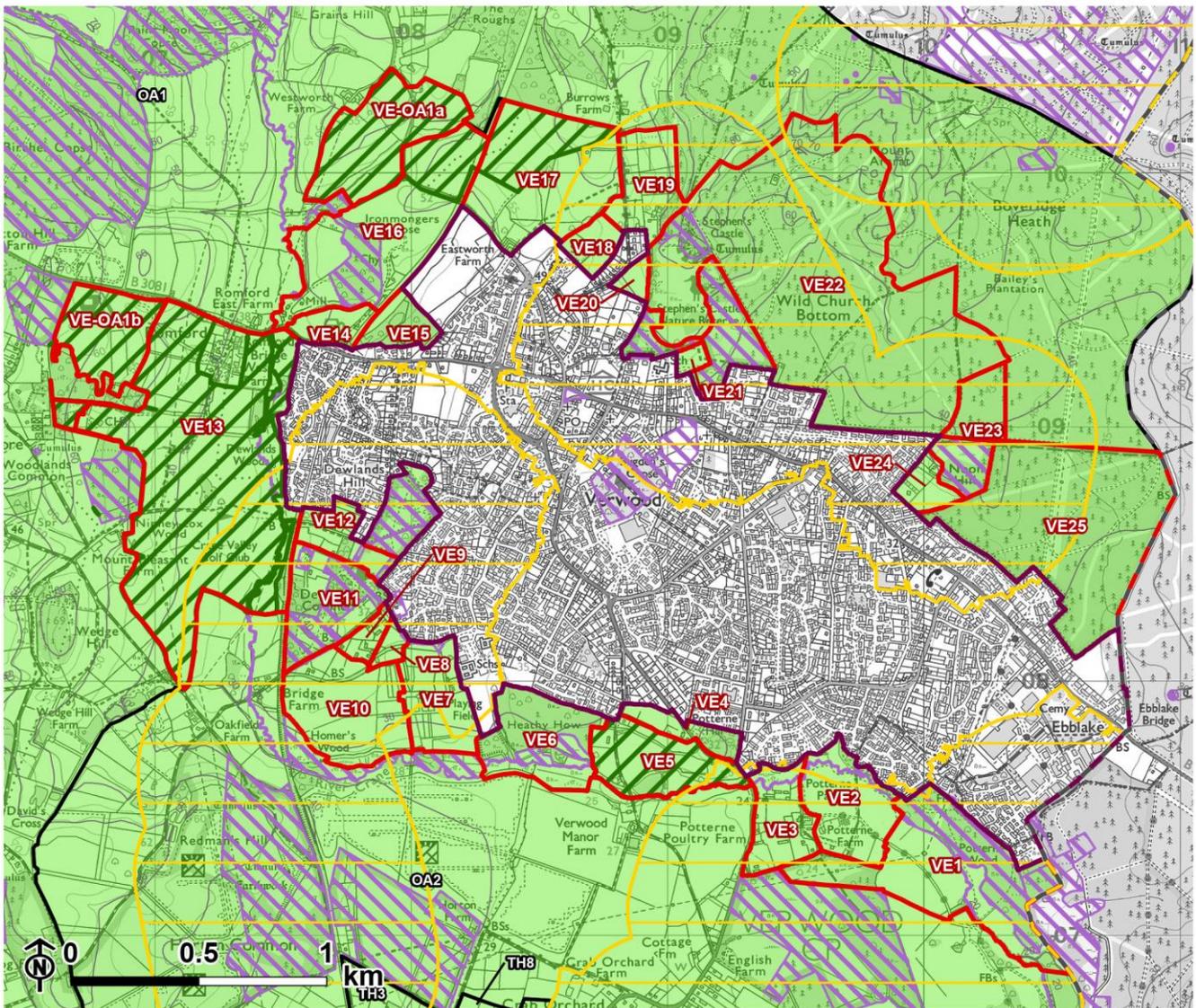
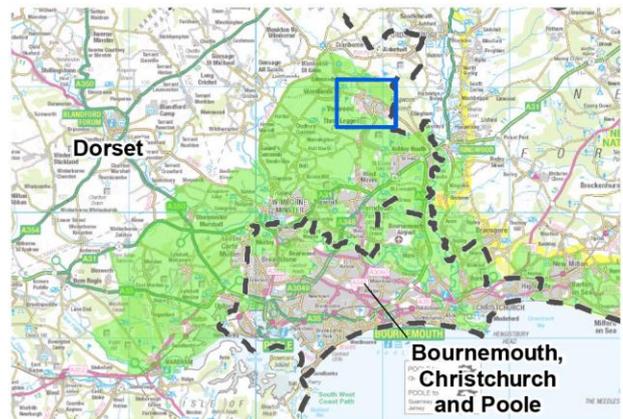


