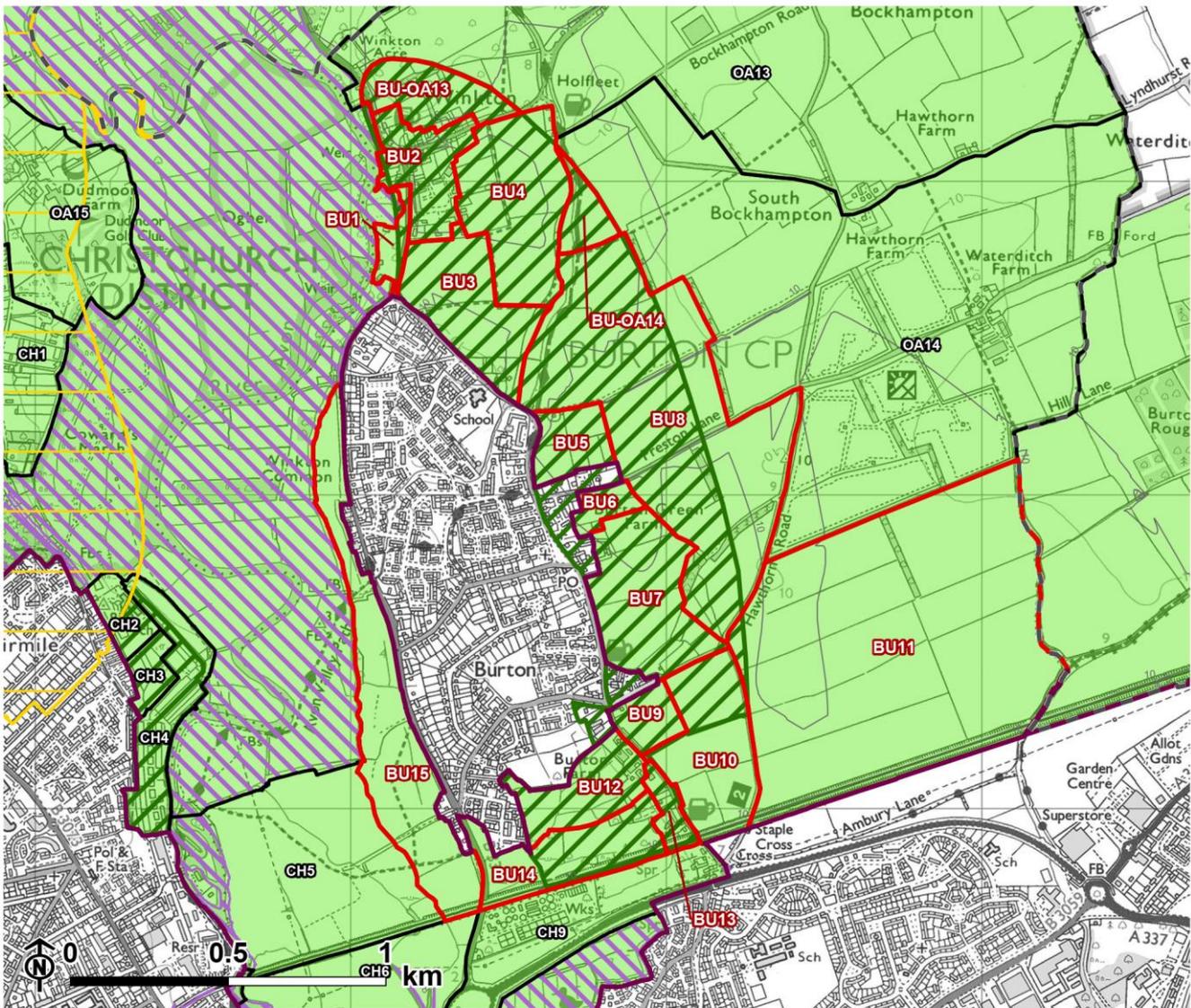
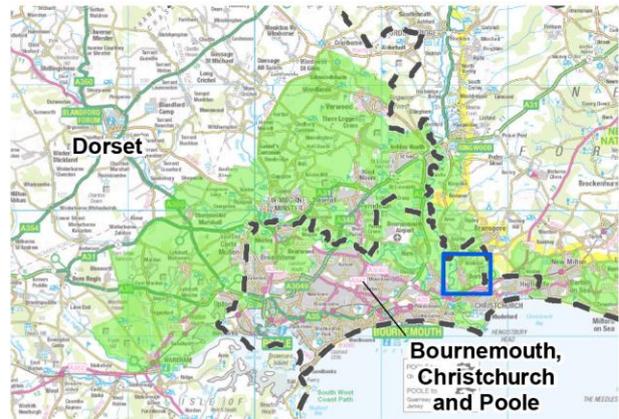


Appendix B
Detailed Stage 2
Harm Assessments:
Burton

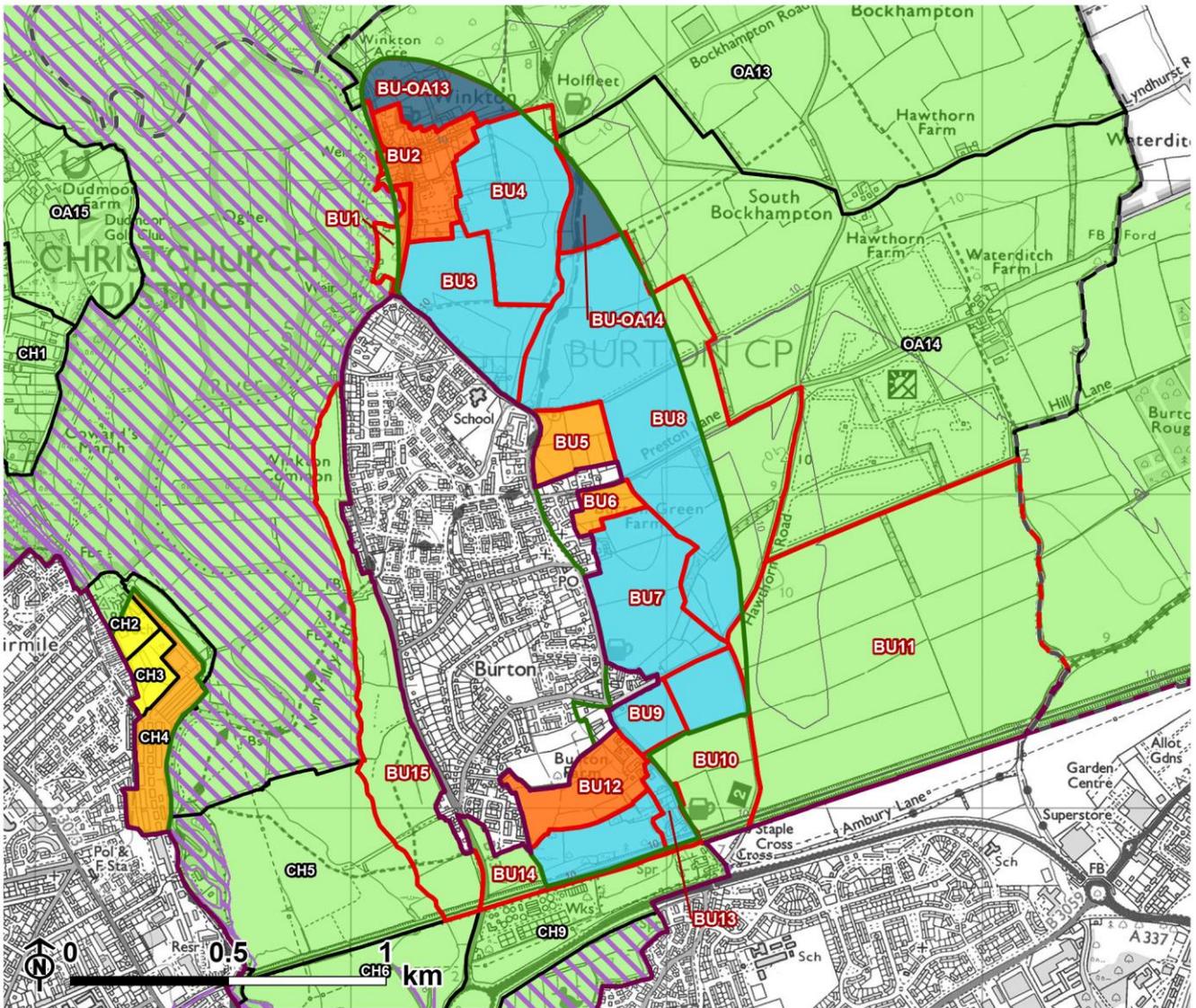
Burton



- - - Local Authority boundary
- Inset area
- Green Belt
- Red Outline Burton parcel
- Black Outline Neighbouring parcel
- Purple Hatched Absolute constraint(s)
- Green Hatched Site / area of search
- Yellow Hatched 400m Heathland Area



