

Christchurch and East Dorset Green Belt Assessment: Final Report

Prepared by LUC

September 2017

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1 Introduction

- 1.1 LUC was commissioned by Christchurch and East Dorset Councils to undertake an assessment of the South East Dorset Green Belt located within its administrative areas. This report presents the findings of stages 1 and 2 of this study. It sets out the strategic assessment of the Green Belt in the Councils' administrative areas and the definition and assessment of land parcels against the five purposes of the Green Belt set out in the National Planning Policy Framework (NPPF para 80). Stage 3 will be undertaken if the Councils decide to actively consider release of Green Belt land as part of the Local Plan Review.

Background to the Study

- 1.2 The broad extent of the South East Dorset Green Belt was first designated in 1980, as part of the adoption of the South East Dorset Structure Plan (1980). The detailed boundaries were defined in subsequent local plans. The area was designated as Green Belt following concern that the growth of settlements around the conurbation of Poole/ Bournemouth/Christchurch had resulted in the distinction between town and country becoming blurred and had spread the influence of urban development into the surrounding countryside.
- 1.3 In April 2014, Christchurch and East Dorset Councils adopted a joint Core Strategy (known as the Local Plan Part 1) which sets out the planning strategy for Christchurch Borough and East Dorset District up to 2028. As part of the preparation of the Core Strategy, a rigorous process was undertaken to identify land for potential removal from the Green Belt to meet the housing needs of the area.
- 1.4 The Councils originally intended preparing the following additional documents which together with the Core Strategy would comprise the Local Plan:
- Site Allocations & Development Management Policies Development Plan Document (DPD) (Local Plan Part 2).
 - Dorset Gypsy & Traveller Sites DPD.
- 1.5 In 2016 however the Councils decided to undertake a full Local Plan review which will involve amending as appropriate the Adopted Core Strategy, as well as preparing the site allocations and development management policies. This work will all be brought together into a comprehensive and up to date Local Plan document (with a separate Gypsy and Traveller sites DPD).
- 1.6 As part of the first stage of the Local Plan Review, a Regulation 18 consultation, was completed and the consultation document was published in September 2016. This includes consideration of the Green Belt and highlights that the following matters will be included in the Local Plan Review:
- *“To undertake a Green Belt study which will consider how well each area of Green Belt meets its statutory purposes. This will be an important basis should any review of Green Belt boundaries be considered.*
 - *To review detailed Green Belt boundaries around settlements to address long standing boundary anomalies.*
 - *To consider the need for detailed Development Management policies for certain forms of development.”*
- 1.7 LUC has been commissioned to undertake an assessment of performance of the Green Belt. This will feed into a detailed review of the Green Belt boundaries as part of the consideration of strategic options to deliver new housing development.

Study Scope

1.8 The aim of the study is to assess the extent to which the land within the Green Belt in Christchurch and East Dorset performs against the purposes of Green Belts, as set out in paragraph 80 of the National Planning Policy Framework (NPPF):

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

1.9 The NPPF attaches great importance to Green Belts and stresses that their essential characteristics are 'openness and permanence'. It also advises that, once established, Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a local plan.

1.10 The Study consists of three key stages as follows:

Stage 1: A strategic level assessment of whether the spatial relationships between settlements and the functioning of the Green Belt in terms of the five NPPF Green Belt purposes (as defined in para 80 of the NPPF), resulting in the definition of assessment criteria and assessment parcels for detailed analysis at Stage 2. The Stage 1 analysis includes consideration of the following:

- Whether any land on the edge and adjoining the Green Belt boundaries should be included in the parcelling process, facilitating a more detailed assessment at Stage 2 of the potential for extension of the Green Belt (using the same assessment criteria).
- Whether there is justification for any 'washed over' villages within the Green Belt to be identified as distinct parcels for assessment at Stage 2, with a view to potentially inseting them into the Green Belt.
- Whether there is justification for any villages inset into the Green Belt to be included in the parcelling process and assessed at Stage 2, with a view to potentially including them within the Green Belt.

Stage 2: A comprehensive assessment of defined parcels, rating the contribution of land to each of the Green Belt purposes to determine the extent to which each parcel meets the purposes of Green Belt. Conclusions are also drawn, with reference to the Stage 1 analysis and Stage 2 parcel assessments, regarding:

- Whether the existing Green Belt boundary is defensible at a strategic scale¹, and whether any land on the edge and adjoining the Green Belt boundaries should be added to the Green Belt.
- Whether any 'washed over' villages within the Green Belt should instead be inset within the designated area.
- Whether any inset settlements should instead be designated as Green Belt.

Stage 3: An assessment of the harm of releasing potential development sites from the Green Belt taking account of:

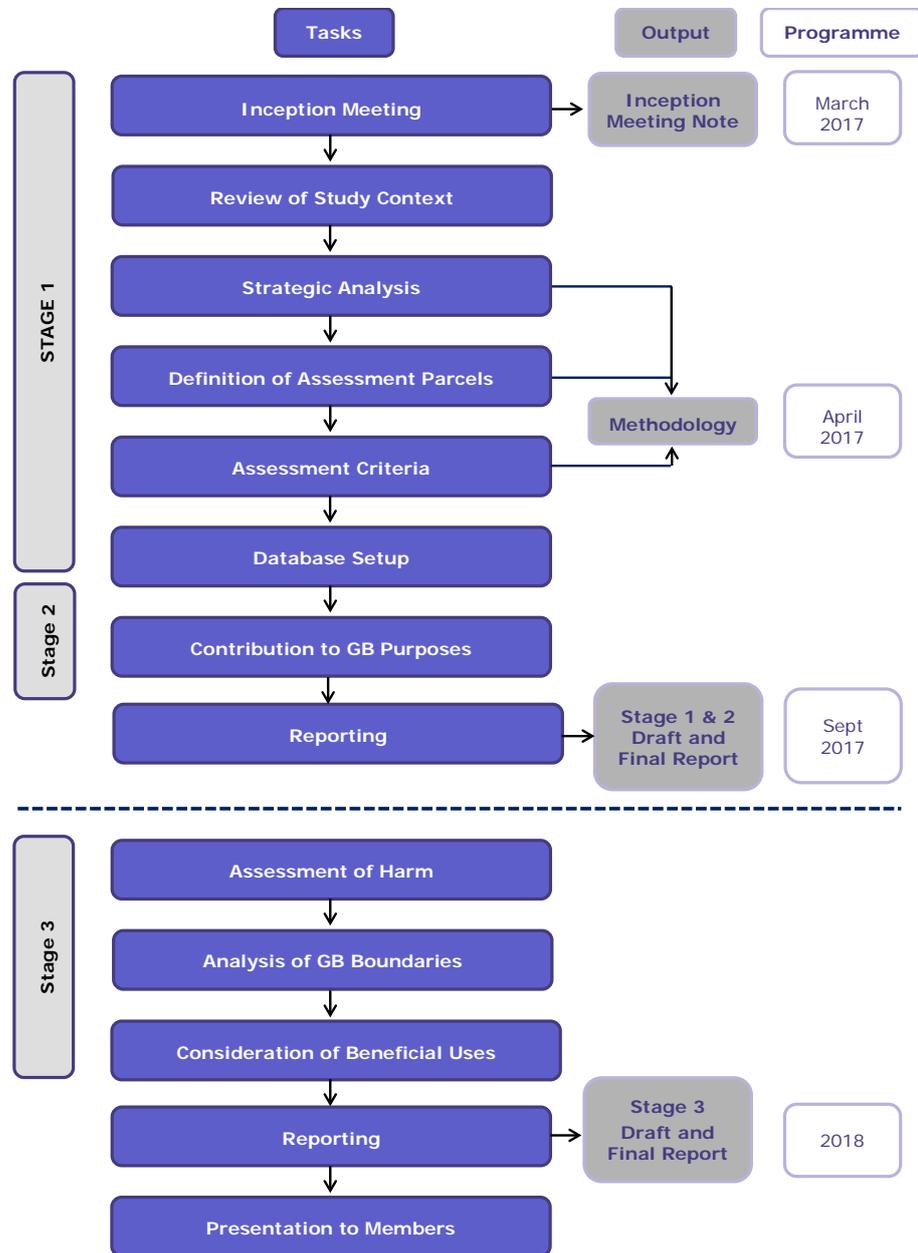
- Their contribution to the Green Belt purposes.
- The effect on the wider integrity of the Green Belt.
- The strength of the existing Green Belt boundary, and identification of any potential alternatives beyond it.

¹ The Councils are carrying out a separate exercise to identify and address minor anomalies associated with inner and outer Green Belt boundaries, such as drafting errors that have resulted in a boundary that does not adhere to any mapped feature.

- Potential opportunities to enhance the beneficial use of the Green Belt as outlined in para 81 of the NPPF and reiterated in the Housing White Paper (2017) (para A.62) and to mitigate any potential harm to the Green Belt if potential sites are proposed for release.

1.11 **Figure 1.1** below provides a summary of the overall methodology for undertaking these three stages of work. This is described in more detail in **Chapter 3 and 4**.

Figure 1.1: Overview of Key Tasks, Outputs and Programme



1.12 **This report currently presents the findings of the Stage 1 and 2 assessments.** If required, Stage 3 will be undertaken at a future date, assessing any potential Green Belt development sites that might be identified following completion of Strategic Housing Market Assessment and the Issues and Options Consultation on the Local Plan.

1.13 For the avoidance of doubt, it is not the purpose of this Green Belt Study to advise on the suitability or potential of existing land in the Green Belt for development. It will assess the performance of the Green Belt alone. A wide range of issues have to be considered when decisions are made regarding the most suitable locations for development. This assessment will

therefore form one piece of the evidence base for the Local Plan Review, complementing separate studies on environmental constraints, housing capacity, employment land, retail capacity, and infrastructure needs.

- 1.14 The study will also not consider whether 'exceptional circumstances' exist for the removal of land from the Green Belt. The recommended removal or addition of any parcel of land from or to the Green Belt and the justification for the exceptional circumstance for its removal, will, if appropriate, be included in the proposals set out in the Local Plan and contingent to the plan-making process and public consultation.

Report Structure

- 1.15 This chapter has introduced the Christchurch and East Dorset Green Belt assessment and described the background to and aims of the project. The remainder of the report is structured as follows:
- **Chapter 2** sets out the context to the study, in terms of planning policy and the evolution of the South East Dorset Green Belt.
 - **Chapter 3** sets out the Stage 1 analysis – including consideration of the Green Belt's outer boundaries; consideration of washed-over and inset settlements; and the resulting criteria and land parcelling used to assess the Green Belt against the NPPF purposes.
 - **Chapter 4** reports the findings of the Stage 2 parcel assessment, with conclusions regarding the status of inset and washed-over settlements and potential changes to the Green Belt's outer boundary.
 - **Chapter 5** sets out the recommended next steps.
- 1.16 **Appendix 1** sets out the detailed Green Belt Stage 2 assessment sheets.

2 Context

Introduction

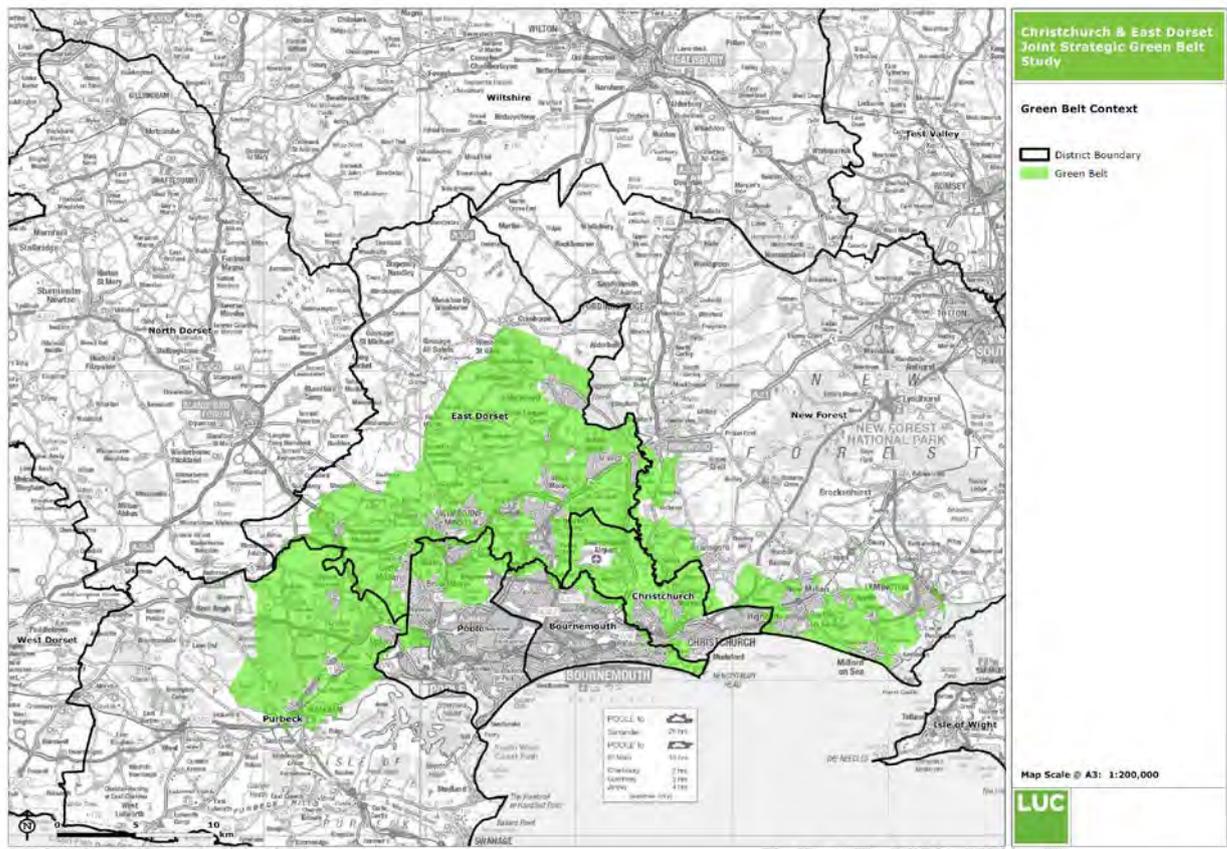
- 2.1 This chapter sets out the context for the study in terms of origin and extent of the South East Dorset Green Belt. This is followed by a review of the National Green Belt policy and practice guidance which has shaped the approach to the assessment. A summary is also provided of the existing local planning policy context and previous Green Belt studies that have been undertaken in the area.

South East Dorset Green Belt

- 2.2 The general extent of the South East Dorset Green Belt was first designated in 1980, as part of the adoption of the South East Dorset Structure Plan (1980). The detailed boundaries were defined in subsequent local plans. Prior to its adoption, a Green Belt proposal had been submitted in South Hampshire in 1961. This included areas at St. Leonards and St. Ives, Hurn and Burton parishes and other land around Christchurch. This proposal went to public inquiry and modifications were proposed, but the Green Belt policy was not taken on to adoption. These areas were transferred to Dorset in 1974.
- 2.3 The predecessor documents to the South East Dorset Structure Plan included the Consultative Document (1977) which proposed a Green Areas Policy. These were described as wedges and corridors of open space that would restrain the urban spread and protect the physical identity of many of the individual settlements. The submitted Structure Plan (1978) proposed the creation of a Green Belt, and showed an outer but not an inner boundary.
- 2.4 The Secretary of State's Notice of Approval of the Structure Plan stated that he "had modified the written statement by clarifying the purposes of the green belt, defining its boundaries in structural terms, and setting out the policies to be applied within it. Further provision for the protection of heathlands has been made."
- 2.5 The area was designated as Green Belt following concern that the growth of settlements around the conurbation had resulted in the distinction between town and country becoming blurred and had spread the influence of urban development into the surrounding countryside. The 1980 Structure Plan set out that Green Belt was established for the following two purposes:
- To protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them; and
 - To maintain an area of open land around the conurbation.
- 2.6 The supporting text in the Structure Plan suggested that in addition to these two principal aims, the Green Belt would also provide for the development of suitable forms of countryside recreation easily accessible to a large number of people.
- 2.7 The boundary is tightly drawn around Christchurch and the larger towns within East Dorset such as Wimborne, Ferndown and Verwood. The Green Belt covers just over 47% (16,840ha) of East Dorset District and is concentrated to the south of the District where it abuts the conurbation. In Christchurch Borough the whole of the rural area outside the main settlements is designated Green Belt, covering 3,477ha (approximately 70%). The whole of the South East Dorset Green Belt covers 330 sq. km.

- 2.8 The Green Belt areas of both Christchurch and East Dorset are mainly agricultural in character, interspersed with residential development, small hamlets, significant areas of lowland heathland (which are protected), areas of woodland/forestry, playing fields and sports grounds and, in East Dorset, two significant Country Parks. **Figure 2.1** shows the extent of the Green Belt in and around Christchurch and East Dorset.
- 2.9 The designation was primarily seen as a means of restricting the outward growth of the conurbation of Poole, Bournemouth and Christchurch; and protecting the separate identity of towns such as Wimborne, Wareham and Ringwood. An attitude of control and containment was the main premise of strategic planning policy at that time and the long-term growth needs of the sub-region were assessed periodically through structure and regional planning.

Figure 2.1: Extent of Green Belt in Christchurch and East Dorset and neighbouring authorities



National Green Belt Policy

- 2.10 The principle of maintaining a ring of open country around cities can be traced back to the 16th century when Elizabeth I forbade any building on new sites within three miles of the city gates of London. This was motivated by public health reasons, to prevent the spread of the plague, and to ensure a constant supply of food for the metropolis.
- 2.11 The importance of these considerations was later recognised by Ebenezer Howard, a pioneer of British town planning, in his 1898 book *Tomorrow: a Peaceful Path to Real Reform* in which he referred to "an attractive setting within the town could develop and which would maintain, close at hand, the fresh delights of the countryside - field, hedgerow and woodland".

- 2.12 The only mechanism available at the time to realise this vision, however, was the acquisition of land by public authorities. In 1935 the London County Council Regional Planning Committee therefore put forward a scheme *"to provide a reserve supply of public open spaces and of recreational areas and to establish a Green Belt or girdle of open space lands, not necessarily continuous, but as readily accessible from the completely urbanised area of London as practicable"*. This arrangement was formalised by the 1938 Green Belt (London and Home Counties) Act.
- 2.13 In 1955, Government Circular 42/55 codified Green Belt provisions and extended the principle beyond London. This was replaced by Planning Policy Guidance 2 in 1988 and in 2012, the Government replaced PPG2 with paragraphs 79–92 of a new National Planning Policy Framework (NPPF). This has since been supplemented by relevant National Planning Policy Guidance (NPPG).
- 2.14 Paragraph 79 of the NPPF states that *"the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence"*. This is elaborated in NPPF paragraph 80, which states that Green Belts should serve five purposes, as set out in **Box 2.1** below. The NPPF does not infer that any differential weighting should be applied to the five purposes.

Box 2.1: The Purposes of Green Belt (Paragraph 80 of the NPPF)

To check the unrestricted sprawl of large built up areas.

To prevent neighbouring towns merging into one another.

To assist in safeguarding the countryside from encroachment.

To preserve the setting and special character of historic towns.