**Appendix B**  
**Detailed Stage 2**  
**Harm Assessments:**  
**Verwood**

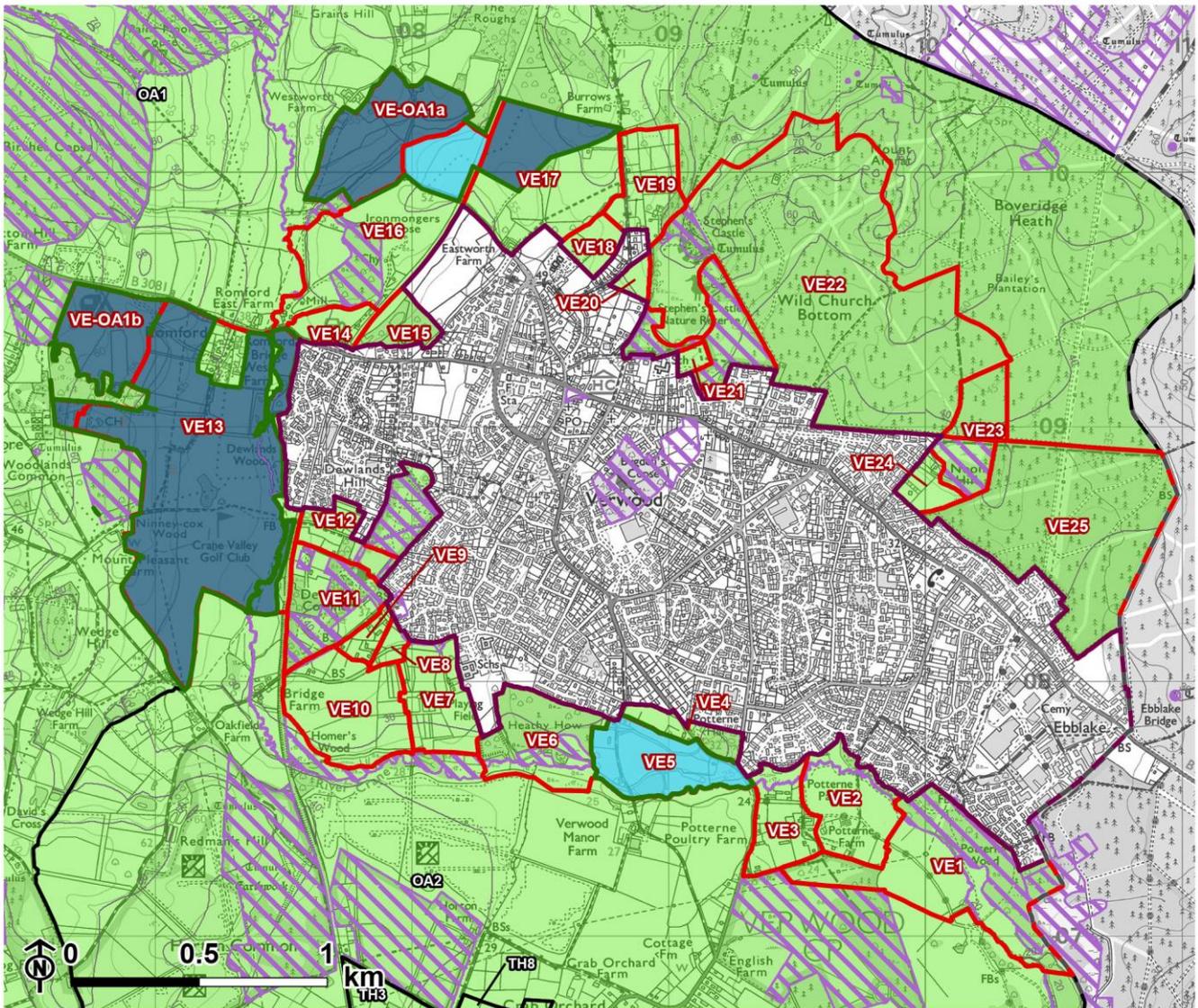
# Verwood



- - - Local Authority boundary
- Inset area
- Green Belt
- ▭ Verwood parcel
- ▭ Neighbouring parcel
- ▨ Absolute constraint(s)
- ▨ Site / area of search
- ▭ 400m Heathland Area



# Verwood



- - - Local Authority boundary

— Inset area

Green Belt

Verwood parcel

Neighbouring parcel

Absolute constraint(s)

Site / area of search

## Harm rating

Very high

High

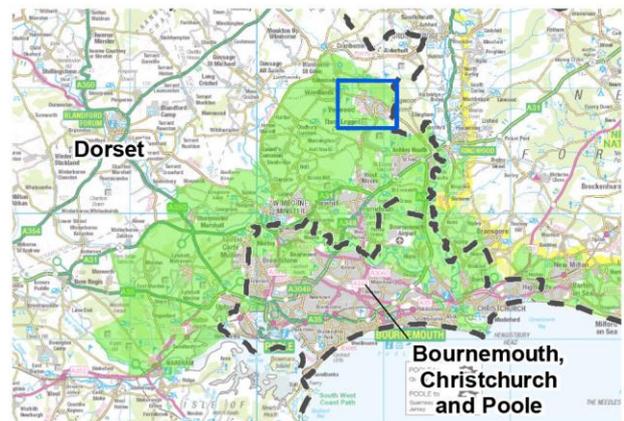
Moderate high

Moderate

Low moderate

Low

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.