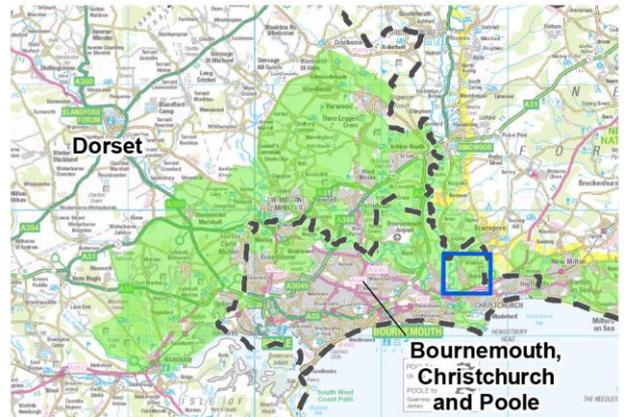
Burton



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

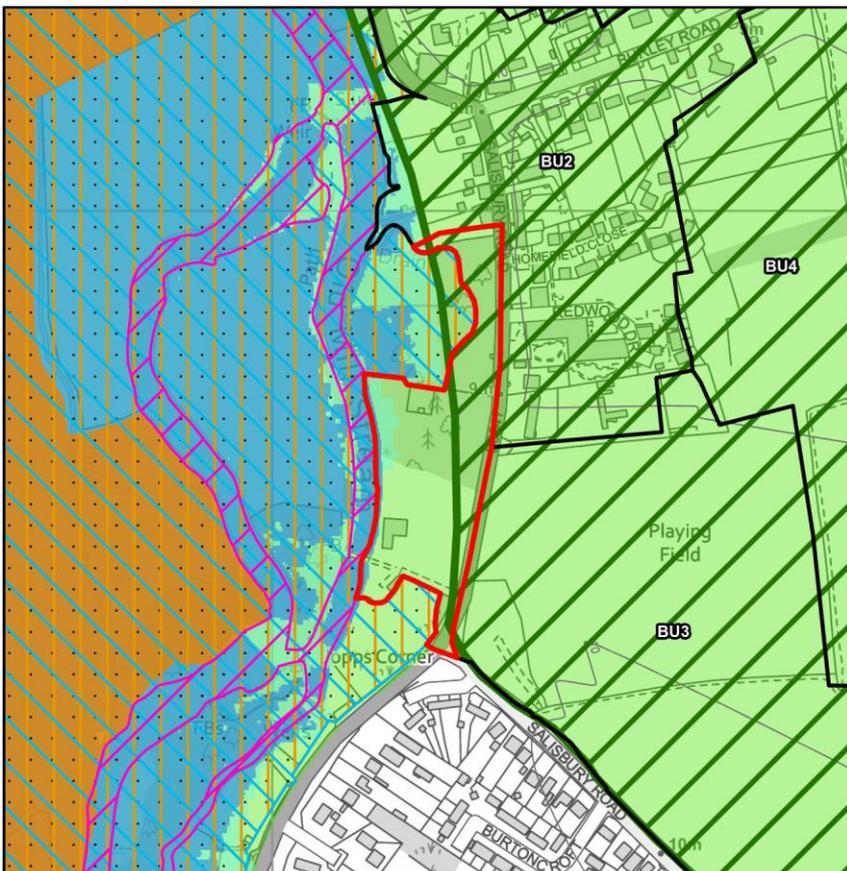
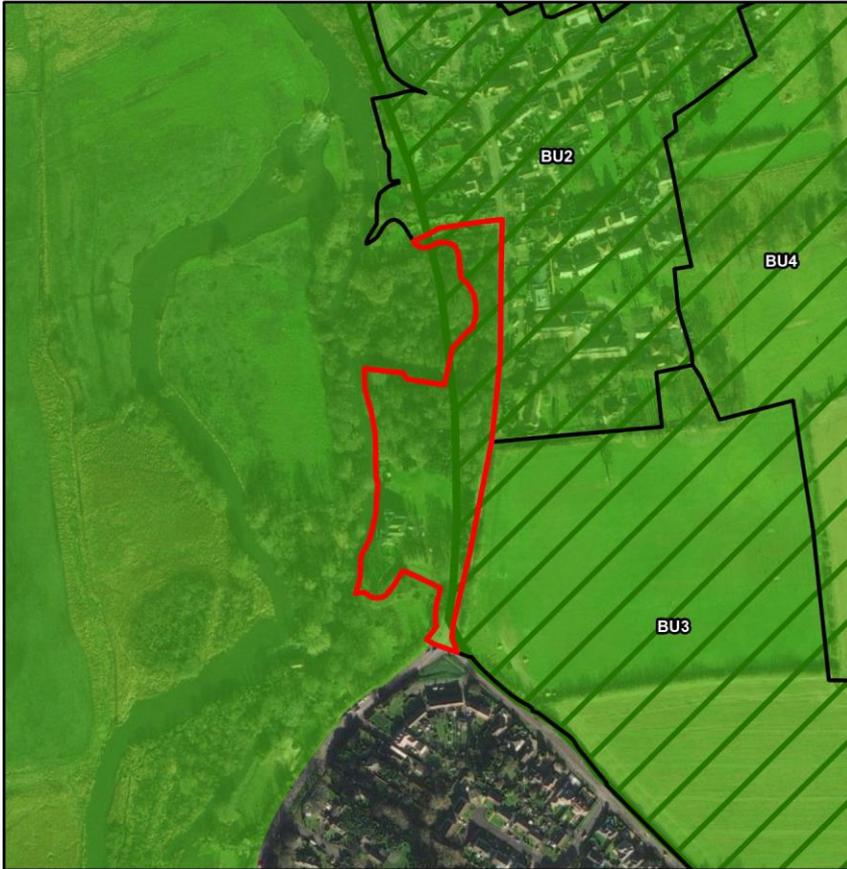
Notes on harm ratings

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 BU1



BU1

Parcel location and openness

Parcel size: 2.17ha

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

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

Distinction between parcel and inset area

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

BU1

Contribution to the Green Belt purposes

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

BU1

Impact on contribution of adjacent Green Belt

- Release of the eastern part of BU1 (within the area of search) as an expansion of Burton:

Rating: Minor

Release of land in BU1 that lies between Burton and Winkton would create some urbanising containment of land in BU3, which forms the bulk of the separation between the settlements.

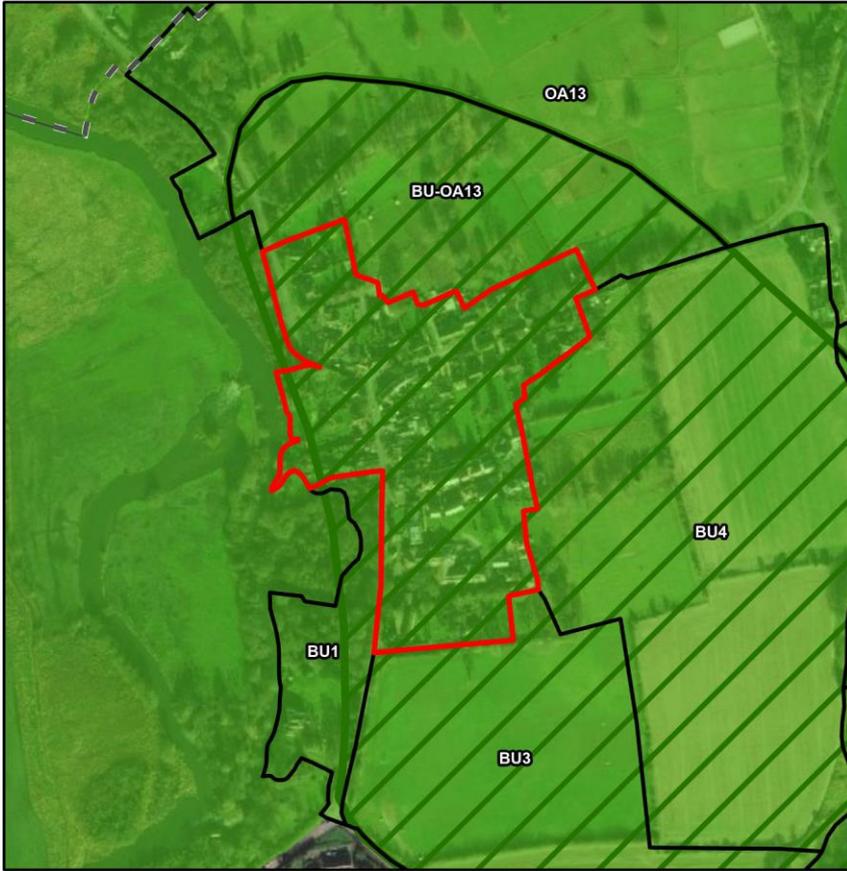
The adjoining land within BU2 and the remainder of BU1 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

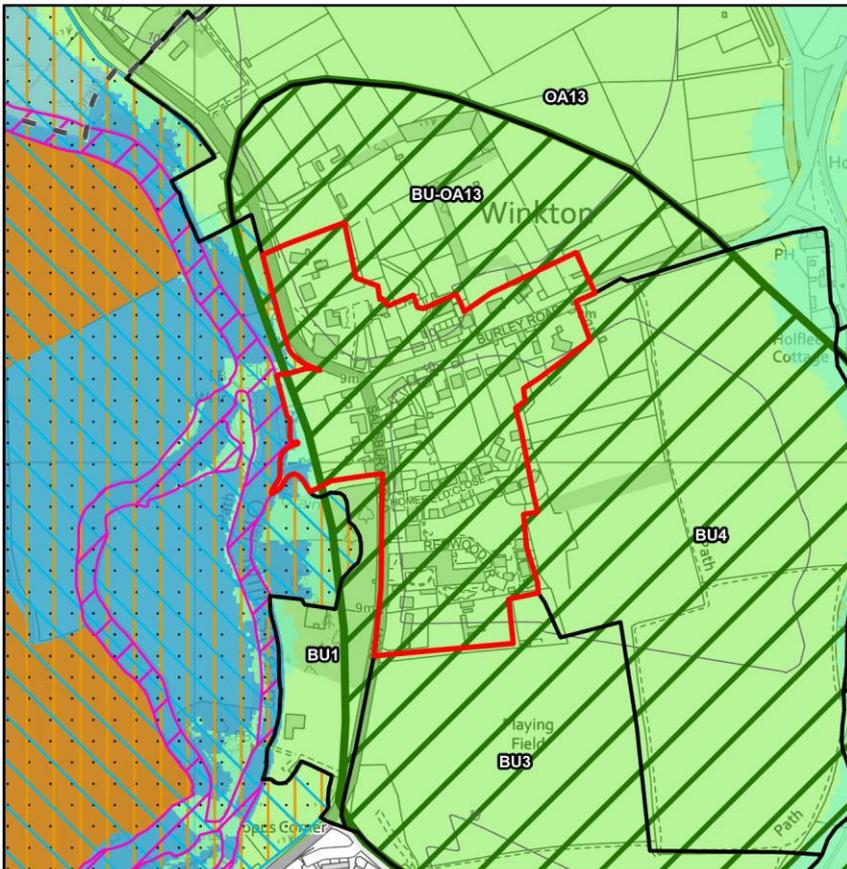
- Parcel BU1 makes a relatively strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt, of the release of that part of the parcel within the area of search, would be minor. Therefore the harm resulting from its release, as an expansion of Burton would be moderate.

Moderate

Harm of release of land in BU2



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



BU2

Parcel location and openness

Parcel size: 8.26ha

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

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

Distinction between parcel and inset area

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

BU2

Contribution to the Green Belt purposes

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

BU2

Impact on contribution of adjacent Green Belt

- Release of land within BU2 as a new inset area:

Rating: Minor-moderate

Although the impact of release of BU2 on adjacent land is limited by the extent of existing development in Winkton, the release and intensification of development would create urbanising containment around land in BU3. This would weaken the separation of Burton and Winkton. It would also weaken the boundary separation of BU4 and BU-OA13 from the urban edge, and would increase the urbanising visual impact on the latter.

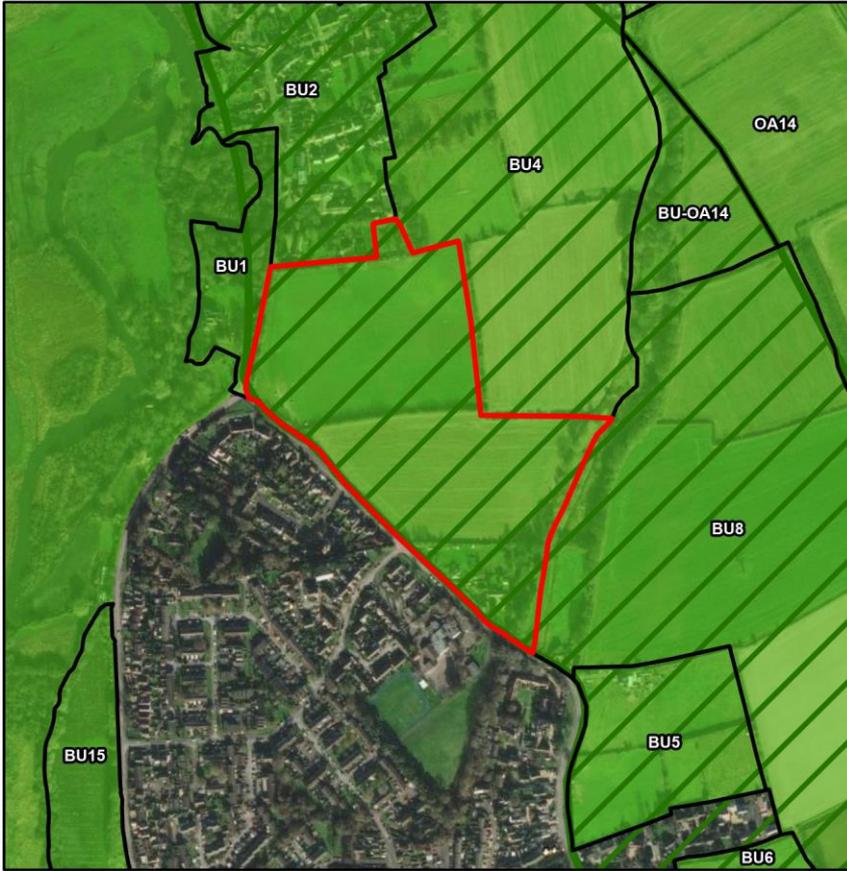
The adjoining land within BU1 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