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 2.15 Paragraph 82 of the NPPF indicates that, if proposing a new Green Belt, local planning authorities should:
- demonstrate why normal planning and development management policies would not be adequate;
 - set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;
 - show what the consequences of the proposal would be for sustainable development;
 - demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and
 - show how the Green Belt would meet the other objectives of the Framework.
- 2.16 The NPPF emphasises in paragraph 83 that Local Planning Authorities should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. It goes on to state that:
- "Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period"*.
- 2.17 Paragraph 84 of the NPPF states that when drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. In particular, they should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

- 2.18 The NPPF also states in para 85 that when defining boundaries, local planning authorities should:
- *“ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;*
 - *not include land which it is unnecessary to keep permanently open;*
 - *where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;*
 - *make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;*
 - *satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”*
- 2.19 Current guidance therefore makes it clear that the Green Belt is a strategic planning tool designed primarily to prevent the spread of development and the coalescence of urban areas. To this end, land should be designated because of its position, rather than its landscape quality or recreational use. However, the NPPF states that:
- “local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land” (Paragraph 81).*
- 2.20 Neither the NPPF nor the NPPG provides any specific advice regarding the methodology for undertaking Green Belt Assessments.

Housing White Paper

- 2.21 As part of its recent White Paper on housing policy (*Fixing our broken housing market*, February 2017), the Government has proposed amendments to the NPPF to make the circumstances in which Green Belt boundaries can be amended more ‘transparent’. It makes no reference to Green Belt assessments in this context. Local authorities will only be able to alter Green Belt boundaries after they have *“examined fully all other reasonable options for meeting their identified development requirements”*. In particular, they will have to give consideration to suitable brownfield sites, estate regeneration, underused and public sector land, and whether their development needs can be met by neighbouring authorities.
- 2.22 If local authorities are able to meet these conditions, they will also be required to ‘offset’ the removal of land from the Green Belt by way of *“compensatory improvements to the environmental quality or accessibility of remaining Green Belt land”*. This refers to the wider benefits that Green Belts can deliver e.g. for access, sport, recreation, flood alleviation, ecology, landscape and visual amenity etc.
- 2.23 The White Paper also proposes that national policy will make it clear that when carrying out a Green Belt Review, local planning authorities should look first at using any Green Belt land which has been previously used and/or which surrounds transport hubs.
- 2.24 It remains to be seen how these proposed changes will become formally embodied in national policy.

Local Plan Policy

Adopted Christchurch and East Dorset Local Plan – Part 1: Core Strategy

- 2.25 Christchurch and East Dorset Councils adopted a joint Core Strategy (known as the Local Plan Part 1) in April 2014, which sets out the planning strategy for Christchurch Borough and East Dorset District up to 2028. As part of the preparation of the Core Strategy, a rigorous process was undertaken to identify land for potential removal from the Green Belt to meet the housing needs of the area. This work drew on the findings of the SWRA Strategic Green Belt review² but also included: spatial policy and research analysis, analysis of existing development proposals, constraints and opportunities analysis, analysis of transportation options, urban character studies, and analysis of the land use and infrastructure requirements of each main settlement across Christchurch and East Dorset. In addition to this, a sieve map exercise was undertaken for each settlement to identify which areas on the edge of these settlements were not subject to absolute constraints in terms of proximity to protected heathlands and floodplains. Six areas of search were then identified where absolute constraints do not exist. These were then subject to detailed master planning exercises.
- 2.26 This rigorous process analysed the suitability of areas to deliver homes and identified where appropriate land should be removed from the Green Belt. This work fed into the Christchurch and East Dorset Local Plan – Part 1 – Adopted Core Strategy (2014) and Objective 1 states that:
- “The Green Belt will be retained and protected, except for strategic release of land to provide new housing, and for employment development in East Dorset and at Bournemouth Airport. Impact on or close to designated sites will be avoided, and residential development will contribute to mitigation of its effects on Heathland habitats.”*
- 2.27 The Core Strategy also addresses Green Belt issues within Policy KS3: *Green Belt*, which proposes limited changes to the existing boundaries of the Green Belt to follow the edge of the new urban areas. The policy also requires development proposed on sites considered as ‘previously developed sites within the Green Belt’ to meet prerequisites for development and sustainable development criteria (see **Box 2.2**).

Box 2.2: Policy KS3: Green Belt (*Christchurch and East Dorset Local Plan Part 1 - Core Strategy, Adopted April 2014*)

Development in East Dorset District and Christchurch Borough will be contained by the South East Dorset Green Belt. The most important purposes of the Green Belt in the area are to:

- Protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them.
- To maintain an area of open land around the conurbation.

Limited changes to the existing boundaries are proposed to enable some new housing and employment to meet local needs and also to include areas in the Green Belt that are no longer capable of providing for these needs. The revised Green Belt boundaries will follow the edge of the new urban area. Significant open space and SANGs will be within the Green Belt, and will be shown on the Proposals Maps for each individual development proposal.

In accordance with the guidance contained within the National Planning Policy Framework, development proposals on sites considered as previously developed sites within the Green Belt shall be considered against sustainable development criteria, and prerequisites for development which include:

- Approval of a development brief by the Council,
- Agreement of a comprehensive travel plan, and
- A wildlife strategy to be agreed with the Council that ensures no harm to features of acknowledged biodiversity importance, as well as enhancing the biodiversity where possible through improving the condition of existing habitats or creation of new ones.

² This SWRA Strategic Green Belt review was undertaken to inform the preparation of the Draft Regional Spatial Strategy which was subsequently revoked.

- 2.28 In addition to Policy KS3, other Core Strategy policies consider the Green Belt and propose detailed amendments to it. These include policies for new developments, including the proposed urban extension at Christchurch, Land South of Burton Village, Bournemouth Airport & Business Park; new neighbourhoods at Wimborne, Corfe Mullen, Ferndown and West Parley; employment allocations in East Dorset; as well as smaller areas of Green Belt adjacent to schools (e.g. in Colehill). Policies also identify additions to the Green Belt where land is no longer to be safeguarded for housing and instead included within the Green Belt (at Verwood, Ferndown and West Moors).
- 2.29 Policy PC4: *The Rural Economy* also considers the Green Belt and indicates that proposals for the conversion and re-use of appropriately located and suitably constructed existing buildings in the countryside for economic development, including tourist related uses, must ensure that proposals do not have a materially greater impact on the openness of the Green Belt and the purpose of including land within it. Additionally, this policy indicates that proposals for the development and diversification of agricultural and other land-based rural businesses will be supported which are consistent in scale and environmental impact with their rural location, avoiding adverse impacts on the openness of the Green Belt.

Christchurch and East Dorset Local Plan Review

- 2.30 Christchurch and East Dorset Councils originally intended preparing the following additional documents to the Local Plan Part 1 - Core Strategy, which together with the Core Strategy would comprise the Local Plan:
- Site Allocations & Development Management Policies Development Plan Document (DPD) (Local Plan Part 2).
 - Dorset Gypsy & Traveller Sites DPD.
- 2.31 However, the Councils decided in 2016 to undertake a full Local Plan review which will involve reviewing and amending as appropriate the Adopted Core Strategy, as well as preparing the site allocations and development management policies. This work will all be brought together into a comprehensive and up to date Local Plan document. The Gypsy and Traveller Sites DPD is still being prepared as a separate document.
- 2.32 The Local Plan Review will revise and amend as necessary the general development strategy and major Green Belt allocations that are set out in the Core Strategy. It will also include detailed development management policies and consider the need for further allocations for housing, employment, retail, mixed use development and open space. The adopted Core Strategy covers the period up to 2028, whereas the revised Local Plan will cover the period 2018-2033.
- 2.33 The first stage of the Local Plan Review, a Regulation 18 consultation, was recently completed and the consultation document was published in September 2016. This includes consideration of the Green Belt and highlights that the following matters will be included in the Local Plan Review:
- *“To undertake a Green Belt study which will consider how well each area of Green Belt meets its statutory purposes. This will be an important basis should any review of Green Belt boundaries be considered.*
 - *To review detailed Green Belt boundaries around settlements to address long standing boundary anomalies.*
 - *To consider the need for detailed Development Management policies for certain forms of development.”*

Previous Studies of the South East Dorset Green Belt

- 2.34 The South East Dorset Green Belt was last subject to strategic review as part of the preparation of the draft South West Regional Spatial Strategy in the mid-2000s. An additional Green Belt Review was completed prior to this by the South East Dorset Joint Strategy Area to inform the South East Dorset Strategy, published in 2005 (**Box 2.3**).

Box 2.3: Previous Studies of the South East Dorset Green Belt

South West Regional Authority (SWRA) Strategic Green Belt Review

Colin Buchanan was appointed by South West Regional Assembly (SWRA) to undertake a strategic review of the Green Belt within the South West, including the South East Dorset Green Belt within Christchurch and East Dorset. This was to inform the preparation of the new Regional Spatial Strategy. The study, published in 2006, identified in broad strategic terms where the rationale for the retention of the Green Belt was weaker or stronger. It stated that the identification of specific boundaries would be a matter for Local Development Frameworks. The study also identified potential locations where the extension of Green Belt could be justified to compensate for loss of Green Belt due to strategic development needs. The Study drew upon data supplied by the relevant Joint Strategic Areas (JSA) (including the South East Dorset JSA) – see below.

South East Dorset JSA

A review of the South East Dorset Green Belt was carried out to inform the process of identifying development capacity options for the South East Dorset Strategy (2005). The review assessed the character, operation and critical features of the Green Belt and assessed Green Belt land against the purposes of the Green Belt. The review determined that the Green Belt generally performed well against the purposes of the Green Belt. Five locations within the Green Belt were however identified for potential urban extensions of a modest size.

- 2.35 The South West Regional Spatial Strategy was not progressed following the revocation of the Regional Spatial Strategies in England by the coalition Conservative/ Liberal Democrat Government in 2010. The work did however recommend land to be released from the South East Dorset Green Belt to meet strategic development needs and the Christchurch and East Dorset Core Strategy drew on this when identifying sites for release from the Green Belt.

Green Belt studies in Neighbouring Districts

- 2.36 Table 2.1 summarises the Green Belt reviews carried out in neighbouring Districts:

Table 2.1: Summary of Green Belt studies in neighbouring Districts

Local Council	Summary of Green Belt Studies
Poole Borough Council	<p>Poole Local Plan: Poole Green Belt Review (July 2017): The Council undertook a Green Belt Review to form part of the evidence base for the Local Plan Review, a key part of which is to address the identified housing needs of Poole. In common with the Christchurch and East Dorset study, the review did not assess the Green Belt within Poole against the fifth NPPF purpose of the Green Belt (to assist in urban regeneration, by encouraging the recycling of derelict and other urban land). Green Belt land that has absolute constraints preventing built development (e.g. designated as areas of protected heathland or floodplain) was excluded from the Poole assessment; this was not the case in the Christchurch and East Dorset study, which assessed all Green Belt land regardless of designation.</p> <p>The methodology differed from the Christchurch and East Dorset Green Belt Review principally because it gave parcels a final rating by totalling the scores given with respect to the contribution to each Green Belt purpose (with the exception of purpose 5). In addition to the assessment of contribution to the Green Belt purposes defined in the NPPF it also rated land parcels against the “essential characteristics” of openness and permanence, but these ratings did not contribute to a parcel’s total score.</p> <p>The assessment concluded that the majority of the existing Green Belt areas in the Borough meet the NPPF purposes of the Green Belt to varying degrees. It also identified potential changes that could be made in the Local Plan Review to the existing Green Belt boundaries. It is not considered that the variations in methodology have resulted in any conclusions that have significant implications</p>

Local Council	Summary of Green Belt Studies
	for the Christchurch and East Dorset Green Belt Review, but it should be noted that the approach of totalling scores means that it is possible for a parcel that rates highly against one Green Belt purpose to be judged as making only a moderate overall contribution to the Green Belt.
Bournemouth Borough Council	Bournemouth Borough Council is in the process of undertaking a Green Belt review as part of the Bournemouth Local Plan Review. The potential need to utilise Green Belt land has been identified as an issue in the Regulation 18 consultation that they are carrying out. The Green Belt review methodology has not been published but we have been advised that the Council is using a similar approach to that employed in the New Forest District and Poole Borough reviews.
New Forest District Council	New Forest District Green Belt Study (July 2016): This assessment was undertaken by LUC to assist with any future decisions regarding Green Belt alterations. It used a similar methodology to that employed in the Christchurch and East Dorset Green Belt Assessment. It did not assess land beyond the District boundaries but recognised the role of Green Belt within Christchurch, and referenced Green Belt releases identified in the 2014 Christchurch and East Dorset Core Strategy.
Purbeck District Council	Purbeck District Council is in the process of compiling a review of its Green Belt land to inform a forthcoming review of the Purbeck Local Plan Part 1. Green Belt reviews have previously been carried out in 2006 and 2012, and a partial review relating to specific promoted development sites was carried out in 2016, but a full review is now being undertaken to accompany a revised Strategic Housing Market Assessment. The intention is to identify land which makes the least contribution to Green Belt, and which could consequently either be released or assessed in more detail; the review does not present any case for the 'exceptional circumstances' required to amend Green Belt boundaries. The methodology employed by Purbeck is the same as that used in Poole's recent Green Belt review, except that it provides a final ranking of parcels by aggregating scores against the individual Green Belt purposes and also the 'essential characteristics'. It only assesses land within the District, and does not give any consideration to the contribution of Green Belt in East Dorset.

Green Belt Guidance and Case Law

- 2.37 Neither the NPPF nor National Planning Practice Guidance provides guidance on how to undertake Green Belt reviews. A recent Planning Advisory Service (PAS) Advice Note³ and another produced by the Planning Officers Society⁴ provide useful discussion of some of the key issues associated with assessing Green Belt.
- 2.38 The PAS Guidance² considers the way in which the five purpose of Green Belt should be addressed, as follows:
- **Purpose 1: To Check the Unrestricted Sprawl of large built up areas** – this should consider the meaning of the term 'sprawl' and how this has changed from the 1930s when Green Belt was conceived.
 - **Purpose 2: To Prevent Neighbouring Towns from merging into one another** - assessment of this purpose will be different in each case and a 'scale rule' approach should be avoided. The identity of a settlement is not determined just by the distance to another settlement; instead the character of the place and the land between settlements must be acknowledged. Landscape Character Assessment is therefore a useful analytical tool to use in undertaking this purpose.

³ Planning on the Doorstep: The Big Issues – Green Belt, Peter Brett for Planning Advisory Service (February 2015).

⁴ Approach to Review of the Green Belt, Planning Officers Society (March 2015).

- **Purpose 3: To assist in safeguarding the countryside from encroachment** - the most useful approach for this purpose is to look at the difference between the urban fringe and open countryside. As all Green Belt has a role in achieving this purpose, it is difficult to apply this purpose and distinguish the contribution of different areas.
- **Purpose 4: Preserving the Setting and Special Character of Historic Towns** – this applies to very few places within the country and very few settlements in practice. In most towns, there is already more recent development between the historic core and the countryside.
- **Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land** – the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. The value of various land parcels is unlikely to be distinguished by the application of this purpose.

2.39 It also states that the assessment of the performance of Green Belt should be restricted to the Green Belt purposes and not consider other planning considerations, such as landscape, which should be considered in their own right as part of the appraisal and identification of sustainable patterns of development.

2.40 The Planning Advisory Service has updated their 'Plan Making Question and Answer' advice with regard to the assessment of Green Belt within Local Plans⁵. The service advises that Green Belt Reviews should be considered in the context of its strategic role. This indicates that Green Belts should not necessarily be just reviewed for each authority, and could include a joint methodology.

2.41 The Planning Officers Society guidance³ states:

- As per Paragraph 79 of the NPPF "*the essential characteristics of Green Belts are their openness and their permanence*". Although Green Belts will contain land which is of high quality in terms of valued landscapes its purpose is not to protect such features but to keep land within that designation permanently open. The guidance identifies that openness within the Green Belt should not be confused with landscape character of that area.
- Parcels of land around the inner edge of the Green Belt should be identified and delineated for assessment. To the greatest extent possible, each should have clearly defined boundaries using recognisable features.
- Any review of the Green Belt should be taken in line with the aims of the NPPF with specific emphasis on the delivery of sustainable development and supportive infrastructure. Any land which is removed from the Green Belt for development will be in locations in which the case for sustainable development outweighs the assessment of this land in terms of the five Green Belt purposes. Sustainability of these areas will need to be addressed in terms of social (e.g. local open space provisions), economic (e.g. transport capacity) and environmental (e.g. impacts on biodiversity and efficient land use) considerations. From the consideration of these elements a new Green Belt area will emerge and this may require expansions of the original established boundaries of the designation to compensation for any development sites which are released.

2.42 It is also considered appropriate that relevant Inspector's reports (from the Independent Examination of Local Plans) and case law should be used to inform the approach used to a Green Belt Review or Assessment. For example, Inspectors have commented that:

- Green Belt studies should be "*fair, comprehensive and consistent with the Core Strategy's aim of directing development to the most sustainable locations*". Green Belt reviews should be 'comprehensive' rather than 'selective'.⁶
- Green Belt studies should make clear "how the assessment of 'importance to Green Belt' has been derived" from assessments against the individual purposes of Green Belt.⁷ Such

⁵ <http://www.pas.gov.uk/pm-q-a-green-belt#Q:> When should you carry out a Green Belt review?

⁶ Inspector's report (A Thickett) to Leeds City Council (September 2014).

⁷ Inspectors' Letter (L Graham) to Cambridge City and South Cambridgeshire Councils (May 2015).

assessments against the purpose should form the basis of any justification for releasing land from the Green Belt.⁸

- In reviewing land against the purposes, Green Belt studies should consider the reasons for a Green Belt's designation as they are related to the purposes.⁹
- Green Belt studies should "take account of the need to promote sustainable patterns of development, as required by paragraph 85 of the NPPF [even if] such an exercise would be carried out through the SEA/SA process."¹⁰

⁸ Inspector's interim findings (H Stephens) to Durham City Council (November 2014).

⁹ Inspector's interim findings (H Stephens) to Durham City Council (November 2014).

¹⁰ Inspectors' Letter (L Graham) to Cambridge City and South Cambridgeshire Councils (May 2015).

3 Stage 1 – Strategic Analysis and Methodology

Overview

- 3.1 This section of the report presents the findings of the Stage 1 Strategic Green Belt Analysis, facilitating the detailed Stage 2 assessment that forms the main body of the assessment of the Green Belt against the NPPF purposes. As outlined in **Chapter 1**, Stage 1 aims firstly to define the Stage 2 assessment criteria, and secondly to identify the Stage 2 assessment parcels. The latter requires consideration as to:
- whether the existing Green Belt boundary is defensible;
 - whether any land on the edge and adjoining the Green Belt boundaries is potentially suitable for inclusion within the Green Belt (using the same assessment criteria);
 - whether any ‘washed over’ villages within the Green Belt have potential to be included as an inset village or if any current inset settlements should potentially be ‘washed over’.

Strategic Analysis

- 3.2 As a precursor to the subdivision of the Green Belt into parcels and assessment against the NPPF’s five purposes, it was essential to gain an understanding of the functionality of the Green Belt in Christchurch and East Dorset. A strategic-level analysis of the factors affecting the relationship between urban areas and the countryside; development and land use; location; and separating and connecting features was carried out. This was used to help define the assessment criteria and the land parcels.
- 3.3 The assessment drew on map and aerial view analysis and the Councils’ Core Strategy and other relevant evidence, and was informed by a preliminary site visit undertaken on 25th April 2017.
- 3.4 In order to define Stage 2 assessment criteria, the analysis sought to answer the following questions:
- Which settlements constitute ‘large built-up areas’?
 - Which settlements constitute ‘towns’?
 - Which settlements constitute historic towns, and what landscape elements/areas are important to their setting and special character?
- 3.5 In order to define Stage 2 assessment parcels, the analysis sought to answer the following questions:
- Which washed-over settlements display characteristics that might weaken their contribution to Green Belt purposes?
 - Which inset settlements have sufficient openness to warrant inclusion in the assessment against Green Belt purposes?
 - Are there any parts of the Green Belt’s outer boundary where there could be issues regarding its defensibility?
 - What additional areas of land outside of the Green Belt should be included in the detailed Stage 2 assessment?
- 3.6 The findings of this assessment have been incorporated into the sections on assessment criteria and parcelling below and in chapter 4 (paras 3.57-377 and 4.29-4.31).

