is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of agricultural fields and several agricultural buildings. However, these are 'appropriate development' in the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

Although the parcel is not contained by urban development, the garden hedgerow boundaries to the south of the parcel are only a weak boundary feature, creating little separation from the inset urban area. As such, views are dominated by the urban area. Overall there is moderate distinction between the parcel and the urban area.

BO6

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 almost adjacent to Bournemouth, 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: Moderate
Land is open and lies in a moderate gap between Bournemouth and Ferndown & West Parley, but there are some significant separating features, including the River Stour. 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.

BO6

Impact on contribution of adjacent Green Belt

- Release of BO6 as an expansion of Bournemouth:

Rating: Minor

The release and development of BO6 would create closer urban containment of land in BO2 to the west. The field boundaries adjoining and to the south of BO6 help to create separation between the settlement and land in BO8. The release of BO6 would weaken this boundary separation and would increase urbanising visual influence for land to the north within BO8. The release would not have a significant impact on the contribution of the narrow strip of land to the east within BO7, with which it shares only a very short frontage.

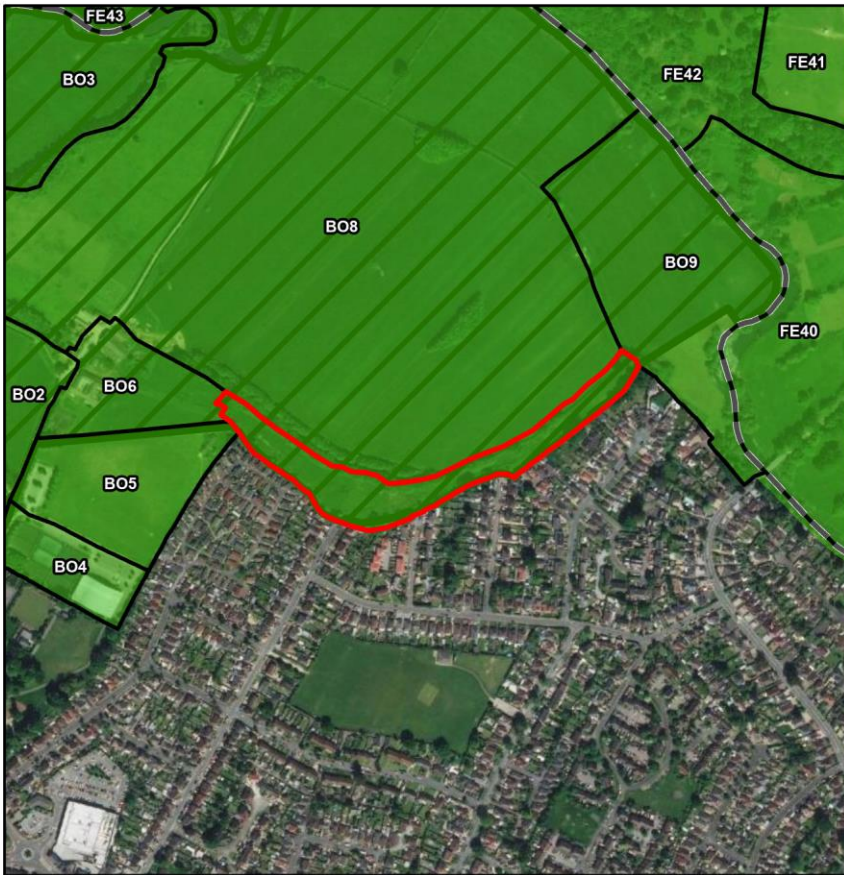
The adjoining land within BO4 and BO5 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