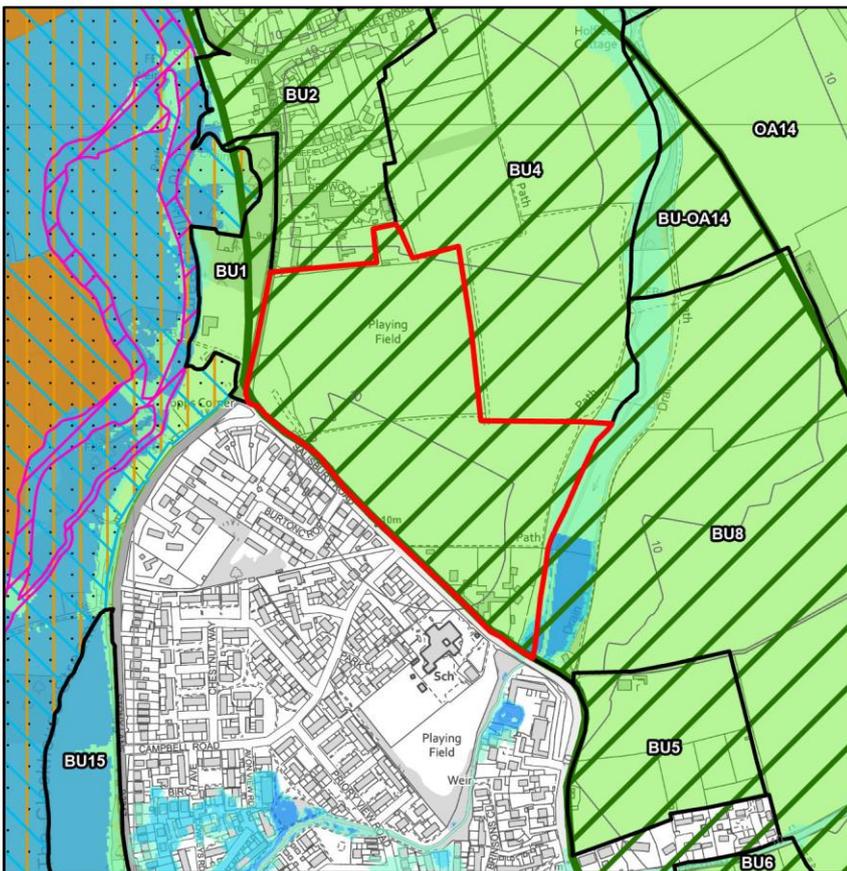
- Parcel BU2 makes a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as a new inset area, would be moderate.

Moderate

Harm of release of land in BU3



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



BU3

Parcel location and openness

Parcel size: 13.03ha

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

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

Distinction between parcel and inset area

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

BU3

Contribution to the Green Belt purposes

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

BU3

Impact on contribution of adjacent Green Belt

- Release of BU3 as an expansion of Burton:

Rating: Minor-moderate

Salisbury Road to the south and hedgerows within BU3 provide separation between the urban edge and land within BU4. The release of BU3, resulting in the merger of Burton and Winkton, would weaken this separation. The watercourse and associated vegetation along the eastern side of BU3 form a clear boundary which would limit impact on the contribution of land within BU8.

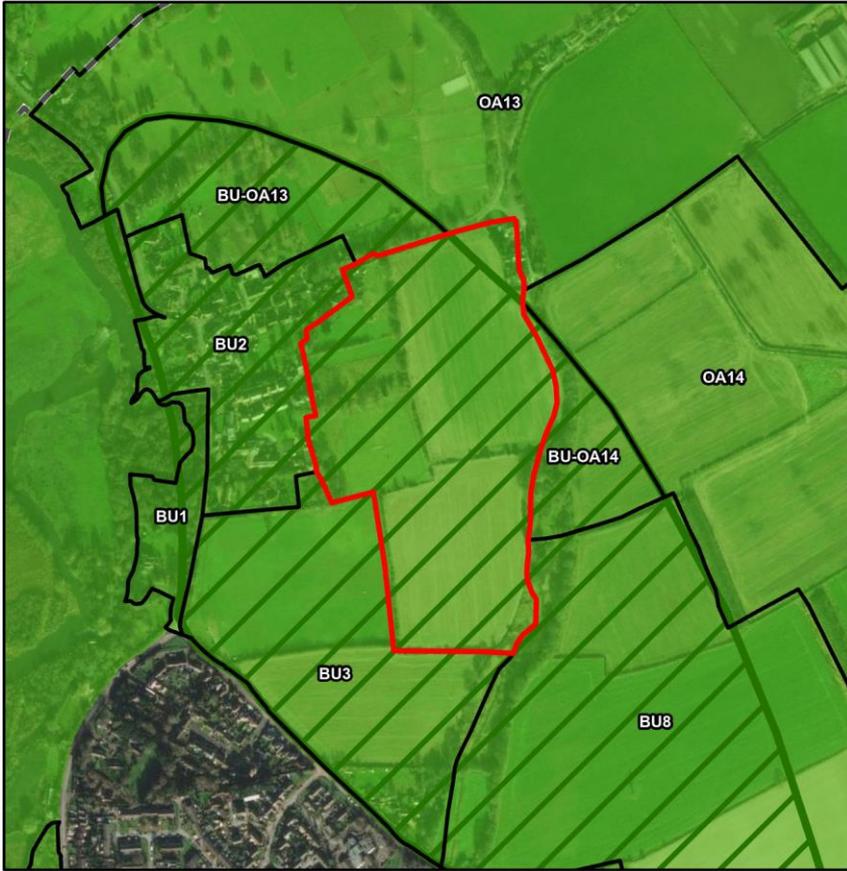
The adjoining land within BU1 and BU2 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

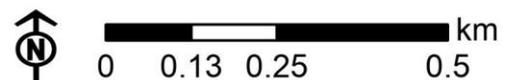
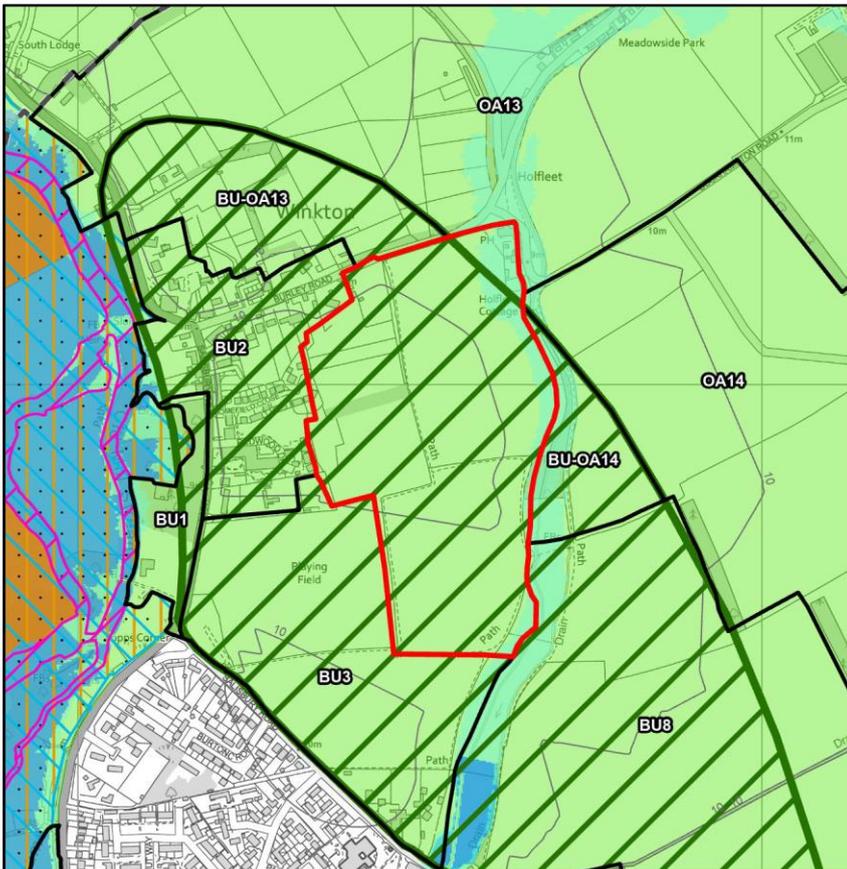
- Parcel BU3 makes a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Burton, would be moderate-high.

Moderate-High

Harm of release of land in BU4



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



BU4

Parcel location and openness

Parcel size: 16.72ha

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

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

Distinction between parcel and inset area

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

BU4

Contribution to the Green Belt purposes

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

BU4

Impact on contribution of adjacent Green Belt

- Release of BU4 as an expansion of Burton or Winkton:

Rating: Minor

Salisbury Road to the south and hedgerows within BU4 provide separation between the urban edge and land within BU-OA13. The release and development of BU4, either as an expansion of Burton or in association with the inseting and expansion of Winkton, would weaken this boundary separation. The well treed boundary of BU4 to the east would limit the visual impact of release on land within OA14 and BU8.

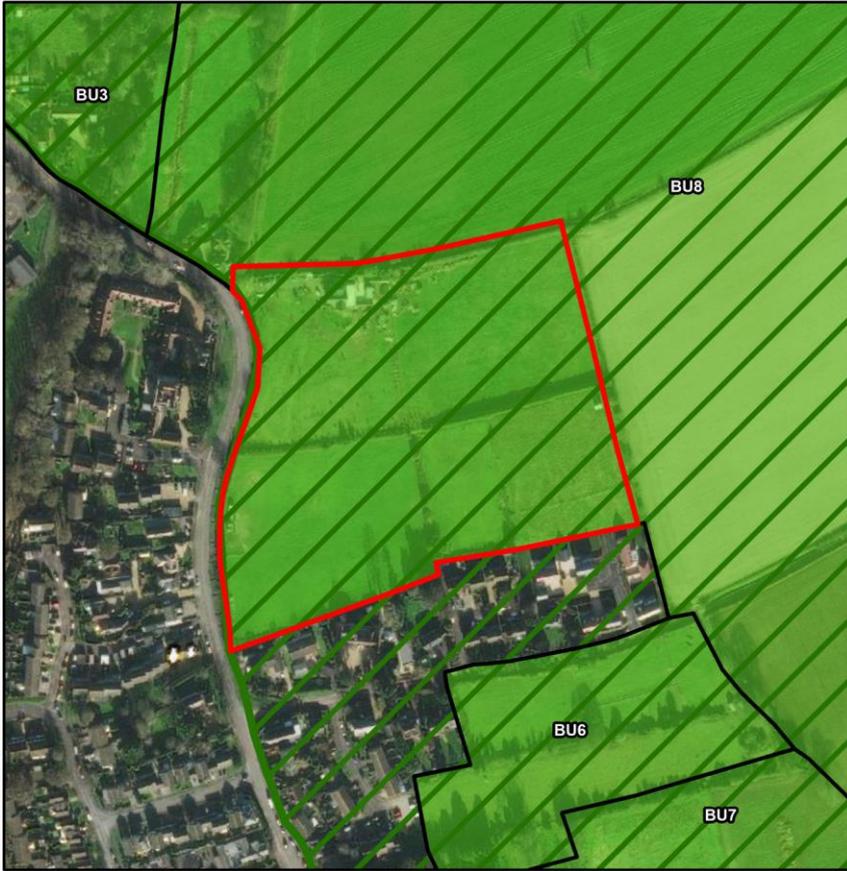
The adjoining land within BU2 and BU3 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

