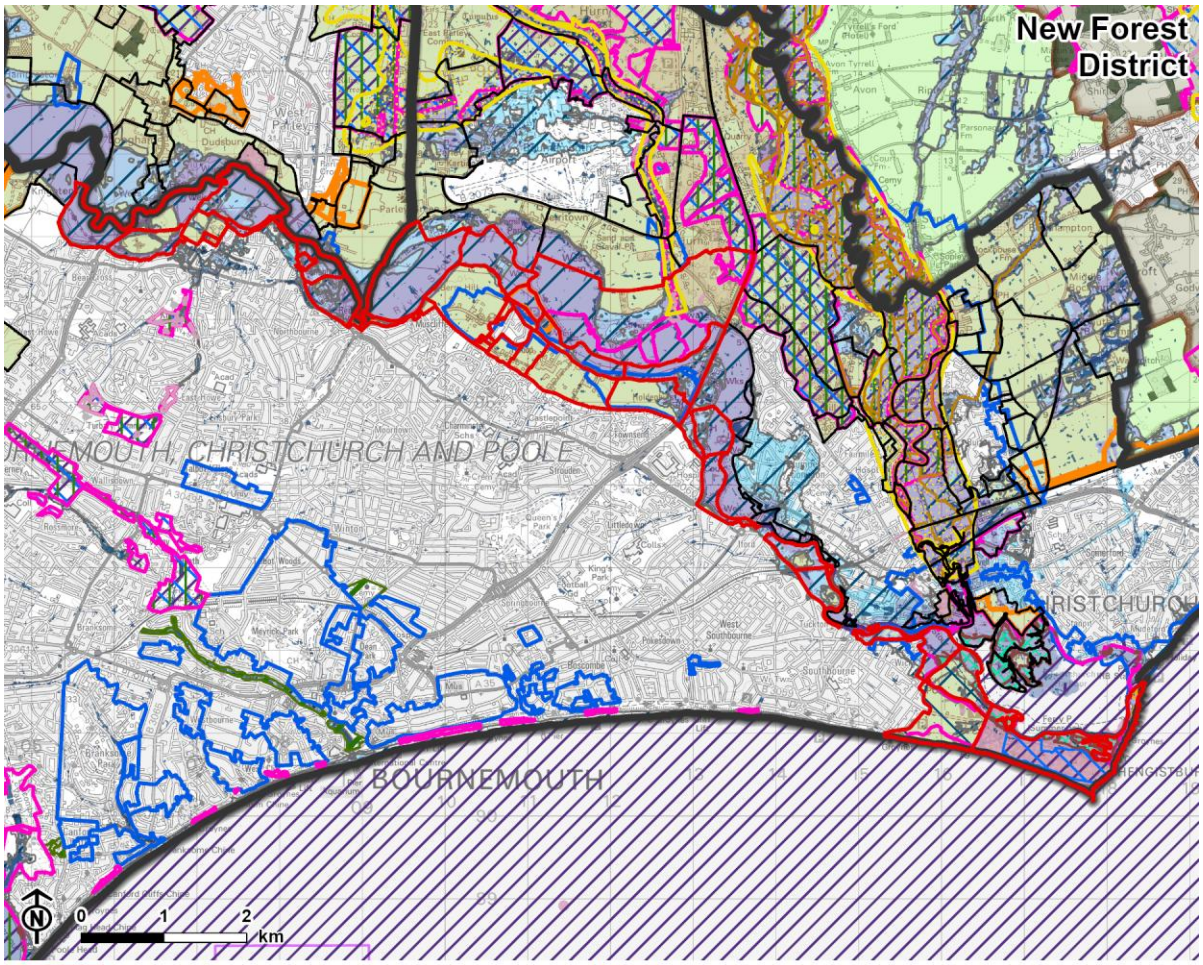
Bournemouth



Bournemouth parcel
Neighbouring parcel
Dorset & BCP councils
Neighbouring authority
Green Belt

