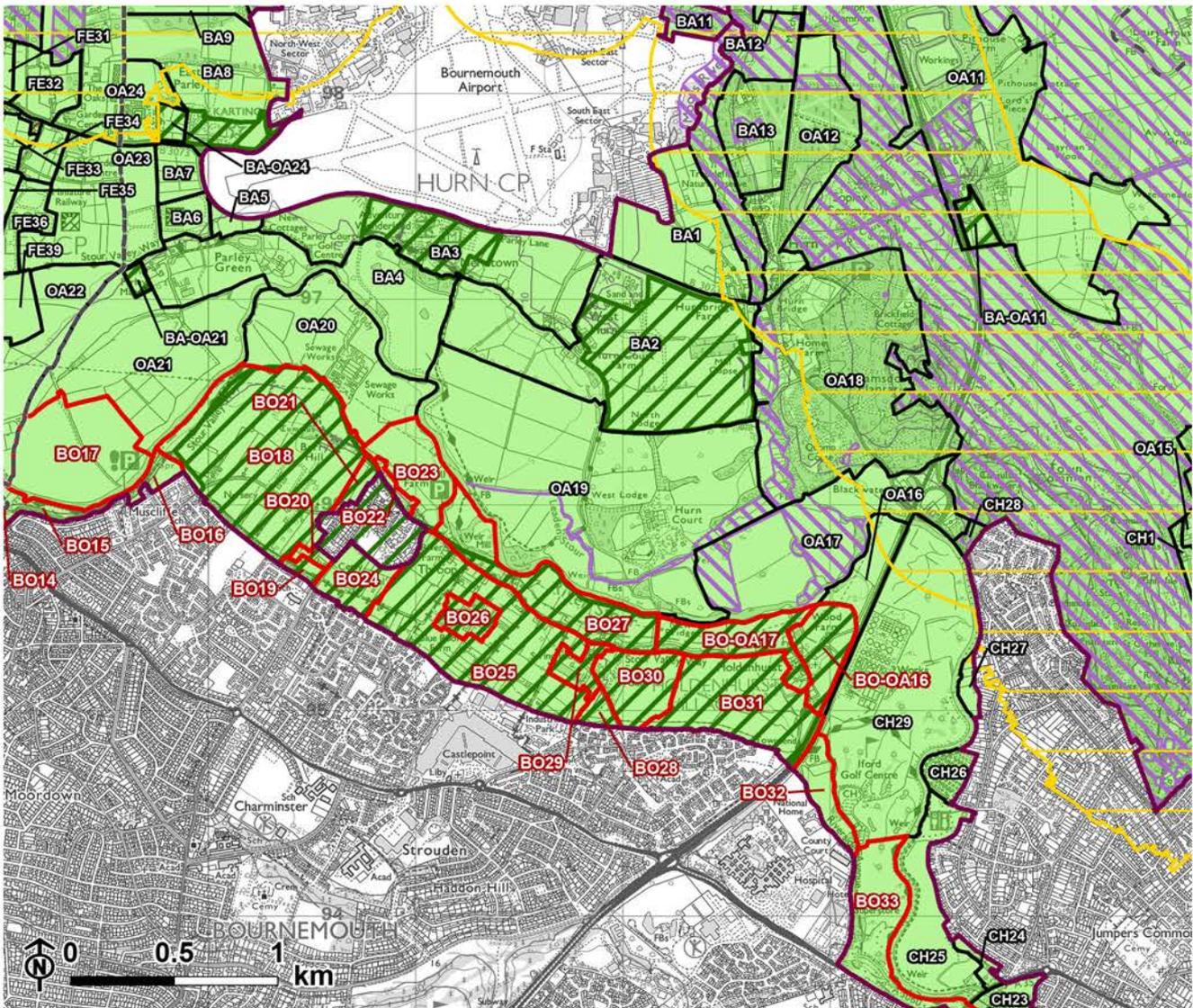


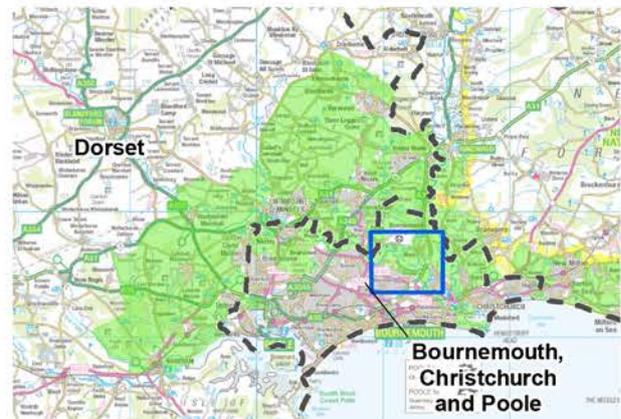
Appendix B

Detailed Stage 2 Harm Assessments: Bournemouth - Part 2

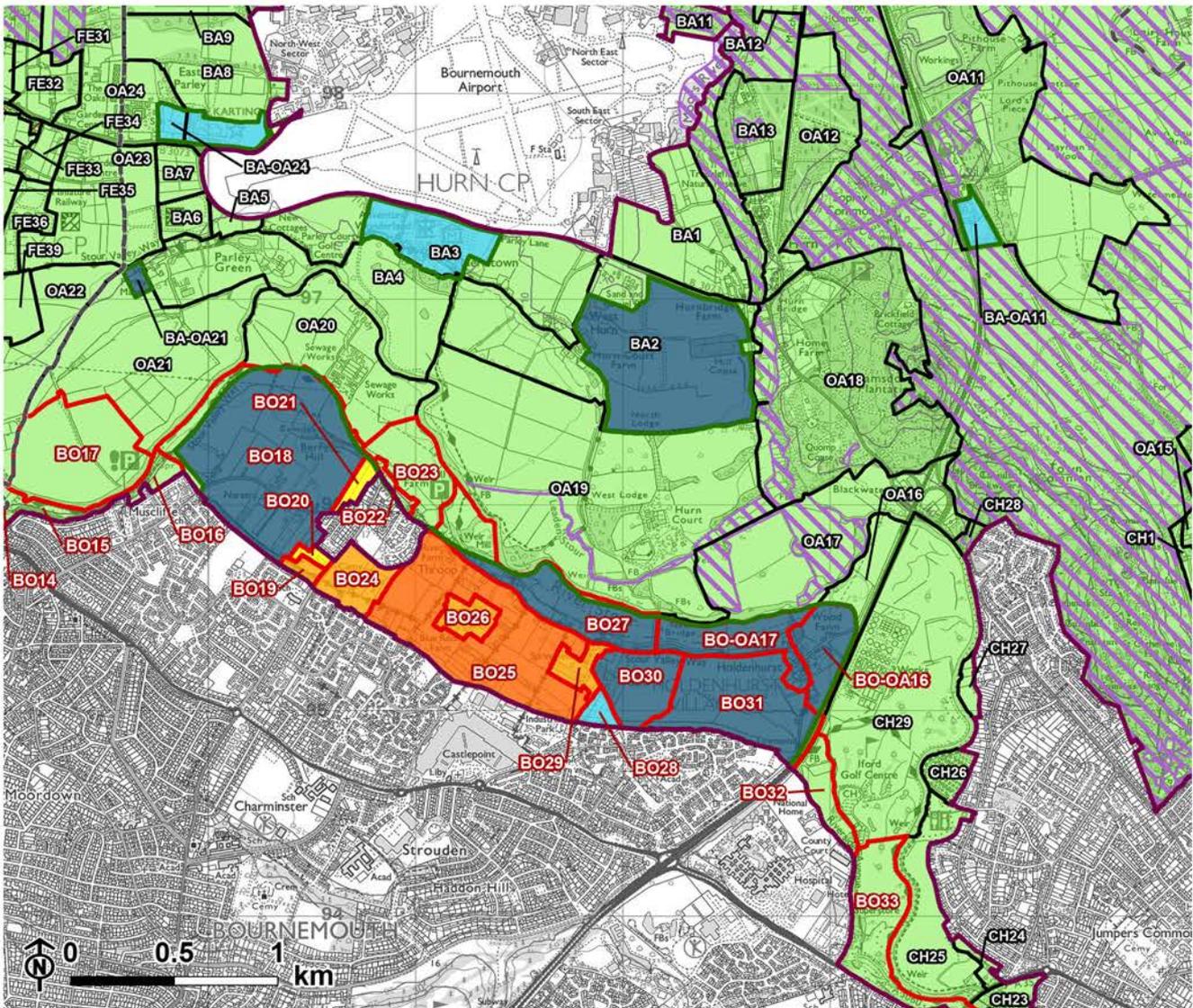
Bournemouth



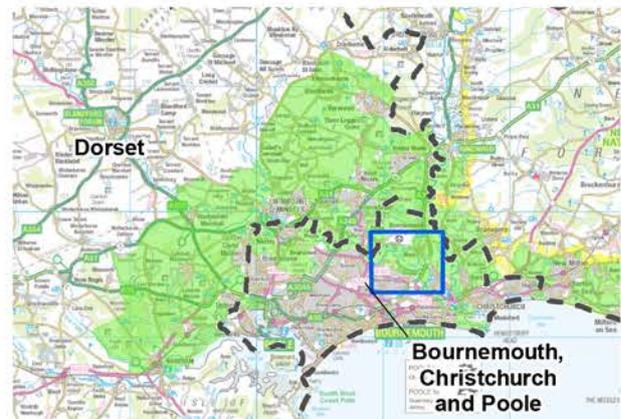
- - - Local Authority boundary
- Inset area
- Green Belt
- Bournemouth parcel
- Neighbouring parcel
- ▨ No openness
- ▨ Absolute constraint(s)
- ▨ Site / area of search
- ▨ 400m Heathland Area



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 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.