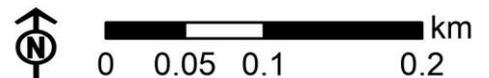
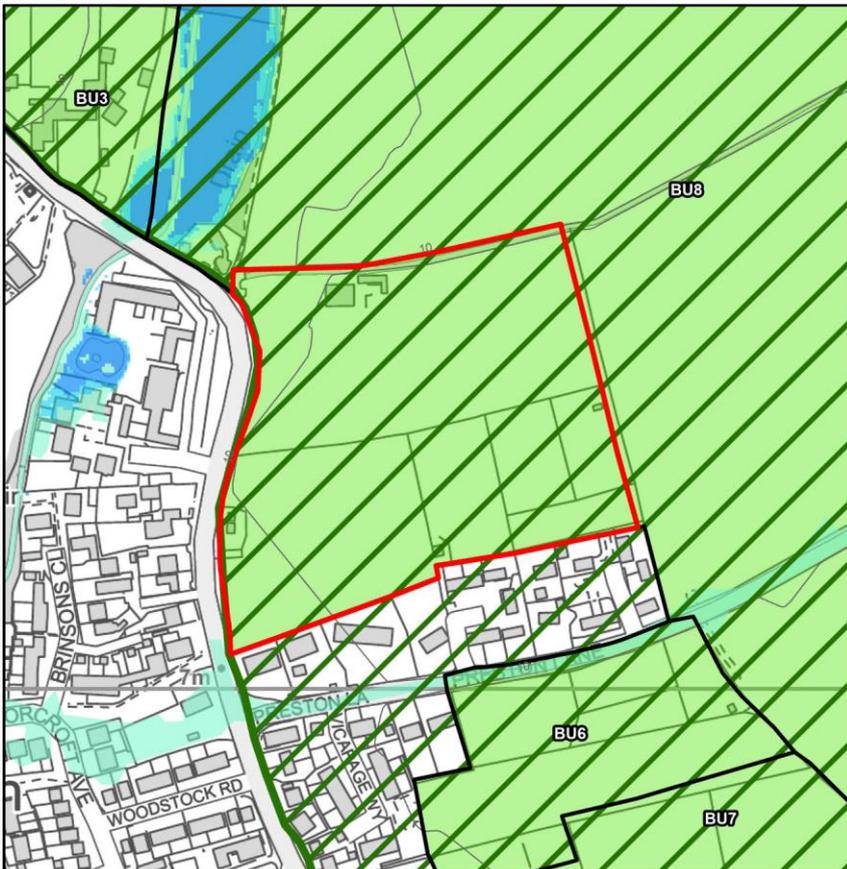
- Parcel BU4 makes a strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Burton or Winkton, would be moderate-high.

Moderate-High

Harm of release of land in BU5



-  BU5
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b



BU5

Parcel location and openness

Parcel size: 4.91ha

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

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

Distinction between parcel and inset area

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

BU5

Contribution to the Green Belt purposes

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

BU5

Impact on contribution of adjacent Green Belt

- Release of BU5 as an expansion of Burton:

Rating: Minor

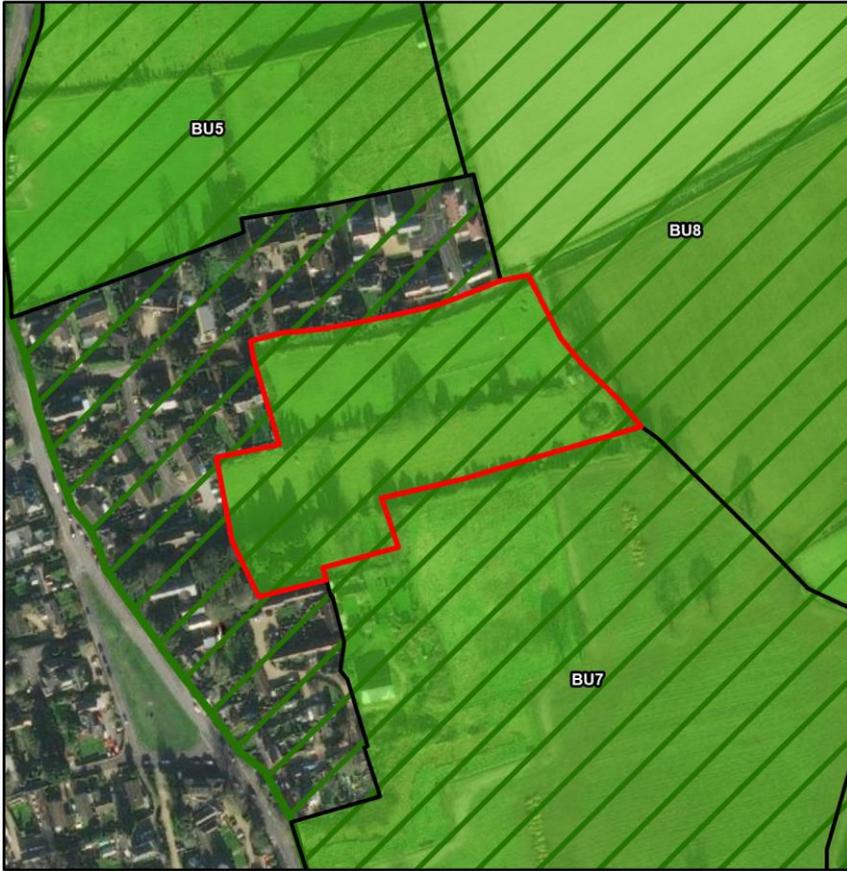
Salisbury Road to the west and hedgerows within BU5 help provide separation between the urban edge and land within BU8. The release and development of BU5 would weaken this boundary separation.

Overall harm of Green Belt release

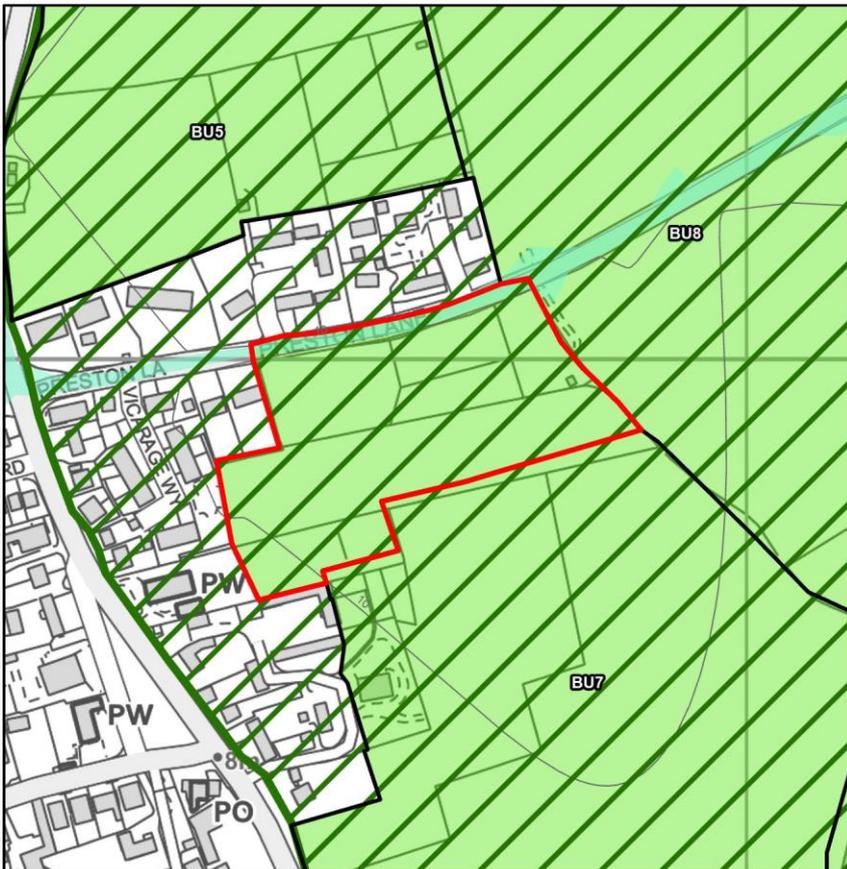
- Parcel BU5 makes a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Burton, would be low-moderate.

Low-Moderate

Harm of release of land in BU6



-  BU6
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2



BU6

Parcel location and openness

Parcel size: 2.26ha

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

Land is open, comprising of fields divided by hedgerow.

Distinction between parcel and inset area

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

BU6

Contribution to the Green Belt purposes

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

BU6

Impact on contribution of adjacent Green Belt

- Release of BU6 as an expansion of Burton:

Rating: Minor

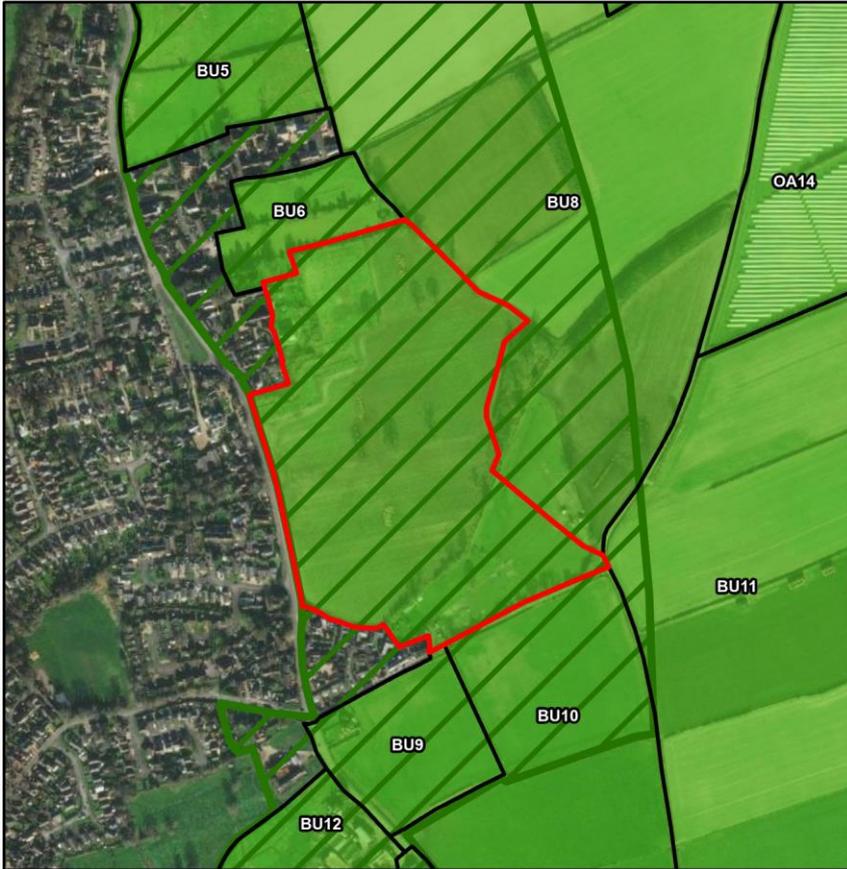
The release and development of BU6 would increase urbanising visual influence on land to the east in BU8 and would also increase the urbanising containment of land within BU7.