Parcel Assessment Criteria

- 3.7 A key part of the methodology involved the development of assessment criteria based on the five purposes of Green Belts set out in the NPPF (See **Box 2.1, Chapter 2**). These criteria have been used to assess the contribution made by each parcel, or any distinct areas within parcels, to Green Belt purposes.
- 3.8 Green Belt has different purposes, but the factors that affect the contribution made by land to each purpose are not distinct to each purpose. With the exception of assistance in urban regeneration, all the Green Belt purposes can be seen to require consideration of the relationship between the assessment parcel, settlements and the countryside as influenced by the following common factors:
- Development and land use – the extent and form of existing development, and land use characteristics, affect the degree to which a parcel can be considered to be part of the countryside rather than an extension of the urban/settled area;
 - Location – the position of the assessment parcel in relation to settlements clearly affects its role in relation to potential expansion of those settlements;
 - Separating features – physical elements such as woodland blocks, rivers, ridges or areas of primary constraint (e.g. SACs, SSSIs) have a physical and visual impact on settlement-countryside relationships;
 - Connecting features – physical elements such as roads or rail links can reduce the impact of separating features, and landform (e.g. valleys) can also draw areas together.
- 3.9 For each Green Belt purpose, a description of the rationale for the assessment criteria is provided below followed by a table (**Tables 3.2 and 3.4-3.6** below) which summarises the proposed criteria and the ratings that will be applied to each criterion. A five point rating scale was used as set out in **Table 3.1** below:

Table 3.1: Parcel Ratings

Strong Contribution	Parcel performs well against the purpose.
Relatively Strong Contribution	Parcel performs relatively well against the purpose.
Moderate Contribution	Parcel performs moderately well against the purpose.
Relatively Weak Contribution	Parcel performs relatively weakly against the purpose.
Weak/No Contribution	Parcel makes a weak or no contribution to the purpose.

- 3.10 The terminology used in different Green Belt assessments to reflect ratings can vary; it may be numeric or descriptive and may use a differing number of points – e.g. 1-5, low to high or weak to strong. There is no accepted standard, other than that, in order to express sufficient variation without too much complexity, the scale will normally have between 3 and 5 points. No reference is made in the NPPF to any weighting of these purposes, so Green Belt studies invariably avoid applying any.
- 3.11 In practice, Purpose 3 may in effect be considered the underlying one, because it is relevant to parcels defined around all settlements being assessed and only parcels that lack the ‘essential characteristic’ of openness will make no contribution. Purposes 1, 2 and 4, on the other hand, will only be relevant to parcels in the vicinity of the large built-up area, juxtaposed between neighbouring towns (or intervening villages), or within the settings of the defined historic towns.

- 3.12 The significance of this in terms of the results of assessments is that many parcels which might be considered 'core' Green Belt rate highly against purpose 3 but make no contribution to other purposes. Assessments which aggregate ratings to provide an overall assessment may as a result rate parcels that make a low or moderate contribution to a number of purposes higher than those which make a strong contribution to purpose 3 only.
- 3.13 Variations in contribution within a parcel can be an additional source of complication when providing assessment ratings – e.g. should a rating reflect the strongest level contribution, or should it represent an average within the parcel? For the purpose of this assessment, if there are any variations in contribution within a parcel, then this is made clear within the commentary. It is therefore essential that the detailed assessment commentary is read alongside the summary maps provided in **Chapter 4**.
- 3.14 In addition to the five purposes of Green Belt, the NPPF also refers to two 'essential characteristics': openness and permanence. Comments on each of these are made in the paragraphs below as they are applicable to all the assessment criteria.

Openness

- 3.15 Openness in a Green Belt sense relates to lack of built development more than visual openness, although the two often go hand in hand. The key distinction is that where vegetation provides visual enclosure this does not reduce Green Belt openness, even though it might in practice mean that development would have less visual impact¹¹.
- 3.16 Openness as a characteristic can be considered in terms of the scale and density of development. The extent and form of existing development affects the degree to which a parcel can be considered to be part of the countryside rather than an extension of the urban / settled area, or a built-up area in its own right.
- 3.17 However, not all built development is considered to impinge on openness. Green Belt land includes many buildings which, by virtue of their form and arrangement in relation to other development, are considered not to be incompatible with a Green Belt location. This applies most commonly to rural villages, hamlets and farmsteads, where the scale, form and density of existing development is such that it can be considered to be part of the countryside, rather than an extension of the urban/settled area, or a built-up area in its own right. Most development of this kind pre-dates the establishment of the Green Belt, but the NPPF allows (at Paragraph 89) for "limited infilling".
- 3.18 The NPPF identifies (in Paragraphs 89 and 90) a number of other types of new development which are exceptions to the rule that new buildings are inappropriate in the Green Belt, the most significant being:
- Buildings for agriculture or forestry;
 - Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
 - Infilling or redevelopment of previously developed sites (i.e. 'brownfield land'), provided it does not result in any increased impact on openness, or conflict with the purposes of including land in the Green Belt.
- 3.19 The study does therefore not consider any development which is considered under para 89 and 90 of the NPPF to be 'appropriate development' as affecting the openness of the land.

Permanence

- 3.20 The concept of permanence is a planning consideration rather than a physical one, but it is recognised that there are benefits in using features which are clearly defined and which also play a physical and / or visual role in separating town and countryside to act as Green Belt boundaries.

¹¹ This point is made in paragraph 22 of the judgement in *Heath & Hampstead Society v London Borough of Camden* [2007] EWHC 977 (Admin) (3rd April 2007).

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

- 3.21 It is possible to argue that all Green Belt prevents the unrestricted sprawl of large built up urban areas, because that is its principal purpose as a strategic planning designation. However, the Study requires one area (or parcel) to be distinguished from another in terms of the extent to which they perform this purpose. This requires a detailed, site specific assessment against this strategic purpose.

Christchurch and East Dorset's 'Large Built Up' Area

- 3.22 There is no standard definition, and no definition provided in the NPPF, for a 'large built up area'; however it is evident, as noted in **Chapter 2**, that the primary reason for the designation of the South East Dorset Green Belt was to control the spread of the Poole/Bournemouth/Christchurch conurbation. Poole, Bournemouth and Christchurch (excluding Burton) are therefore all considered to form part of a 'large, built-up area', as illustrated in **Figure 3.1** below. Corfe Mullen is contiguous with Poole along all of its eastern and southern edge, and is therefore considered to form part of the large, built-up area.
- 3.23 There is little distance between Corfe Mullen and Wimborne, or between Bournemouth and West Parley, but in both cases the River Stour provides a strong physical distinction between the built-up areas. Land between the river and either Wimborne or West Parley would clearly relate to those settlements rather than the conurbation to the south, therefore these settlements are excluded from the large built-up area.
- 3.24 There is also only a short distance between Christchurch and Burton, but the physical gap between the two is strengthened by the A35 and railway line, which prevent intervisibility and give the village a distinct landscape setting. Burton has therefore been excluded from the large, built-up area.

Definition of 'Sprawl'

- 3.25 There is no clear definition of what constitutes urban sprawl. The PAS guidance¹² states in relation to Purpose 1:

"The terminology of 'sprawl' comes from the 1930s when Green Belt was conceived. Has this term changed in meaning since then? For example, is development that is planned positively through a local plan, and well designed with good masterplanning, sprawl?"

- 3.26 The guidance emphasises the variable nature of the term 'sprawl' and questions whether positively planned development constitutes 'sprawl'. The RTPI Research Briefing No. 9 (2015) on Urban Form and Sustainability is also not definitive on the meaning of sprawl:

"As an urban form, sprawl has been described as the opposite of the desirable compact city, with high density, centralised development and a mixture of functions. However, what is considered to be sprawl ranges along a continuum of more compact to completely dispersed development. A variety of urban forms have been covered by the term 'urban sprawl', ranging from contiguous suburban growth, linear patterns of strip development, leapfrog and scattered development."

Purpose 1 Assessment Criteria

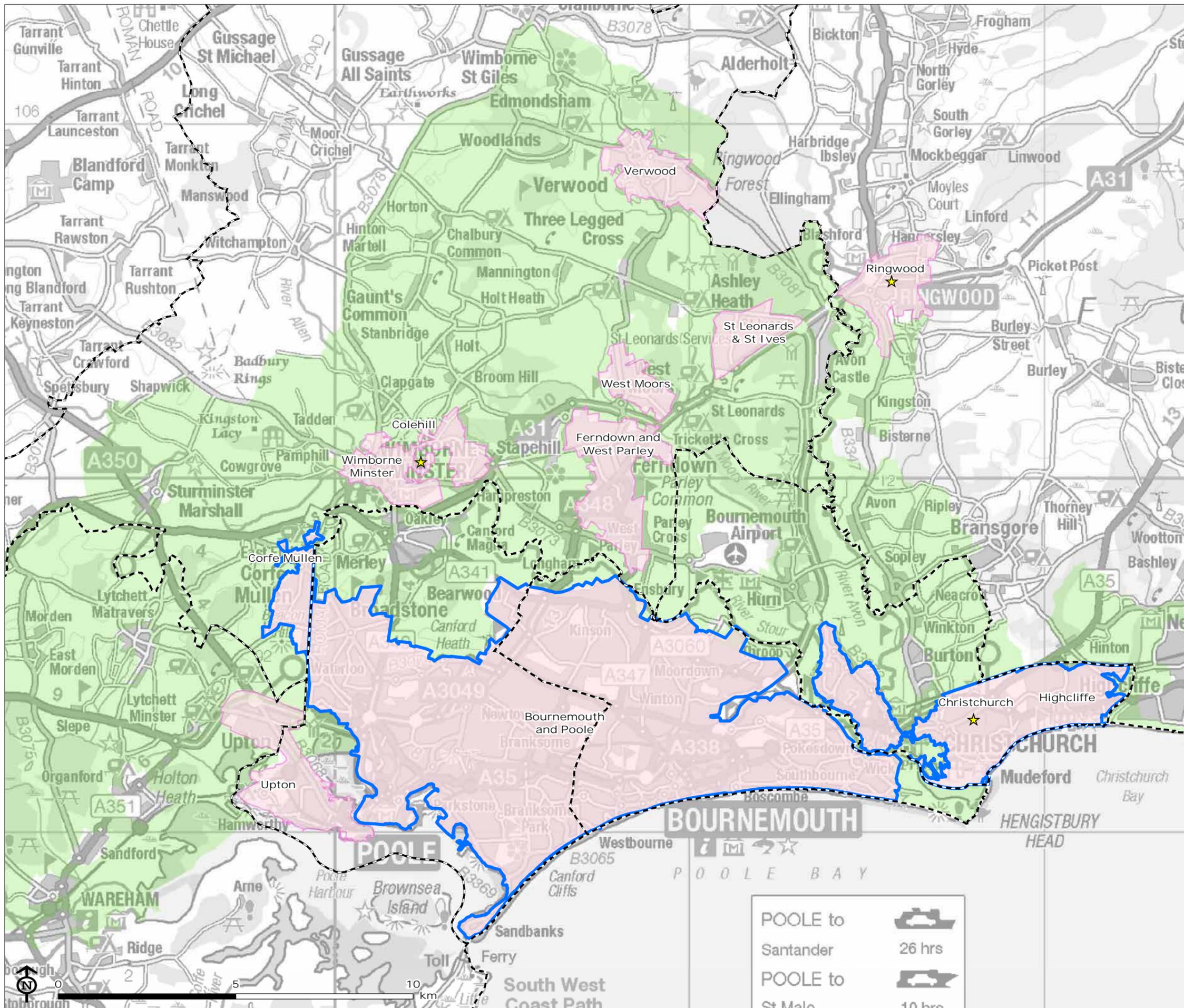
- 3.27 The role a land parcel plays in preventing sprawl is dependent on the extent of existing development that has occurred within the parcel and its relationship with existing large built-up areas. All of the development forms noted in the RTPI note quoted above have been considered when judging the extent to which sprawl has already occurred within an assessment parcel. Assumptions about the extent and form of future development which have not been permitted cannot be made. Existing development includes any built structure that has an impact on openness but does not include pylons as these are features of both rural and urban environments. As outlined above, it also does not include development which is classed as appropriate development in the Green Belt (as defined in paras 89 and 90 of the NPPF¹³).

¹² Planning on the Doorstep: The Big Issues – Green Belt, Planning Advisor Service (2015).

¹³ This is set out in case law where the Court of Appeal addressed the proper interpretation of Green Belt policy in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404. Applying the findings of this case, appropriate development in the Green Belt cannot be contrary to either the first or third Green Belt purpose and should be excluded from the assessments as 'urbanising features' as it is cannot be "urban sprawl" and cannot have an "urbanising influence".

Figure 3.1: Settlement
Classification for Assessment of
Green Belt Purposes

-  District boundary
-  Large, built-up area for Green Belt purpose 1
-  Town for Green Belt purpose 2
-  Historic town for Green Belt purpose 4



Map Scale @ A3: 1:105,000



- 3.28 Land adjacent to the large built-up area is likely to contribute to checking sprawl, unless, either through containment by the urban form, or by a strong outer boundary feature, it has a weak relationship with the wider countryside. Land within a parcel that is not directly adjacent to a large built-up area but which is close to it, and which has a stronger association with this settlement than any other, may also contribute to this purpose.
- 3.29 Key questions asked in relation to purpose 1, the prevention of sprawl of large, built-up areas, included:
- Does the parcel lie in adjacent to, or in close proximity to the large built up area?
 - To what extent does the parcel contain existing urban sprawl?
 - To what extent does the parcel exhibit the potential for sprawl? i.e. Does land relate sufficiently to a large built-up area for development within it to be associated with that settlement or vice versa?
 - Does land have a strong enough relationship with the large built-up area, and a weak enough relationship with other Green Belt land, for development to be regarded more as infill than sprawl?
- 3.30 **Table 3.2** summarises the criteria that were used for the assessment of Purpose 1.

Table 3.2: Purpose 1 Rating Criteria

Purpose 1: Check the unrestricted sprawl of large built-up areas	
<p>Development/land-use: where there is less development, the Green Belt makes a stronger contribution.</p> <p>Location: land closer to the large, built-up area makes a stronger contribution.</p> <p>Separating features: land that has a stronger relationship with the countryside than the settlement makes a stronger contribution.</p> <p>Connecting features: where there are no connecting features between the settlement and the countryside, land makes a stronger contribution.</p>	
Strong Contribution	The parcel is close to the large built-up area, it contains no or very limited urban development and has a strong sense of openness. It relates strongly to the wider countryside as opposed to the urban area.
Relatively Strong Contribution	The parcel is close to the large built-up area and contains very limited urban development and has a strong sense of openness. It relates more strongly to the wider countryside.
Moderate Contribution	The parcel is close to the large built-up area contains limited urban sprawl and has a relatively strong sense of openness. It may relate to both the settlement and the wider countryside or have a degree of separation from both.
Relatively Weak Contribution	The parcel is close to the large built-up area and already contains urban sprawl compromising the sense of openness, or it relates more strongly to the urban area than to the wider countryside.
Weak/No Contribution	The parcel is close to the large built-up area and is already fully urbanised; or the parcel is not close enough for there to be any significant potential for urban sprawl from the large built up area to occur within the parcel. Green Belt land closer to the large built-up area serves to restrict its sprawl.

Purpose 2: To prevent neighbouring towns from merging into one another

Defining Purpose 2 'towns'

- 3.31 As set out in paragraph 80 of the NPPF, Purpose 2 aims to 'prevent neighbouring towns merging into one another'. The Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014) Policy KS2 sets out the settlement hierarchy policy for the plan area. The 'Main Settlements', 'District Centres' and 'Suburban Centres' as defined in this policy were used to define the Purpose 2 settlements for this study. These are summarised in **Table 3.3** below. Not all are 'towns' in terms of their administrative structures, but the retention of "*the separate physical identity of individual settlements in the area*" was identified as one of the purposes of the South East Dorset Green Belt as set out in the 1980 Structure Plan.

Table 3.3: Settlement Hierarchy

Settlement Type	Settlements within Christchurch and East Dorset
Main Settlements	Christchurch, Wimborne Minster, Ferndown and West Parley, Verwood, Corfe Mullen
District Centres	West Moors, Highcliffe
Suburban Centres	Colehill, St Leonards and St Ives

- 3.32 'Rural Service Centres', 'Villages' and 'Hamlets' – as defined in Policy KS2 were considered to be of insufficient size to be treated as Purpose 2 settlements. The NPPF specifically refers to preventing the merger of towns, not the merger of towns with smaller settlements, or the merger of small settlements with each other. However, it is recognised that the perceived gaps between towns will in turn be affected by the size of gaps associated with smaller, intervening settlements. Full account was taken of the role the smaller settlements play in preventing the merging of settlements in the assessment commentaries.
- 3.33 Towns outside of Christchurch and East Dorset that were also considered as purpose 2 'towns' in the assessment include Ringwood, Bournemouth, Poole and Upton. **Figure 3.1** above shows the locations of settlements considered 'towns' for assessment of land against Green Belt purpose 2.

Purpose 2 Assessment Criteria

- 3.34 A parcel by parcel assessment was undertaken, assessing the extent to which the Green Belt is playing a role preventing the merging of the Purpose 2 settlements. Rather than simply measuring the size of the gap between settlements, the assessment considered both the physical and visual role that parcels of land play in preventing the merging of settlements. This accords with the PAS guidance which states that distance alone should not be used to assess the extent to which the Green Belt prevents neighbouring towns from merging into one another.
- 3.35 A parcel that represents all or most of the physical gap between nearby towns will clearly play an important role in preventing coalescence, so parcel location and size are significant factors with regard to this purpose. However, the nature of the land between two towns - the role of landform in connecting or separating them visually or in terms of the character of their settings – and also the character of the settlements themselves will affect the extent to which the closing of a physical gap between them is perceived as reducing settlement separation.
- 3.36 Where larger parcels have been defined, typically to reflect the strong contribution to purpose 3 of areas of countryside that are remote from urban influences, they may occupy all or most of the gap between towns that are too far apart to have any realistic likelihood of coalescence. In these cases the commentary and rating will reflect the fact that, whilst the parcel as a whole makes a strong contribution, smaller parts of it would have a weaker role in this respect.
- 3.37 Key questions asked in relation to purpose 2, preventing the coalescence of towns, included:
- Does the parcel lie directly between two settlements being considered under Purpose 2?
 - How far apart are the towns being considered?

- Is there strong intervisibility between the towns due to topography etc?
- How much of a gap is required to avert perceived coalescence, taking into consideration the role of physical features in creating either separation or connectivity?
- How do the gaps between smaller settlements affect the perceived gaps between towns?

3.38 **Table 3.4** summarises the proposed criteria that were used for the assessment of Purpose 2 in the study.