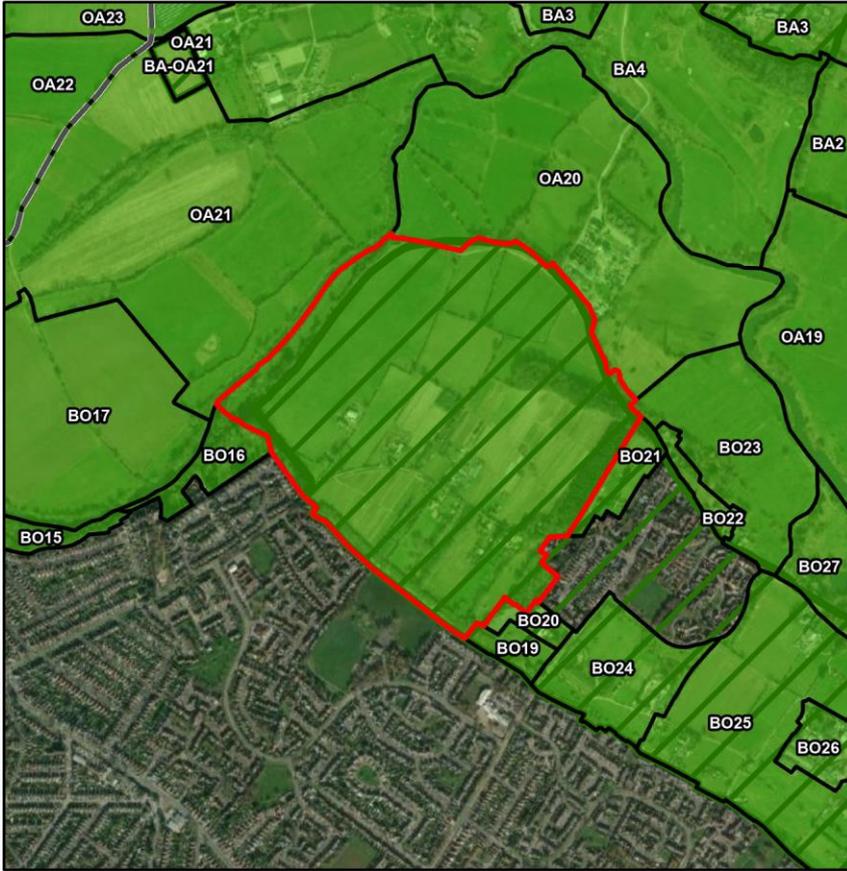
Notes on harm ratings

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.

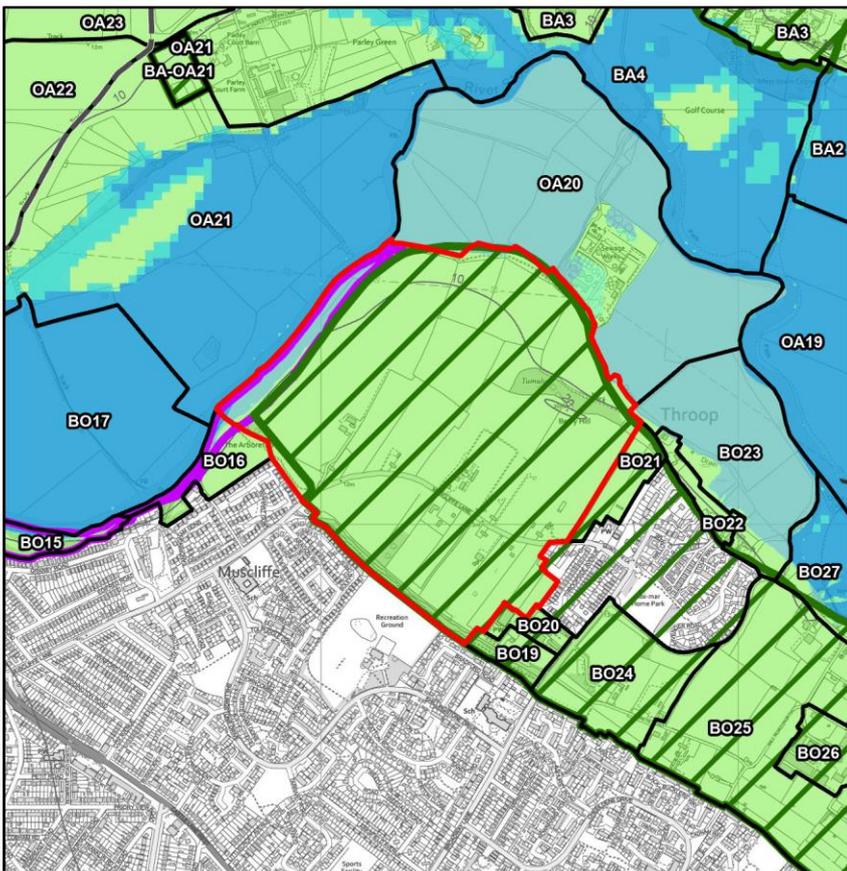
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- 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 BO18



- BO18
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Assessment site
- Site of Special Scientific Interest
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BO18

Parcel location and openness

Parcel size: 59.53ha

The parcel is located on the northern edge of Muscliffe, 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 in the northeast and adjoining the northeast of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of agricultural fields, separating hedgerows, and several agricultural buildings on Muscliffe Lane in the south of the parcel. However, these are 'appropriate development' in the Green Belt and therefore do not impact openness. Several residential buildings are also located on Muscliffe Lane, however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The treelines on the southern edge of the parcel are a strong boundary feature creating separation from Bournemouth, and the treeline to the east of the parcel is a strong boundary feature creating separation from the inset area of Throop. The parcel is not contained by urban development, and views that are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

BO18

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 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: Moderate
Land is open and is peripheral to a moderate gap between Bournemouth and Ferndown & West Parley. Although the settlement gap is robust, 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 moderate 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.

BO18

Impact on contribution of adjacent Green Belt

- Release of land within BO18 as an expansion of Bournemouth:

Rating: Minor-moderate

The field boundaries within BO18 together create separation between the urban area and land to the north. The release of BO18 would weaken this separation, and increase urbanising visual impact of land within OA20 to the north and, to a lesser extent, BO23 to the east, with which it shares a short frontage. The River Stour forms a strong boundary which will prevent any impact on the contribution of land within OA21 to the north west.

The adjoining land within BO16, BO19, BO20 and BO21 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 BO18 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 moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Bournemouth would be high.

High

Harm of release of land in BO19



-  BO19
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



BO19

Parcel location and openness

Parcel size: 1.58ha

The parcel is located on the northern edge of Bournemouth and south of Throop. 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 consists of an agricultural paddock.

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 areas of both Bournemouth and Throop, and has some degree of containment by urban development. Although a tree belt forms a strong boundary to the south, there is only a weak boundary feature to the north, creating little separation from Throop. Overall there is weak distinction between the parcel and the urban area.

BO19

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Moderate
Land is open and is adjacent to Bournemouth, 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 is open and is peripheral to a moderate gap between Bournemouth and Ferndown & West Parley. 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 weak/no 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
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.

BO19

Impact on contribution of adjacent Green Belt

- Release of BO19 as an expansion of Bournemouth:

Rating: Negligible

This small parcel is largely contained between the inset edge of Bournemouth to the south and washed-over urbanising development immediately to the north. Its release would not have an impact on the contribution of land within BO18 to the north west, with which it shares a very short frontage.