Overall harm of Green Belt release

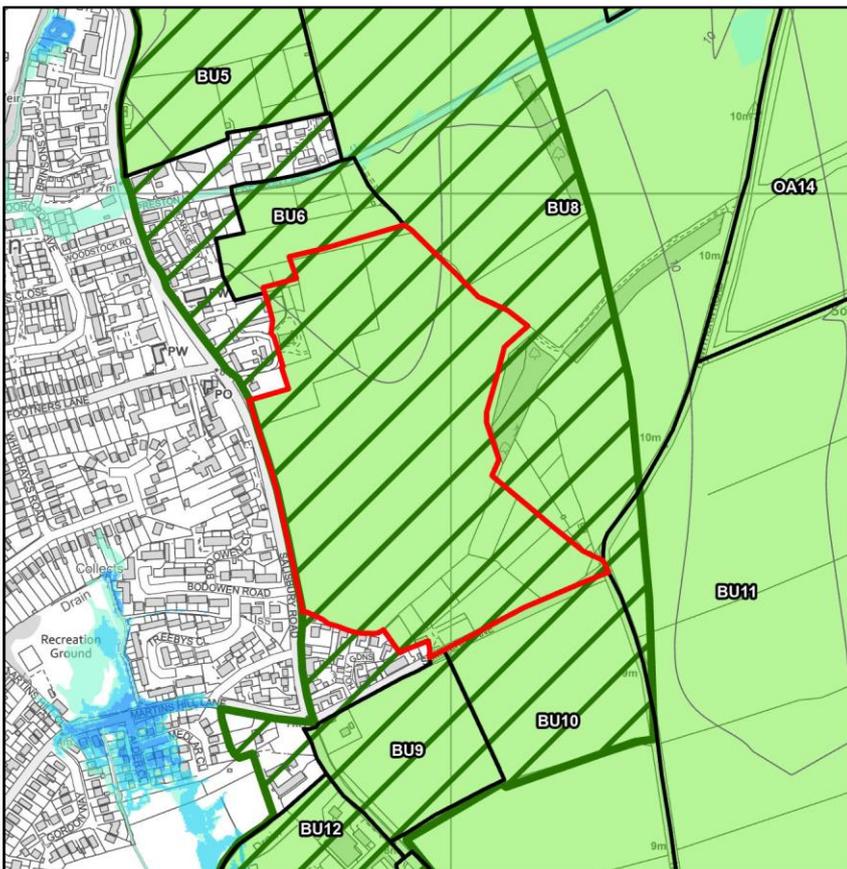
- Parcel BU6 makes a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Burton, would be low-moderate.

Low-Moderate

Harm of release of land in BU7



-  BU7
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b



BU7

Parcel location and openness

Parcel size: 14.97ha

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

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

Distinction between parcel and inset area

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

BU7

Contribution to the Green Belt purposes

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

Contribution: Weak/No

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

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

Contribution: Weak/No

Land does not lie between neighbouring towns.

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

Contribution: Relatively strong

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

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

Contribution: Weak/No

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

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

Contribution: Equal

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

BU7

Impact on contribution of adjacent Green Belt

- Release of BU7 as an expansion of Burton:

Rating: Minor-moderate

Salisbury Road and hedgerows within and bounding BU7 help to provide separation between the urban edge and land within BU8. The release and development of BU7 would weaken this boundary separation and would increase urbanising visual impact on land within BU8. The release would not have an impact on the contribution of land within BU9 to the south or BU11 to the east, with which BU7 shares very short frontages. The release would also not have an impact on the contribution of land within BU10, which would continue to be separated from the urban edge by hedgerow and Summers Lane.

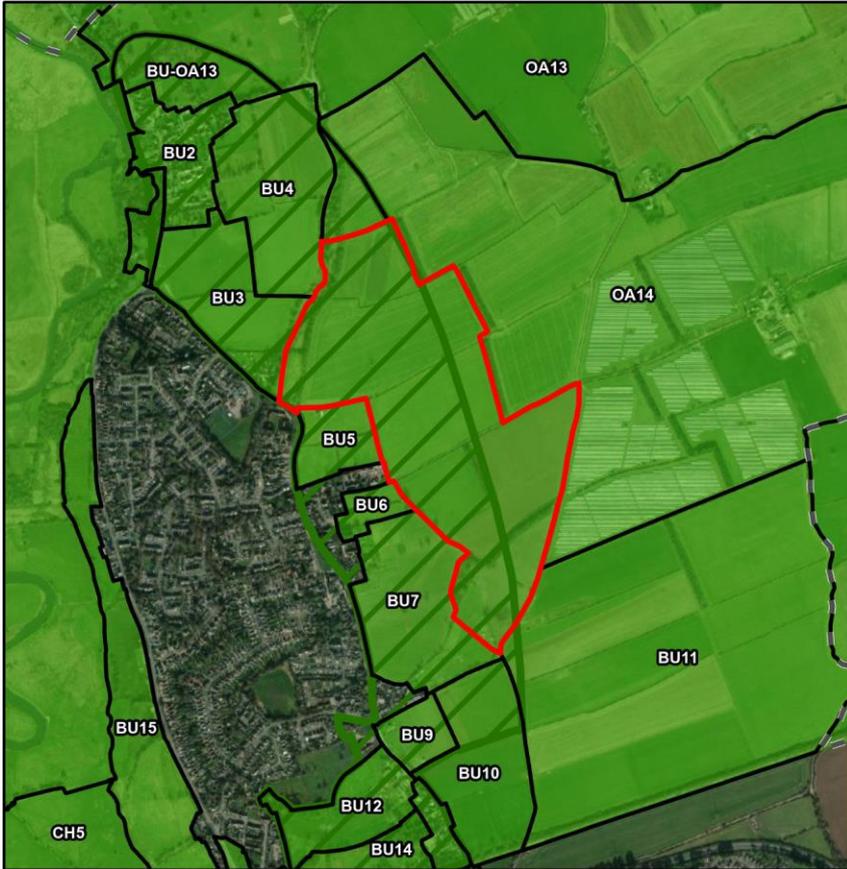
The adjoining land within BU6 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

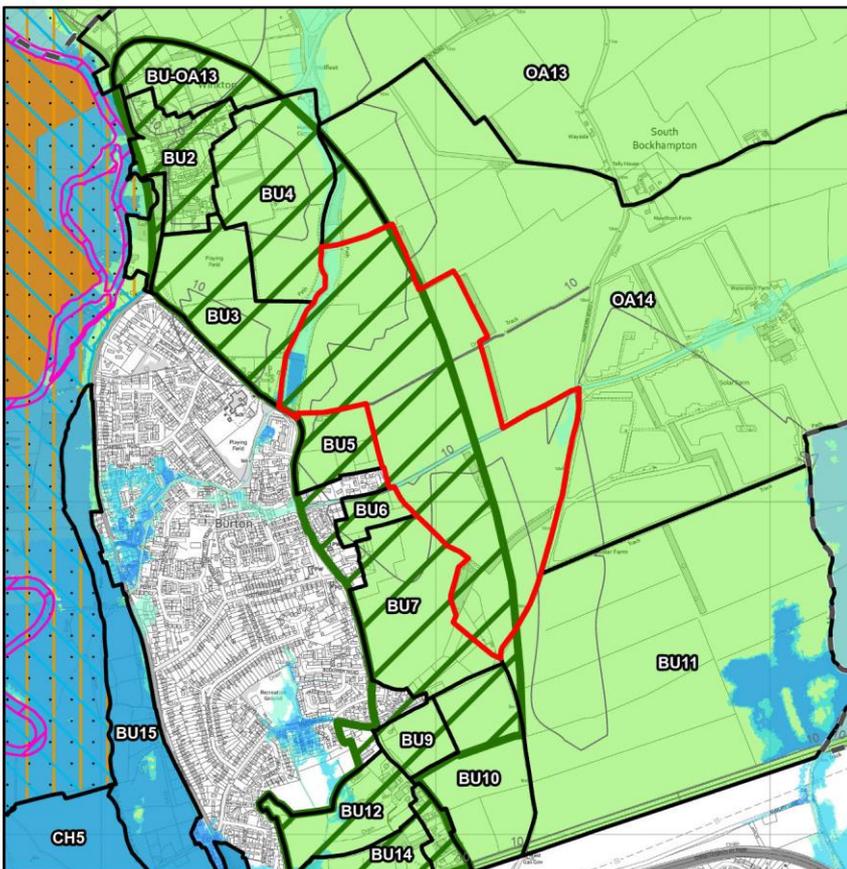
- Parcel BU7 makes a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Burton, would be moderate-high.

Moderate-High

Harm of release of land in BU8



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



BU8

Parcel location and openness

Parcel size: 52.55ha

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

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

Distinction between parcel and inset area

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

BU8

Contribution to the Green Belt purposes

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

BU8

Impact on contribution of adjacent Green Belt

- Release of the western part of BU8 as an expansion of Burton:

Rating: Minor

Separation between the urban edge and land within OA14, BU-OA14, BU11 and the remainder of BU8 is provided by hedgerows within BU5, BU6, BU7 and the western part of BU8, and in places by Salisbury Road. The release of any of the western part of BU8 would weaken this separation. However, these are expansive areas of farmland, with tree belts that would limit urbanising visual impact.

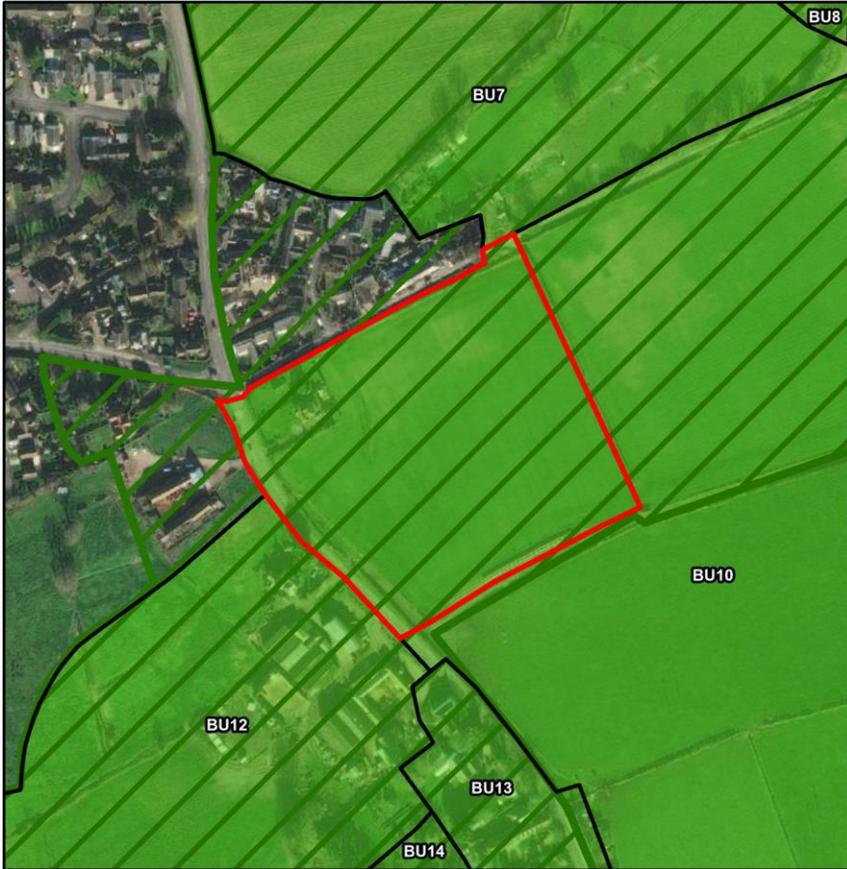
The adjoining land within BU3, BU4, BU5, BU6, BU7 and the remainder of BU8 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