Table 3.4: Purpose 2 Rating Criteria

Purpose 2: Prevent neighbouring towns from merging	
<p>Development/land-use: less developed land will make a stronger contribution – a ‘gap’ which contains a significant amount of development is likely to be weaker than one in which the distinction between settlement and countryside is clearer.</p> <p>Location: land juxtaposed between towns makes a stronger contribution.</p> <p>Size: where the gap between settlements is wide, the Green Belt makes a weaker contribution.</p> <p>Separating features: the presence of physical features that separate towns such as substantial watercourses, landform e.g. hills, or forested areas, can compensate for a narrower gap (in terms of distance). However loss of such features would consequently have a greater adverse impact on settlement separation.</p> <p>Connecting features: where physical features strengthen the relationship between towns, e.g. where settlements are directly linked by a major road, or have a strong visual connection, the gap can be considered more fragile, and the Green Belt consequently makes a greater contribution to maintaining separation.</p>	
Strong Contribution	Development of this parcel would result in physical or visual coalescence of towns, or would leave a negligible physical gap with no physical elements to preserve separation.
Relatively Strong Contribution	Development of this parcel would result in a significant narrowing of the visual or physical gap between towns with no physical elements to preserve separation.
Moderate Contribution	Development of this parcel would result in significant narrowing of the physical gap, but physical feature(s) would preserve a sense of separation; or Development of this parcel would result in a moderate narrowing of the physical gap, but with no physical feature(s) to preserve separation.
Relatively Weak Contribution	Development of this parcel would result in a very limited narrowing of the visual or physical gap with no physical feature(s) to preserve separation; or Development of this parcel would result in a moderate narrowing of the physical gap, but with physical feature(s) to preserve separation.
Weak/No Contribution	Development of this parcel would result in little or no perception of the narrowing of the gap between towns.

Purpose 3: To assist in safeguarding the countryside from encroachment

- 3.39 The contribution a parcel makes to safeguarding the countryside from encroachment can be considered in terms of the extent to which it displays the characteristics of countryside – i.e. lack of development and land uses which are associated with countryside rather than urban land – and the extent to which it relates to the adjacent settlement and to the wider countryside.
- 3.40 Urbanising influences are considered to include any features that compromise the countryside character, such as roads lined with street lighting and pavements, large areas of hard standing, floodlit sports fields, roads etc. They do not include development which is commonly found within the countryside, e.g. agricultural or forestry related development, isolated dwellings, historic schools and churches, or development which is deemed to be ‘appropriate’ as defined in paras 89 and 90 of the NPPF.
- 3.41 The PAS guidance states that:
- “The most useful approach is to look at the difference between urban fringe – land under the influence of the urban area - and open countryside, and to favour the latter in determining which land to try and keep open, taking into account the types of edges and boundaries that can be achieved.”*
- 3.42 It is important to recognise that Green Belt does not function as a series of isolated parcels: the assessment of a defined parcel reflects the nature of landscape elements or characteristics within that parcel but also its relationship with the wider Green Belt.
- 3.43 Key questions asked in relation to purpose 3 included:
- To what extent does the land exhibit the characteristics of the countryside and is open?
 - Disregarding the condition of land, are there urbanising influences within or adjacent which reduce the sense of it being countryside?
 - Does land relate more strongly to the settlement(s) or to the wider countryside?
- 3.44 **Table 3.5** summarises the proposed criteria that were used for the assessment of Purpose 3 in the study.

Table 3.5: Purpose 3 Rating Criteria

Purpose 3: Assist in safeguarding the countryside from encroachment	
Development/land-use:	where there is less urbanising land use and more openness, land makes a stronger contribution.
Location:	land further from inset settlements typically makes a stronger contribution.
Separating features:	land that has a stronger relationship with countryside than settlement makes a stronger contribution.
Connecting features:	an absence of physical features to link settlement and countryside means that land makes a stronger contribution.
Strong Contribution	The land parcel contains the characteristics of open countryside. It relates strongly to the wider countryside, has a sense of separation from the settlement and lacks urbanising development.
Relatively Strong Contribution	The land parcel contains the characteristics of open countryside. It relates more strongly to the wider countryside than the settlement and has very limited urbanising development.

Moderate Contribution	The land parcel contains the characteristics of open countryside and has limited urbanising development. The parcel relates to both the settlement and the wider countryside or has a degree of separation from both; or The parcel relates more strongly to the wider countryside than to the settlement, but openness is compromised by urbanising development within it.
Relatively Weak Contribution	Land parcel has very limited characteristics of open countryside and has urbanising development that compromises openness. The parcel relates more strongly to the settlement than to the wider countryside.
Weak/No Contribution	Land parcel does not contain the characteristics of open countryside and has urbanising development that compromises openness. It lacks any relationship with the wider Green Belt countryside and makes little or no contribution to safeguarding the countryside from encroachment.

Purpose 4: To preserve the setting and special character of historic towns

- 3.45 The fourth Green Belt purpose focuses on the role of the Green Belt in preserving the setting and special character of historic towns.
- 3.46 To ensure that the Christchurch and East Dorset Green Belt Review takes full account of this purpose, it is necessary to define what constitutes an historic town and set out how the role of the Green Belt in preserving setting and special character was assessed.

Definition of historic towns

- 3.47 Green Belt assessments have adopted a range of approaches to the definition of historic towns. These typically focus on the presence of designated Conservation Areas, but whilst many settlements have historic elements, this Green Belt purpose is only relevant to settlements of a certain size – i.e. towns – which retain a historic character connected to surrounding landscape elements, and which it is impractical to protect solely through Conservation Area designations. This connection between a historic town's historic character and the wider countryside does not have to be physical, indeed successions of development often isolate core historic areas from the surrounding countryside; it is often a visual connection. This visual connection can be defined through movement through the area or views into or out of the settlement.
- 3.48 Judgements of contribution to purpose 4 requires an understanding of the landscape elements and relationships which contribute to the setting or special character of historic towns. Land parcels contribute to the setting and/or special character of a historic town where new development would impact on the relationship between the historic townscape and the key characteristics of its landscape setting.
- 3.49 Within the Christchurch and East Dorset Green Belt, two settlements meet the above criteria, Christchurch and Wimborne Minster, and in both cases it is the settlement's riverside location that provides the principal historic setting value. The historic core of Christchurch is adjacent to the Avon Valley, and the confluence of the Avon and Stour, Christchurch Harbour, Stanpit Marsh and Hengistbury Head are key elements in the setting of the town. The Conservation Area Appraisal¹⁴ states that:

"Christchurch gains much from its riverside, flood plain and water meadow setting. This is particularly evident from the northern and eastern boundaries where the Priory protrudes above houses and trees to provide a dramatic skyline in extended views."

¹⁴ Christchurch Central Conservation Area Appraisal and Management Plan. Adopted September 2005. Christchurch Borough Council.

3.50 Wimborne’s historic core is alongside the Stour Valley, where the broad floodplain provides an open setting to the south of the town, but the valley of the River Allen entering the town from the north also plays a role. The Wimborne Minster Conservation Area Supplementary Planning Guidance¹⁵ states that:

“the valley landscapes of the Allen and Stour permeate the town from the west and south.” The guidance also notes *‘glimpses of unspoilt landscape over the Stour Valley towards Cowgrove and Pamphill’*.

3.51 Ringwood, which lies close to the eastern boundary of East Dorset, is also considered to constitute a historic town. The settlement’s relationship with the River Avon is a key aspect of its historic character. The key questions asked in relation to purpose 4 were:

- What is the relationship of the land with the historic town?
- Does the land form part of the setting and/or special character of an historic town?
- What elements/areas important to the setting and special character of a historic town would be affected by loss of openness?

3.52 **Table 3.6** summarises the criteria that were used for the assessment of Purpose 4 in the study, and **Figure 3.1** above shows the locations of settlements considered ‘historic towns’ for assessment of land against Green Belt purpose 3.

Table 3.6: Purpose 4 Rating Criteria

Purpose 4: Preserve the setting and special character of historic towns	
<p>Development/land-use: less developed land makes a stronger contribution.</p> <p>Location: an area that contains key characteristics, or important in views to or from them, makes a stronger contribution.</p> <p>Separating features: land that lacks physical features to create separation from a historic town – i.e. land where the Green Belt provides a visual setting for the historic town – makes a stronger contribution.</p> <p>Connecting features: where there is stronger relationship between historic town and countryside the contribution to this purpose is stronger.</p>	
Strong Contribution	The parcel’s openness is a key element in the relationship between the settlement and key characteristics identified as contributing to special character or historic setting – development would detract significantly from the town’s historic character.
Relatively Strong Contribution	The parcel’s openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting – development would detract from the town’s historic character.
Moderate Contribution	The parcel’s openness contributes to the relationship between the settlement and characteristics identified as contributing to special character or historic setting, but development would have only a moderate impact on historic character.
Relatively Weak Contribution	The parcel forms a minor element in the setting of an historic town; or forms a more major element but has limited openness.
Weak/No Contribution	The parcel forms little or no part of the setting of an historic town.

¹⁵ Conservation Areas in East Dorset – Wimborne Minster. East Dorset District Council Policy Planning Division Supplementary Planning Guidance No.15 April 2006

Purpose 5: to assist in urban regeneration by encouraging the recycling of derelict and other urban land

3.53 Most Green Belt reviews do not assess individual parcels against purpose 5, and either do not rate them or rate them all equally, on the grounds that it is difficult to support arguments that one parcel of land makes a higher contribution to encouraging re-use of urban land than another. Where local authorities have detailed information on the extent of such sites, an argument could be made that Green Belt parcels around a settlement with a smaller area of unused urban land contribute more than parcels around a settlement with less 'pressure' on surrounding Green Belt, but it is very debatable as to whether development pressures operate at such a localised level.

3.54 The view of the PAS guidance (see 2.26 above) is that:

"...it must be the case that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. If Green Belt achieves this purpose, all Green Belt does to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose."

3.55 The Study acknowledges that Purpose 5 is important and should be afforded equal weight with Purposes 1-4 but it is not possible to assess the performance of Purpose 5 on a parcel-by-parcel assessment.

Overall assessment ratings

3.56 The assessment of parcels and broad areas against each of the purposes 1-4 cannot apply any predetermined weighting to any of the four factors. Given that there is no guidance on what constitutes an overall 'strong' contribution to Green Belt, LUC considers that there can be no presumptions as to how multiple lower ratings equate to single high ratings. Individual parcel assessments therefore do not include totalling of ratings. However, it would not be unreasonable to assume that a parcel that rates highly against a number of different purposes potentially has more value in Green Belt terms than one which rates highly against only one purpose. Analysis and mapping provided in Chapter 4 therefore illustrates this, showing parcels coloured according to the highest strength of contribution and shaded according to the number of purposes making that strength of contribution.

Definition of Assessment Parcels

Parcel boundaries

3.57 Given the overall size of the Green Belt, it is necessary to divide it into appropriate parcels for assessment. The NPPF states that when defining boundaries, local planning authorities should *"define boundaries clearly, using physical features that are readily recognisable and likely to be permanent."*

3.58 The parcels for this Green Belt review have been defined using Ordnance Survey Mastermap and aerial imagery. The aim was to define parcels that contain land of the same or similar land use or character, bounded by recognisable features including:

- Natural features; for example, watercourses and water bodies.
- Man-made features; for example, A and B roads and railway lines.

3.59 Less prominent features such as woodland, hedgerows, tree lines, streams and ditches may also be considered to be recognisable but less permanent boundaries. Where no other suitable boundary exists, these were used to define the land parcel boundaries.

Parcel size

3.60 Typically relatively small parcels of land adjacent to built-up areas have been defined, to provide a means of identifying the differing characteristics and performance of the Green Belt in those locations that are most likely to be considered for inclusion in, or removal from, the Green Belt.

- 3.61 The exception to the above is where environmental designations mean that there is no potential for development to occur, in which case larger parcels have been defined to incorporate the constrained areas. This includes SAC, SPA and SSSI designations, and the 400m buffer zone around the Dorset Heathland SPA within which no residential development is permitted, as set out in the Dorset Heathland Planning Framework Supplementary Planning Document (2015).
- 3.62 Parcel boundaries do not precisely follow the 400m buffer zone, as this is commonly not reflected by any physical feature, but instead follow suitable nearby recognisable boundaries. Areas within flood zone 3, where contiguous with sizeable areas of floodplain or the environmental designations noted above, were also considered to represent sufficient constraint to warrant their assessment in large parcels.
- 3.63 Larger parcels were also defined further from settlement edges. This is typically where there is sufficient separation from urban areas for land not to play an active role in preventing urban sprawl, separating towns, or providing a setting to historic towns, but where any new development would clearly constitute a significant encroachment on countryside.
- 3.64 No standard maximum and minimum sizes for the land parcels were set - as outlined above, they were defined according to recognisable boundaries.

Washed-over settlements

- 3.65 As noted in **3.63** above, land further from inset settlements was generally assessed in larger parcels. However the parcelling process also considered whether specific areas of washed-over development were sufficiently lacking in openness to warrant more detailed assessment in smaller parcels at Stage 2.
- 3.66 Core Strategy Policy KS2 sets out a settlement hierarchy for the Borough and District, identifying *main settlements, district centres, suburban centres, rural service centres, villages* and *hamlets*. All settlements within the outer extent of the Green Belt that are classified at higher than *village* level are currently inset into (and therefore not within) the Green Belt. Therefore the analysis of washed over settlements relates only to *villages* and *hamlets*. However the status of *villages* varies, so all those that are washed-over have been examined to identify whether there is any justification for defining specific parcels to assess their contribution to Green Belt purposes in more detail. The following settlements are defined as *villages* and are washed-over by Green Belt: Hurn, Edmondsham, Furzehill, Gaunts Common, Hinton Martell, Holt, Horton, Longham, Shapwick, Whitmore and Woodlands.
- 3.67 It is also noted that all of the above villages, other than Edmondsham and Hurn (the latter being in Christchurch Borough), are identified in saved policy GB7 of the East Dorset Local Plan (2002) as having "*a cohesive built character*" and being "*suitable for limited infilling*".
- 3.68 Two other areas with washed-over development were identified for consideration, on the basis of the extent of existing development and their proximity to urban edges: the West Moors Fuel Depot and the Victory Oak housing development (currently under construction) and adjacent hospital to the west of St Leonards. In addition, the hamlet of Winkton has been included in this element of the study, to inform the assessment of a proposal to inset it that was submitted as part of the Local Plan Review Regulation 18 Consultation in 2016. All other hamlets have been excluded from the analysis as they are too small to offer any significant scope for strategic development.
- 3.69 Comments on each of these locations are set out in **Table 3.7** below. The assessment considered settlement size, density, form, the extent of urbanising characteristics (such as pavements and street lighting) and overall sense of openness.

Table 3.7: Assessment of Washed-Over Areas

Washed-over Area	Comments	Conclusion
Hurn	The village is dominated by the woodland within which it is located. The development density is low, and there is little cohesive development. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Edmondsham	A very small village which although cohesive in form has a low density of development. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Furzehill	Low-density, linear settlement with a strong woodland component that further reduces perceived density. Clusters of outlying development at Clapgate and Bothenwood are detached from the main part of the village. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Gaunts Common	Low-density, linear settlement that lacks cohesion and has little clear separation from similar settlement to the north, at Chalbury Common, and east at Holt Wood. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Hinton Martell	Small, moderate-density, linear settlement which retains a rural character despite modern infill between older dwellings, and lacks significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Holt	A sprawling, linear settlement with low development density. There are a number of open gaps between the original village core and clusters of houses that have spread in a linear fashion from outlying farmsteads. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Horton	A cohesive but small settlement, relatively low in density, which has not expanded much beyond its historic form, focused on its church, farm and manor house. Horton retains a strong rural character and lacks significant urbanising influences.	Settlement is sufficiently open to justify washed-over status.
Longham	Longham has a largely linear character but has seen significant growth in the 20 th century, in particular residential development and a large garden centre at the northern end of the village. There are some gaps between development clusters, but pavements and street lighting, reflecting safety requirements associated with the location of the settlement along busy main roads, are an urbanising influence.	The settlement should be assessed as a parcel at Stage 2 (see conclusions in paragraphs 4.24-4.26)
Shapwick	Low density, linear settlement, with an historic core that has little modern development. 20 th century expansion is also low density and is largely confined to one side of the High Street. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Whitmore	Whitmore has a housing estate, to either side of New Road, that has a suburban form and	The settlement as a whole is sufficiently open to

Washed-over Area	Comments	Conclusion
	character, but the rest of the settlement is more dispersed and low in density. The settlement to the north of Verwood Road does not have the form of a traditional rural village, but Whitmore Lane and adjacent closes are unmade roads, and the houses are widely spaced.	justify its washed-over status. The New Road housing estate is not in itself large enough to significantly compromise openness.
Woodlands	A small linear settlement, with housing mostly on the north side of Verwood Road and the church, vicarage, farm and principal house set in open surroundings to the south. Modern expansion to the east but the village core retains a strong rural character and there are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
West Moors Fuel Depot	An extensive area with structures and surfacing that compromise rural character but do not constitute an urbanising influence. Built density is relatively low, with retained areas of heathland (which represent a constraint to further development).	The nature and density of development do not compromise openness sufficiently to warrant the questioning of the site's washed-over status. However the location close to inset development at West Moors and Three Legged Cross means that the depot should, together with the small belts of open land that separate it from those settlements, be assessed as a distinct parcel at Stage 2 (see conclusions in paragraphs 4.24-4.26)
Victory Oak	A hospital and housing estate which, when completed, will form a distinct area of moderate-density modern development within the Green Belt.	The settlement should be assessed as a parcel at Stage 2 (see conclusions in paragraphs 4.24-4.26)
Winkton	A cohesive settlement with some modern development set off from the two roads (Salisbury Road and Burley Road) on which older settlement is focused. However the settlement is relatively small, its density is relatively low, and as a whole it retains its traditional form and lacks significant urbanising influence.	Settlement is sufficiently open to justify washed-over status.

- 3.70 The desktop analysis summarised above identified that the majority of washed-over settlements lack sufficient urbanising influence, in terms of size, settlement form and characteristics, to warrant detailed analysis at Stage 2. Where this was found to be the case, washed-over settlements were incorporated within larger assessment parcels.
- 3.71 However, the analysis identified three washed-over areas, Longham, Victory Oak/St Leonards Hospital, and West Moors Fuel Depot, that were considered to have sufficient urbanising characteristics to warrant more detailed assessment. In all of these cases a parcel was defined around the settlement/development and its immediate surrounds, to facilitate assessment at Stage 2 of its openness and urban characteristics, and the findings are summarised following the Stage 2 parcel analysis (paragraphs 4.24-4.26).

Inset settlements

- 3.72 The strategic analysis also addressed the question of whether any inset areas have sufficient openness to warrant inclusion in the Stage 2 assessment against Green Belt purposes. Site assessment and rating of contribution to Green Belt purposes would then inform any decisions regarding potential for re-designation as Green Belt.
- 3.73 Inset areas classified within the settlement hierarchy by Core Strategy Policy KS2 as *main settlements, district centres, suburban centres or rural service centres* were by default considered sufficiently developed to be excluded from the analysis. These are: Christchurch, Wimborne, Ferndown and West Parley, Verwood, Corfe Mullen, West Moors, Highcliffe, Colehill, St Leonards and StIves (including Avon Castle), Sturminster Marshall and Three Legged Cross. All other insets within the Green Belt, seven in total, were analysed, with comments and conclusions set out in **Table 3.8** below.