The adjoining land within BO20 and BO24 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 BO19 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, and a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Bournemouth would be low-moderate.

Low-Moderate

Harm of release of land in BO20



-  BO20
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



BO20

Parcel location and openness

Parcel size: 1.21ha

The parcel is located north of Bournemouth and south of Throop.

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 relatively developed and has a significant amount of urbanising development within it, consisting of several buildings and associated car 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 of Throop and has some degree of containment by urban development. The garden hedgerow boundary to the north 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.

BO20

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. Land is adjacent to Bournemouth, 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 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

Land is relatively developed and has a significant amount of urbanising development within it. Land is peripheral to a moderate gap between Bournemouth and Ferndown & West Parley. 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 weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. This is washed over development in the 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/no 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.

BO20

Impact on contribution of adjacent Green Belt

- Release of BO20 as an expansion of Bournemouth or Throop:

Rating: Minor

Release of BO20, as an expansion of Throop, would increase urbanising visual impact on BO19 to the south. Tree cover to the north and west of BO20 and Broadway Lane to the east of BO20 provide separation between the urban edge and land within BO18 and BO24 respectively, and would not be weakened by release of land within BO20.

Overall harm of Green Belt release

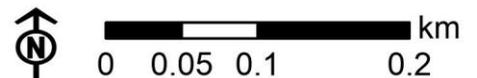
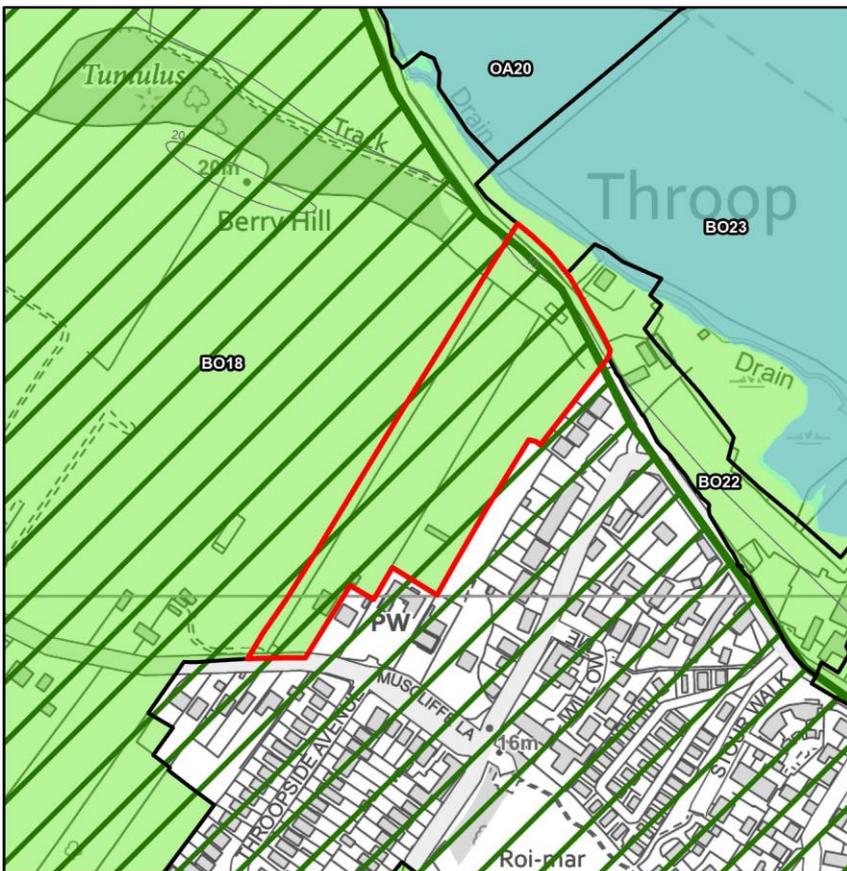
- Parcel BO20 makes only a weak contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, and to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Bournemouth or Throop, would be low.

Low

Harm of release of land in BO21



-  BO21
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2
-  Flood Zone 3



BO21

Parcel location and openness

Parcel size: 2.27ha

The parcel is located north of Bournemouth, on the western edge of Throop. 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 adjoining the northeast of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of residential gardens and vacant grassland.

Distinction between parcel and inset area

Land is in close proximity to the inset area and has some degree of containment by urban development. The garden hedgerow boundaries to the south and east of the parcel are only weak boundary features, creating little separation from the inset area, and views are dominated by the urban area. Overall there is weak distinction between the parcel and the urban area.

BO21

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Moderate
Land is open and is adjacent to Bournemouth, 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 is open and is peripheral to a moderate gap between Bournemouth and Ferndown & West Parley. 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 weak/no contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively weak
Land is associated with inset residential development more than 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 relatively weak 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.

BO21

Impact on contribution of adjacent Green Belt

- Release of BO21 as an expansion of Throop:

Rating: Negligible

The strong belt of trees to the west would prevent any impact of the release of BO21 on the contribution of land within BO18, and hedgerow and tree cover to the north would likewise prevent any weakening of the Green Belt to the north in BO22 and BO23.

Overall harm of Green Belt release

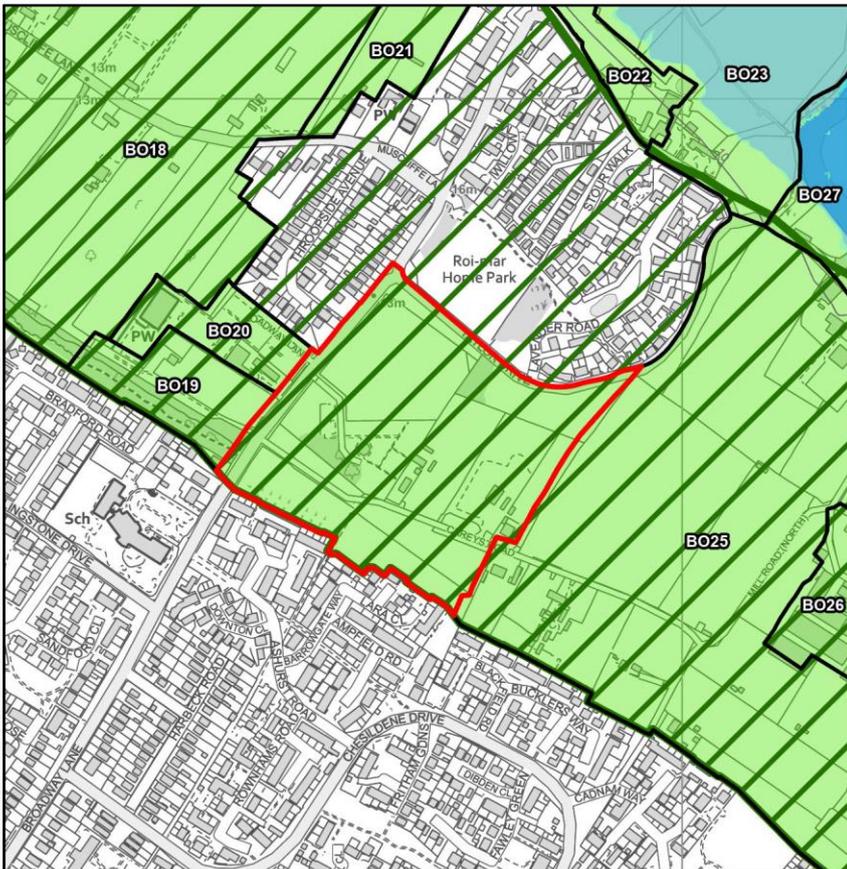
- Parcel BO21 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, and a relatively weak contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Throop, would be low.

Low

Harm of release of land in BO24



- BO24
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BO24

Parcel location and openness

Parcel size: 7.93ha

The parcel is located north of Bournemouth and south of Throop.

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. It includes a cemetery in the west and a scaffolding yard in the east, but these do not have a significant effect on Green Belt openness.

Distinction between parcel and inset area

Although the treeline to the north of the parcel is a moderate boundary feature creating separation from Throop, there is only a weak boundary feature, creating little separation from Bournemouth to the south. The parcel is in close proximity the inset area and is largely contained by urban development to its north and east by Throop, and to its south by Bournemouth. As such, neither the countryside nor the urban area dominates views. Overall there is weak distinction between the parcel and the urban area.

BO24

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 Bournemouth, 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 is open. It is peripheral to a moderate gap between Bournemouth and Ferndown & West Parley. 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 weak/no contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Land is open, but there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

BO24

Impact on contribution of adjacent Green Belt

- Release of BO24 as an expansion of Bournemouth or Throop:

Rating: Negligible

Land to the east in BO25 is already partially contained by development, so release of land in BO24, as an expansion either of Bournemouth or Throop, would not represent any significant further weakening of this land.