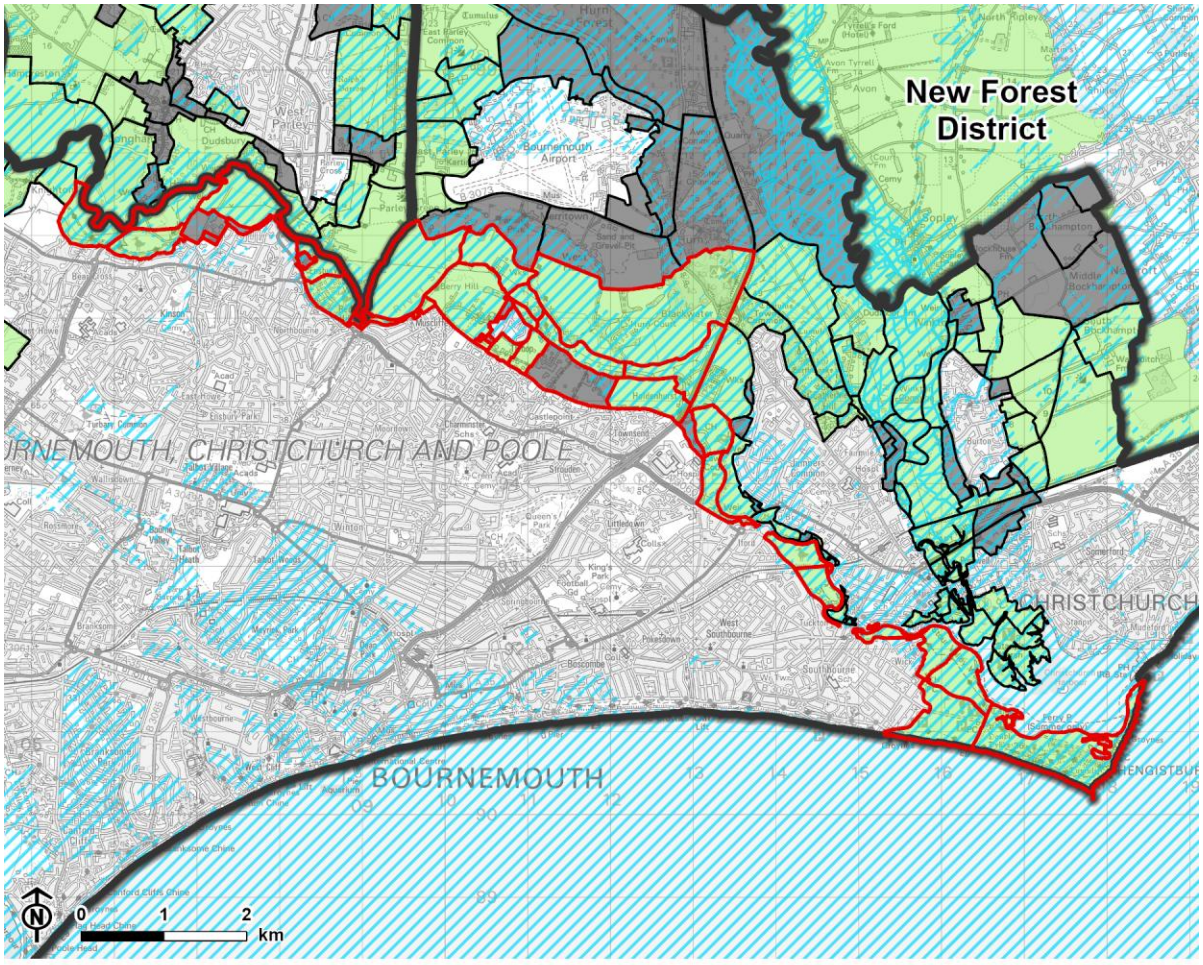
Potential development constraints

Chalk river
Peaty soil
Site of Special Scientific Interest

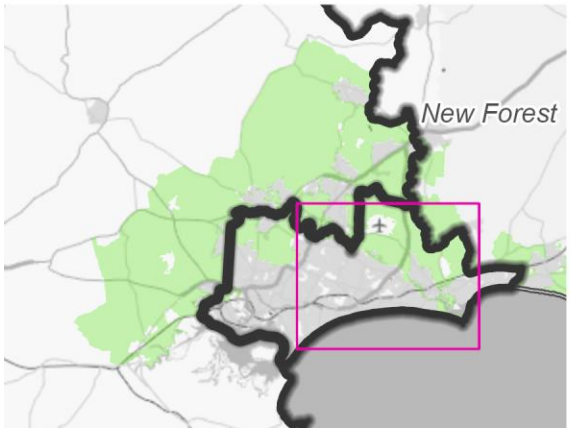


Coastal sand dunes
Lowland fens
Coastal saltmarsh
Conservation area
Ramsar site
Special Area of Conservation
Special Protection Area
Registered Parks and Gardens
Marine Conservation Zone
Saltmarsh
Coastal Change Management Area
Suitable Alternative Natural Green Space
High risk of surface water flooding
Scheduled monument
Ancient woodland
National Park
Flood zones plus climate change
Flood zone 2
Flood zone 3