Table 3.8: Assessment of Inset Areas

Inset Area	Comments	Conclusion
Burton	A sizeable village with an urban form and character which has evolved significantly from the original settlement along Salisbury Road.	No potential to designate as Green Belt.
Queen Elizabeth's School, Pamphill	A developed school site and neighbouring housing estate. There is some open green space associated with the school but this is contained by the housing development; the majority of the school's playing fields and other sports facilities are within the Green Belt to the south and east.	No potential to designate as Green Belt. It is noted that the school buildings extend into the Green Belt to the west, so consideration should be given to the extension of the inset area.
Stapehill – east of Canford Bottom Roundabout	A relatively small inset area but relatively high in density. Much of the development is in closes to the south of the main road, which increases suburban character.	No potential to designate as Green Belt.
Ferndown and Uddens Industrial Estates	A highly developed area of large-scale, commercial development, along with adjacent land that was released from the Green Belt and allocated for further employment uses in the Core Strategy .	No potential to designate as Green Belt.
Gundrymoor Industrial Estate, West Moors	A small but well-contained (by tree cover) area of commercial development that lacks openness.	No potential to designate as Green Belt.
Woolsbridge Industrial Park, Three Legged Cross	A highly developed area of large-scale, commercial development, along with adjacent land allocated in the Core Strategy for further employment uses.	No potential to designate as Green Belt.

Inset Area	Comments	Conclusion
Bournemouth Airport and associated business park	The airfield is a sizeable open area, but its functional use relates it to associated operational and employment development in the northern part of the inset area. The business park and operational airport land were released from the Green Belt through the Christchurch Local Plan and the Core Strategy respectively.	No potential to designate as Green Belt.

3.74 In some cases there is little distinction between the size of these inset areas and the size of areas of settlement of a similar density that have been washed-over. However, in each of these cases it was felt that there was insufficient openness within the inset area for there to be any significant benefit from, or justification for, adding it to the Green Belt. Therefore no inset parcels are identified for further analysis at Stage 2.

Land beyond the Green Belt outer edge

3.75 This analysis considers whether there is a rationale for inclusion of land within Christchurch and East Dorset but beyond the Green Belt's outer edge in the Stage 2 assessment, with a view to considering how well it might perform Green Belt purposes were it to be designated. Key considerations are the relationship between settlements within the outer Green Belt boundary (whether inset or washed-over) and settlements beyond it, and any associated development pressures. It does not, as noted in **Chapter 1**, address the more localised boundary issues that are the subject of a separate exercise to identify small-scale Green Belt anomalies (see **Footnote 1**).

3.76 There are no outer Green Belt boundaries to assess within East Dorset District to the south and south-west, where the Green Belt continues into Bournemouth, Poole and Purbeck. To the east, a continuation of the Green Belt into the New Forest District, together with the National Park designation (which follows the Christchurch District boundary for a short distance to the south of Bransgore, and extends westwards close to the East Dorset boundary at Bisterne), provide protection against development¹⁶.

3.77 Where the Green Belt outer edge is located within Christchurch Borough and East Dorset District, the strategic analysis did not identify any additional areas of land outside of the boundary for inclusion in the detailed Stage 2 assessment. Land beyond the northern boundary of the Green Belt is some distance from the main urban areas, is largely AONB and experiences little development pressure. Therefore there is no justification for extension of the designated area to prevent urban sprawl, retain the separation of key settlements, prevent encroachment into the countryside or protect the setting of a historic town. Key points are as follows:

- To the west there is a sufficient Green Belt buffer beyond Sturminster Marshall to retain separation from Spetisbury. The boundary follows a mixture of features, some not strong (tracks and field boundaries), but there is insufficient development threat to justify alteration (the Cranborne Chase AONB designation is a significant factor in this respect).
- There is a lack of development beyond the Green Belt to the north-west, with the AONB designation again being a significant factor, removing the need to extend the Green Belt in this location. The B3078 is a clear boundary feature, and whilst there are weaker edges to south (between the B3078 and the A31), there is insufficient development threat to justify alteration.
- To the north, Ringwood Forest provides a strong buffer between Verwood, within the Green Belt, and the smaller settlement of Alderholt beyond.

¹⁶ The Green Belt boundary follows the edge of the New Forest National Park, which was formerly Green Belt but which was taken out subsequent to the National Park's designation because the latter's status is considered to provide adequate protection against development.

Parcel organisation

3.78 The 113 parcels used in the Stage 2 assessment are listed in **Table 3.9** below, along with their size and a brief commentary explaining the parcelling. The parcels are also listed by area at the front of appendix 1. The parcels are illustrated on the maps in **Figures 3.2 – 3.9**. **Figure 3.2** shows the whole of the Green Belt in Christchurch and East Dorset, with the remaining figures showing the districts subdivided into the following areas:

- Sturminster Marshall and west of Wimborne (**Figure 3.3**).
- Corfe Mullen (**Figure 3.4**).
- Wimborne and Colehill (**Figure 3.5**).
- Ferndown, West Parley, West Moors and Bournemouth Airport (**Figure 3.6**).
- Christchurch and Burton (**Figure 3.7**).
- Three Legged Cross and Verwood (**Figure 3.8**).
- The north-western part of the Green Belt (**Figure 3.9**).

Table 3.9: Assessment Parcels

Parcel Ref	Parcel Name	Parcel Size (ha)	Justification for assessment parcels
001	Upton Heath	190.85	A large parcel despite proximity to inset settlement edge. Lack of subdivision reflects constraint of Heathland 400m Zone (see paragraph 3.62 for further explanation).
002	Beacon Hill Lane	13.19	Lies within same road boundaries as 001 and 003 but identified as a separate parcel due to lack of heathland constraint.
003	Poor Common	77.52	All within Heathland 400m Zone. Defined by nearest roads to outer edges of constrained area.
004	Corfe Mullen - west	32.17	Roads forming outer edge represent first boundary feature beyond inset settlement edge.
005	Corfe Mullen - Newtown	17.31	Distinguished from 004 due to additional containment by inset development to west.
006	Sleight	84.90	The A31 represents the first significant boundary feature north of the inset settlement edge. 006 is separated from 010 by a tree-lined former railway line.
007	Sleight - East End	14.12	Distinguished from 006 by its containment on three sides by development, and by its location on higher ground.
008	East End	7.48	Mostly contained by inset development and the district boundary.
009	Lambs Green - east	34.55	Land between Lambs Green and the district boundary that is less contained than 008.
010	Lambs Green - west	27.45	Land between the inset settlement edge and the A31, separated from 006 by a tree-lined former railway line.
011	Henbury	692.28	A broad area of countryside dominated by woodland and quarrying. The district edge, the A31, and roads and watercourses defining smaller parcels adjacent to the inset edge of Corfe Mullen provide parcel boundaries.
012	Jubilee Cross	48.55	Distinguished from 011 because it contains washed-over development that lies along a major road (the A350) and has some urbanising characteristics.
013	Sturminster south	99.86	Land between the southern edge of the inset settlement and the A31, excluding the area that is contained by inset development on three sides (018).
014	Sturminster east	57.26	Farmland abutting the inset settlement in several locations with a degree of potential constraint associated with water and floodplain. Distinguished from the less constrained golf course (015) and the more constrained and homogeneous Stour Valley (021).
015	Sturminster golf course	13.46	Adjacent to the inset settlement edge and distinguished by land use from 014 (which also contained some floodplain and a lake).

Parcel Ref	Parcel Name	Parcel Size (ha)	Justification for assessment parcels
016	Sturminster Springfields Farm	7.99	Contained by inset settlement on two sides and a stream and associated floodzone on the third.
017	Sturminster west	29.05	Land abutting the inset settlement but lacking any significant outer boundary feature and so defined only by weak field edges.
018	Sturminster Bailey Gate	10.69	Land immediately south of Sturminster Marshall that is contained by inset development on three sides.
019	Charborough Park	195.19	Consisting of all land to the south-west of the settlement edge of Sturminster Marshall, including parts of Charborough Park and a narrow strip of land between the A31 and the district boundary.
020	Newton Peveril	187.12	Land separated from the western edge of Sturminster Marshall by a stream and associated floodplain.
021	Stour Valley - west	463.00	A large area with a distinctive landscape character and floodplain constraint. Further east, adjacent to Wimborne and settlements beyond, the valley has been subdivided to reflect relationship with inset settlements. The course of the Stour forms most of the boundary between parcel 021 and 111.
022	Kinston Lacy	1458.44	Countryside to the north of the Stour Valley (021) and west of the River Allen, centred on the house and parkland at Kingston Lacy, but excluding the Pamphill/Hillbutts area (023) and western edge of Wimborne, which have more development and association with inset settlement.
023	Pamphill	142.99	Land beyond the immediate inset development edge at Queen Elizabeth's School, but with sufficient built development to have some distinction from the broader countryside to the west and north (022).
024	Wimborne - west	16.90	Land immediately adjacent to the western edge of Wimborne and a separate area of inset development at Queen Elizabeth's School, contained by Stone Lane and, elsewhere, by strong tree cover.
025	Wimborne - north west	25.35	Land to the north of Stone Lane abutting the western edge of Wimborne and a separate area of inset development at Queen Elizabeth's School.
026	Wimborne - Walford	20.93	Fields adjacent to the proposed new neighbourhood Cranborne Road, Wimborne, defined by the River Allen and the B3078.
027	Wimborne - Furzehill	7.02	Field north of the inset proposed Cranborne Road new neighbourhood east of the B3078, defined to the east by houses along Dogdean.
028	Wimborne - Dumpton	40.63	Land north-east of inset edge, out to first road (Smugglers Lane).
029	Wimborne - Burts Hill	11.75	Land to either side of Burts Hill, between the inset edges of the existing settlement to the south and forthcoming development to the north.
030	Wimborne - Deans Grove	27.57	Similar in character to 029, but a larger area less contained by inset areas.
031	Wimborne - east	20.20	Almost entirely surrounded by inset development.

Parcel Ref	Parcel Name	Parcel Size (ha)	Justification for assessment parcels
032	Wimborne - Leigh	11.71	Almost entirely surrounded by inset development.
033	Colehill - Leigh	55.51	Mostly contained by inset development, with the B3073 provided a strong edge to the south.
034	Colehill - south	27.76	Contained by inset edge to the north; the proposed new neighbourhood (South of Leigh Road) to the west, and A31 to the south/east.
035	Stour Valley - Leigh	74.13	Defined by River Stour floodplain, which mostly follows the A31 but includes a strip of land to the west between Leigh Park and the river.
036	Colehill - north west	15.41	Colehill Lane forms the first boundary feature to the west of the inset settlement edge.
037	Colehill - Merry Field Hill	56.25	Fields beyond Colehill Lane – assessed as a parcel because the southern end abuts the inset settlement edge at New Merrifield, and Long Lane provides an outer boundary.
038	Colehill - Pilford	47.49	Colehill Lane and Pilford Lane, the first roads north of the inset settlement, form the parcel boundaries.
039	Colehill - north east	33.28	Pilford Lane to the east and woodlands to the south and north form clear boundaries.
040	North west villages	3635.52	This part of the district has separation from any inset settlements, and none of the villages are considered to represent a significant urbanising influence, so it is assessed as one broad area of Green Belt.
041	Ferndown Forest	210.92	A homogeneous area of forest. There is more forestry plantation in the adjacent parcel 040, but a boundary has been drawn to distinguish the open access area that sits between Wimborne/Colehill and the northern edge of Ferndown.
042	Canford Bottom	16.57	Contained by the inset settlement, A31 and Ferndown Forest.
043	Stapehill - north	23.97	Contained between inset settlement at Stapehill, Ferndown Industrial Estate and the A31.
044	Stapehill - Colehill	4.17	Green Belt occupying narrow gap between Stapehill and Wimborne/Colehill, centred on Canford Bottom Roundabout.
045	Stapehill - Uddens	47.31	Land contained by inset settlement areas at Stapehill, by the Ferndown Industrial Estate and by Award Road.
046	Stapehill - Ferndown	116.01	Land between Ferndown and Stapehill that is set between and away from the two main connecting routes (Wimborne Road and the B3073), and which is largely characterised by woodland.
047	Little Canford	11.93	Area contained between the A31, Fox Lane, the River Stour and its floodplain.
048	Hampreston	185.88	Flat, open, mostly arable farmland, distinct from the Stour floodplain to the south and more wooded terrain to the north.
049	Stour Valley - Hampreston	145.01	Floodplain farmland and Longham Lakes.

Parcel Ref	Parcel Name	Parcel Size (ha)	Justification for assessment parcels
050	Longham	71.29	The washed-over village of Longham and adjacent fields, contained between Longham Lakes and Dudsbury Golf Course. Minor roads form the boundary to the north.
051	Ferndown - Holmwood	24.03	Land between Longham and the inset edge of Ferndown/ Dudsbury, characterised by sloping terrain and tree cover.
052	Dudsbury - Longham	60.29	Dudsbury Golf Course, to the south-west of the inset settlement edge at Ferndown/Dudsbury on the B3073 and contained to the west by Longham.
053	Dudsbury - castle	29.26	A distinctive area of high ground, with strong tree cover, contained by the inset settlement edge to the north, the proposed new neighbourhood (West of New Road) to the east and by sharp, wooded slopes to the south and west.
054	West Parley - Ensbury	20.80	Floodplain between West Parley and Bournemouth.
055	West Parley - south	11.21	Fields contained by the inset settlement edges of West Parley to the west and north, and by the Stour floodplain to the south.
056	West Parley - south east	73.67	Farmland to the south-east of the proposed new neighbourhood (East of New Road) at West Parley, bordering the Stour floodplain and Parley Green. Similar land closer to the B3073 Christchurch Road than contains some development is assessed separately (as 057 and 058).
057	West Parley - east	9.08	Fields to the east of the inset settlement edge on Church Lane that also include washed-over development along the B3073 Christchurch Road.
058	West Parley - Parley Green	34.49	Fields that incorporate some development fronting onto the B3073 Christchurch Road
059	Airport - south	193.31	Land between the inset Bournemouth Airport to the north, the Stour floodplain to the south and the Moors River to the east.
060	Airport - Hurn	27.20	Land contained between the airport, Parley Lane and the Moors River.
061	East Parley	29.52	Area contained between the inset Aviation Park, the B3073 Christchurch Road and land to the north and east that falls within the constraint of the Heathland 400m Zone.
062	Parley Common	291.79	Heathland and adjacent land within the Heathland 400m Zone, contained between the inset edge of Ferndown/West Parley, the B3073 Christchurch Road, the Moors River and Chapel Lane Solar Farm.
063	East Parley Common	308.82	Chapel Lane Solar Farm and adjacent heathland, contained between the Moors River and West Parley Common and mostly constrained by the Heathland 400m Zone.
064	Moors River	231.61	A constrained belt of land comprising the Moors River floodplain (also mostly SSSI) and, to the north-east, heathland at Lions Hill.
065	West Moors - St Leonards Park	19.49	Land contained between river floodplain and the inset edge of West Moors, marked by the A31.

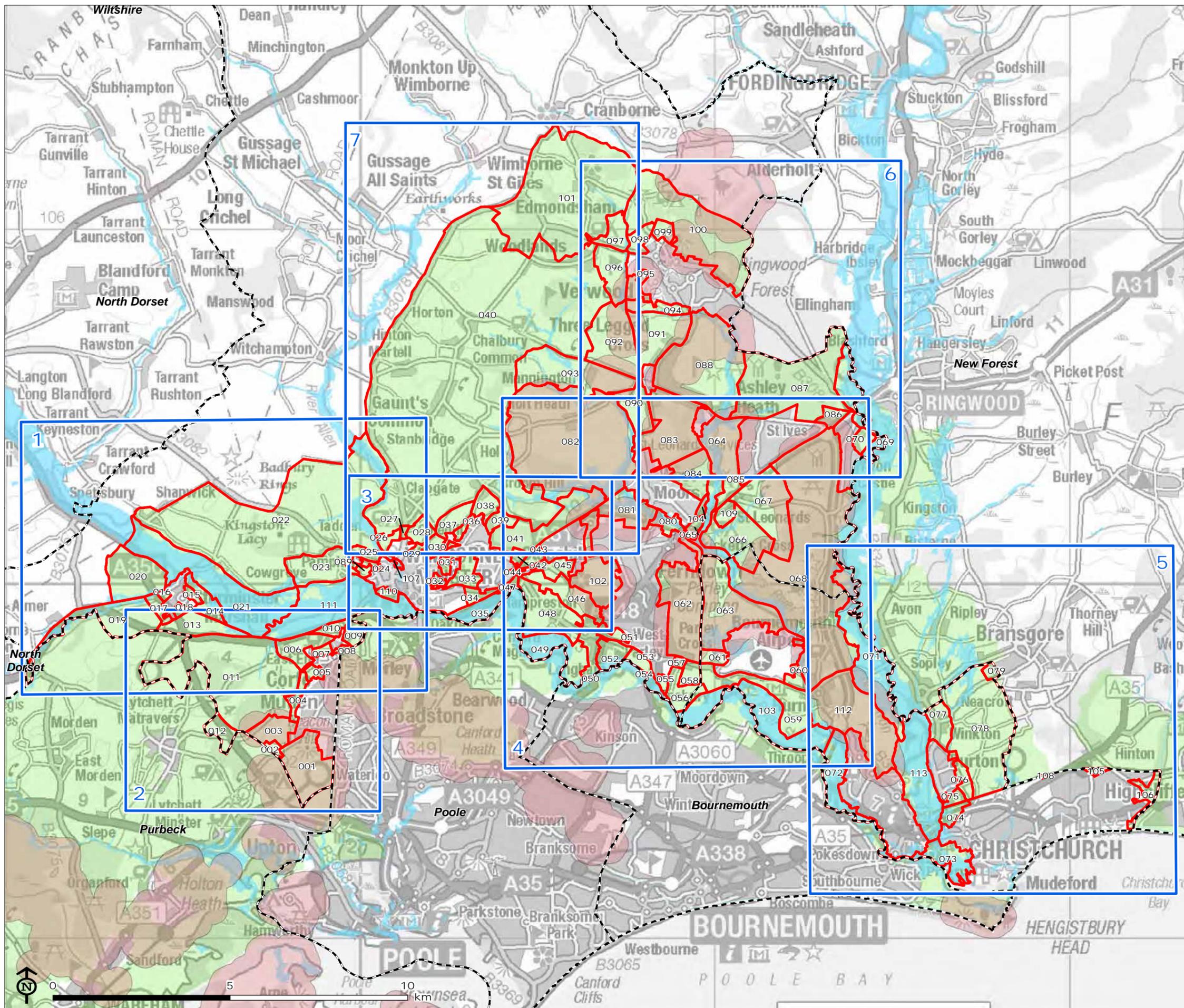
Parcel Ref	Parcel Name	Parcel Size (ha)	Justification for assessment parcels
066	Hurn Forest - north	196.24	Forest together with an area of land adjacent to the Moors River that's constrained by floodplain and the Heathland 400m Zone. The Victory Oak development adjacent to the A31 is assessed separately (as 109).
067	St Leonards - Grange Estate	241.11	Area between the inset edge of St Leonards (on the A31), Hurn Forest and the heathlands and forest that form the Avon Heath Country Park.
068	Hurn Forest - Avon Heath	1251.08	Avon Heath Country Park and the central part of Hurn Forest, both constrained by the Heathland 400m zone. Forest areas largely outside of the heathland zone (066) and the Avon Causeway has been used to distinguish between land that could be considered to have some association with the urban edge of Christchurch (112) and land which is remote from the urban area.
069	Avon Valley - Ashley	114.97	Floodplain between, to the west, the inset settlement of Ashley and adjacent heathland, and to the east the district boundary along the River Avon.
070	Ashley - east	28.64	An area of farmland contained between the inset settlement edge at Ashley and the Avon floodplain.
071	Avon Valley - north	275.25	Avon Valley Floodplain between Hurn Forest and the river. The River Avon near Winkton (also the District boundary) has been used to distinguish between 071 and the valley further south (assessed as 113), which has an association with the urban edges of Christchurch and Burton.
072	Lower Stour Valley	132.65	Stour Valley floodplain between the A338 and the rail crossing over the valley.
073	Christchurch Harbour	111.70	The southern end of the Stour Valley and its confluence with the Avon, opening into Christchurch Harbour, with the district boundary and Green Belt edge defining the southern limits.
074	Christchurch – Stony Lane Roundabout	31.46	Land to either side of the A35, between the inset edge of Christchurch at Purewell, the railway line and B3347/Stony Lane.
075	Burton - south	19.84	Land contained between the inset edge of Burton and the railway line, with roads providing clear edges east and west.
076	Burton - east	40.33	Land to the east of the inset settlement, extending south to the railway line. The outer edge of the parcel is defined by the first clear boundary features: Hawthorn Road to the east of the southern half of the parcel but weaker field edges further north.
077	Burton - Winkton	68.77	Land contained between Burton and the district boundary near Sopley, defined to the west by the Avon Valley floodplain and to the east by one of its tributary streams.
078	Burton - New Forest	501.04	Farmland beyond the immediate edge of Burton, out to the New Forest district boundary, excluding an area adjacent to the inset settlement of Bransgore (079).