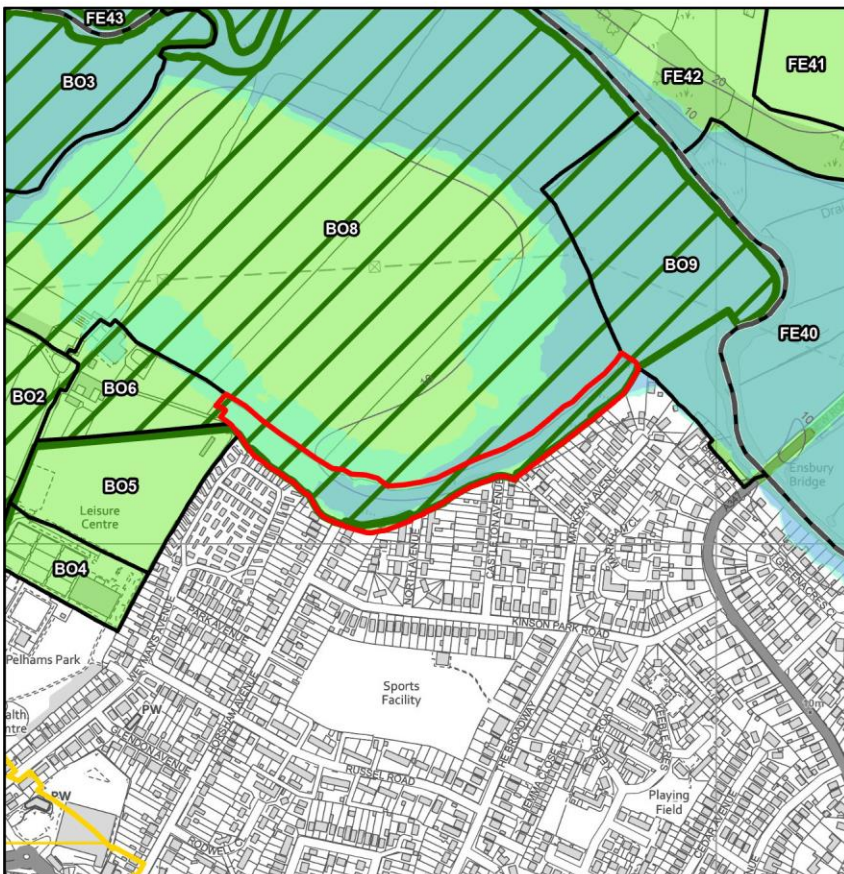
- Parcel BO6 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a relatively strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Bournemouth would be moderate-high.

Moderate-High

Harm of release of land in BO7



-  BO7
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  400m Heathland Area
-  Flood Zone 2
-  Flood Zone 3



BO7

Parcel location and openness

Parcel size: 2.56ha

The parcel is located on the northern edge of Kinson, Bournemouth. Bournemouth is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of vacant grassland.

Distinction between parcel and inset area

The garden boundaries to the south of the parcel are only a weak boundary feature, creating little separation from the settlement. Land is in close proximity to Bournemouth and is dominated by views of the urban area. However, the steep sloping landform of the parcel provides some distinction from the inset urban area, and it is not contained by urban development. Overall there is moderate distinction between the parcel and the urban area.

BO7

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 Bournemouth, 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 moderate gap between Bournemouth and Ferndown & West Parley, but there are some significant separating features, including the River Stour. 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.

BO7

Impact on contribution of adjacent Green Belt

- Release of land within BO7 as an expansion of Bournemouth:

Rating: Minor

BO7's hedgerow boundaries combine to create boundary separation between BO8 and the urban edge, so the parcel's release would weaken this. The release would not have an impact on the contribution of land within BO9 to the north east of BO7, with which it shares only a very short frontage.