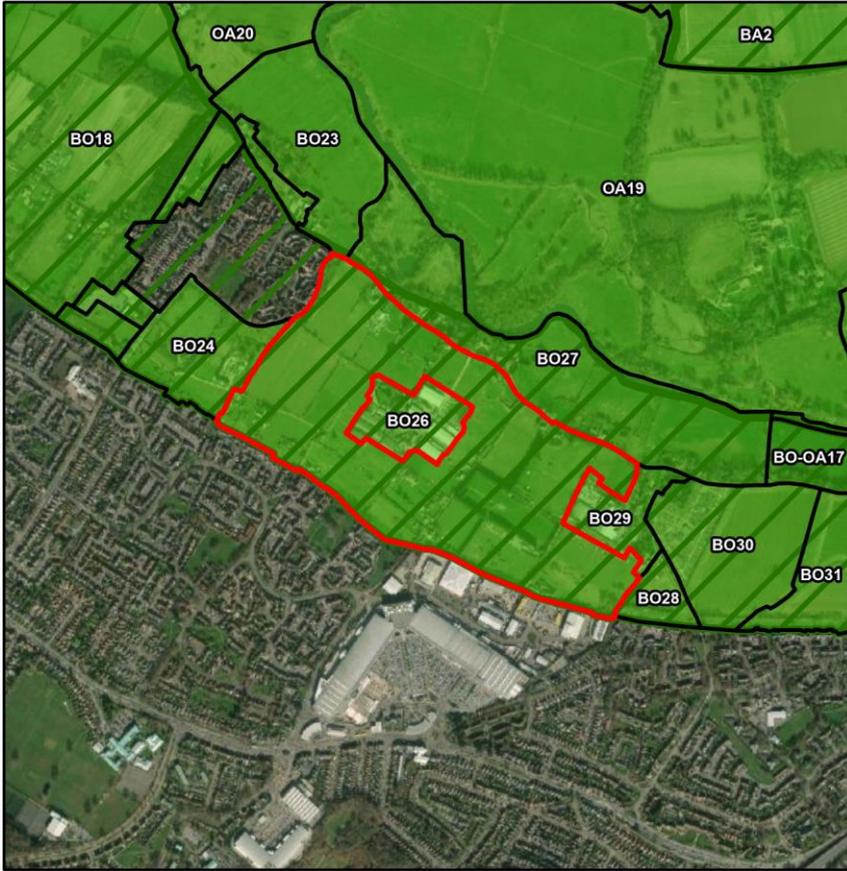
The adjoining land within BO19 and BO20 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

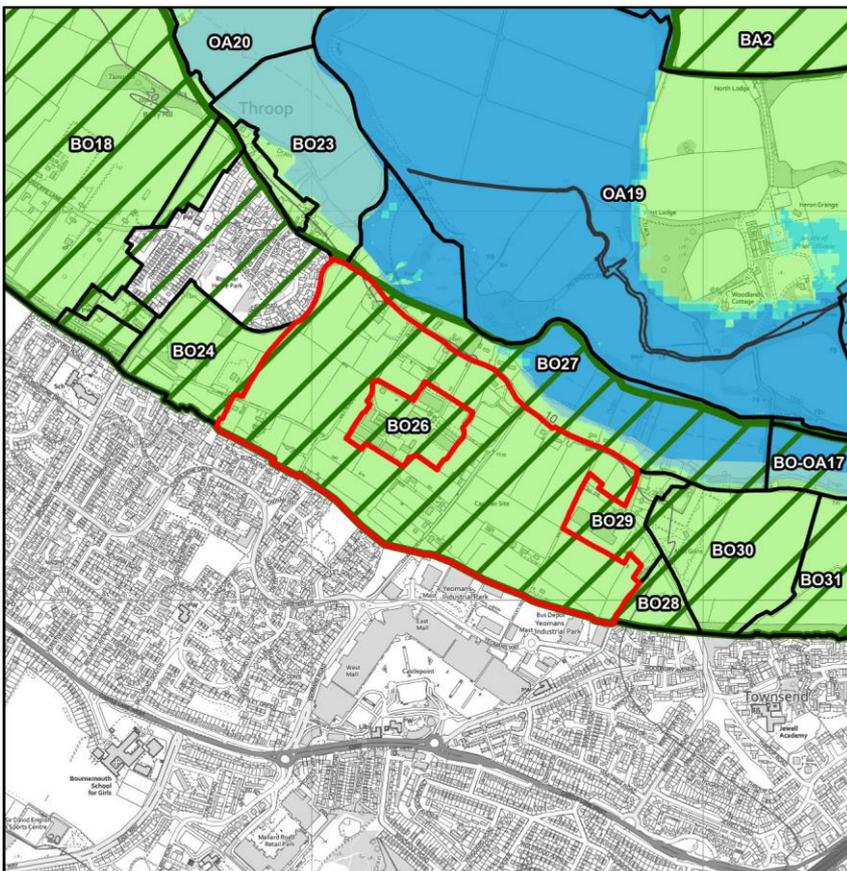
- Parcel BO24 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, and a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Bournemouth or Throop, would be low-moderate.

Low-Moderate

Harm of release of land in BO25



- BO25
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BO25

Parcel location and openness

Parcel size: 42.89ha

The parcel is located on the northern edge of Bournemouth to the east of Throop and north of Muscliffe housing estates. 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 relatively open but has some limited urbanising development within it, consisting of a number of residential buildings dispersed throughout the parcel, a caravan park located in the south east of the parcel, and several commercial buildings located on the northern edge of the parcel.

Distinction between parcel and inset area

Although there is a moderate treeline boundary feature on the northern edge of the parcel, it is inconsistent and the garden hedgerow boundaries on the southern edge of the parcel are only a weak boundary feature, creating little separation from Bournemouth. There is washed-over development around much of the parcel but it retains sufficient openness to have only a partial containing influence. As such, neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

BO25

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Moderate
Land is relatively open but has some limited urbanising development within it. Land 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 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 is relatively open but has some limited urbanising development within it. It is peripheral to moderate gaps: between Bournemouth and Ferndown & West Parley to the west and between Bournemouth and Christchurch to the east. 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: Moderate
Land is relatively open countryside 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.

BO25

Impact on contribution of adjacent Green Belt

- Release of land in BO25 as an expansion of Bournemouth or Throop:

Rating: Minor

Tree cover provides separation between the urban edge and BO28. The release and development of BO25 as a whole would weaken this separation and would increase urbanising visual impact of this land. It would also increase urbanising visual impact on the riverside land in BO27, although this area's distinct landform and tree cover would help to retain separation from the urban edge. Any partial release of land in this parcel would weaken the remainder of BO25, and so still have some adverse impact on Green Belt strength.

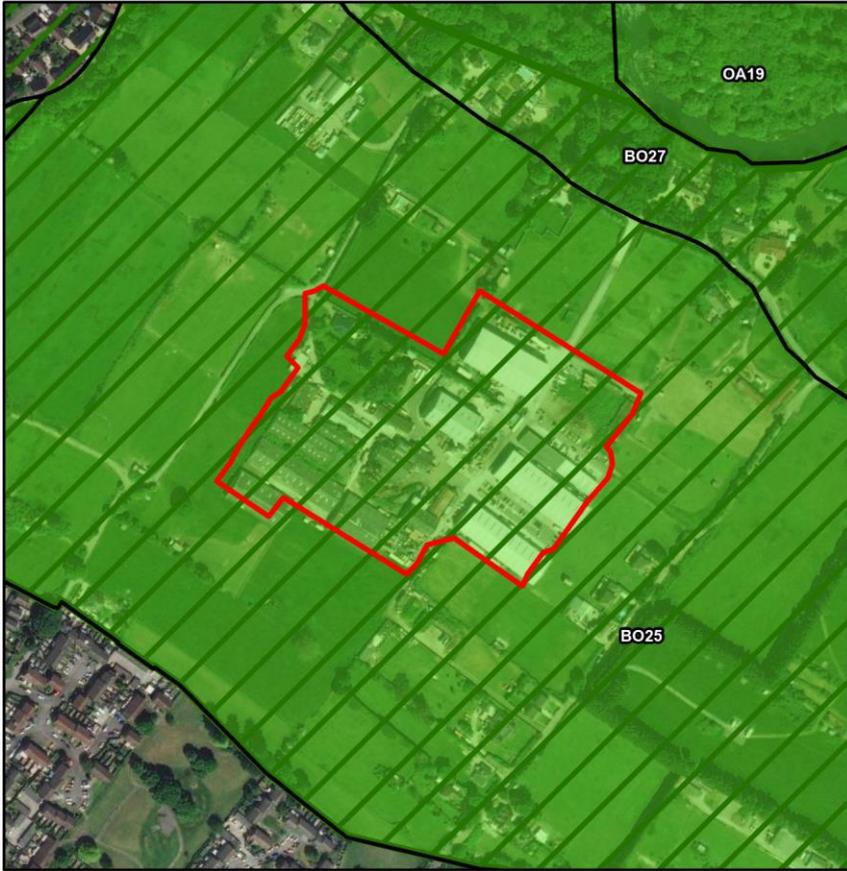
The adjoining land within BO24, BO26 and BO29 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