Parcel Ref	Parcel Name	Parcel Size (ha)	Justification for assessment parcels
079	Bransgore	15.10	The first field to the west of the inset settlement of Bransgore.
080	Ferndown - West Moors	36.93	Land between Ferndown and West Moors, to either side of the A31, subdivided between this parcel and 081. Both are largely constrained but the boundary between the two has been drawn to incorporate several small less-constrained patches in 080.
081	Ameysford	111.76	Land between Ferndown and West Moors, to either side of the A31, subdivided between this parcel and 080. Both are largely constrained but the boundary between the two has been drawn to incorporate several small less-constrained patches in 080.
082	Holt Heath	959.82	Holt Heath and surrounding land, all constrained by the Heathland 400m Zone. The boundaries are drawn to follow the nearest hedgerows.
083	West Moors - Depot	260.45	Inset development edges, the B3072, Horton Road and the Castleman Trailway provide edges to the area composed principally of the West Moors Fuel Depot.
084	West Moors Plantation	110.73	Forestry plantation clearly defined by the inset edge of West Moors, the Avon Valley floodplain and the West Moors Depot.
085	St Leonards - south west	32.87	Land between the inset settlement of St Leonards, the A31 and the Moors River floodplain.
086	Ashley - Sheiling	30.19	School buildings set within woodland adjacent to the inset settlement of Ashley, contained by forest, the A31 and the Castleman Trailway.
087	Ashley Heath	500.79	Large, homogenous forested area.
088	Moors River - Lower Common	487.98	Land between inset settlement at Verwood, Three Legged Cross and Woolsbridge, and Ringwood Forest, largely constrained by the Heathland 400m Zone.
089	Stone Park	11.18	A large house and associated parkland, adjacent to the inset settlement edge of Wimborne to the south-east and strongly contained by tree belts.
090	West Moors - Three Legged Cross	100.50	Land west of the B3072 between inset edges at West Moors and Three Legged Cross, contained to the west by the Heathland 400m Zone around Holt Heath.
091	Verwood - Three Legged Cross	186.81	Land between the inset edges of Three Legged Cross and Verwood between the B3072 and a dismantled railway line.
092	Horton Common	226.97	Land between the inset edges of Three Legged Cross and Verwood to the west of the dismantled railway line. There is no clear distinction between the western edge of the parcel and the broad area of 040, but a smaller parcel was defined to reflect the relationship between Three Legged Cross and Verwood.
093	Mannington	278.35	Land west of Three Legged Cross, contained between Horton Road, the Heathland 400m Zone around Holt Heath and, to the west, Holt Forest.

Parcel Ref	Parcel Name	Parcel Size (ha)	Justification for assessment parcels
094	Verwood - south	52.62	Land contained between the inset edge of Verwood and the River Crane.
095	Verwood - Dewlands Common	36.43	Land contained between the inset edge of Verwood and the River Crane – distinguished from 094 because it is entirely constrained by the Heathland 400m Zone, although hedges used as boundaries mean that some of 094 is also constrained.
096	Verwood - Romford south	112.94	Crane Valley Golf Course and adjacent land to the south of the B3081, abutting the settlement edge across the River Crane.
097	Verwood - Romford north	64.56	Land north of the B3081 close to Verwood, contained to the north and west by woodland.
098	Verwood - north west	40.61	Land adjacent to the northern edge of Verwood. Its woodland blocks distinguish it from 099 to the east.
099	Verwood - north	29.17	Land adjacent to the northern edge of Verwood. Its visual openness distinguishes it from the more wooded 098 to the west.
100	Verwood - Boveridge Heath	538.10	A broad area of heathland and forest to the north of the inset settlement, forming part of a larger area extending north beyond the district boundary. Land remote from the inset settlement to the west of the heath/forest, up to the River Crane, is also included.
101	North west woodlands	945.07	A large area with little development, distinguished from adjacent countryside by its extensive woodlands.
102	Ferndown - Uddens	163.63	Land to the west of Ferndown distinguished by its Heathland 400m Zone constraint. The boundaries follow roads or the edges of Ferndown Common, so the constrained area extends into adjacent parcels.
103	Stour Valley - Hurn	277.90	Defined by the Stour Valley flood zone as far east as the A338. The valley to the east of this (parcel 072) is assessed separately as it has a stronger relationship with the urban areas of both Christchurch and Bournemouth.
104	West Moors - St Leonards Bridge	11.54	Land between the inset edge of West Moors and the Moors River floodplain, contained by the A31 to the south and West Moors Plantation to the north.
105	Cranemoor Common	8.83	An isolated piece of Green Belt contained to the north by the railway line.
106	Walkford	42.25	Land contained between the inset settlement and Chewton Bunny, a distinctive steep-sided, wooded valley.
107	River Allen	8.41	The stretch of the river and adjacent floodplain that is contained between the inset edges of Wimborne.
108	Roeshot Farm	1.37	An isolated piece of Green Belt contained to the north by the railway line.

Parcel Ref	Parcel Name	Parcel Size (ha)	Justification for assessment parcels
109	Victory Oak Estate	29.32	A housing development and adjacent hospital, separated from the inset edge of St Leonards by further Green Belt but sufficiently developed to warrant assessment as a separate parcel, distinct from the forest that contains it to the south.
110	The Leaze	15.89	Land between the southern edge of Wimborne and the Stour floodplain.
111	Stour Valley - Wimborne	365.89	Defined by floodplain on the southern edge of the district, adjacent to the south-west side of Wimborne. Land further west that lacks relationship with the town is assessed separately (021), and land to the east that is juxtaposed between Wimborne and inset settlement to the south is also distinguished in a separate parcel (035).
112	Christchurch - Hurn Forest	369.50	The forest area in the vicinity of Christchurch, which can be considered to play a Green Belt role in relation to the large, built-up area, is assessed separately from the rest of the forest (068). The Avon Causeway has been defined a boundary between the two, to include the high ground at Ramsdown Plantation, which has a visual relationship with urban areas, in 112.
113	Christchurch - Avon Valley	286.14	The Avon Valley floodplain between Christchurch and Burton is distinguished from the valley further north that lacks relationship with the large, built-up area.

Figure 3.2: Green Belt Parcels



- District boundary
- Heathland 400 metre consultation zone
- Green Belt Parcel
- Flood Zone 3
- Green Belt
- Map Index

- 1 - Sturminster Marshall and west of Wimborne
- 2 - Corfe Mullen
- 3 - Wimborne and Colehill
- 4 - Ferndown, West Parley, West Moors and Bournemouth Airport
- 5 - Christchurch and Burton
- 6 - Three Legged Cross and Verwood
- 7 - The north-western part of the Green Belt

Map Scale @ A3: 1:105,000



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Figure 3.3: Green Belt Parcels
Map Area 1 - Sturminster
Marshall and west of Wimborne

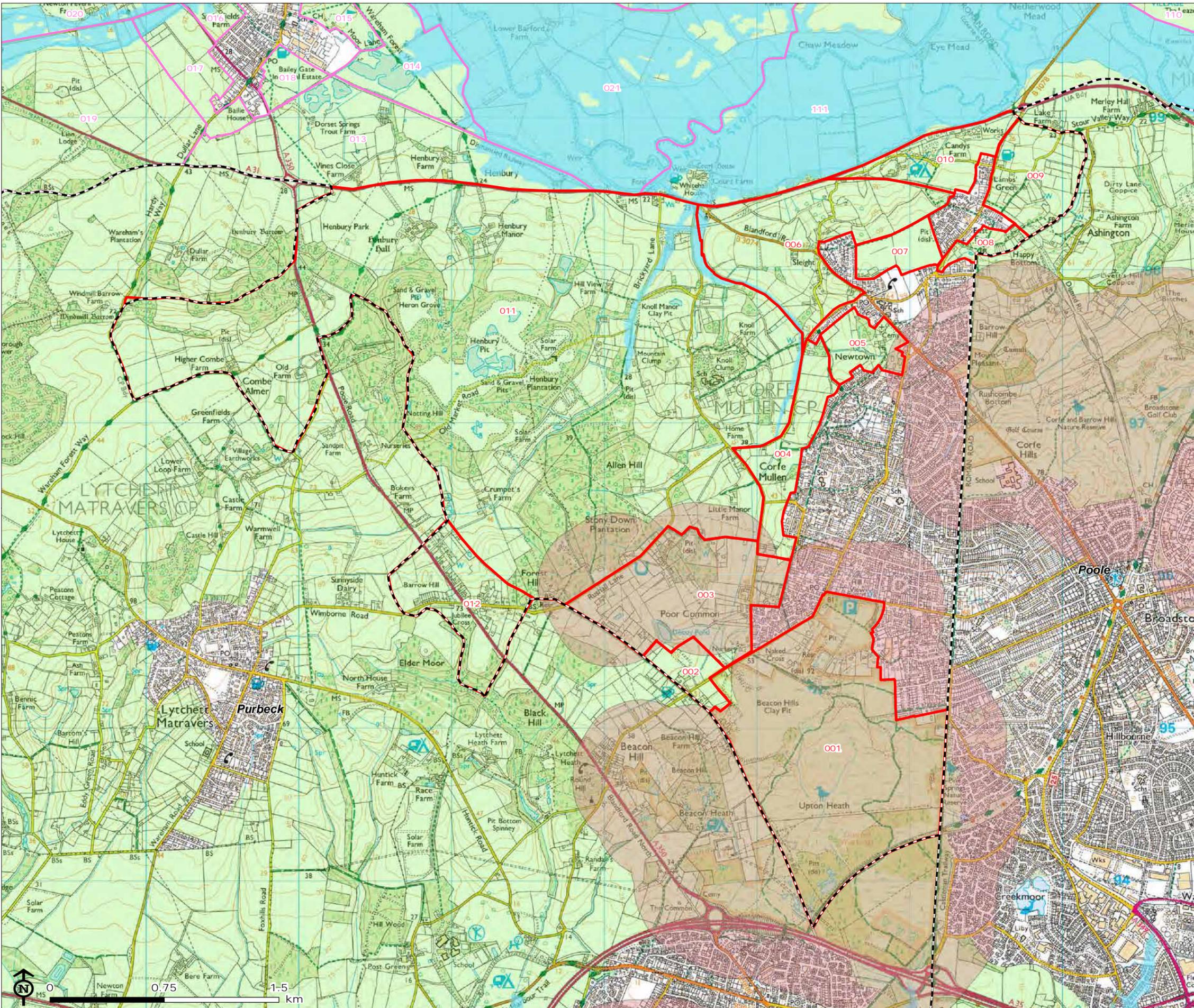


-  District Boundary
-  Settlement area
Green Belt Parcel
-  Other Settlement area
Green Belt Parcel
-  Heathland 400 metre
consultation zone
-  Flood Zone 3
-  Green Belt

Map Scale @ A3: 1:39,500



Figure 3.4: Green Belt Parcels
Map Area 2 - Corfe Mullen



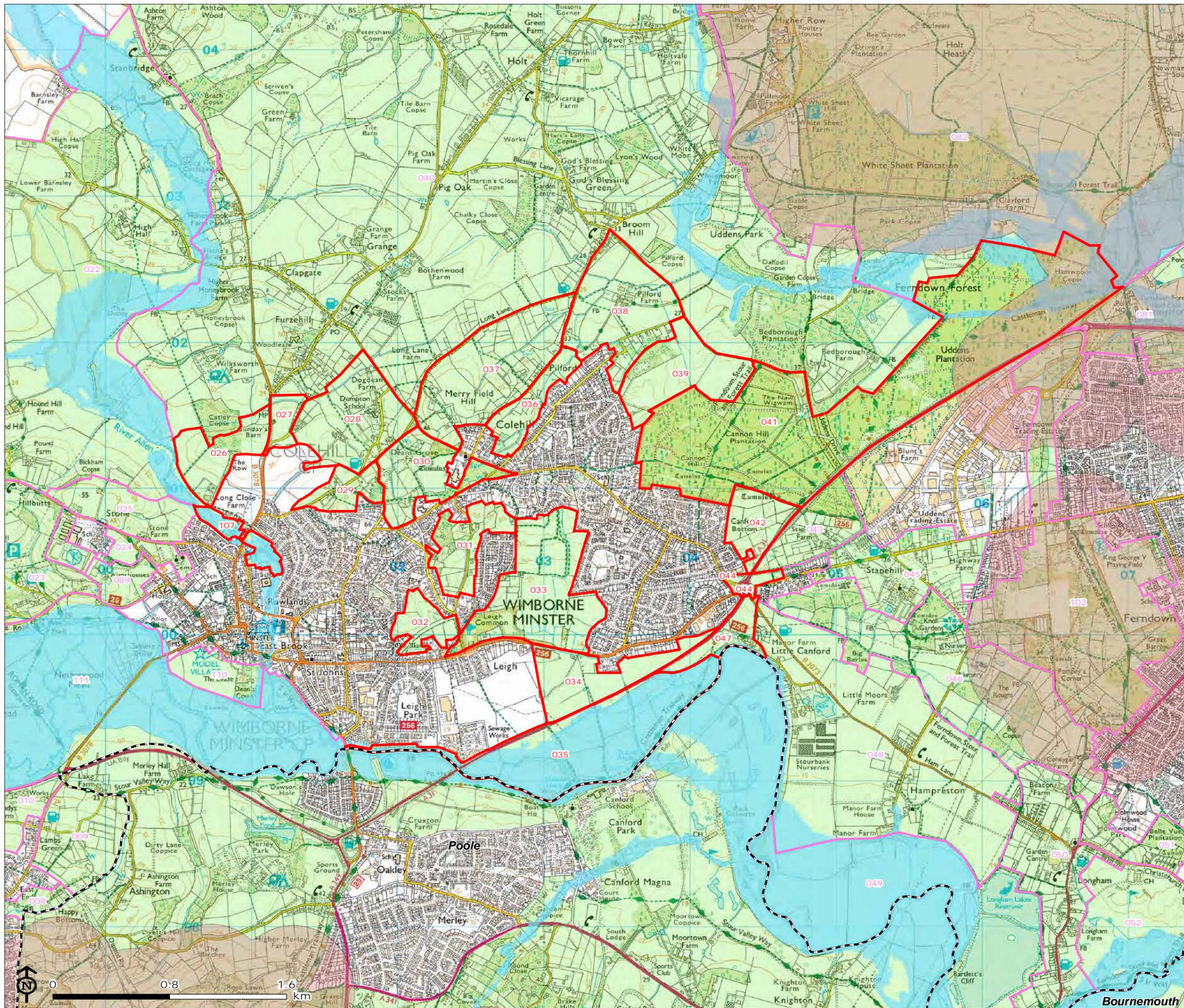
- District Boundary
- Settlement area
Green Belt Parcel
- Other Settlement area
Green Belt Parcel
- Heathland 400 metre
consultation zone
- Flood Zone 3
- Green Belt

Map Scale @ A3: 1:24,500



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Figure 3.5: Green Belt Parcels
Map Area 3 - Wimborne and
Colehill

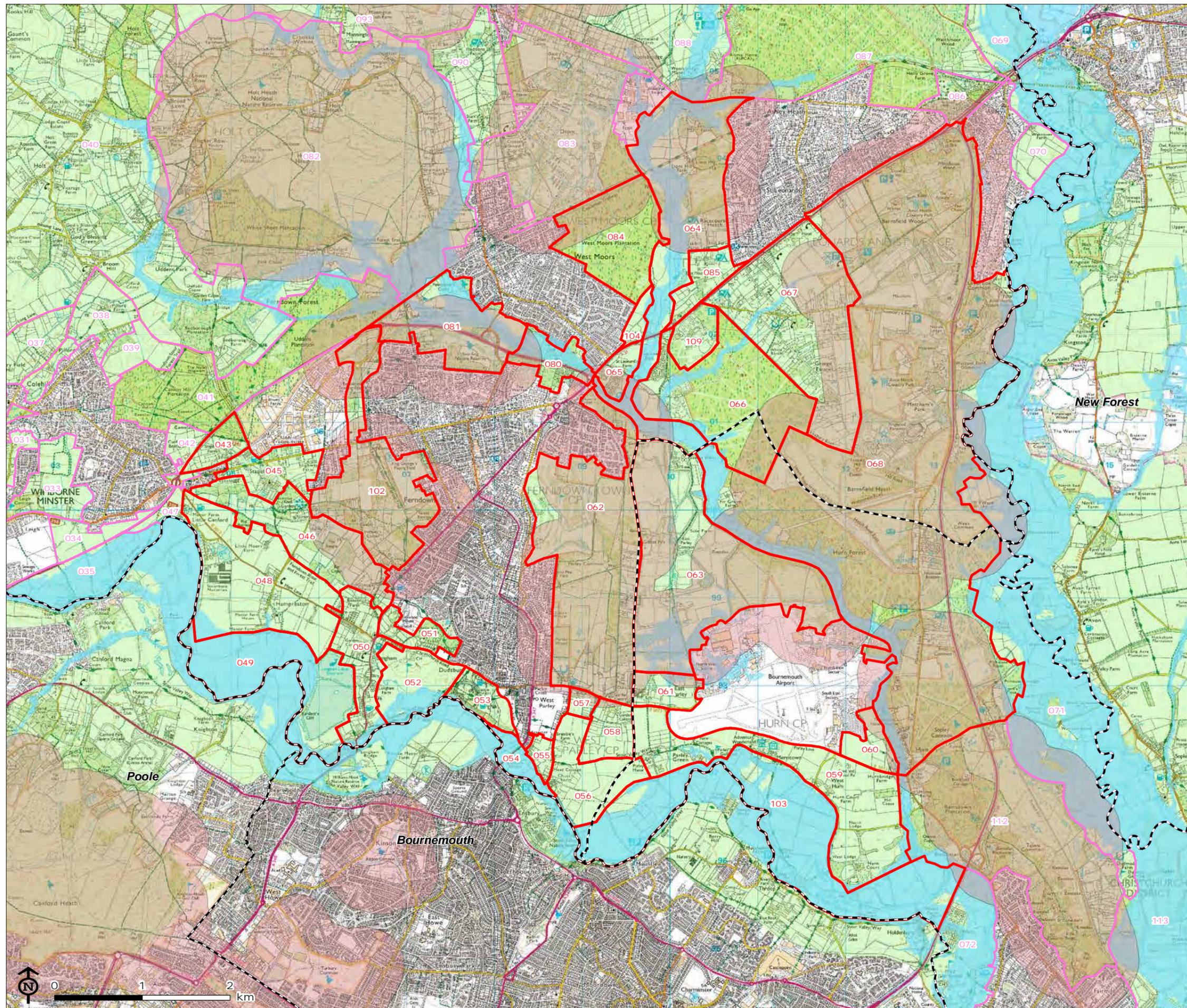


- District Boundary
- Settlement area
Green Belt Parcel
- Other Settlement area
Green Belt Parcel
- Heathland 400 metre
consultation zone
- Flood Zone 3
- Green Belt