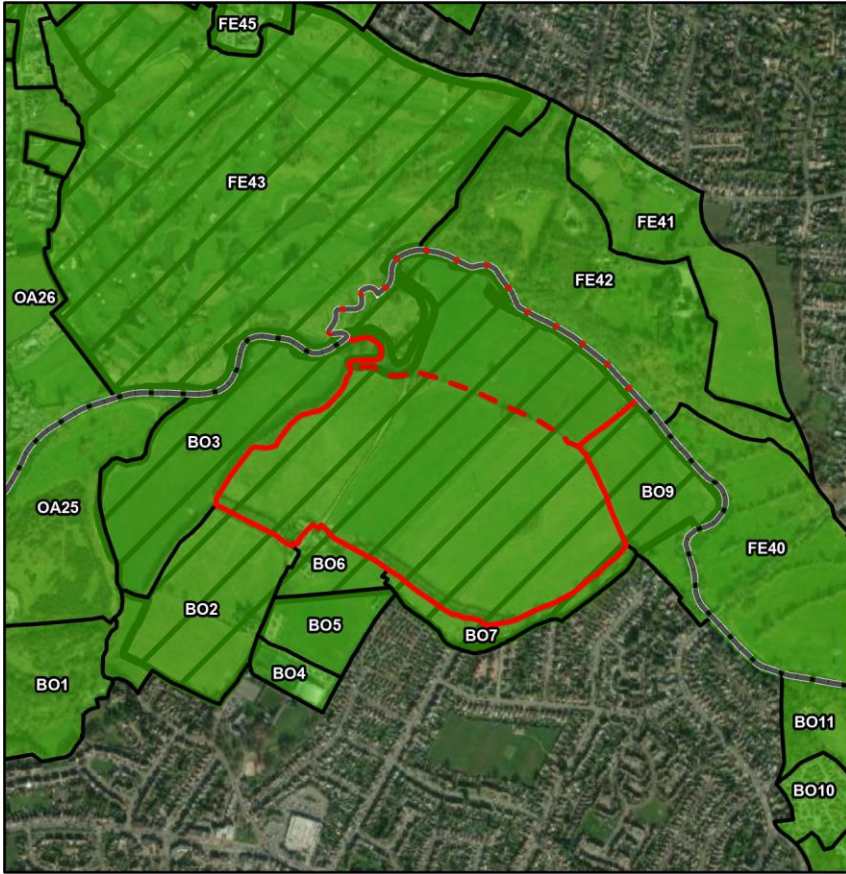
The adjoining land within BO5 and BO6 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

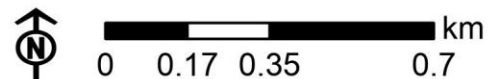
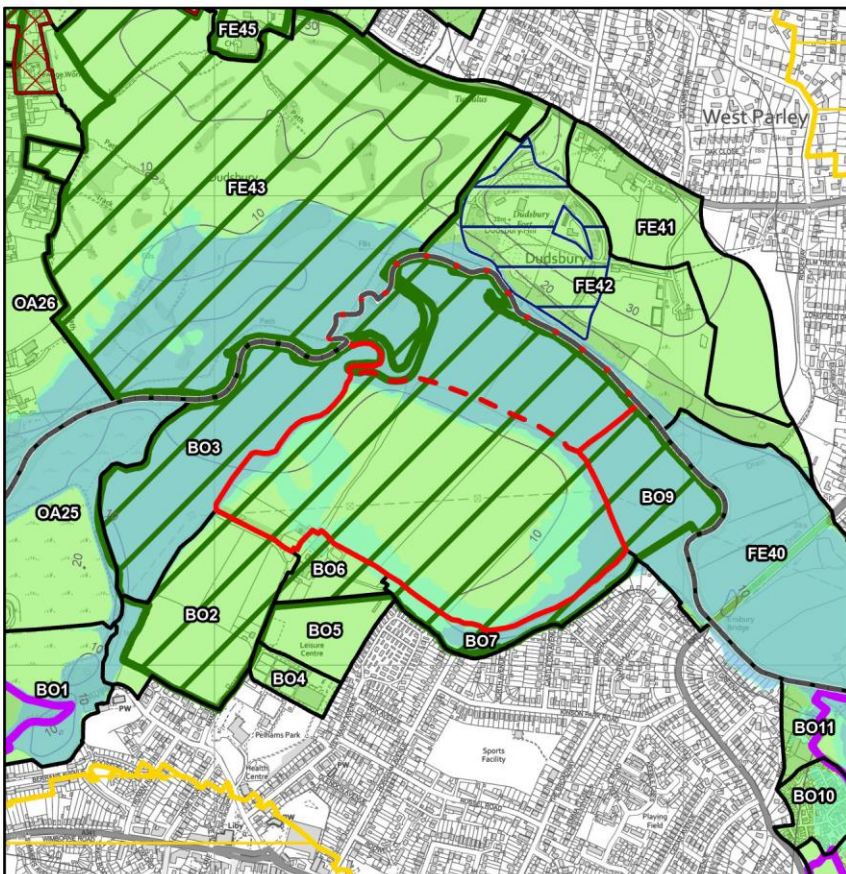
- Parcel BO7 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, preventing neighbouring towns merging into one another, and preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Bournemouth would be moderate-high.