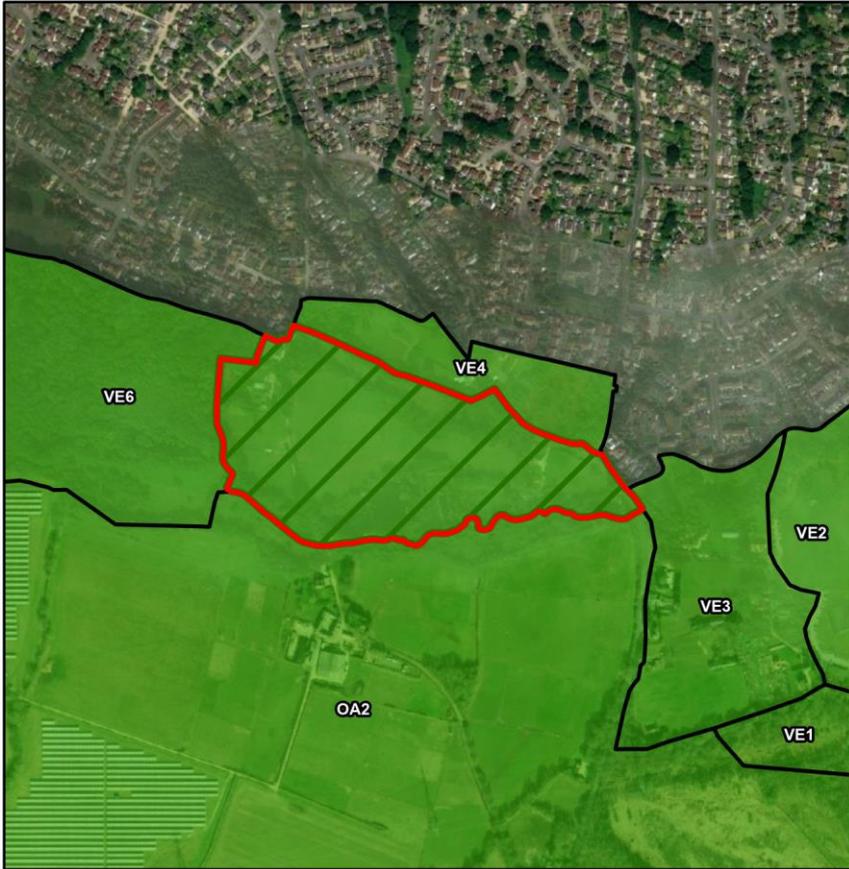
## Notes on harm ratings

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.

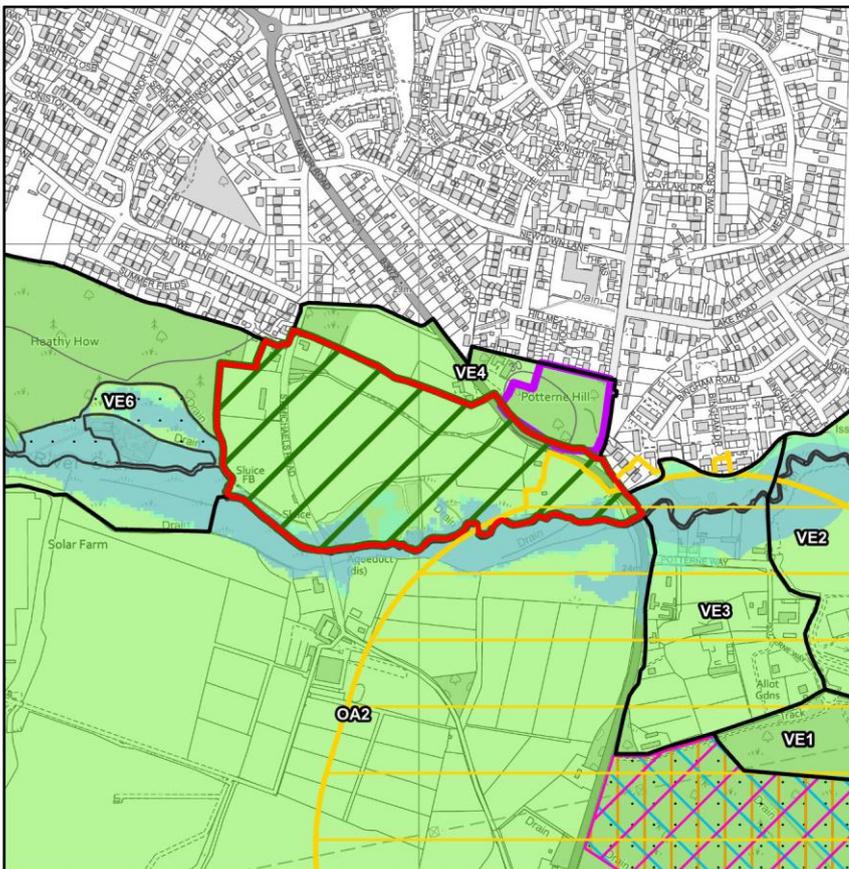
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- 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 VE5



- VE5
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



# VE5

## Parcel location and openness

Parcel size: 12.45ha

The parcel is located on the southern boundary of Verwood. Verwood does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of agricultural fields, some tree cover and bodies of water in the south of the parcel. There are a few residential properties in the west and east of the parcel, but this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

Tree cover forms a moderate boundary creating separation from Verwood. Land 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.

# VE5

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
Land is open. There is a wide gap between Verwood and West Moors to the south. Urbanising development reduces gaps but there are some significant separating features. 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.

# VE5

## Impact on contribution of adjacent Green Belt

- Release of VE5 as an expansion of Verwood:

Rating: Minor

The release and development of VE5 would increase the urbanising containment of land within VE6 to the west. The release would not impact land within OA2 to the south, due to the river and trees forming a strong boundary.