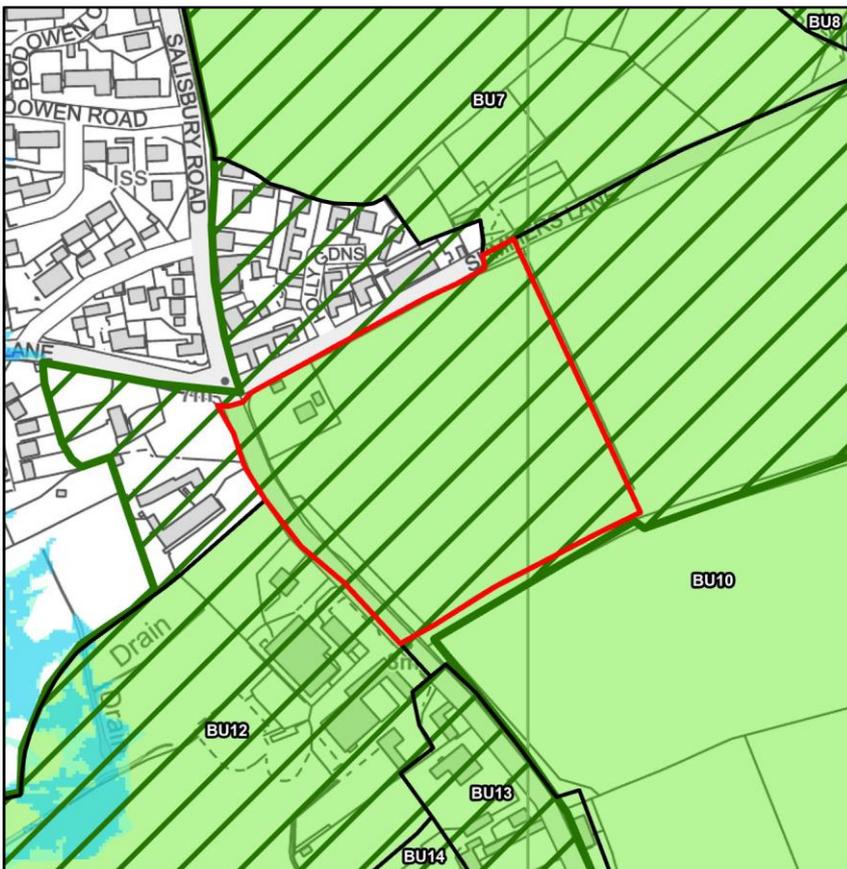
- Parcel BU8 makes a strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Burton, would be moderate-high.

Moderate-High

Harm of release of land in BU9



-  BU9
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b



BU9

Parcel location and openness

Parcel size: 3.4ha

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

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

Distinction between parcel and inset area

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

BU9

Contribution to the Green Belt purposes

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

Contribution: Relatively strong

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

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

Contribution: Weak/No

Land does not lie between neighbouring towns.

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

Contribution: Relatively strong

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

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

Contribution: Weak/No

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

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

Contribution: Equal

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

BU9

Impact on contribution of adjacent Green Belt

- Release of BU9 as an expansion of Burton:

Rating: Minor

Salisbury Road and hedgerows bounding BU9 help to provide separation between the urban edge and land within BU10. Release of BU9 would weaken this boundary separation.

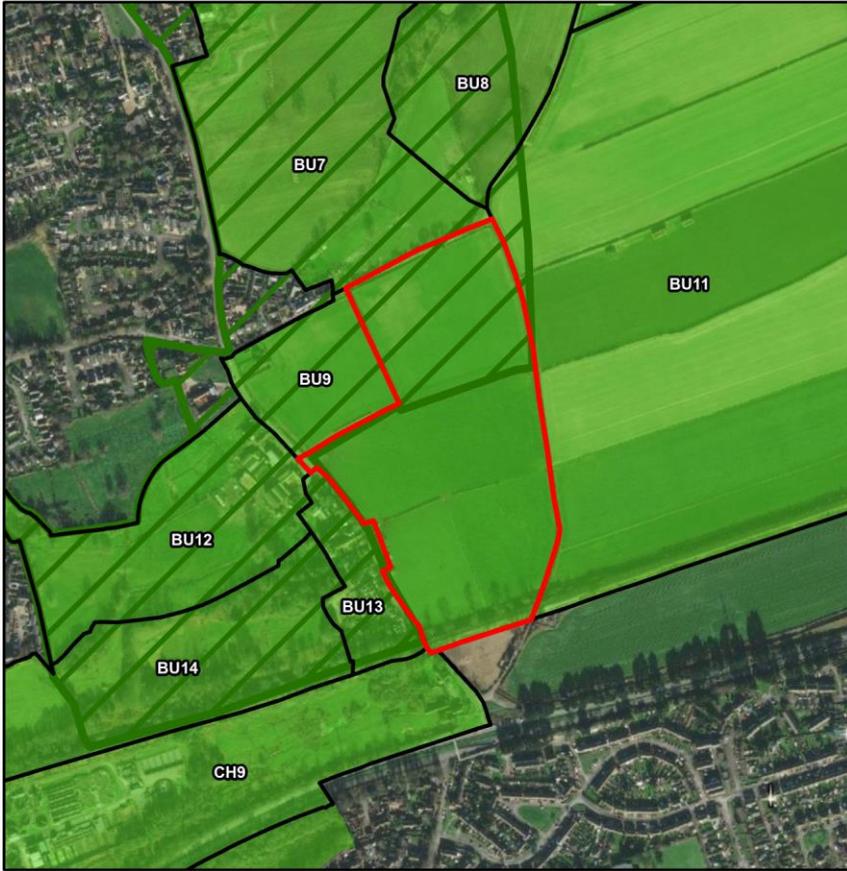
The adjoining land within BU7 and BU12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

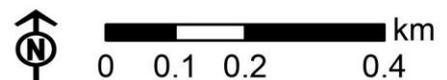
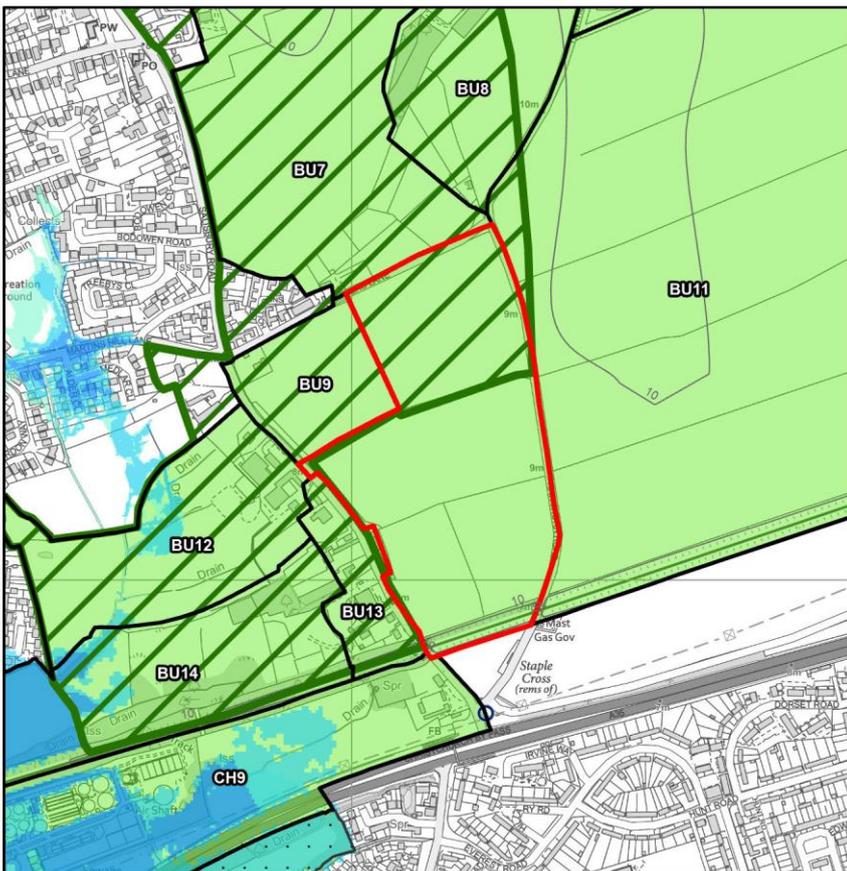
- Parcel BU9 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Burton, would be moderate-high.

Moderate-High

Harm of release of land in BU10



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



BU10

Parcel location and openness

Parcel size: 13.85ha

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

Land is open, comprising of fields divided by hedgerow.

Distinction between parcel and inset area

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

BU10

Contribution to the Green Belt purposes

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

BU10

Impact on contribution of adjacent Green Belt

- Release of the northern part of BU10 as an expansion of Burton:

Rating: Minor

The field boundary within the north of BU10 helps to provide separation between the urban edge and land within BU11, and Summers Lane to the north of BU10 and Salisbury Road to the west helps to provide separation between the urban edge and land within the south of BU10. Release of BU10 would weaken these boundary separations.

The adjoining land within BU7 and BU9 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

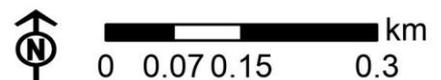
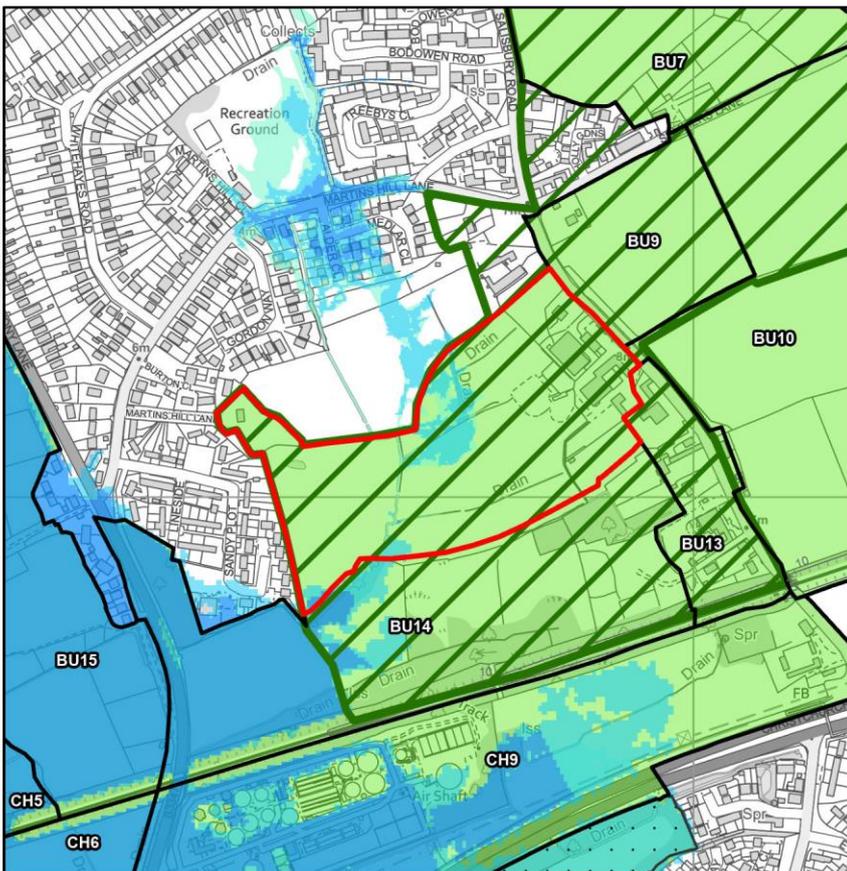
- Parcel BU10 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Burton, would be moderate-high.