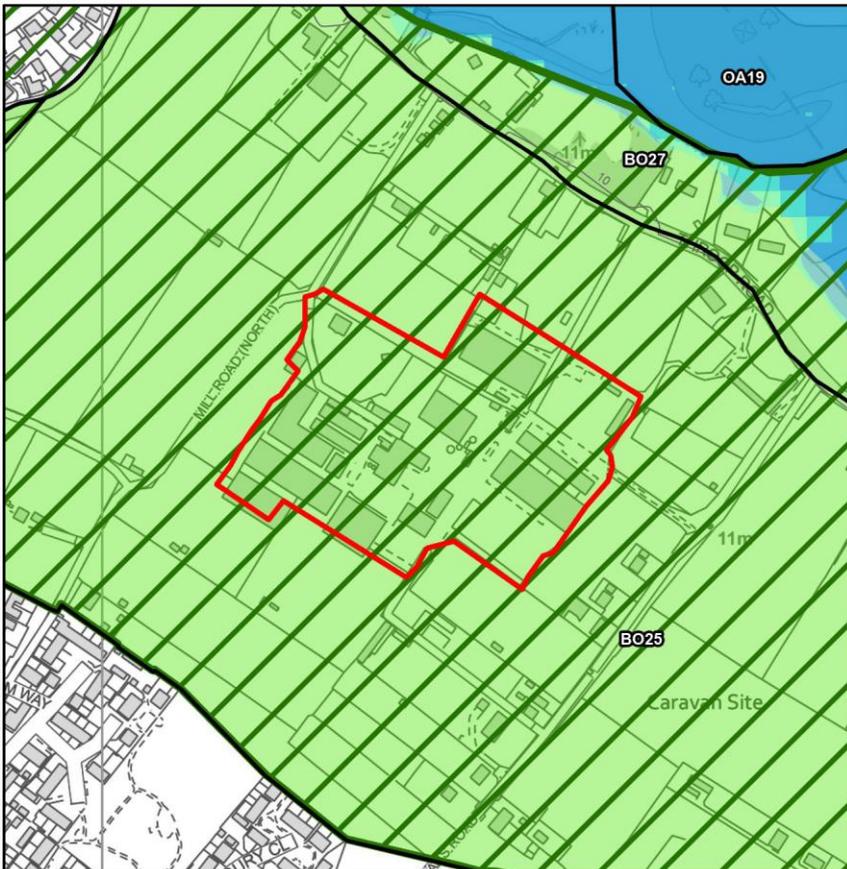
- Parcel BO25 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Bournemouth or Throop, would be moderate.

Moderate

Harm of release of land in BO26



-  BO26
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3a
-  Flood Zone 3b



BO26

Parcel location and openness

Parcel size: 4.48ha

The parcel is located on the northern edge of Bournemouth between Mill Road North and Yeomans Road. 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 relatively developed and has a significant amount of industrial use buildings with it.

Distinction between parcel and inset area

Due to the industrial use development within the parcel views are dominated by urban development. However, field boundaries and intervening land act as a moderate boundary feature from the inset settlement. The parcel is contained, but by development which retains significant openness. Overall there is moderate distinction between the parcel and the urban area.

BO26

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively weak
The parcel is relatively developed and has a significant amount of industrial use development within it. Land 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 weak 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 industrial use development within it. Land is peripheral to moderate gaps: between Bournemouth and Ferndown & West Parley to the west and between Bournemouth and Christchurch to the east. 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: Relatively weak
This is washed over development in the countryside. The parcel is relatively developed and has a significant amount of industrial use 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 relatively weak 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.

BO26

Impact on contribution of adjacent Green Belt

- Release of BO26 as an expansion of Bournemouth or Throop:

Rating: Minor

The release and further development of BO26 would have only a limited additional urbanising influence on surrounding land in BO25, given the current extent of development here.

Overall harm of Green Belt release

- Parcel BO26 makes a relatively weak contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and a relatively weak contribution to preventing encroachment on the countryside, 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 low-moderate.

Low-Moderate

BO27

Parcel location and openness

Parcel size: 22.91ha

The parcel is located to the north of Bournemouth and Throop. 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. The north western corner of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open. There is some built development but it is very low density and not urban in character.

Distinction between parcel and inset area

Intervening land and field boundaries provide a strong degree of separation between the parcel and the urban area, and the land slopes distinctly down to the River Stour, adding to its physical separation from Bournemouth and Throop. The landform, and in places tree cover, mean that the countryside dominates views. The parcel extends a significant distance from the urban area, and is not contained by urban development. Overall there is very strong distinction between the parcel and the urban area.

BO27

Contribution to the Green Belt purposes

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

Contribution: Strong

The parcel 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: Moderate

The parcel is open. It is peripheral to moderate gaps: between Bournemouth and Ferndown & West Parley to the west and between Bournemouth and Christchurch to the east. Although the settlement gap is robust, 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 moderate contribution to preventing the merging of neighbouring towns.

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

Contribution: Strong

The parcel is open and in the 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.

BO27

Impact on contribution of adjacent Green Belt

- Release of land within BO27 as an expansion of Bournemouth:

Rating: Negligible

The River Stour forms a strong boundary to the north of the parcel, which prevents any significant impact on this land within OA19 from the release of BO27.

The adjoining land within BO23, BO25, BO29, BO30 and BO-OA17, as well as land within the remainder of BO27, 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

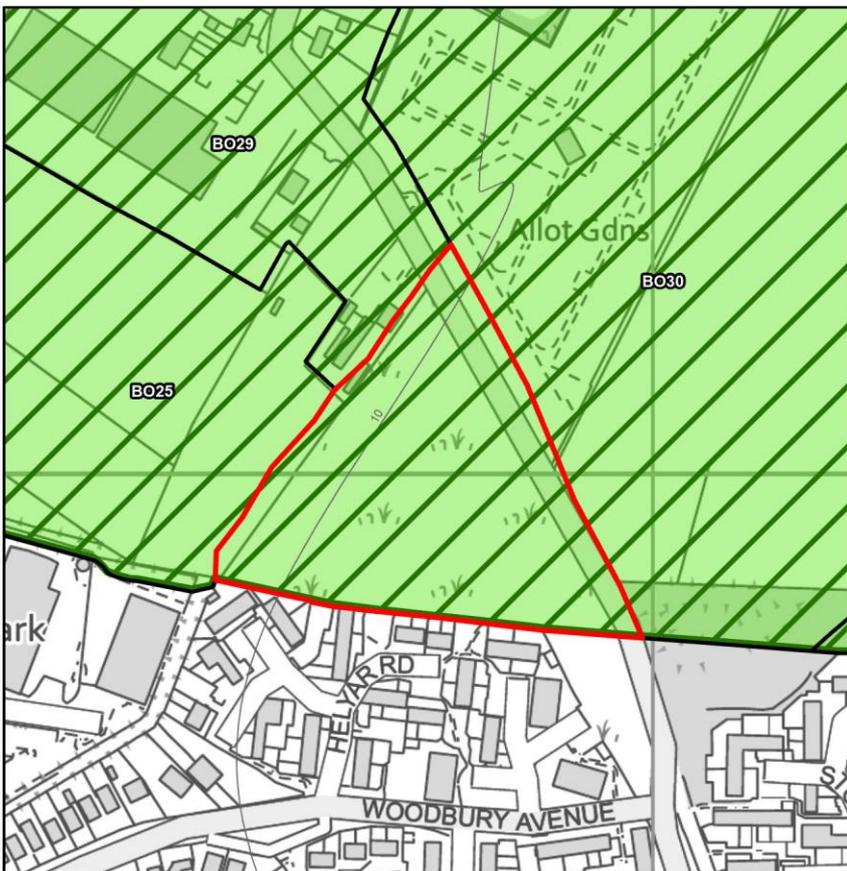
- Parcel BO27 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and a particularly strong contribution to preventing encroachment on the countryside. It also makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Bournemouth, would be high.