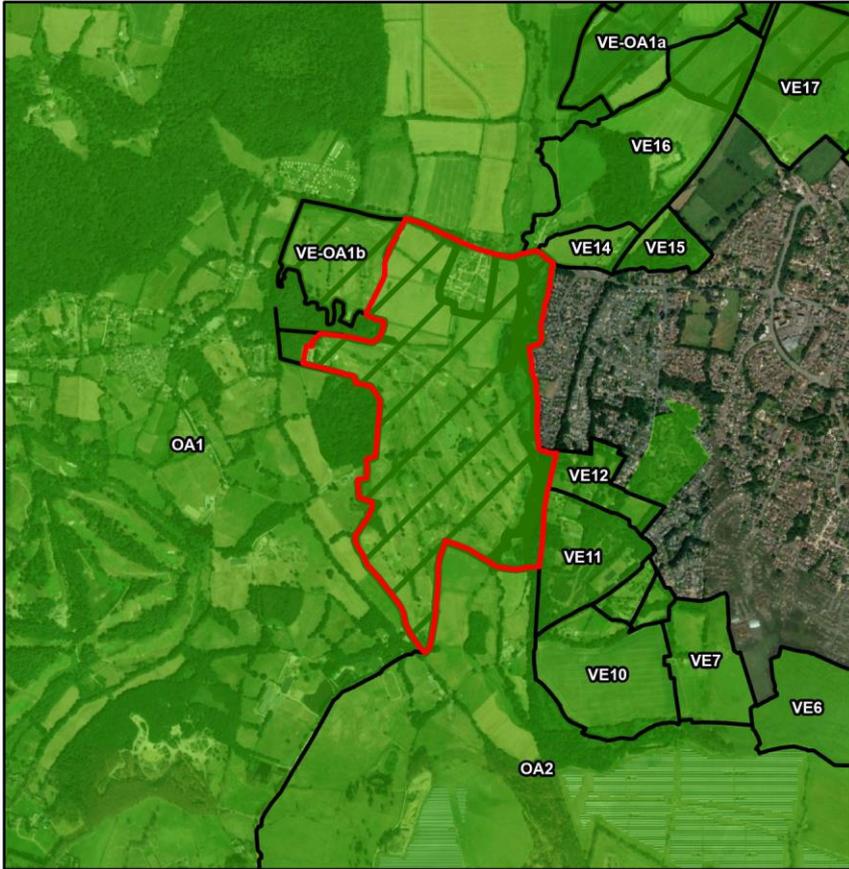
The adjoining land in VE4 and VE3 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

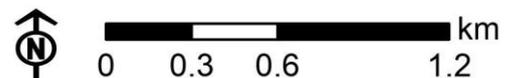
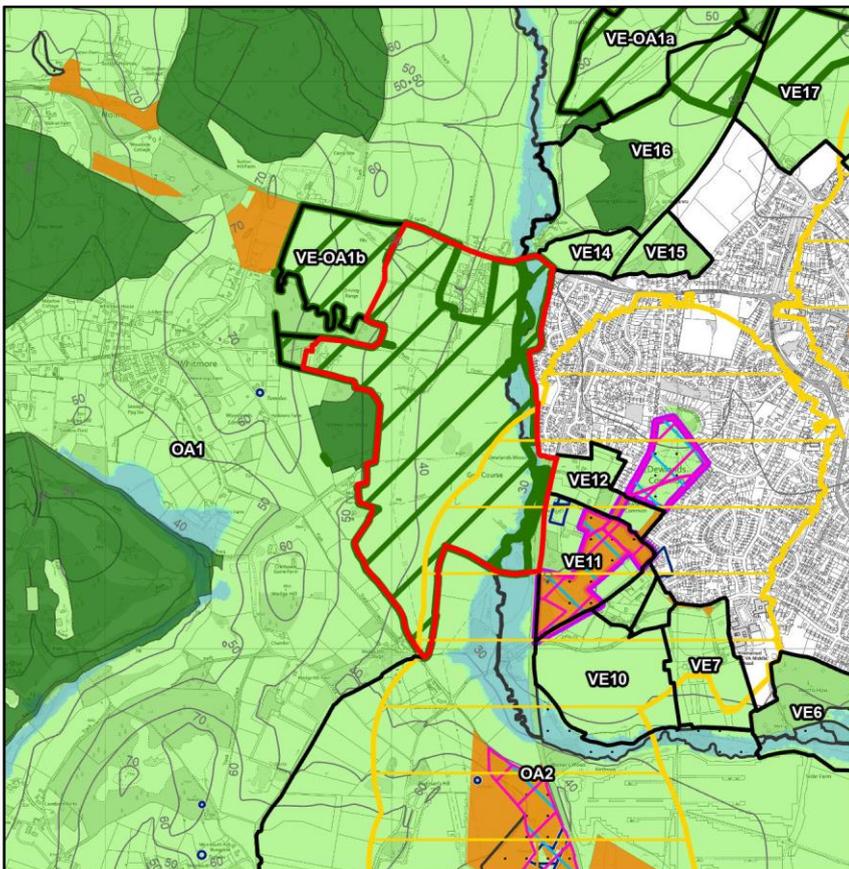
- Parcel VE5 makes a strong contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Verwood, would be moderate high.

**Moderate-High**

# Harm of release of land in VE13



- VE13
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



# VE13

## **Parcel location and openness**

Parcel size: 73.76ha

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

Land is open, comprising of agricultural fields in the north and the Crane Valley golf course in the south, which is an appropriate use in the Green Belt. There are also some agricultural buildings in the north of the parcel which are also considered to be an appropriate use in the Green Belt.

## **Distinction between parcel and inset area**

The tree belt and River Crane adjacent to the inset edge create a strong boundary and the parcel extends a significant distance from Verwood. The parcel 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.

# VE13

## 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.

# VE13

## Impact on contribution of adjacent Green Belt

- Release of land within VE13 as an expansion of Verwood:

Rating: Minor-moderate

The tree belt and River Crane adjacent to the east of the parcel, as well as the tree cover and field boundaries within VE13, create separation between the urban edge and land within VE-OA1b, OA1 and OA2.

Release of land within VE13 would weaken this strong boundary separation.