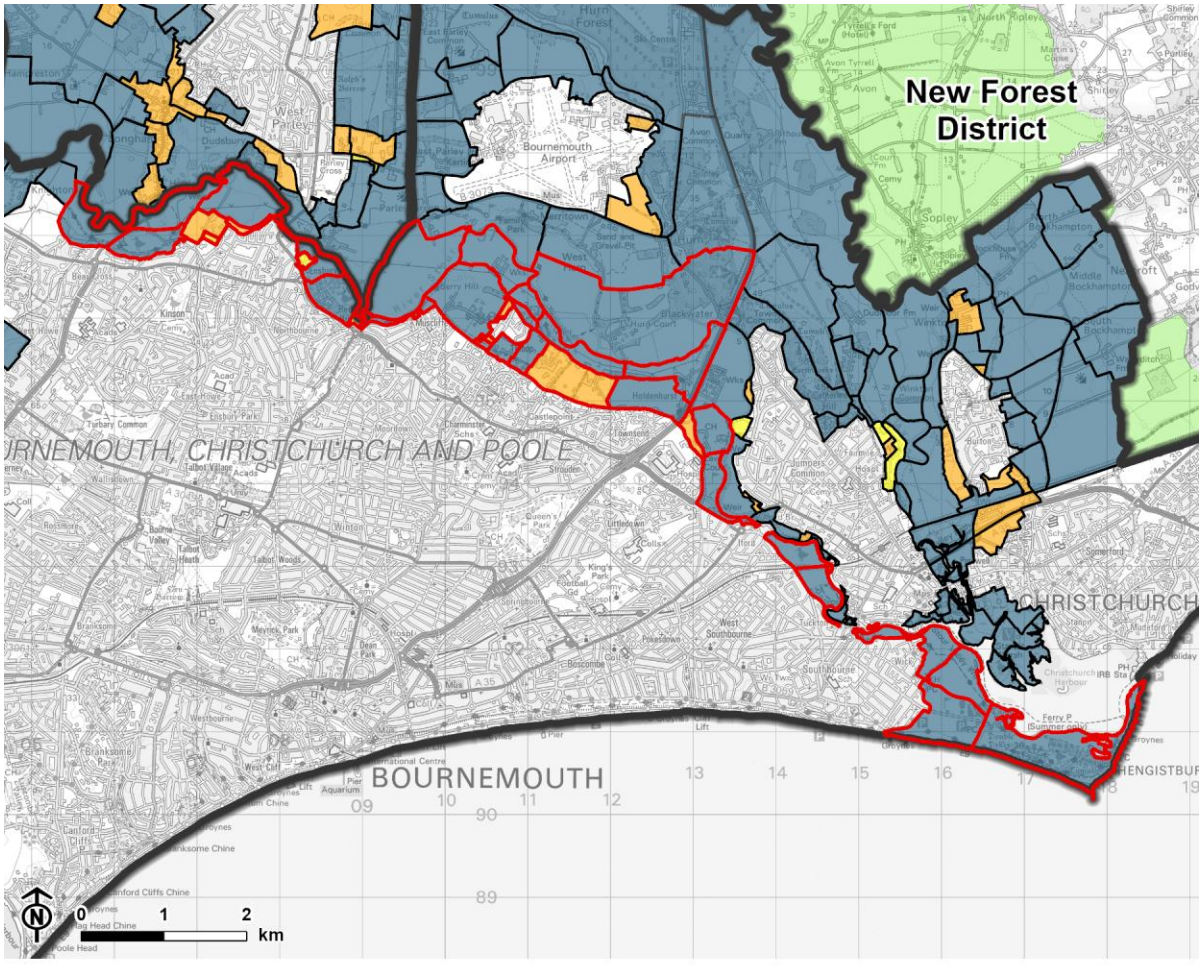
Bournemouth



Bournemouth parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt
Grey belt
Potential development constraints