Moderate-High

Harm of release of land in BU12



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



BU12

Parcel location and openness

Parcel size: 7.89ha

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

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

Distinction between parcel and inset area

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

BU12

Contribution to the Green Belt purposes

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

Contribution: Moderate

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

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

Contribution: Weak/No

Land does not lie between neighbouring towns.

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

Contribution: Moderate

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

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

Contribution: Weak/No

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

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

Contribution: Equal

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

BU12

Impact on contribution of adjacent Green Belt

- Release of BU12 as an expansion of Burton:

Rating: Minor

The release and development of BU12 would increase urbanising containment of land in BU9, and would further enclose remaining open land to the south (BU14) between the settlement edge and the railway line. Further urbanising development along Salisbury Road would also weaken the separation between Christchurch and Burton, affecting the Green Belt's role in preventing the sprawl of the large built-up area (Purpose 1), but the parcel's weak distinction from Burton limits the extent of this impact.

Release of BU12 would not impact the contribution of land within BU10, with which it shares a very short frontage.

The adjoining land within BU13 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

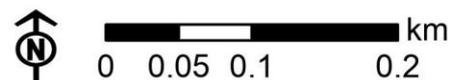
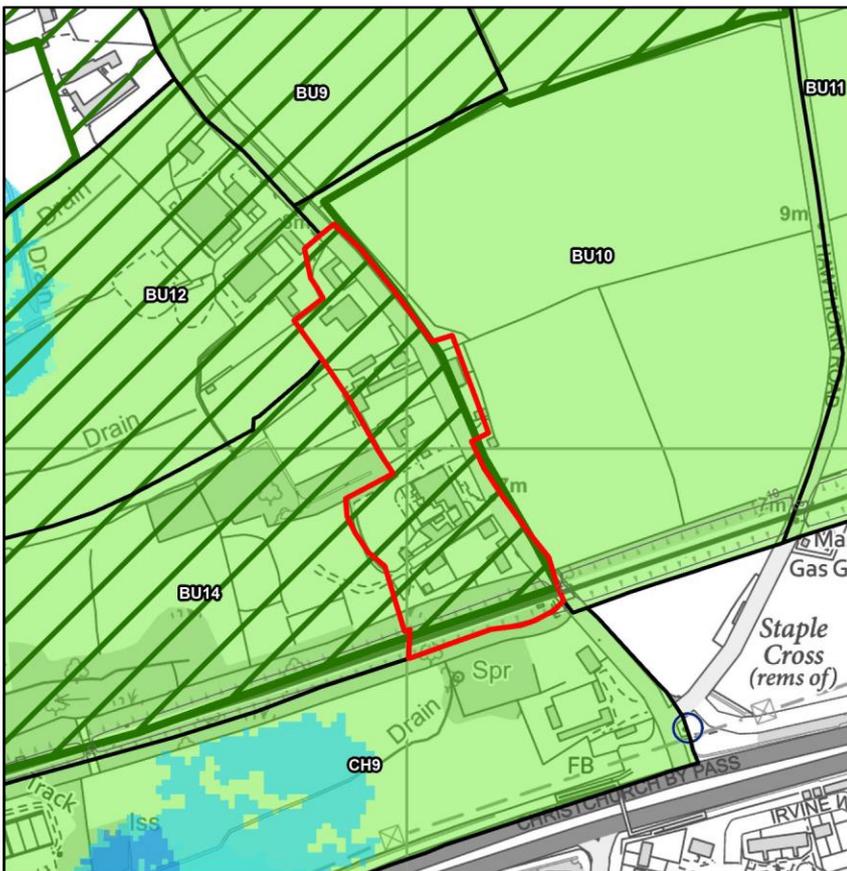
- Parcel BU12 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Burton, would be moderate.

Moderate

Harm of release of land in BU13



- BU13
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Scheduled monument
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



BU13

Parcel location and openness

Parcel size: 2.39ha

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

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

Distinction between parcel and inset area

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

BU13

Contribution to the Green Belt purposes

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

BU13

Impact on contribution of adjacent Green Belt

- Release of BU13 as an expansion of Burton:

Rating: Minor-moderate

Tree cover and hedgerows provide separation between the urban edge and land within BU14. The release and development of BU13 would weaken this separation and would also increase urbanising containment of land within BU14. Its release would link Christchurch to Burton, meaning that Burton would constitute part of the large built-up area. This increase in the extent of the conurbation would constitute a weakening of function in relation to Purpose 1, but the extent of existing development within the parcel limits the extent of additional harm. The extent of existing development also means that the release would have limited impact on the contribution of land within BU10 to the east, and, due to the strong boundary of the railway bounding the south of BU13, there would be no impact on land within CH9.

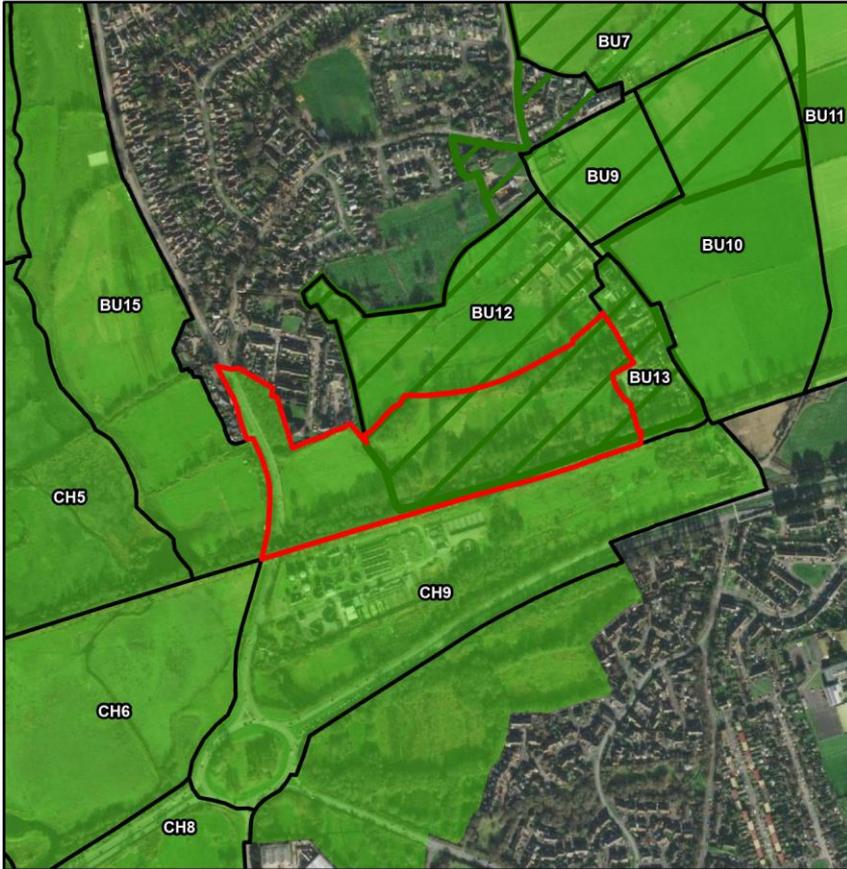
The adjoining land within BU12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

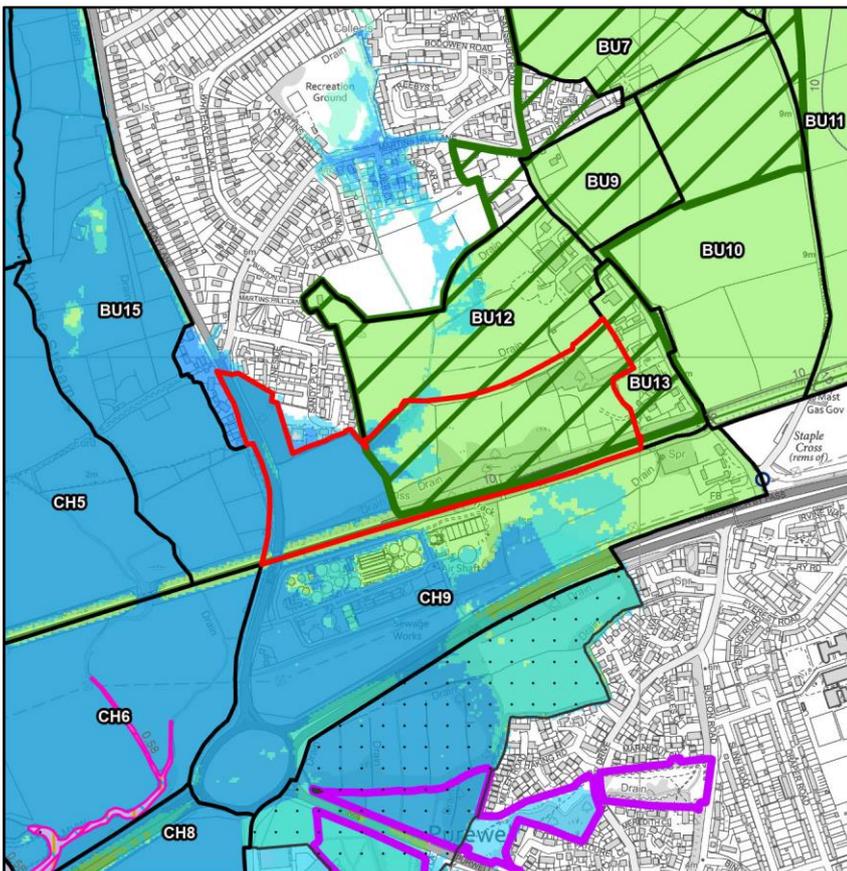
- Parcel BU13 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Burton, would be moderate-high.

Moderate-High

Harm of release of land in BU14



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



BU14

Parcel location and openness

Parcel size: 10.78ha

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

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

Distinction between parcel and inset area

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

BU14

Contribution to the Green Belt purposes

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

Contribution: Relatively strong

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

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

Contribution: Weak/No

Land does not lie between neighbouring towns.

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

Contribution: Relatively strong

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

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

Contribution: Weak/No

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

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

Contribution: Equal

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

BU14

Impact on contribution of adjacent Green Belt

- Release of the eastern part of BU14 (within the area of search) as an expansion of Burton:

Rating: Minor

The release and development of BU14 would leave very weak separation between Burton and Christchurch, meaning that Burton could be considered to constitute part of the large built-up area. This increase in the extent of the conurbation would constitute a weakening of function in relation to Purpose 1, but the weakness of existing separation between the two limits the extent of additional harm. Due to the strong boundary of the railway bounding the south of BU14, the release would have no impact on land to the south of the railway line in CH9.