Moderate-High

Harm of release of land in BO8



- BO8
- Harm assessment subdivision
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Scheduled monument
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



BO8

Parcel location and openness

Parcel size: 41.36ha

The parcel is located to the north of Kinson, Bournemouth, adjacent to the River Stour. Bournemouth is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open and is dominated by agricultural fields with separating hedgerows. Agricultural buildings are located in the south west of the parcel, however, these are 'appropriate development in the Green Belt and therefore do not impact openness. Sparse tree cover and an area of the River Stour is also located in the north western corner of the parcel.

Distinction between parcel and inset area

The parcel extends a significant distance from the inset urban area and is not contained by urban development, with views that are dominated by open countryside. The treeline and hedgerow boundary to the south of the parcel is a moderate boundary feature creating separation from Bournemouth. Overall there is very strong distinction between the parcel and the urban area, increasing with distance northwards.

BO8

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Bournemouth, 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: Strong
Land is open and lies in a moderate gap between Bournemouth and Ferndown & West Parley, but there are some significant separating features, including the River Stour. 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 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: 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.

BO8

Impact on contribution of adjacent Green Belt

- Release of BO8 as an expansion of Bournemouth:

Rating: Moderate

BO8 has a well-treed boundary to the west limiting impact on BO3, and strong containment to the northeast from the River Stour and woodland at Dudsbury, which prevents significant impact on FE42. The boundary of FE43 to the northwest would only be weakened by expansion into the small part of BO8 which lies north of the river, but any expansion into the northern part of BO8 would weaken the narrow gap between the towns of Bournemouth and Ferndown / West Parley, adding urban containment to land in BO9 which forms the narrowest part of the gap.

The adjoining land within BO2, BO6 and BO7 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of the southern part of BO8 as an expansion of Bournemouth:

Rating: Minor

Limiting the release of land to the southern part of BO8 would have less impact on the Green Belt's role in providing separation between Bournemouth and Ferndown / West Parley, but would still weaken land in BO9 by increasing its frontage with the urban area.

Overall harm of Green Belt release

- The northern part of parcel BO8 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, to preventing neighbouring towns merging into one another, and to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from the release of Parcel BO8, as an expansion of Bournemouth would be very high.