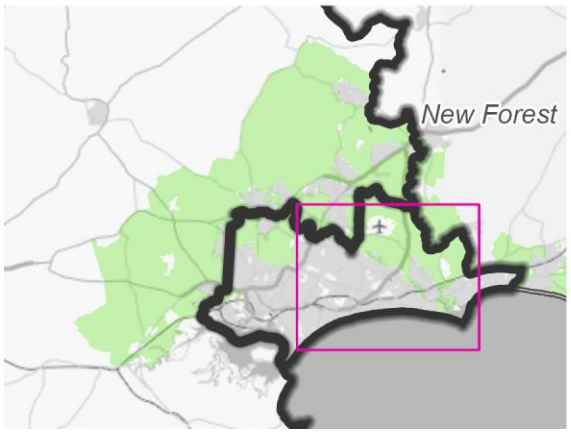
Bournemouth



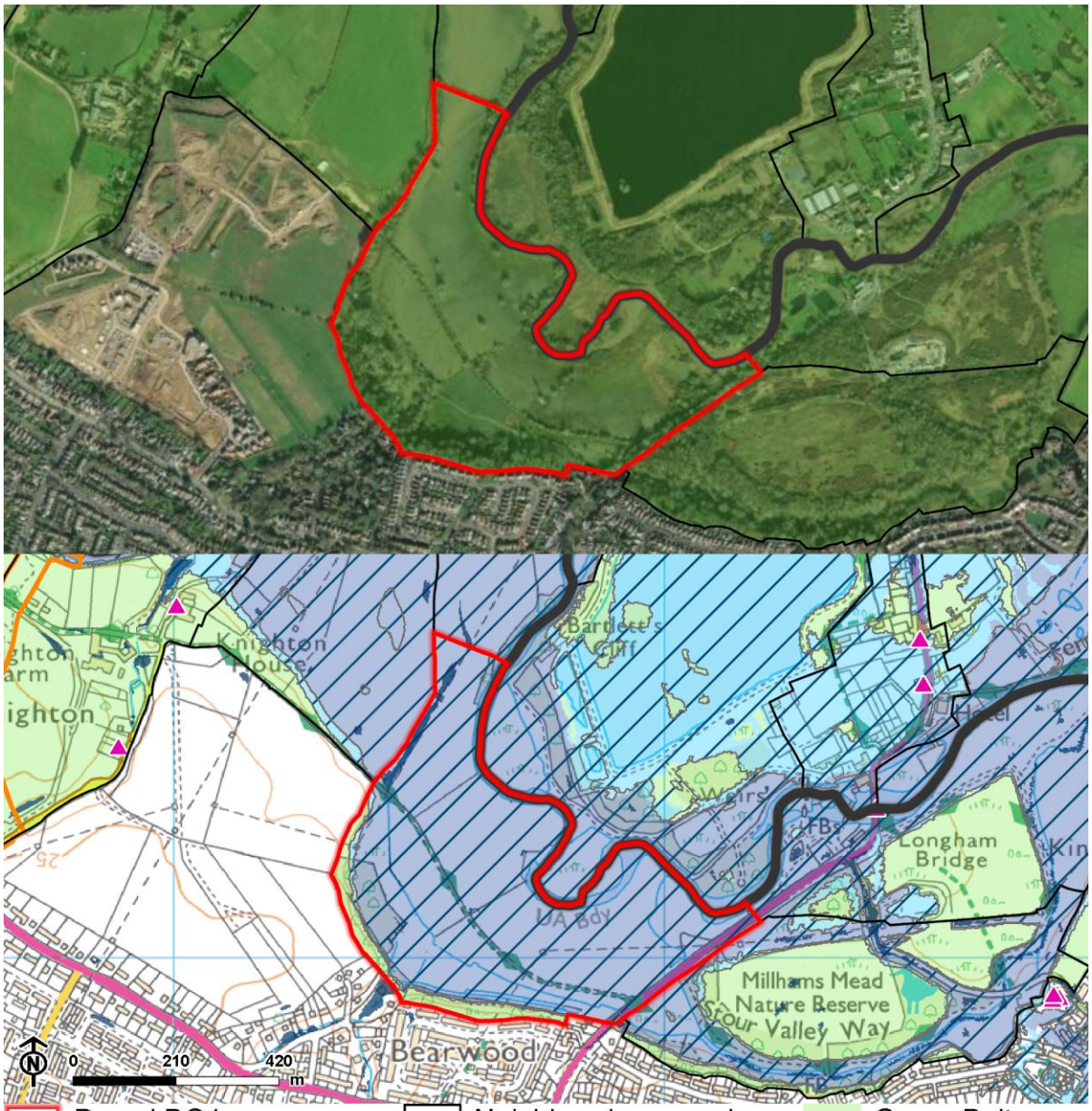
Bournemouth parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