The adjoining land within VE11, VE12, VE14 and VE16 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

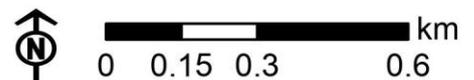
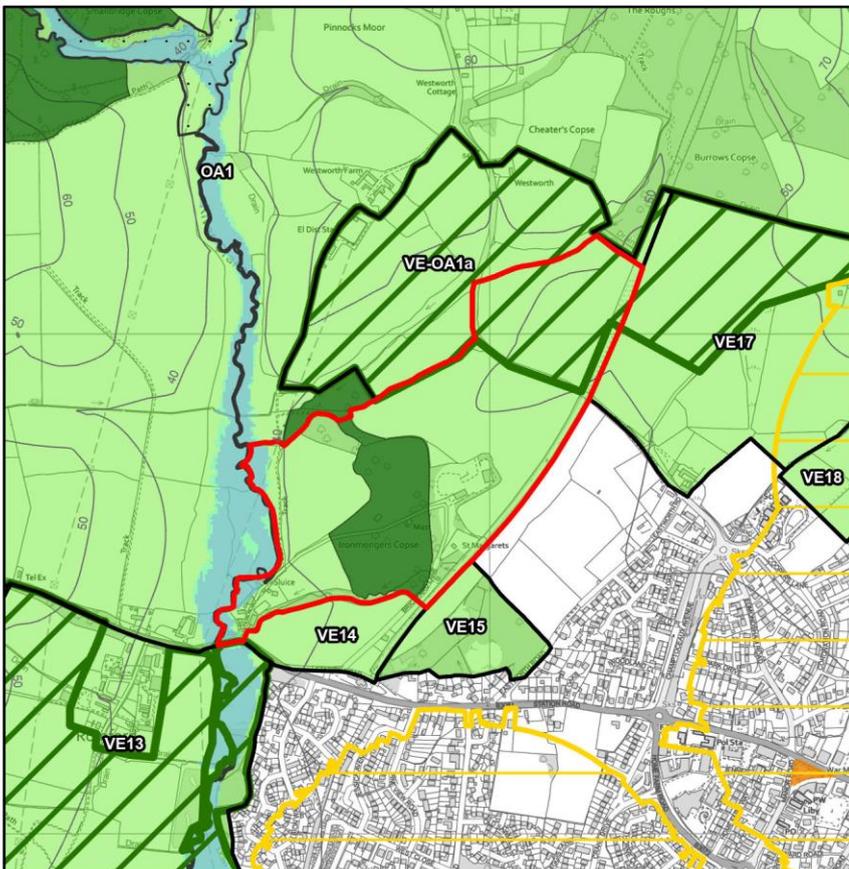
- Parcel VE13 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Verwood, would be high.

**High**

# Harm of release of land in VE16



- VE16
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



# VE16

## Parcel location and openness

Parcel size: 29.39ha

The parcel is located on the northwest edge of Verwood. Verwood does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Land on the south eastern edge and adjoining the southeast of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising largely of agricultural fields and a woodland block (Ironmongers Copse). There are two agricultural use buildings located in the central region of the parcel, but these are 'appropriate development' in the Green Belt and do not impact openness.

## Distinction between parcel and inset area

The parcel is not contained by urban development and views are dominated by open countryside. The tree belt following the former railway line creates a moderate degree of separation from the urban area. Overall there is strong distinction between the parcel and the urban area. It is noted, however, that future development within the open but as yet undeveloped inset area to the south east could potentially have sufficient visual impact to weaken this distinction.

# VE16

## 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 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.

# VE16

## Impact on contribution of adjacent Green Belt

- Release of north of VE16 as an expansion of Verwood:

Rating: Minor

The tree belt following the former railway line bounding the eastern edge of VE16 provides separation between the urban edge and land within VE-OA1a and OA1, to the north and west respectively. Release of the northern part of VE16 would weaken this boundary separation, and would increase the urbanising visual impact in these areas.

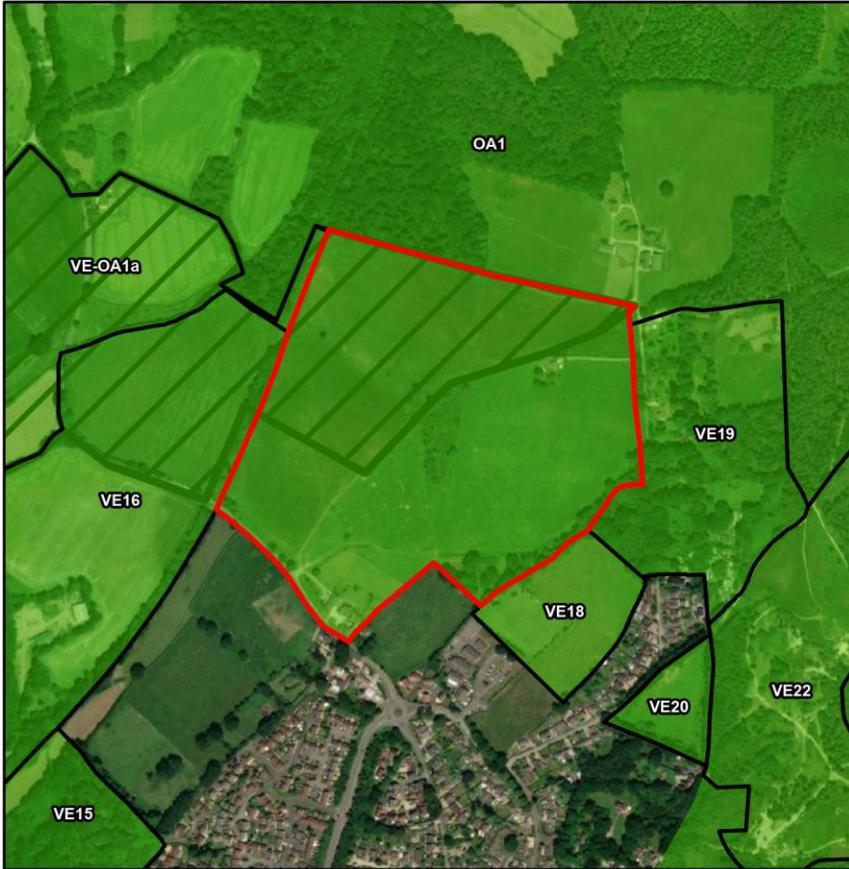
The adjoining land within VE17 and the remainder of VE16 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