Very High

BO8

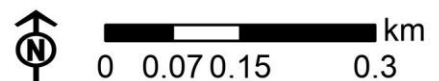
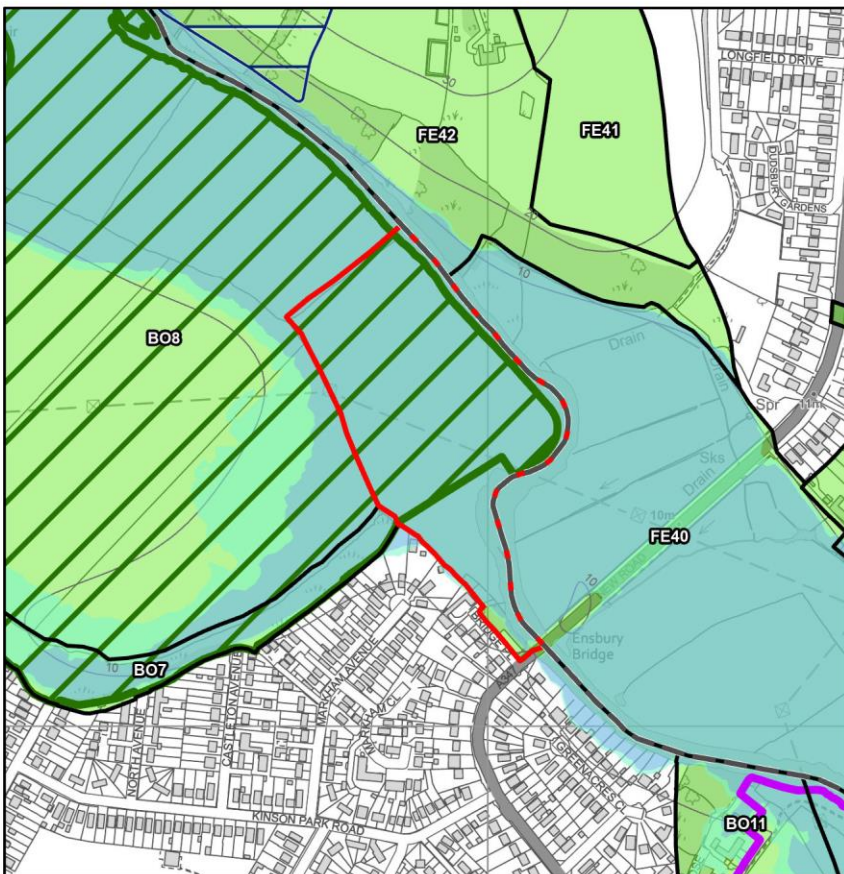
- The southern part of parcel BO8 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, preventing neighbouring towns merging into one another, and preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from the release of the southern part of parcel BO8, as an expansion of Bournemouth, would be high.

High

Harm of release of land in BO9



- BO9
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Scheduled monument
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



BO9

Parcel location and openness

Parcel size: 6.7ha

The parcel is located on the northern edge of Kinson, Bournemouth. Bournemouth is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of agricultural land and vacant grassland.

Distinction between parcel and inset area

The garden hedgerow boundary to the south of the parcel is only a weak boundary feature, creating little separation from the inset Bournemouth urban area, but the land drops down towards the River Stour along the parcel's short frontage with the inset settlement. The parcel is not contained by urban development, and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

BO9

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Bournemouth, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset urban 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: Strong
Land is open and lies in a gap which is very narrow but which maintains clear separation between Bournemouth and Ferndown & West Parley. There is 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 and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

BO9

Impact on contribution of adjacent Green Belt

- Release of the northern part of BO9, within the area of search, as an expansion of Bournemouth:

Rating: Moderate

BO9 is located at the narrowest part of the gap between the towns of Bournemouth and Ferndown / West Parley. Although the River Stour would maintain separation between the two, the release and development of land in BO9 would nonetheless significantly narrow the gap. Release of this area would also increase containment of land within FE40 and would increase the urbanising visual impact on land in BO8. The field boundaries surrounding BO9 and to the southwest provide separation between the urban edge and land within BO8, so the release of BO9 would weaken this.

The release would not have a significant impact on the separation of land within FE42 and FE40 from the urban edge, with the river, as well as elevated landform and tree cover to the north, to preserve separation from an expanded urban area.

The adjoining land within BO7 and the remainder of land within BO9 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel BO9 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, to preventing neighbouring towns merging into one another, and to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of Bournemouth would be very high.

Very High