Map Scale @ A3: 1:25,500



Figure 3.6: Green Belt Parcels
Map Area 4 - Ferndown, West
Parley, West Moors and
Bournemouth Airport



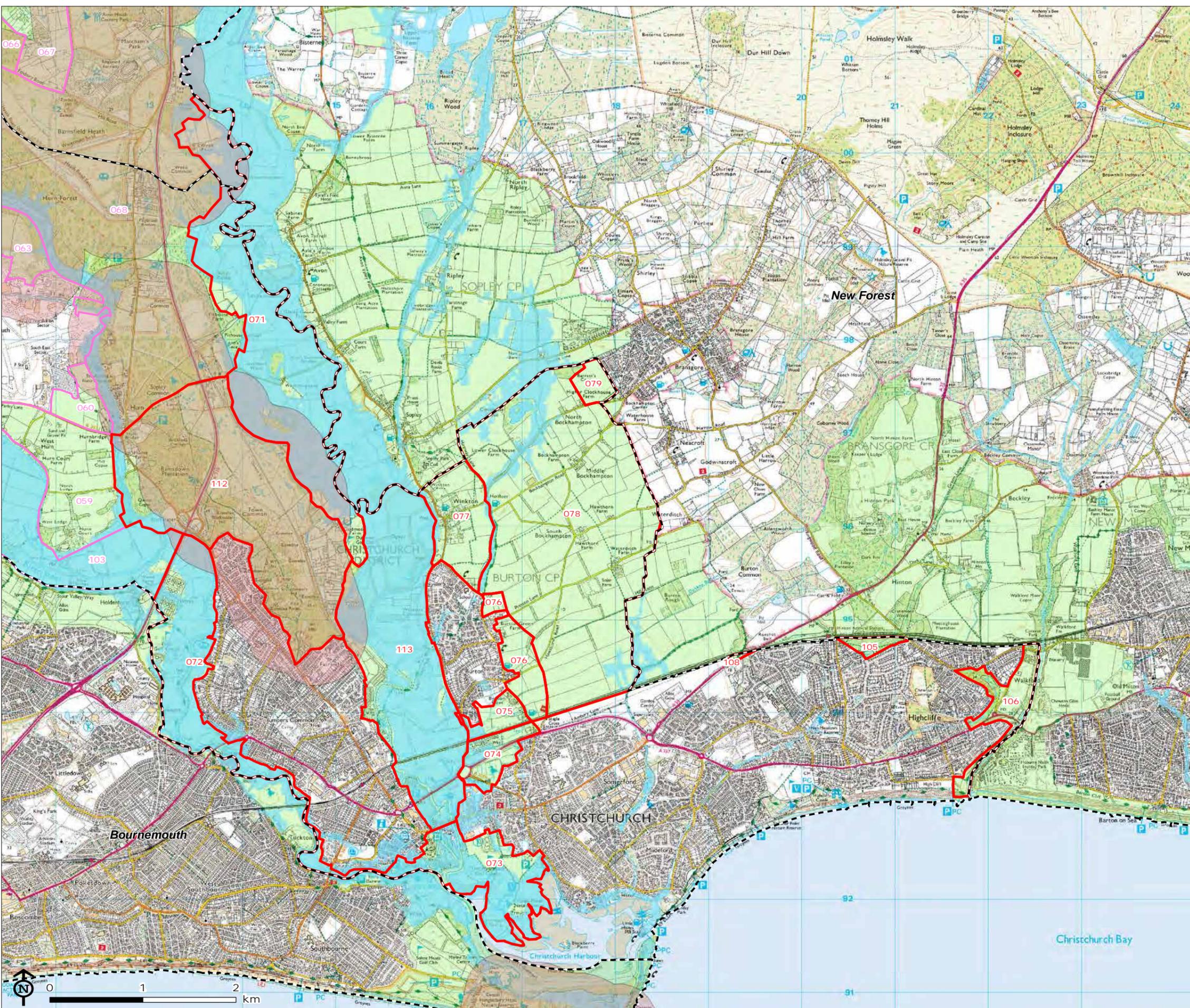
-  District Boundary
-  Settlement area
Green Belt Parcel
-  Other Settlement area
Green Belt Parcel
-  Heathland 400 metre
consultation zone
-  Flood Zone 3
-  Green Belt

Map Scale @ A3: 1:42,500



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Figure 3.7: Green Belt Parcels
Map Area 5 - Christchurch and
Burton

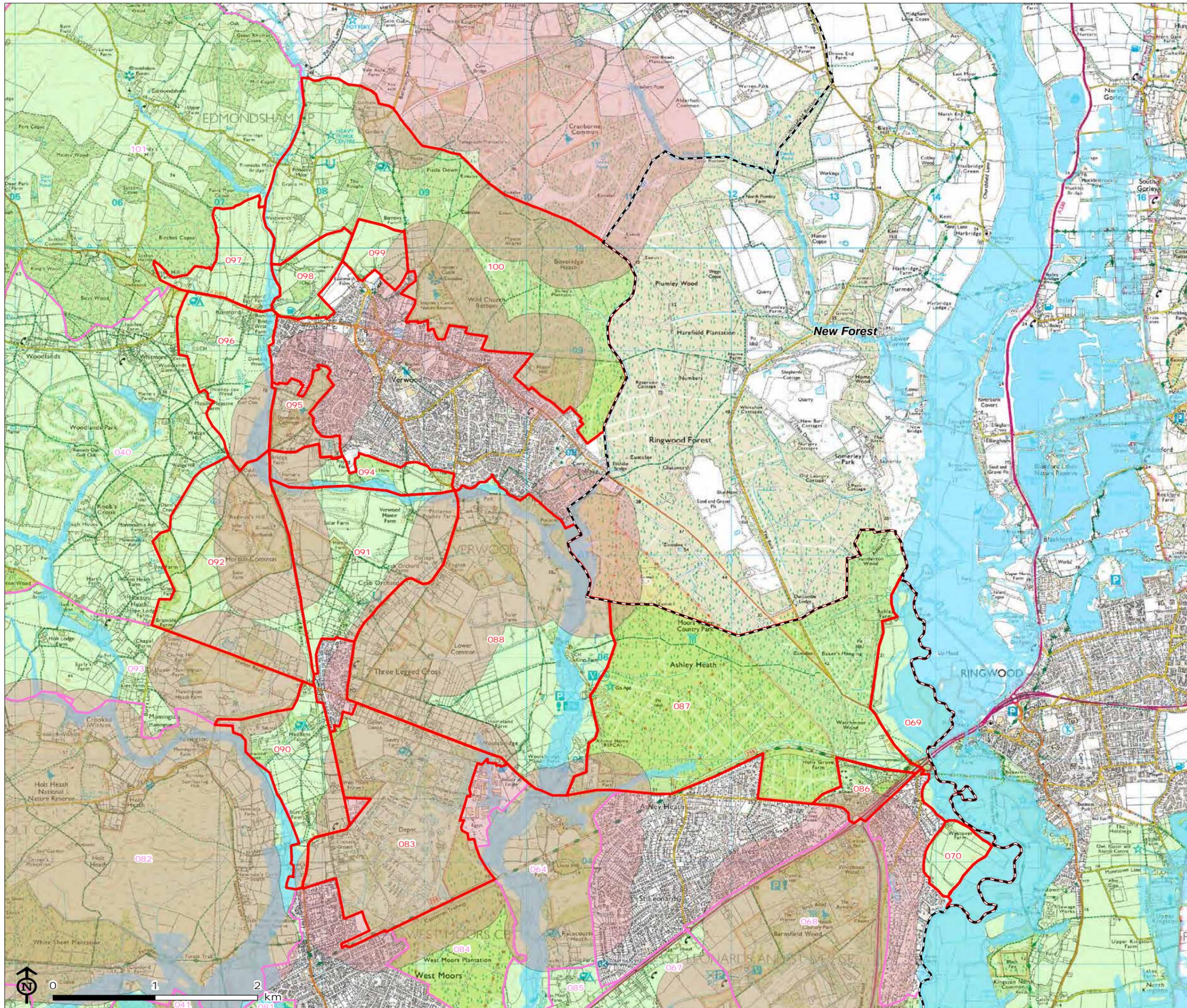


- District Boundary
- Settlement area
Green Belt Parcel
- Other Settlement area
Green Belt Parcel
- Heathland 400 metre
consultation zone
- Flood Zone 3
- Green Belt

Map Scale @ A3: 1:40,000



Figure 3.8: Green Belt Parcels
Map Area 6 - Three Legged
Cross and Verwood

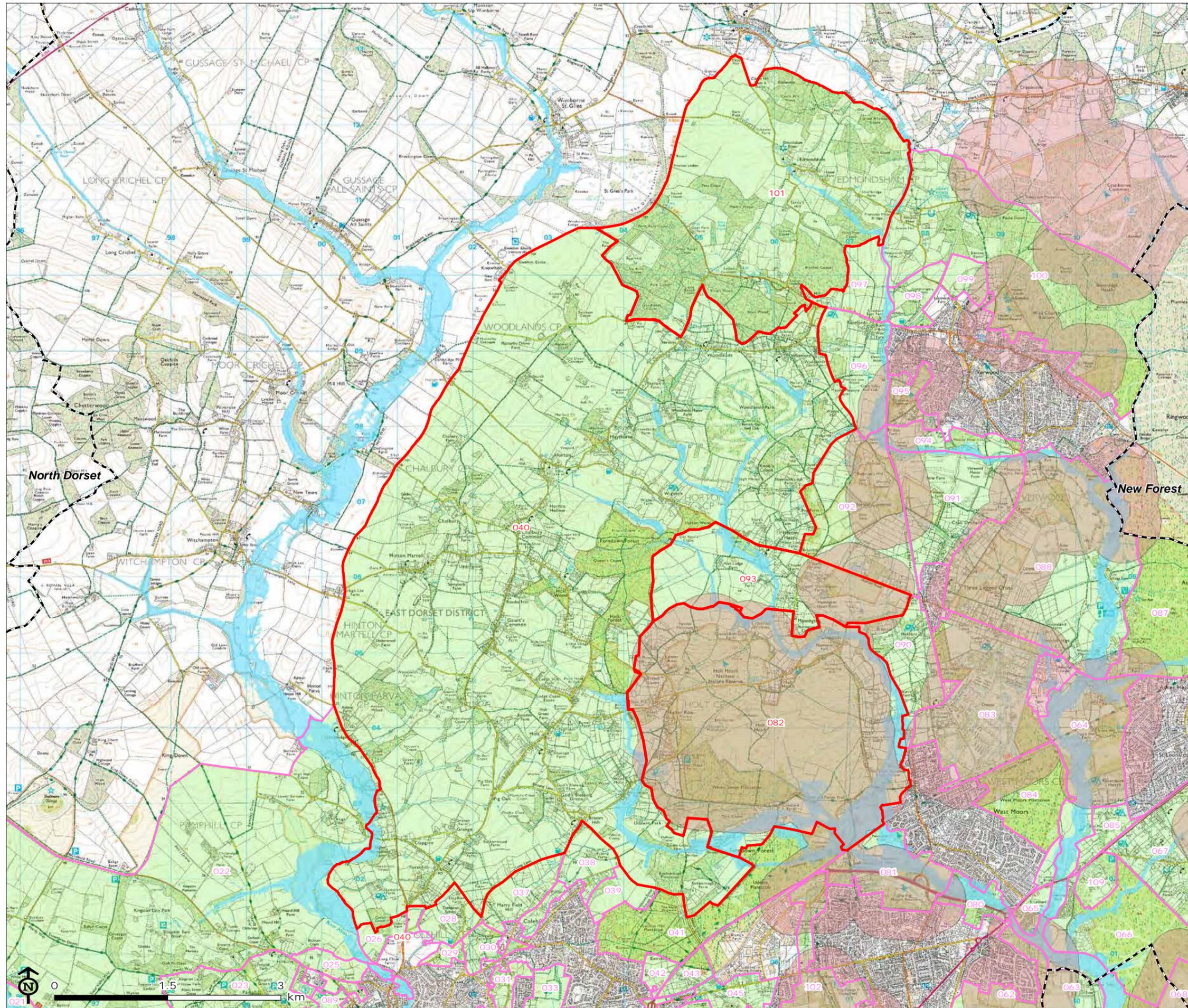


- District Boundary
- Settlement area
Green Belt Parcel
- Other Settlement area
Green Belt Parcel
- Heathland 400 metre
consultation zone
- Flood Zone 3
- Green Belt

Map Scale @ A3: 1:36,500



Figure 3.9: Green Belt Parcels
Map Area 7 - The north-western
part of the Green Belt



- District Boundary
- Settlement area
Green Belt Parcel
- Other Settlement area
Green Belt Parcel
- Heathland 400 metre
consultation zone
- Flood Zone 3
- Green Belt

Map Scale @ A3: 1:49,500



4 Stage 2 – Green Belt Contribution Findings

Introduction

- 4.1 This chapter sets out the findings of the Stage 2 assessment and the relative performance of Green Belt parcels against the fundamental aims and purposes of Green Belt (as set out in the NPPF). A brief overview of the approach to the Stage 2 assessment is provided followed by a summary of the strategic performance of the Green Belt within Christchurch and East Dorset. The chapter concludes with a summary of the findings for each of the individual parcel assessments. A detailed commentary on the individual parcel assessments is provided in **Appendix 1**.

Overview of Stage 2 Approach

- 4.2 The Stage 2 assessment involved three main tasks: a desk based assessment, fieldwork and reporting as follows:

Desk-Based Assessment

- 4.3 Following Stage 1, LUC carried out a preliminary desk-based evaluation of the Green Belt. This provided emerging findings which were tested and refined during the field survey stage of the work. Each land parcel was assessed using OS maps, aerial images, Google Street View and relevant GIS data to gain an initial understanding of how each parcel performs against the Green Belt purposes set out in the NPPF.
- 4.4 The results of the assessment were entered into an Access database and commentary included on the reasoning behind each judgement. This was linked to a spatial dataset, enabling us to dynamically review the scoring of each parcel. All scores were rigorously cross-checked and reviewed to ensure consistency, clarity and transparency in all judgements.

Fieldwork

- 4.5 Following the desk-based assessment, the field survey work was undertaken in May 2017. Each parcel was visited to check and verify the judgements and conclusions reached in the desk-based assessment, to carry out the assessment for criteria which could not be undertaken as part of the desk-based exercise and to check and verify the boundaries of the land parcels where necessary. Geo-referenced photographs were also collected illustrating the overall character and appearance of the Green Belt parcel in question, together with any key issues such as strength of boundaries, land uses or visual prominence of adjoining settlements.
- 4.6 The information obtained at the site visits was used to update the information in the assessment database with clear commentary provided on any changes made to the judgements.

Reporting

- 4.7 The NPPF does not require all purposes of Green Belt to be met simultaneously and parcels of land can make a significant contribution to the Green Belt purposes without performing all of the purposes of the Green Belt at the same time. Each of the land parcels were assessed against the assessment criteria, however not all of the criteria are relevant to all parcels. This commonly reflects their location at the outer edge of the Green Belt, for example where the contribution to the separation of towns does not apply or where parcels do not lie adjacent to a large built up area – i.e. under purpose 1.

- 4.8 The study findings are presented at two scales. First, an overview is provided of the strategic performance of the Green Belt within Christchurch and East Dorset. This takes into account the role and function of the Green Belt within the area as a whole and as part of the much larger South East Dorset Green Belt. This is followed by a summary of the findings for the individual parcel assessments.
- 4.9 With reference to relevant parcel assessments, conclusions are drawn regarding:
- Whether any washed-over settlements should be inset into the Green Belt (paragraphs **4.24-4.26**).
 - Whether any inset areas should be washed-over by the Green Belt (paragraph **4.27**).
 - The scope for extending the Green Belt's outer boundaries (paragraph **4.28**).
 - The defensibility of the Green Belt's outer boundaries (paragraphs **4.29-4.32**).

Assessment Summary

- 4.10 The following section provides a summary of the strategic performance of the Green Belt within Christchurch and East Dorset against Purposes 1-4.

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

- 4.11 Only the Bournemouth/Poole/Christchurch conurbation (including Corfe Mullen but excluding Burton) is considered to constitute a large, built-up area (see paragraphs **3.22-3.24**), so large parts of the Green Belt are too distant from this area to make any significant contribution to this purpose. The Green Belt within the Stour Valley, in addition to open land within Poole and Bournemouth boroughs, is identified as a key contributor to the prevention of sprawl of the conurbation.
- 4.12 It is recognised that there is little separation from the large built up area along the main roads between a number of settlements within the study area, notably between Wimborne, Colehill, Ferndown, West Moors, St Leonards/St Ives and Verwood. The study identifies that there are areas of land, often with some form of development constraint (including the Dorset Heathlands and river floodplains), that retain sufficient separation for these settlements to have distinct identities away from the main connecting roads and the large built up area.

Purpose 2: Preventing neighbouring towns from merging

- 4.13 As noted above, there are narrow gaps between many settlements; either directly between settlements considered as towns for this assessment or between smaller settlements which make up the gaps between towns. Parcels between Wimborne, Colehill, Ferndown, West Moors, St Leonards/St Ives and Verwood, and parcels between this area and the conurbation to the south, typically make at least a relatively strong contribution to preventing coalescence. Environmental constraints associated with river floodplains and heathlands limit the potential for settlement coalescence, but adjacent open land plays an important role too.
- 4.14 The lack of any sizeable settlements to the north or north-west of the Green Belt's outer edge means that land to the west of Wimborne, West Moors and Verwood makes no contribution to this purpose.

Purpose 3: Assisting in safeguarding the countryside from encroachment

- 4.15 Land to the west of Wimborne, West Moors and Verwood, away from the immediate settlement edges, is remote from the urban areas and has therefore been assessed as broad parcels. Land to the west, land in the Avon Valley and land adjacent forests and heaths, typically has a strong character that is very distinct from the urban areas, even where it abuts the edges of towns.
- 4.16 Towards the centre of the study area, where the settlement gaps are narrow in places, areas of homogeneous woodland and heath similarly constitute strong countryside, contributing a mixture of visual openness and woodland screening that constrains urbanising influences.

- 4.17 As a result, a large proportion of the study area makes a strong contribution to this Green Belt purpose, and there are only small, scattered areas that do not make at least a moderate contribution.

Purpose 4: Preserving the setting and special character of historic towns

- 4.18 This purpose is only significant for fairly limited areas around Christchurch and Wimborne, and parcels contributing to this purpose, notably the Stour Valley, typically also make a strong contribution to preventing countryside encroachment and urban sprawl, and sometimes also to settlement separation.

Overall

- 4.19 Very few locations make less than a relatively strong contribution to one or more Green Belt purpose. The Stour Valley makes the strongest contribution to multiple Green Belt purposes.
- 4.20 Some smaller parcels in locations with urbanising influences and/or with physical containment that creates a degree of separation from the wider countryside make a moderate contribution. These are focused principally towards the southern edges of the district, either where the broad Stour Valley plays the principal role in settlement separation, or towards the fringes of Christchurch and East Dorset districts where there are no fragile settlement gaps (e.g. around Sturminster Marshall). The few relatively weakly performing areas are small, are largely contained by the urban form, and lack a strong relationship with the wider countryside.