High

Harm of release of land in BO28



-  BO28
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



BO28

Parcel location and openness

Parcel size: 2.28ha

The parcel is located on the northern edge of Bournemouth, north of Woodbury Avenue residential area. 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.

The parcel is open, comprising of grassland adjacent to Throop Road.

Distinction between parcel and inset area

The treeline at the inset edge does provide a moderate degree of separation from Bournemouth. The parcel is subject to some degree of urban containment by the commercial development to the north west, but views from the parcel are nonetheless dominated by open countryside. Overall there is moderate distinction between the parcel and the urban area.

BO28

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
The parcel is open and 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 weak
The parcel is open and peripheral to a moderate gap between Bournemouth and Christchurch to the east. 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 preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
The parcel 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.

BO28

Impact on contribution of adjacent Green Belt

- Release of BO28 as an expansion of Bournemouth:

Rating: Minor

The release would have some containing and urbanising visual impact on land to the east in BO30.

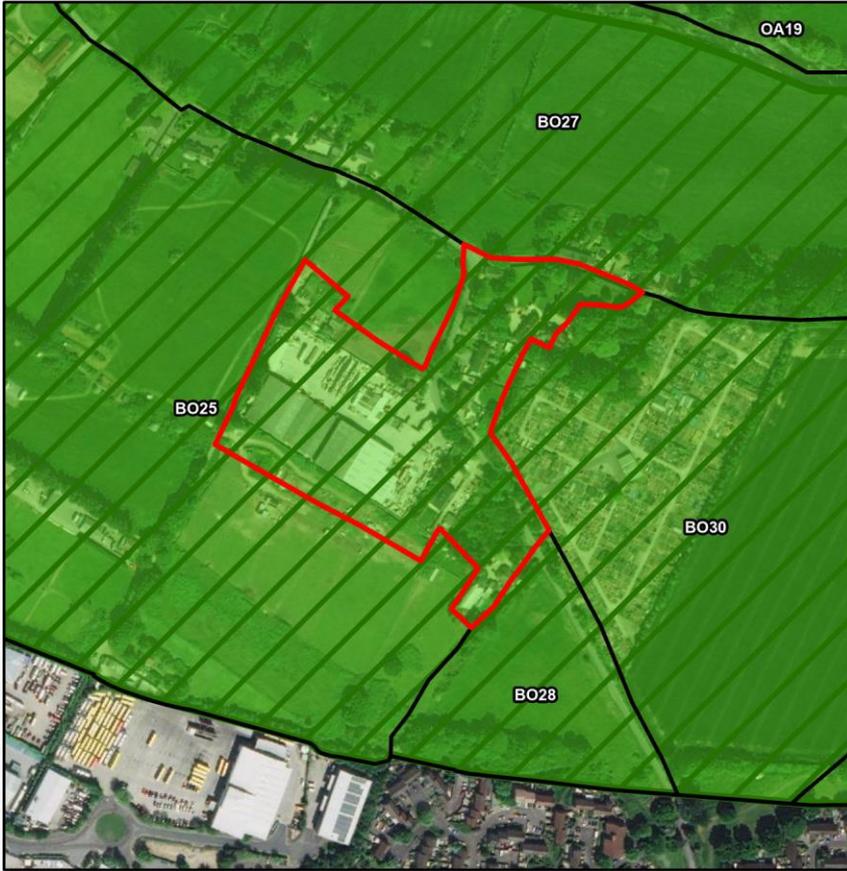
The adjoining land within BO25 and BO29 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

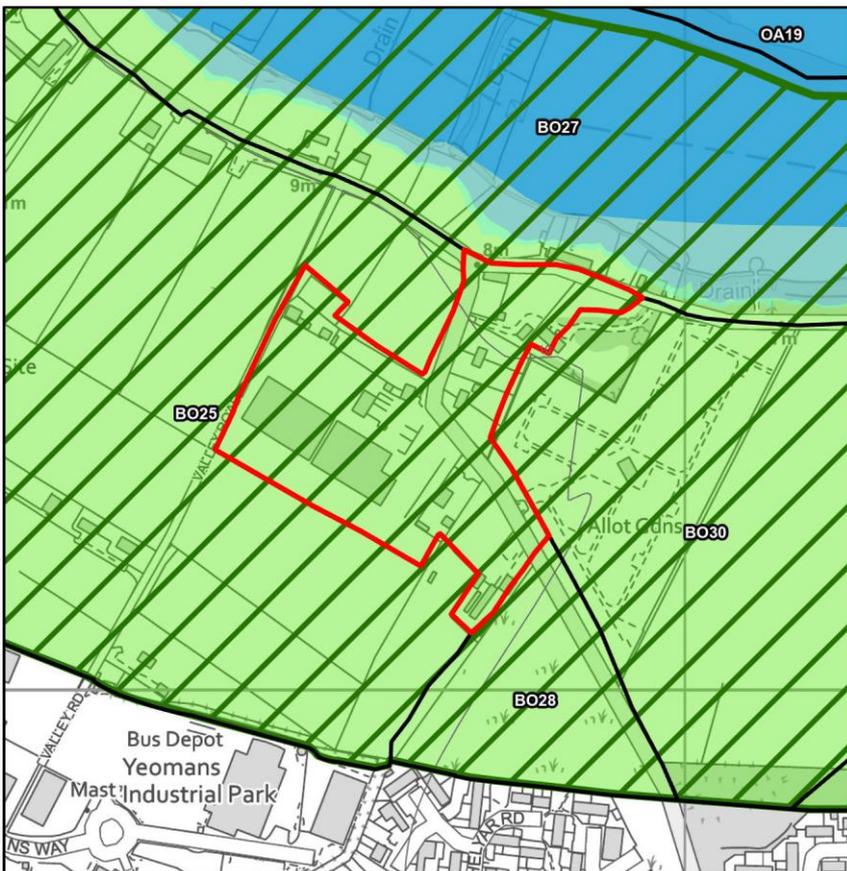
- Parcel BO28 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a relatively strong contribution to preventing encroachment on the countryside, and a relatively weak contribution to preventing neighbouring towns merging into one another. 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 BO29



-  BO29
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2
-  Flood Zone 3
-  Flood Zone 3a
-  Flood Zone 3b



BO29

Parcel location and openness

Parcel size: 4.07ha

The parcel is located on the northern edge of Bournemouth, west of Throop Road. 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.

The parcel is relatively developed and has a significant amount of industrial use development within it and some residential development in the northeast.

Distinction between parcel and inset area

Due to the parcel's developed nature, views are dominated by the urban area. However, the parcel is located a significant distance from the inset area and intervening fields to the south provide a moderate degree of separation from Bournemouth. The parcel is largely contained to the south and west by development, but these areas retain significant openness. Overall there is moderate distinction between the parcel and the urban area.

BO29

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively weak
The parcel is relatively developed and has a significant amount of industrial development within it. The parcel 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 weak 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 industrial development within it. The parcel is peripheral to a moderate gap between Bournemouth and Christchurch to the east. 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: Relatively weak
This is washed over development in the countryside. The parcel is relatively developed and has a significant amount of industrial 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 relatively weak 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.

BO29

Impact on contribution of adjacent Green Belt

- Release of BO29 as an expansion of Bournemouth:

Rating: Minor

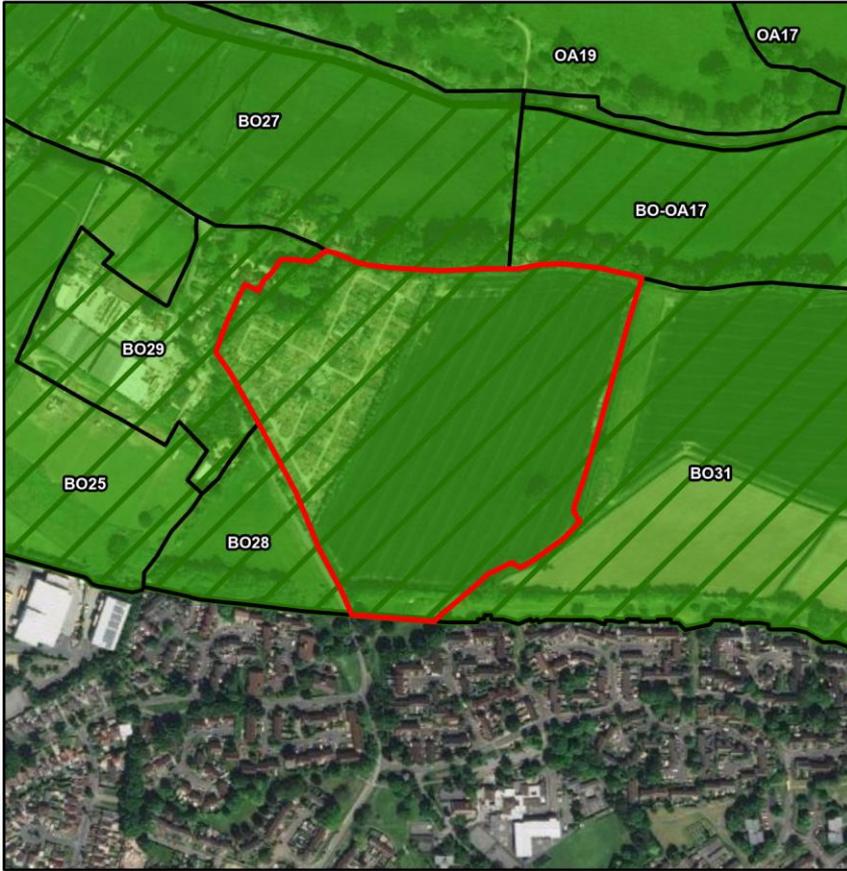
The extent of existing development within this parcel would limit the additional urbanising visual impact of development within BO29 on BO25 (to the south and west), BO27 (to the north), BO30 (to the east) and BO28 (to the south east).

Overall harm of Green Belt release

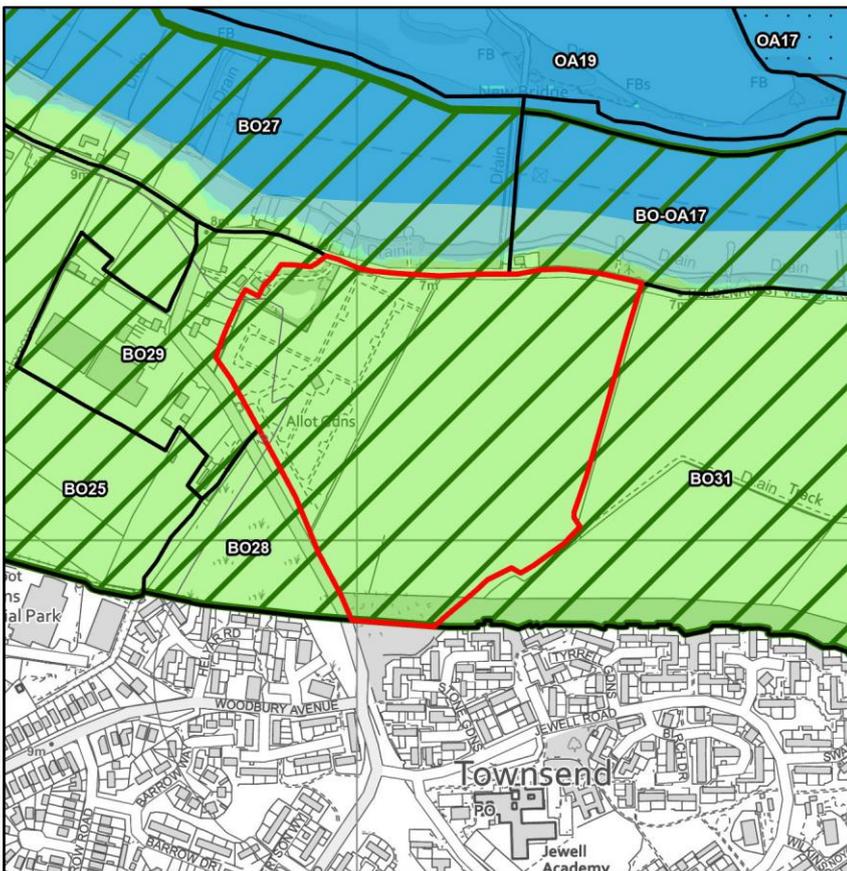
- Parcel BO29 makes a relatively weak contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and a relatively weak contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Bournemouth, would be low-moderate.

Low-Moderate

Harm of release of land in BO30



- BO30
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BO30

Parcel location and openness

Parcel size: 11.97ha

The parcel is located on the northern edge of Bournemouth, to the east of Throop Road. 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.

The parcel is open, comprising of allotments in the west, which are considered an 'appropriate use' in the Green Belt and therefore do not impact openness. The east of the parcel is comprised of a large agricultural field.

Distinction between parcel and inset area

The treeline at the inset edge provides a moderate degree of separation from the urban area and the parcel extends a significant distance from Bournemouth. Although there is an area of lower openness to the west, it is not considered to have an urbanising containing impact relative to the size of the parcel. Views from the parcel are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

BO30

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
The parcel is open and 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 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: Moderate
The parcel is open and peripheral to a moderate gap between Bournemouth and Christchurch to the east. Although the settlement gap is robust, 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 moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a 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.

BO30

Impact on contribution of adjacent Green Belt

- Release of BO30 as an expansion of Bournemouth:

Rating: Minor

The treeline and hedgerow defining southern boundary of BO31 provide separation from the urban edge. The release of land within BO30 would weaken this separation, and would also create a degree of urbanising containment, with associated urbanising visual impact, around land in BO31. Tree cover forms a relatively strong boundary to the north of BO30, so the release would not have an impact on the contribution of land within BO27 or BO-OA17.

The adjoining land within BO28 and BO29 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

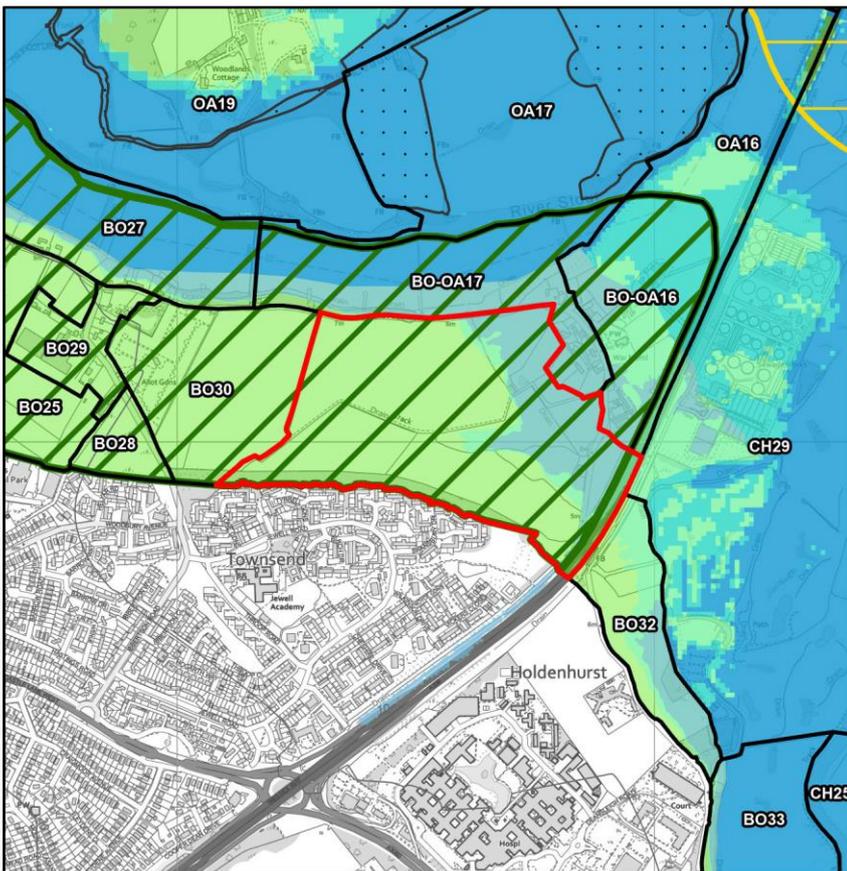
- Parcel BO30 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another. The 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 high.

High

Harm of release of land in BO31



- BO31
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BO31

Parcel location and openness

Parcel size: 26.98ha

The parcel is located on the north eastern edge of Bournemouth to the west of Holdenhurst Village. 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.

The parcel is open, comprising of large agricultural fields and one residential property in the east of the parcel.

Distinction between parcel and inset area

The parcel extends a significant distance from Bournemouth and the sparse treeline and hedgerow in the south create a moderate degree of separation from the urban area. There is some residential development to the north east at Holdenhurst, but this is not urban in character. Views from the parcel are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

BO31

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and 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 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
The parcel is open and peripheral to a narrow gap between Bournemouth and Christchurch to the east. 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
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a 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.