Strong
Moderate
Weak/no



Parcel BO1



Parcel BO1
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Chalk river
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

Parcel BO1

Contribution of land in Parcel BO1

Parcel BO1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO1 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Bearwood, Bournemouth. The parcel largely comprises the floodplain of the River Stour and some woodland cover. Parcel size: 31ha. There is a strong boundary feature between the settlement and the parcel. Thick bands of mature woodland form a strong boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform steeply slopes towards the River Stour which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The woodland boundary limits perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The land is open and in agricultural use. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Views over the floodplain landscape create a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and is therefore defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the woodland which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Bournemouth and Ferndown to the north. The gap comprises open farmland, Longham Lakes Reservoir, and the River Stour. It also includes urbanising development within Longham, which is washed over by the Green Belt and locally reduces the width of the gap. However, Longham Lakes Reservoir and the River Stour (and its floodplain) provide strong separating features between the settlements. The narrowest part of the gap lies to the north-east.The parcel comprises woodland, the River Stour, and its floodplain, which together provide strong separating features within the parcel.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Parcel BO1

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel is largely open, with only limited vegetation along the River Stour and predominantly hedgerow boundaries. So, development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

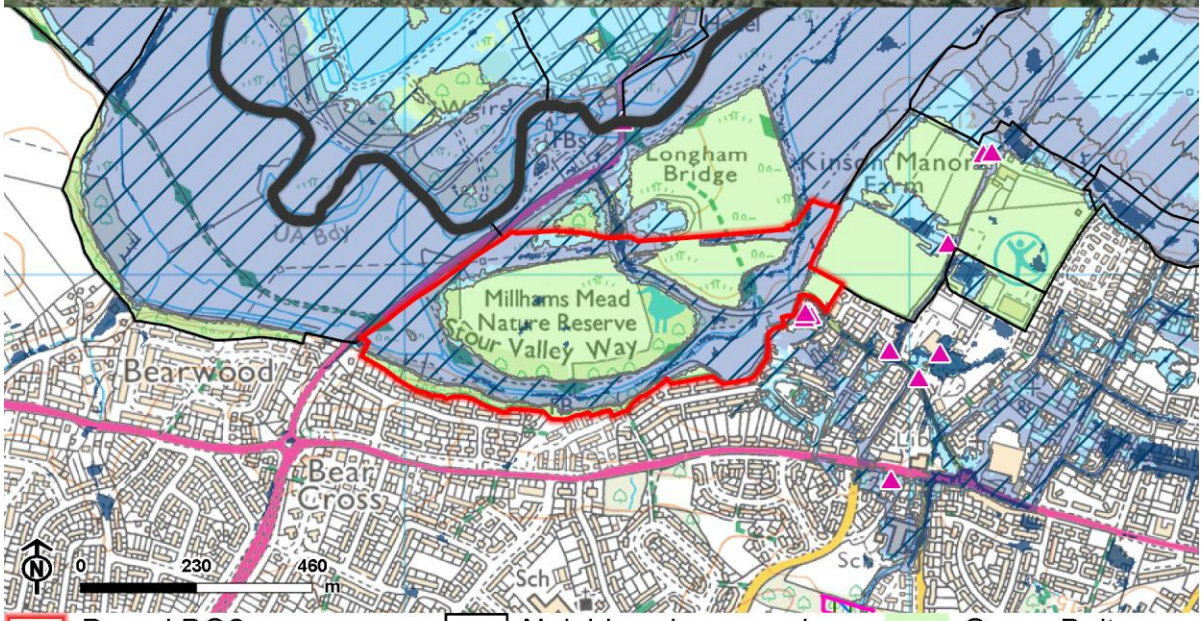
Parcel BO1

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO2





Parcel BO2
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Special Area of Conservation
- Ramsar site
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel BO2

Contribution of land in Parcel BO2

Parcel BO2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO2 Description

Parcel Location, Land Uses and Boundaries