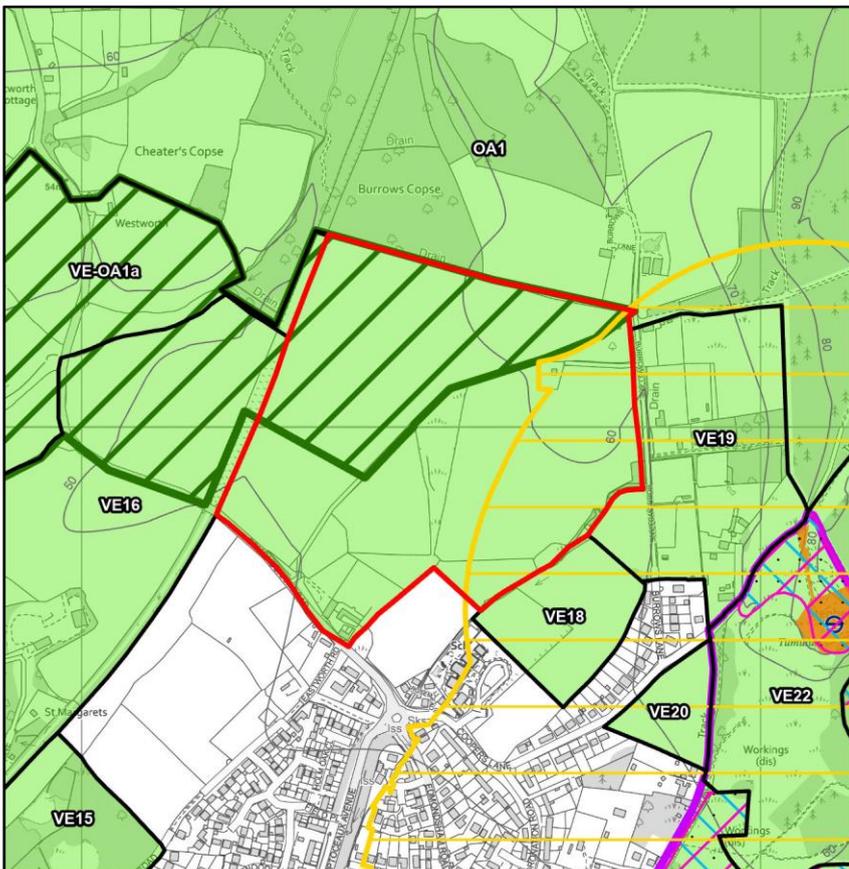
- Parcel VE16 makes a strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Verwood, would be moderate-high.

**Moderate-High**

# Harm of release of land in VE17



- VE17
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve



# VE17

## Parcel location and openness

Parcel size: 24.78ha

The parcel is located on the northern edge of Verwood. Verwood does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The east of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of agricultural fields. There is a residential property located in the southernmost part of the parcel and a further residential property located in the north east. However, this development is not large enough in scale in impact openness.

## Distinction between parcel and inset area

There are only minor field boundaries creating a weak boundary from Verwood. However, land is not contained by urban development and it extends a significant distance from Verwood, and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area. However it is noted that distinction could diminish if development of the committed site to the south of the parcel has a significant impact on the parcel's visual relationship with the urban area.

# VE17

## 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 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.

# VE17

## Impact on contribution of adjacent Green Belt

- Release of north of VE17 as an expansion of Verwood:

Rating: Minor-moderate

The tree cover and field boundaries within VE17 help contribute to the separation between the urban edge and land within OA1 to the north. The release and development of the north of VE17 would weaken this separation, and would increase the urbanising visual impact on land within OA1.

Due to the well-wooded nature of land within VE19 to the east, release of the northern part of VE17 would have a negligible impact on the separation of VE19 from the urban edge.