Parcel Assessment Summary

- 4.21 A total of 113 parcels of Green Belt land were defined in the Study area. A series of maps present the results of the assessment for each parcel and for each of the assessed Green Belt purposes (i.e. Purposes 1, 2, 3 and 4) - see **Figures 4.1-4.40**. **Figures 4.1 – 4.4** show ratings for the whole of the Green Belt in Christchurch and East Dorset for each of the four assessed purposes, and **Figure 4.5** shows a combination of these ratings. **Figures 4.6 – 4.40** show the same ratings for each of the seven sub-areas into which the Districts have been divided. A summary of the parcel ratings is also provided in **Tables 4.1-4.7**.
- 4.22 **Appendix 1** contains all the assessment sheets for the broad areas and parcels. The assessment sheets contain maps, photographs and the detailed judgements behind the ratings against each Green Belt purpose, as described in **Box 4.1** below. **It is essential that the detailed commentaries on the parcels (as set out in Appendix 1) are read alongside the Figures (Figures 4.1-4.40) and the summary tables (Tables 4.1-4.7) in this chapter.**
- 4.23 **Tables 4.1-4.7** do not present an aggregation of the parcels ratings against all the purposes. As noted earlier, the NPPF does not require all the purposes of Green Belt to be met simultaneously and a Strong or Moderate rating against any Green Belt purpose could be sufficient, on its own, to indicate an important contribution. Equally, there is nothing in the NPPF to suggest that an area of Green Belt that scores highly against one or more purposes would not be capable of meeting the requirement of 'exceptional circumstances' that would be needed to justify a revision of its boundaries.

Box 4.1: Presentation of Assessments

The assessment is presented on a parcel by parcel basis, structured around the seven areas. For each area a map is provided showing in red the boundaries of all the parcels defined within it. Adjacent parcels assessed as part of different areas are shown with pink boundaries.

For each parcel, the following is provided:

- The parcel reference number, name and size.
- A map and aerial image showing the location of each parcel, in the context of the area and any adjacent parcels. The maps show principal constraints which could have an influence on development potential. The label 'statutory environmental designations' includes SSSI (Site of Special Scientific Interest), SAC (Special Area of Conservation), SPA (Special

Protection Area) and RAMSAR sites (wetland sites of international importance).

- A brief description of the area in terms of its land use, boundaries and relationship with defined urban areas.
- Comments on the relationship between the area, settlements and countryside, to support the judgements made in the assessment of contribution to Green Belt.
- Text assessing the contribution of the parcel to each of the Green Belt purposes.
- An illustrative photograph of land in the parcel.

Status of Washed-Over Development

- 4.24 The Stage 1 analysis identified three washed-over areas that were considered to have sufficient urbanising characteristics to warrant more detailed assessment at Stage 2: Longham, Victory Oak/St Leonards Hospital, and West Moors Fuel Depot, All other washed-over settlements were considered to lack sufficient urbanising influence, in terms of size, settlement form and characteristics, to warrant any reconsideration of their Green Belt status.
- 4.25 With regard to the three assessed parcels:
- The extent of urbanising development at Longham (parcel 050) is such that the village was found to make a *relatively weak* contribution to safeguarding the countryside from encroachment (Green Belt purpose 3). However its location between Ferndown and Bournemouth means that it was found to make a *moderate* contribution to preventing the merger of neighbouring towns (purpose 2).
 - The Victory Oak estate and St Leonards Hospital parcel (109) was rated *relatively weak* both in terms of its contribution to safeguarding countryside and its role in separating towns. The contribution to other Green Belt purposes was assessed as *weak*.
 - The West Moors fuel depot (parcel 083) was found to make a *moderate* contribution to safeguarding the countryside from encroachment and a *relatively strong* contribution to preventing the merger of towns (West Moors and Verwood).
- 4.26 Subject to the outcome of an assessment of harm to the integrity of the wider Green Belt – the Stage 3 assessment described in Paragraph 1.10 – consideration could be given to redefining the Victory Oak estate and St Leonards Hospital parcel (109) as an inset settlement area. However the Longham (050) and West Moors (083) parcels make sufficient contribution to Green Belt purposes to justify their Green Belt status.

Status of Inset Development

- 4.27 The Stage 1 analysis concluded that there was insufficient openness within any of the settlements inset into the Green Belt for there to be any significant benefit from, or justification for, adding them to the Green Belt.

Potential to Extend the Green Belt's Outer Edges

- 4.28 The Stage 1 analysis did not identify any areas of land outside of the Green Belt boundary for detailed assessment at Stage 2, concluding that there is no justification for extension of the Green Belt to prevent urban sprawl, retain the separation of key settlements, prevent encroachment into the countryside or protect the setting of a historic town.

Defensibility of the Green Belt's Outer Edges

- 4.29 The concept of Green Belt 'defensibility' refers to the creation of boundaries that meet Green Belt policy's requirement for permanence, as referenced in the NPPF. The term 'defensibility' has been in common use in this context since the 1990's, although it does not actually feature in the NPPF or its forerunner, PPG2¹⁷. NPPF paragraph 85 identifies a need, "... *when defining boundaries...*" to use "...*physical features that are readily recognisable and likely to be permanent*"; however paragraph 83 states that "*Once established, Green Belt boundaries should only be altered in exceptional circumstances...*".
- 4.30 The lack of pressure on the outer edges of the Green Belt within the Borough and District likewise means that there is no necessity or justification for any significant alterations to the outer edge of the Green Belt to improve its defensibility. There are seven Stage 2 parcels that form the outer Green Belt edge within East Dorset District and also adjoin countryside within the District – parcels 019, 020, 021, 022, 040, 100 and 101. All of these were rated as making a strong contribution to safeguarding the countryside from encroachment (Green Belt purpose 3).
- 4.31 In Christchurch Borough the Green Belt continues east beyond the Borough (and County) boundary, other than where it abuts the non-Green Belt settlement of Bransgore and the adjacent New Forest National Park, so there is no scope or need for alteration of the outer boundary to improve defensibility.
- 4.32 It should be noted that the review of Green Belt anomalies referenced in **Footnote 1** may potentially result in minor amendments that could affect the outer boundary as well as the inner Green Belt edges.

¹⁷ Planning Policy Guidance 2: Green Belts (originally produced in 1988, superseded in 1995 and further amended in 2001)

Table 4.1: Summary table of scores for Green Belt Parcels in Area 1: Sturminster Marshall and west of Wimborne

Parcel Code and Name		Area (ha)	Purpose 1 rating	Purpose 2 rating	Purpose 3 rating	Purpose 4 rating	Purpose 5 rating*
013	Sturminster south	99.86	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
014	Sturminster east	57.26	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
015	Sturminster golf course	13.46	Weak or no contribution	Weak or no contribution	Moderate	Weak or no contribution	Not assessed
016	Sturminster Springfields Farm	7.99	Weak or no contribution	Weak or no contribution	Moderate	Weak or no contribution	Not assessed
017	Sturminster west	29.05	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
018	Sturminster Bailey Gate	10.69	Weak or no contribution	Weak or no contribution	Moderate	Weak or no contribution	Not assessed
019	Charborough Park	195.19	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
020	Newton Peveril	187.12	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
021	Stour Valley - west	463.00	Weak or no contribution	Relatively strong	Strong	Relatively weak	Not assessed
022	Kingston Lacy	1458.44	Weak or no contribution	Weak or no contribution	Strong	Relatively weak	Not assessed
023	Pamphill	142.99	Weak or no contribution	Weak or no contribution	Strong	Relatively strong	Not assessed
024	Wimborne - west	16.90	Weak or no contribution	Weak or no contribution	Relatively weak	Relatively weak	Not assessed
025	Wimborne - north west	25.35	Weak or no contribution	Weak or no contribution	Strong	Relatively weak	Not assessed
089	Stone Park	11.18	Weak or no contribution	Weak or no contribution	Strong	Moderate	Not assessed
110	The Leaze	15.89	Weak or no contribution	Weak or no contribution	Relatively strong	Strong	Not assessed
111	Stour Valley - Wimborne	365.89	Relatively strong	Strong	Strong	Strong	Not assessed

Table 4.2: Summary table of scores for Green Belt Parcels in Area 2: Corfe Mullen

Parcel Code and Name		Area (ha)	Purpose 1 rating	Purpose 2 rating	Purpose 3 rating	Purpose 4 rating	Purpose 5 rating*
001	Upton Heath	190.85	Strong	Strong	Strong	Weak or no contribution	Not assessed
002	Beacon Hill Lane	13.19	Strong	Relatively weak	Relatively strong	Weak or no contribution	Not assessed
003	Poor Common	77.52	Strong	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
004	Corfe Mullen - west	32.17	Moderate	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
005	Corfe Mullen - Newtown	17.31	Moderate	Weak or no contribution	Moderate	Weak or no contribution	Not assessed
006	Sleight	84.90	Strong	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
007	Sleight - East End	14.12	Relatively weak	Weak or no contribution	Relatively weak	Weak or no contribution	Not assessed
008	East End	7.48	Moderate	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
009	Lambs Green - east	34.55	Strong	Moderate	Relatively strong	Weak or no contribution	Not assessed
010	Lambs Green - west	27.45	Strong	Moderate	Relatively strong	Weak or no contribution	Not assessed
011	Henbury	692.28	Relatively strong	Weak or no contribution	Strong	Weak or no contribution	Not assessed
012	Jubilee Cross	48.55	Weak or no contribution	Weak or no contribution	Moderate	Weak or no contribution	Not assessed

Table 4.3: Summary table of scores for Green Belt Parcels in Area 3: Wimborne and Colehill

Parcel Code and Name		Area (ha)	Purpose 1 rating	Purpose 2 rating	Purpose 3 rating	Purpose 4 rating	Purpose 5 rating*
026	Wimborne - Walford	20.93	Weak or no contribution	Weak or no contribution	Strong	Relatively weak	Not assessed
027	Wimborne - Furzehill	7.02	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
028	Wimborne - Dumpton	40.63	Weak or no contribution	Moderate	Relatively strong	Weak or no contribution	Not assessed
029	Wimborne - Burts Hill	11.75	Weak or no contribution	Weak or no contribution	Relatively strong	Relatively weak	Not assessed
030	Wimborne - Deans Grove	27.57	Weak or no contribution	Relatively strong	Moderate	Relatively weak	Not assessed
031	Wimborne - east	20.20	Weak or no contribution	Relatively strong	Relatively weak	Relatively weak	Not assessed
032	Wimborne - Leigh	11.71	Weak or no contribution	Relatively weak	Relatively weak	Weak or no contribution	Not assessed
033	Colehill - Leigh	55.51	Weak or no contribution	Relatively strong	Moderate	Weak or no contribution	Not assessed
034	Colehill - south	27.76	Weak or no contribution	Relatively strong	Relatively weak	Weak or no contribution	Not assessed
035	Stour Valley - Leigh	74.13	Weak or no contribution	Moderate	Strong	Relatively strong	Not assessed
036	Colehill - north west	15.41	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
037	Colehill - Merry Field Hill	56.25	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
038	Colehill - Pilford	47.49	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
039	Colehill - north east	33.28	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
041	Ferndown Forest	210.92	Weak or no contribution	Relatively strong	Strong	Weak or no contribution	Not assessed
042	Canford Bottom	16.57	Weak or no contribution	Moderate	Relatively weak	Weak or no contribution	Not assessed
044	Stapehill - Colehill	4.17	Weak or no contribution	Moderate	Relatively weak	Weak or no contribution	Not assessed
047	Little Canford	11.93	Weak or no contribution	Moderate	Strong	Weak or no contribution	Not assessed
107	River Allen	8.41	Weak or no contribution	Weak or no contribution	Relatively strong	Moderate	Not assessed

Table 4.4: Summary table of scores for Green Belt Parcels in Area 4: Ferndown, West Parley, West Moors and Bournemouth Airport

Parcel Code and Name		Area (ha)	Purpose 1 rating	Purpose 2 rating	Purpose 3 rating	Purpose 4 rating	Purpose 5 rating*
043	Stapehill - north	23.97	Weak or no contribution	Relatively strong	Relatively weak	Weak or no contribution	Not assessed
045	Stapehill - Uddens	47.31	Weak or no contribution	Relatively strong	Moderate	Weak or no contribution	Not assessed
046	Stapehill - Ferndown	116.01	Weak or no contribution	Relatively strong	Strong	Weak or no contribution	Not assessed
048	Hampreston	185.88	Weak or no contribution	Relatively strong	Strong	Weak or no contribution	Not assessed
049	Stour Valley - Hampreston	145.01	Moderate	Moderate	Strong	Weak or no contribution	Not assessed
050	Longham	71.29	Relatively weak	Relatively weak	Moderate	Weak or no contribution	Not assessed
051	Ferndown - Holmwood	24.03	Weak or no contribution	Relatively weak	Moderate	Weak or no contribution	Not assessed
052	Dudsbury - Longham	60.29	Relatively weak	Moderate	Relatively strong	Weak or no contribution	Not assessed
053	Dudsbury - castle	29.26	Weak or no contribution	Moderate	Relatively weak	Weak or no contribution	Not assessed
054	West Parley - Ensbury	20.80	Strong	Strong	Relatively strong	Weak or no contribution	Not assessed
055	West Parley - south	11.21	Relatively weak	Moderate	Relatively weak	Weak or no contribution	Not assessed
056	West - Parley - south east	73.67	Moderate	Relatively strong	Relatively strong	Weak or no contribution	Not assessed
057	West Parley - east	9.08	Weak or no contribution	Weak or no contribution	Moderate	Weak or no contribution	Not assessed
058	West Parley - Parley Green	34.49	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
059	Airport - south	193.31	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
060	Airport - Hurn	27.20	Weak or no contribution	Weak or no contribution	Moderate	Weak or no contribution	Not assessed
061	East Parley	29.52	Weak or no contribution	Weak or no contribution	Moderate	Weak or no contribution	Not assessed
062	Parley Common	291.79	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
063	East Parley Common	308.82	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed

Parcel Code and Name		Area (ha)	Purpose 1 rating	Purpose 2 rating	Purpose 3 rating	Purpose 4 rating	Purpose 5 rating*
064	Moors River	231.61	Weak or no contribution	Relatively strong	Strong	Weak or no contribution	Not assessed
065	West Moors - St Leonards Park	19.49	Weak or no contribution	Relatively strong	Moderate	Weak or no contribution	Not assessed
066	Hurn Forest - north	196.24	Weak or no contribution	Relatively weak	Strong	Weak or no contribution	Not assessed
067	St Leonards - Grange Estate	241.11	Weak or no contribution	Relatively weak	Relatively strong	Weak or no contribution	Not assessed
068	Hurn Forest - Avon Heath	1251.08	Weak or no contribution	Moderate	Strong	Weak or no contribution	Not assessed
080	Ferndown - West Moors	36.93	Weak or no contribution	Strong	Moderate	Weak or no contribution	Not assessed
081	Ameysford	111.76	Weak or no contribution	Strong	Strong	Weak or no contribution	Not assessed
084	West Moors Plantation	110.73	Weak or no contribution	Relatively strong	Strong	Weak or no contribution	Not assessed
085	St Leonards - south west	32.87	Weak or no contribution	Relatively strong	Relatively strong	Weak or no contribution	Not assessed
102	Ferndown - Uddens	163.63	Weak or no contribution	Moderate	Strong	Weak or no contribution	Not assessed
103	Stour Valley - Hurn	277.90	Strong	Relatively strong	Strong	Relatively weak	Not assessed
104	West Moors - St Leonards Bridge	11.54	Weak or no contribution	Relatively strong	Relatively strong	Weak or no contribution	Not assessed
109	Victory Oak Estate	29.32	Weak or no contribution	Relatively weak	Relatively weak	Weak or no contribution	Not assessed

Table 4.5: Summary table of scores for Green Belt Parcels in Area 5: Christchurch and Burton

Parcel Code and Name		Area (ha)	Purpose 1 rating	Purpose 2 rating	Purpose 3 rating	Purpose 4 rating	Purpose 5 rating*
071	Avon Valley	275.25	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
072	Lower Stour Valley	132.65	Relatively strong	Strong	Relatively strong	Relatively weak	Not assessed
073	Christchurch Harbour	111.70	Moderate	Strong	Relatively strong	Strong	Not assessed
074	Christchurch - Stony Lane Roundabout	31.46	Moderate	Relatively weak	Moderate	Relatively weak	Not assessed
075	Burton - south	19.84	Relatively strong	Relatively weak	Moderate	Relatively weak	Not assessed
076	Burton - east	40.33	Relatively strong	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
077	Burton - Winkton	68.77	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
078	Burton - New Forest	501.04	Strong	Weak or no contribution	Strong	Weak or no contribution	Not assessed
079	Bransgore	15.10	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
105	Cranemoor Common	8.83	Relatively weak	Weak or no contribution	Moderate	Weak or no contribution	Not assessed
106	Walkford	42.25	Moderate	Strong	Relatively strong	Weak or no contribution	Not assessed
108	Roeshot Farm	1.37	Relatively weak	Weak or no contribution	Moderate	Weak or no contribution	Not assessed
112	Christchurch - Hurn Forest	369.50	Strong	Weak or no contribution	Strong	Strong	Not assessed
113	Christchurch - Avon Valley	286.14	Strong	Weak or no contribution	Strong	Strong	Not assessed

Table 4.6: Summary table of scores for Green Belt Parcels in Area 6: Three Legged Cross and Verwood

Parcel Code and Name		Area (ha)	Purpose 1 rating	Purpose 2 rating	Purpose 3 rating	Purpose 4 rating	Purpose 5 rating*
069	Avon Valley - Ashley	114.97	Weak or no contribution	Moderate	Strong	Relatively weak	Not assessed
070	Ashley - east	28.64	Weak or no contribution	Moderate	Relatively strong	Weak or no contribution	Not assessed
083	West Moors - Depot	260.45	Weak or no contribution	Relatively strong	Moderate	Weak or no contribution	Not assessed
086	Ashley - Sheiling	30.19	Weak or no contribution	Moderate	Moderate	Weak or no contribution	Not assessed
087	Ashley Heath	500.79	Weak or no contribution	Relatively strong	Strong	Weak or no contribution	Not assessed
088	Moors River - Lower Common	487.98	Weak or no contribution	Relatively strong	Relatively strong	Weak or no contribution	Not assessed
090	West Moors - Three Legged Cross	100.50	Weak or no contribution	Moderate	Relatively strong	Weak or no contribution	Not assessed
091	Verwood - Three Legged Cross	186.81	Weak or no contribution	Relatively strong	Relatively strong	Weak or no contribution	Not assessed
092	Horton Common	226.97	Weak or no contribution	Relatively strong	Strong	Weak or no contribution	Not assessed
094	Verwood - south	52.62	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
095	Verwood - Dewlands Common	36.43	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
096	Verwood - Romford south	112.94	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
097	Verwood - Romford north	64.56	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
098	Verwood - north west	40.61	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
099	Verwood - north	29.17	Weak or no contribution	Weak or no contribution	Relatively strong	Weak or no contribution	Not assessed
100	Verwood - Boveridge Heath	538.10	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed

Table 4.7: Summary table of scores for Green Belt Parcels in Area 7: The north-western part of the Green Belt

Parcel Code and Name		Area (ha)	Purpose 1 rating	Purpose 2 rating	Purpose 3 rating	Purpose 4 rating	Purpose 5 rating*
040	North west villages	3635.52	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed
082	Holt Heath	959.82	Weak or no contribution	Relatively weak	Strong	Weak or no contribution	Not assessed
093	Mannington	278.35	Weak or no contribution	Relatively weak	Strong	Weak or no contribution	Not assessed
101	North west woodlands	945.07	Weak or no contribution	Weak or no contribution	Strong	Weak or no contribution	Not assessed

*Note: Purpose 5: Individual parcels have not been assessed as all parcels are considered to make an equal contribution to this purpose.