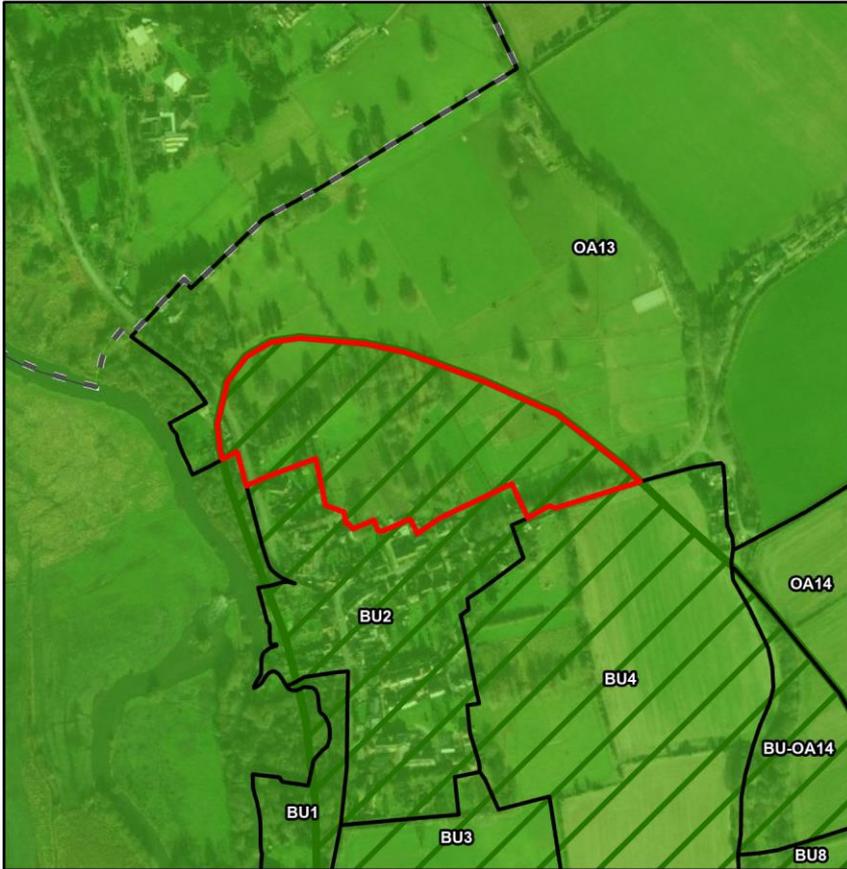
The adjoining land within BU12, BU13 and the remainder of BU14 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

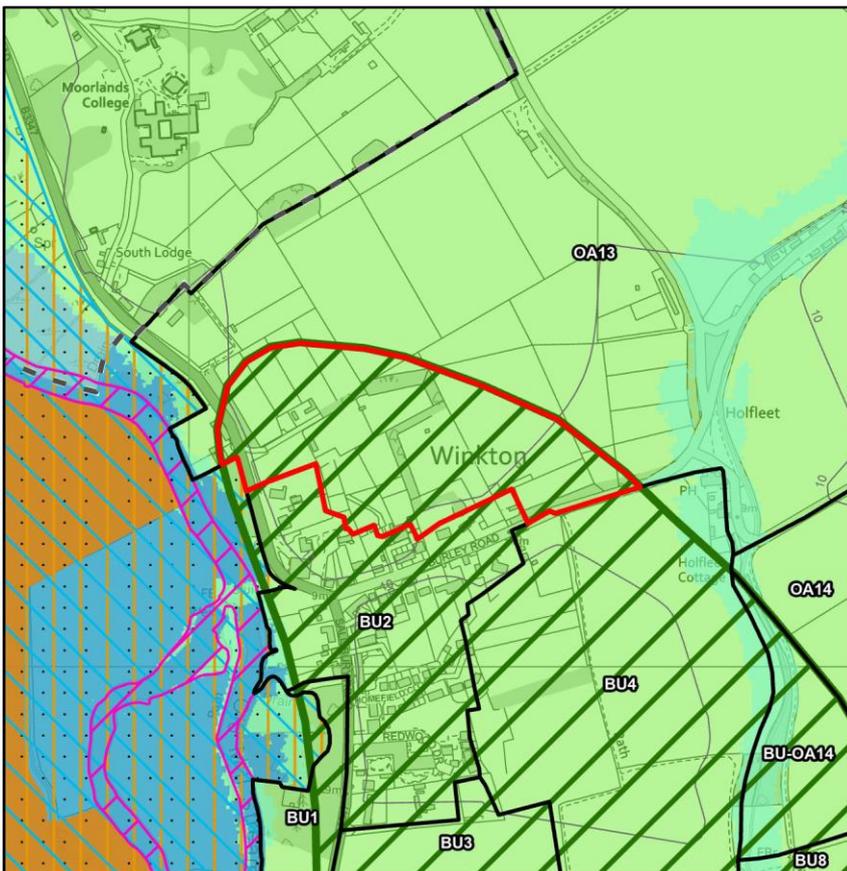
- Parcel BU14 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from the release of that part of it which lies within the area of search, as an expansion of Burton, would be moderate-high.

Moderate-High

Harm of release of land in BU-OA13



- BU-OA13
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b



BU-OA13

Parcel location and openness

Parcel size: 7.2ha

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

Land is open and is comprised of agricultural fields and sparse tree cover.

Distinction between parcel and inset area

The parcel extends a significant distance from Burton and is not contained by urban development. The sloping landform within the parcel provides some distinction from the settlement, and the treeline, road, and intervening land to the south form a strong boundary feature creating separation from the inset area. Views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

BU-OA13

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. 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.

BU-OA13

Impact on contribution of adjacent Green Belt

- Release of BU-OA13 as an expansion of Winkton:

Rating: Minor

Tree cover within BO-OA13 and lanes and hedgerows bounding and to the south of the parcel provide separation between the urban edge and land within OA13 to the north and east. The release and development of BU-OA13 would weaken this boundary separation and would increase urbanising visual impact on land within OA13.

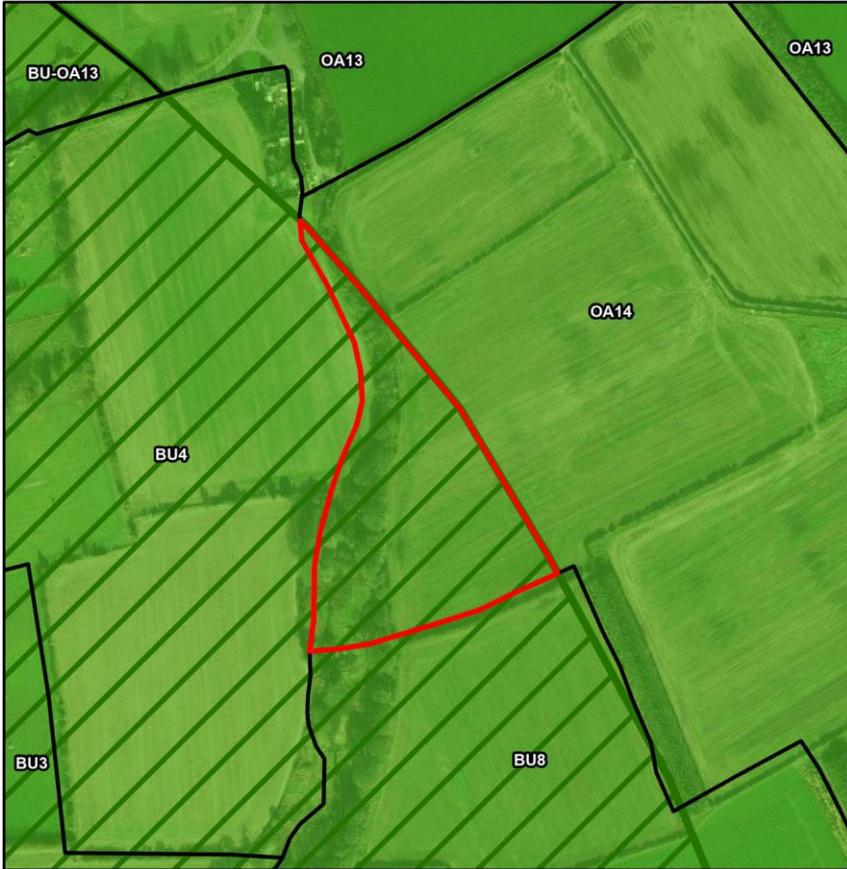
The adjoining land within BU2 and BU4 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

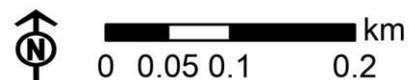
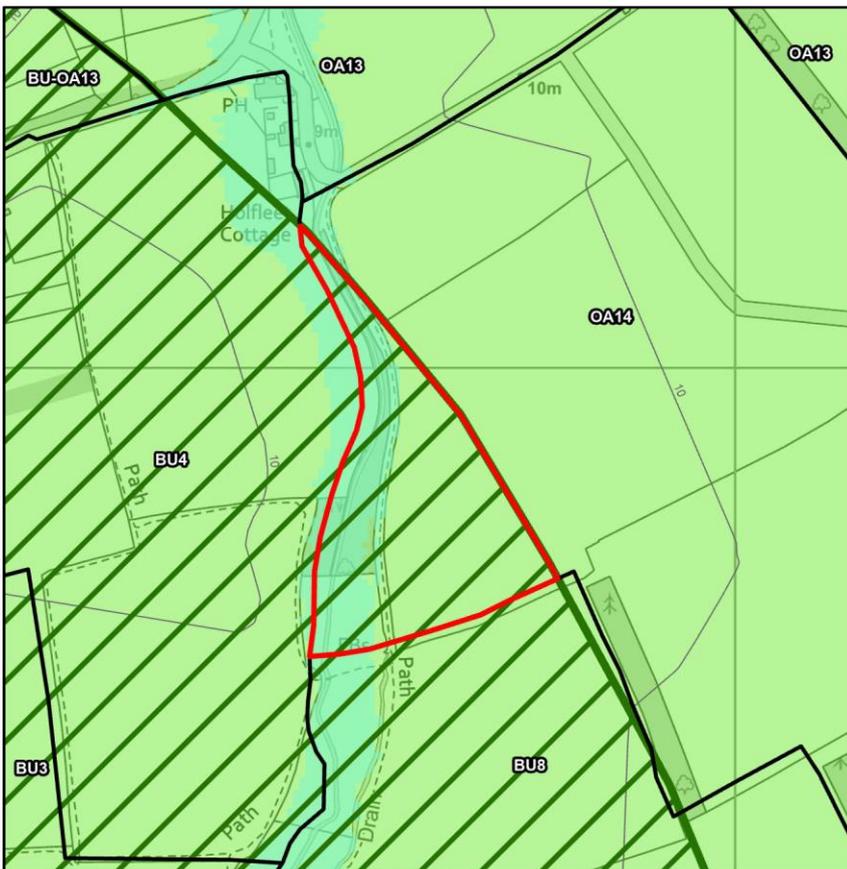
- Parcel BU-OA13 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Winkton, would be high.

High

Harm of release of land in BU-OA14



-  BU-OA14
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2



BU-OA14

Parcel location and openness

Parcel size: 3.17ha

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

Land is open, comprising of agricultural field and a thick tree line in the west of the parcel.

Distinction between parcel and inset area

The thick tree line to the west and south is a strong boundary feature creating separation from Burton. In addition, the parcel extends a significant distance from the settlement, is not contained by urban development, and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

BU-OA14

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. 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.

BU-OA14

Impact on contribution of adjacent Green Belt

- Release of BU-OA14 as an expansion of Burton:

Rating: Minor-moderate

The well treed western boundary of BU-OA14 and field boundaries beyond provide separation between the urban edge and land within OA14 to the east. The release and development of BU-OA14 would weaken this boundary separation and would increase urbanising visual impact on land in OA14.

The adjoining land within BU4 and BU8 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 BU-OA14 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. 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 Burton, would be high.

High