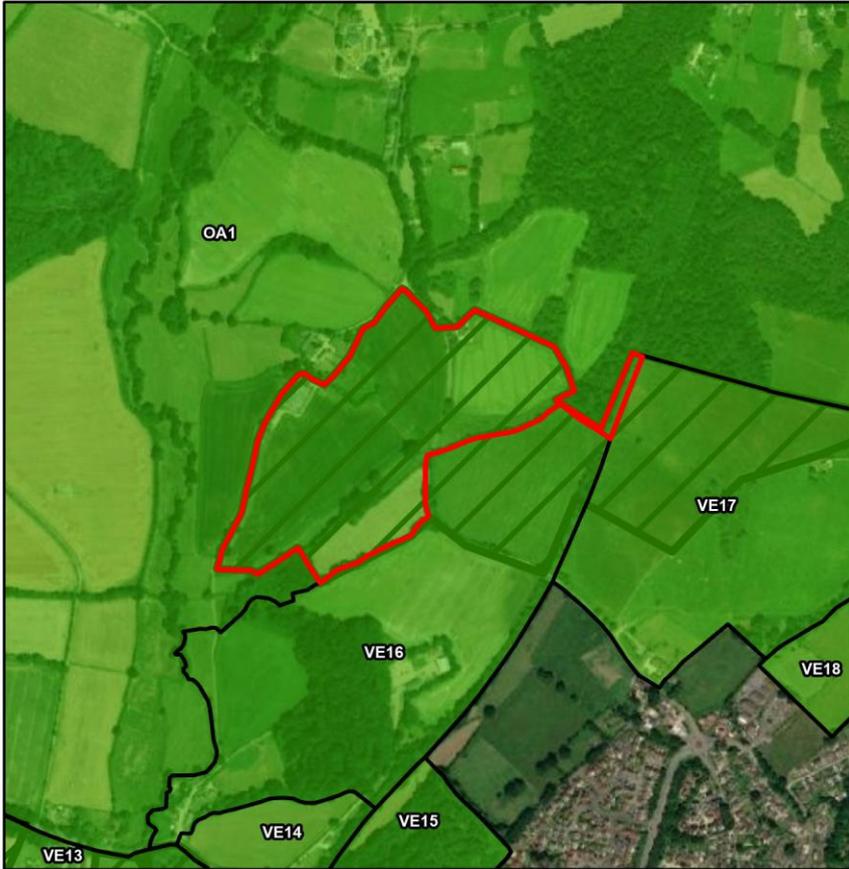
The adjoining land within VE16 and the remainder of VE17 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

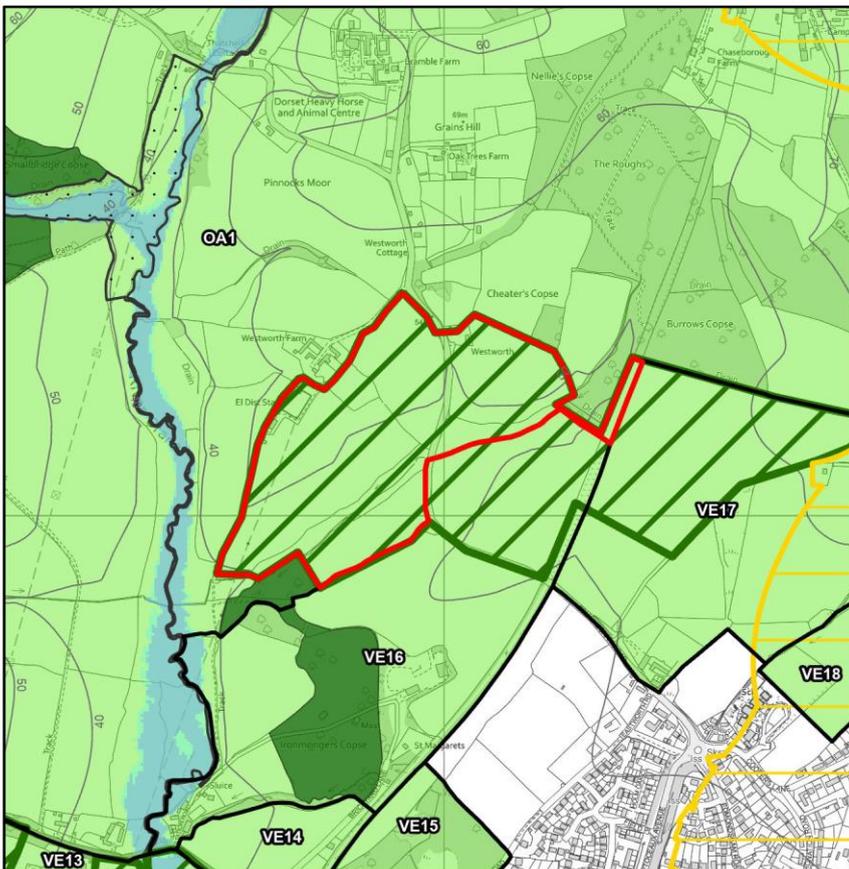
- Parcel VE17 makes a strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Verwood, would be high.

**High**

# Harm of release of land in VE-OA1a



- VE-OA1a
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Flood Zone 2
- Flood Zone 3



# VE-OA1a

## Parcel location and openness

Parcel size: 1.23ha

Parcel is located to the north west of Verwood. Verwood does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Ironmongers Copse is an absolute constraint located south west of the parcel.

Land is open and is dominated by agricultural fields with separating hedgerows. There is a dwelling in the north of the parcel, however, this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

Landform within the parcel provides some distinction from Verwood, and there are enough boundary features to create strong separation from the settlement. The parcel extends a significant distance from the inset area. Land 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.

# VE-OA1a

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: 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.

# VE-OA1a

## Impact on contribution of adjacent Green Belt

- Release of VE-OA1a as an expansion of Verwood:

Rating: Minor

The field boundaries within and surrounding VE-OA1a create separation between the urban edge and land within OA1 to the northeast, northwest and west. Release of VE-OA1a would weaken this boundary separation.