BO31

Impact on contribution of adjacent Green Belt

- Release of land within BO31 as an expansion of Bournemouth:

Rating: Minor

The hedgerows within and bounding BO31 provide strong separation between the urban edge and land within BO-OA16 and BO-OA17.

Release of land within BO31 would weaken this separation. The A338 forms a strong boundary between land within BO31 and land within BO32 and CH29 to the east. As such, release of BO31 would not have an impact on the contribution of land within CH29 or BO32, including this area's role in maintaining separation between Bournemouth and Christchurch.

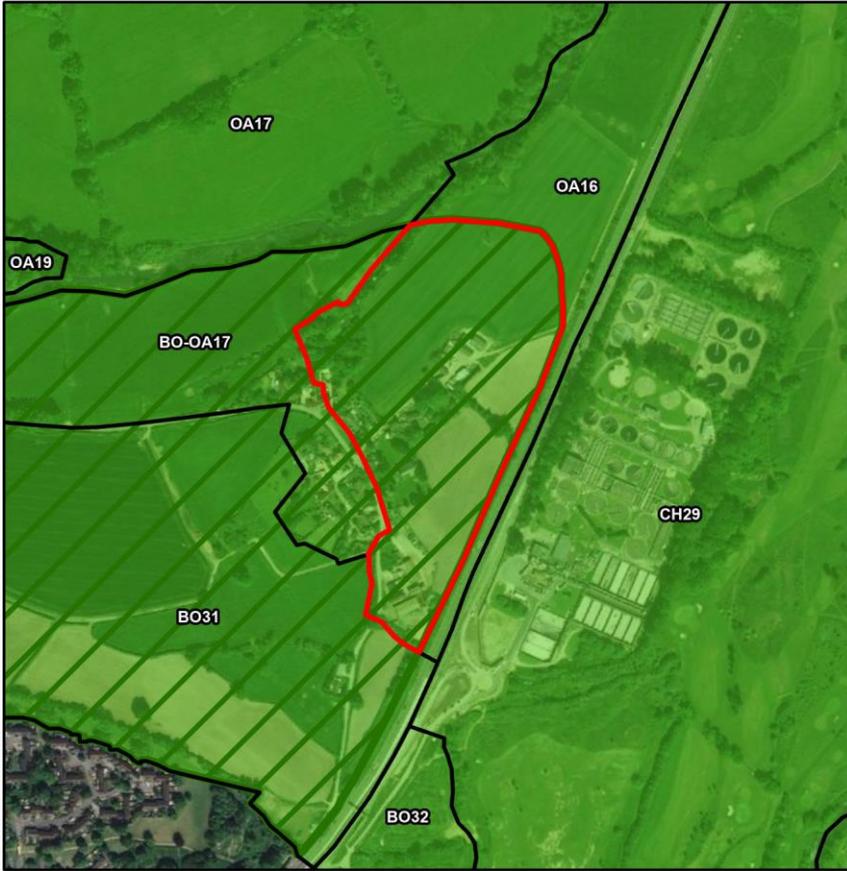
The adjoining land within BO30 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

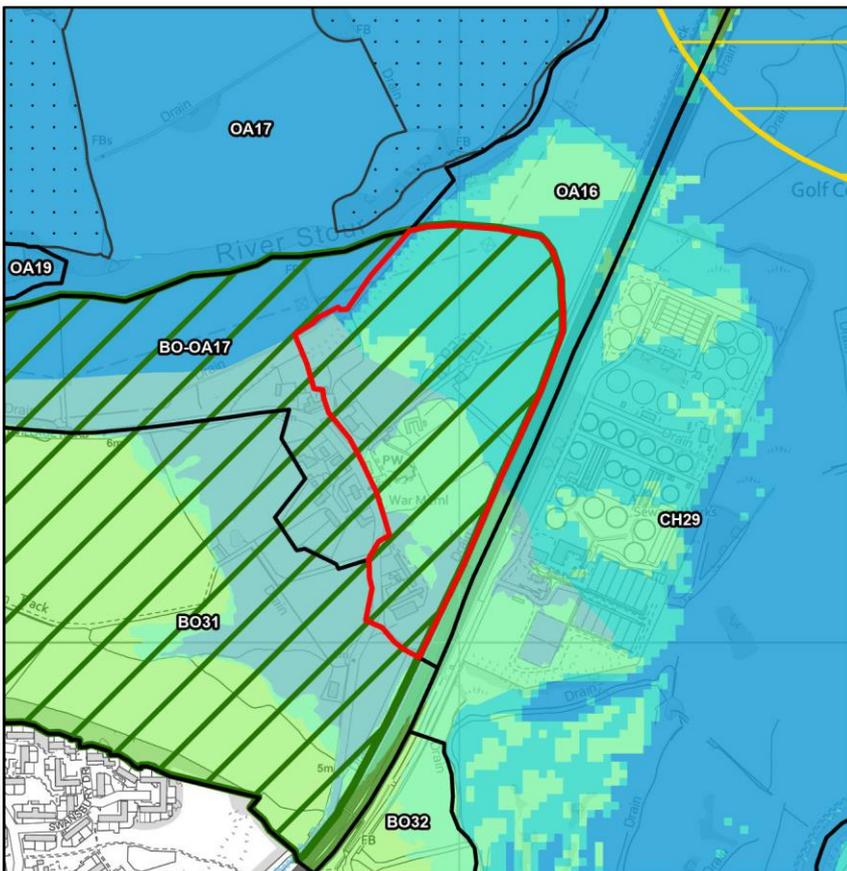
- Parcel BO31 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset, a strong contribution to preventing encroachment on the countryside, and a relatively strong contribution to conurbation preventing neighbouring towns merging into one another. 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 high.

High

Harm of release of land in BO-OA16



- BO-OA16
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



BO-OA16

Parcel location and openness

Parcel size: 9.96ha

The parcel is located to the north east of Bournemouth and to the north east of Holdenhurst Village. 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 fields and separating hedgerows. There are agricultural buildings located in the centre and the south of the parcel, and a church located in the west, however, these are 'appropriate development' within the Green Belt and therefore do not impact openness. There are also several residences located in the west of the parcel, however, these are not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel is not contained by urban development and extends a significant distance from Bournemouth. Holdenhurst is not considered urban in character, so the countryside dominates views, and in addition, the intervening field boundaries combine to create moderate boundary separation from Bournemouth. Overall there is strong distinction between the parcel and the urban area.

BO-OA16

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is almost 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 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 is peripheral to a narrow gap between Bournemouth and Christchurch to the east. 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. 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.

BO-OA16

Impact on contribution of adjacent Green Belt

- Release of BO-OA16 as an expansion of Bournemouth:

Rating: Minor-moderate

Intervening hedgerows and lanes create strong separation between land in OA16 and the urban edge. Release of land within BO-OA16 would weaken this separation and increase urbanising visual impact on land to the north in BO-OA16. It would also represent some minor weakening of the settlement gap between Bournemouth and Christchurch, although the extent of this is limited by the proximity of the two towns to the south, and by the role of the A338 in maintaining separation. Due to the strong boundaries of the A338 and the River Stour, release of BO-OA16 would not impact the contribution of land within CH29 or land within OA17 beyond the River Stour.

The adjoining land within BO31 and BO-OA17 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 BO-OA16 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 minor-moderate. Therefore the harm resulting from its release, as an expansion of Bournemouth, would be high.

High

BO-OA17

Parcel location and openness

Parcel size: 13.07ha

The parcel is located to the north east of Bournemouth and to the north west of Holdenhurst Village. 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.

Distinction between parcel and inset area

The parcel extends a significant distance from the settlement and is not contained by urban development. As such, views are dominated by open countryside. The tree line to the south, and settlement-edge vegetation, create moderate boundary separation from the inset area. Overall there is strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is relatively 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: Moderate
Land is open and is peripheral to a moderate gap between Bournemouth and Christchurch to the east. Although the settlement gap is robust, 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 moderate 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 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.

BO-OA17

Impact on contribution of adjacent Green Belt

- Release of BO-OA17 as an expansion of Bournemouth:

Rating: Minor

The hedgerows, lanes and tree cover to the south and southwest provide strong separation between the urban edge and land within BO-OA16 and BO27. Release of land within BO-OA17 would weaken this separation.

For BO27, it would also weaken the role of the slope down to the floodplain in adding separation from the urban area. The release would not have a significant impact on the contribution of land to the north in OA17, with the River Stour maintaining a strong boundary between the two.

The adjoining land within BO30 and BO31 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 BO-OA17 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 moderate contribution to preventing neighbouring towns merging into one another. 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 high.

High