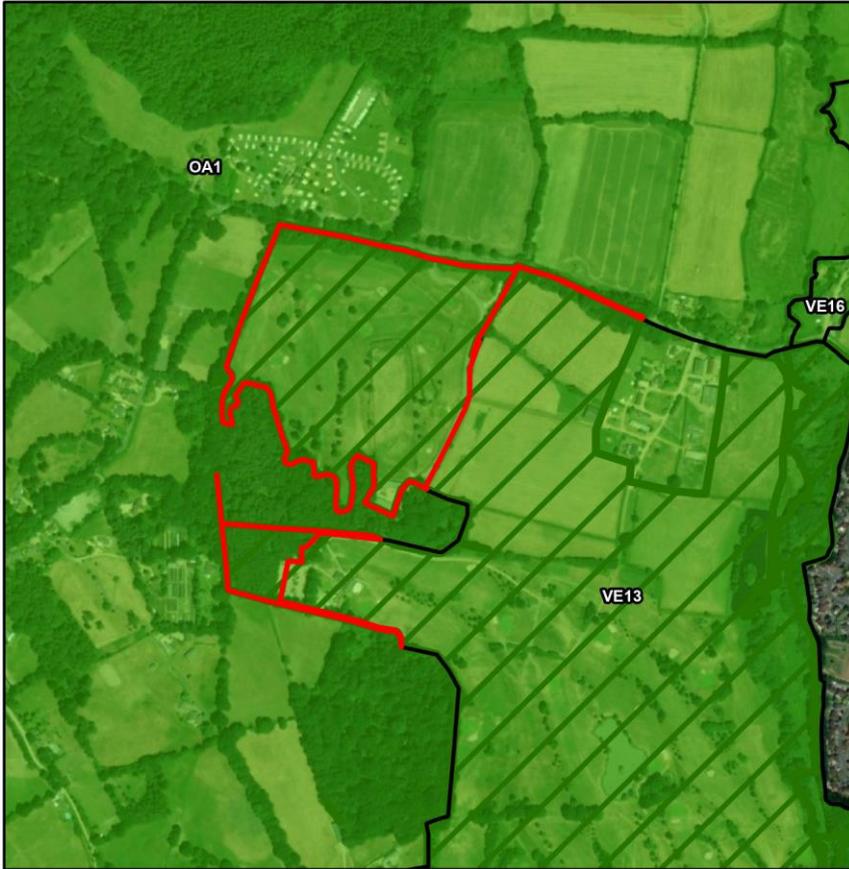
The adjoining land within VE16 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

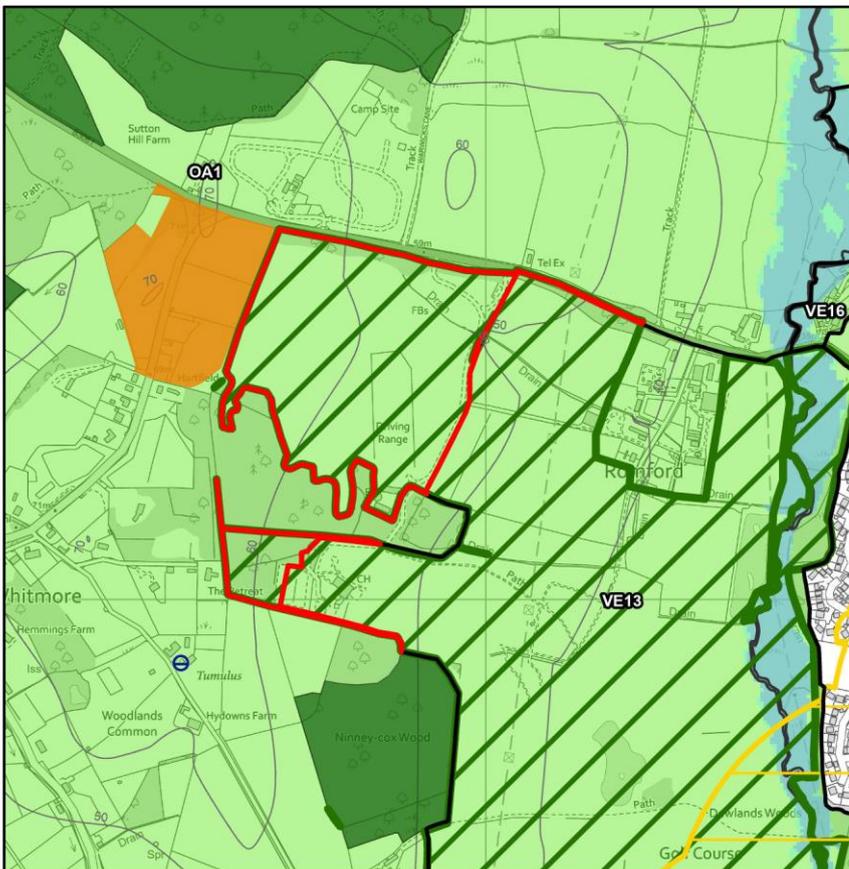
- Parcel VE-OA1a has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Verwood, would be high.

**High**

# Harm of release of land in VE-OA1b



- VE-OA1b
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



# VE-OA1b

## Parcel location and openness

Parcel size: 11.8ha

Parcel is located to the west of Verwood. Verwood does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Sutton Common is an absolute constraint located to the west of the parcel.

Land is open, comprising of an area of woodland block in the south of the parcel and a golf course. However, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

## Distinction between parcel and inset area

The River Crane and associated tree line is a strong boundary feature creating separation from the settlement. The parcel extends a significant distance from the inset area and is not contained by urban development, with views that are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

# VE-OA1b

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Weak/No  
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: 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.

# VE-OA1b

## Impact on contribution of adjacent Green Belt

- Release of VE-OA1b as an expansion of Verwood:

Rating: Minor-moderate

The tree belt and River Crane adjacent to the east of the parcel, as well as the tree cover within VO-OA1b, create strong separation between the urban edge and land within OA1. Release of land within VE-OA1b would weaken this boundary separation.

The adjoining land within VE13 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 VE-OA1b 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 Verwood, would be high.

**High**