Land within Milham's Mead Nature Reserve, located to the north of Bournemouth. Parcel size: 25ha. There is a strong boundary feature between the settlement and the parcel. Mature woodland and Milham's Stream combine to form a strong boundary between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. The floodplain landform of the parcel is distinct from that of the settlement. There is a weak perception of urban development outside of the parcel. Mature lines of trees limit views towards the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is open and forms part of Millham's Meadows Mead Nature Reserve. Natural features limit perception of the wider countryside. Mature trees often limit views north. Tree cover within the parcel often limits views north.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland along Milham's

Parcel BO2

Assessment Considerations	Assessment
	Stream (located within Milham's Mead Nature Reserve), which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Mature belts of woodland along Milham's Stream (located within Milham's Mead Nature Reserve), are located between the parcel and the urban edge meaning that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Bournemouth and Ferndown to the north. The gap comprises open farmland and the River Stour and associated tributary streams. It also includes urbanising development within Longham, which is washed over by the Green Belt and locally reduces the width of the gap. However, the River Stour (and its floodplain) provide strong separating features between the settlements. The narrowest part of the gap lies to the south-east.The parcel comprises Milham's Stream and Milham's Mead Nature Reserve, which provides strong separating features within the parcel.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel comprises Milham's Stream and woodland associated with Milham's Mead Nature Reserve, which provides strong separating features within the parcel. Elsewhere in the gap, additional strong separating features, such as the River Stour, maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to

Assessment Considerations	Assessment
	significantly increase urbanising influence on adjacent land in the gap

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature woodland associated with Milham's Mead Nature Reserve forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. The parcel's strong inner boundary means that land here has a stronger relationship with the surrounding countryside than the urban area to the south.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel BO2

Purpose E – Assisting in urban regeneration:

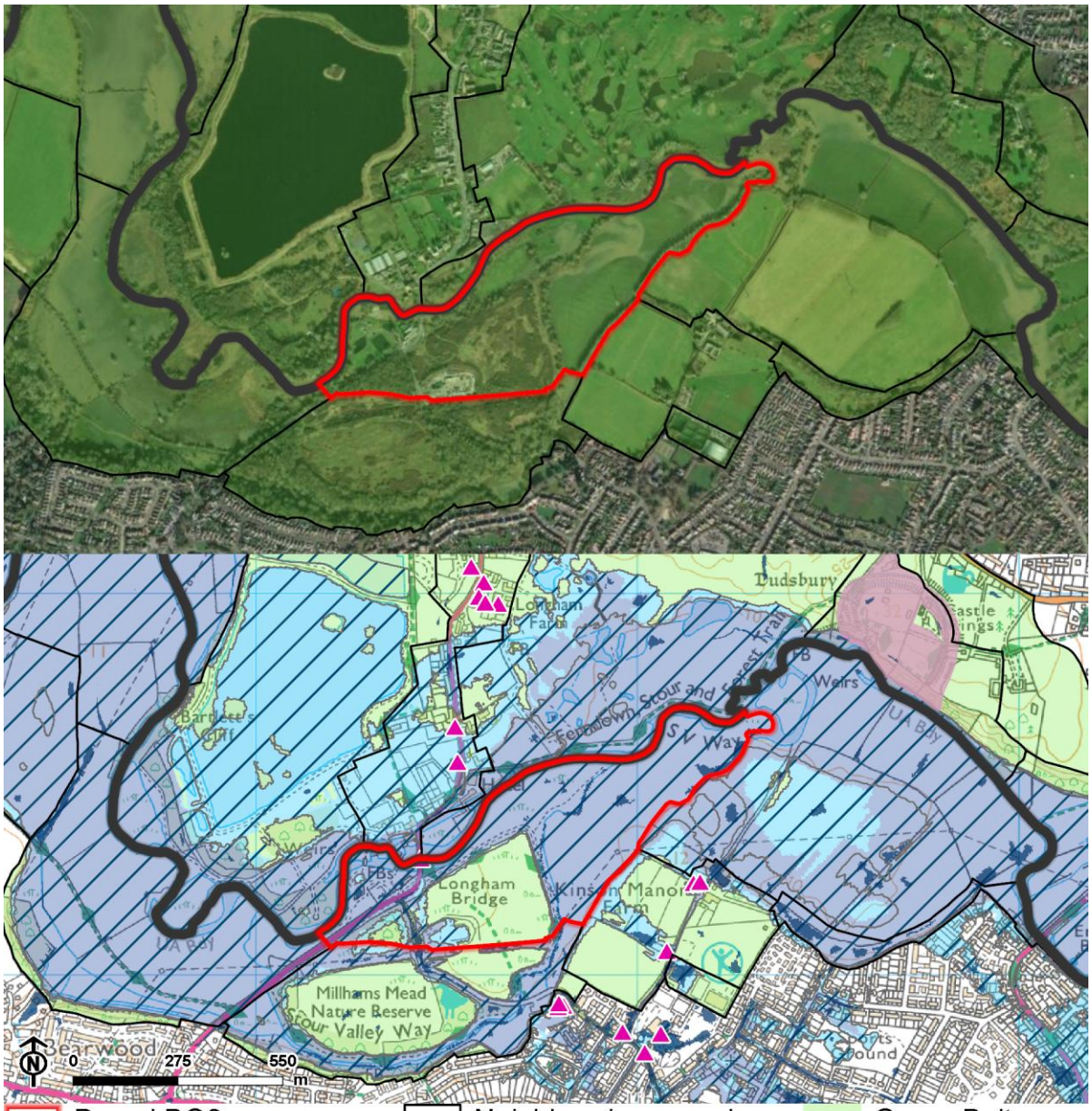
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO3



Parcel BO3
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument

Parcel BO3

Contribution of land in Parcel BO3

Parcel BO3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BO3 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Bournemouth comprising predominantly grassland and scrub/shrub vegetation with intermittent tree cover. The southern part of the parcel includes a recycling centre and associated hardstanding. Parcel size: 31ha. Boundary features within the gap between the settlement and the parcel combine to create a strong separation. Intervening woodland blocks and sections of mature trees along field boundaries combine to create a strong separation from the urban area to the south. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel slopes down towards the River Stour, with its floodplain topography forming a distinct transition in landform from the adjacent urban edge. There is a weak perception of urban development outside of the parcel. The combination of distance and intervening landform, woodland, and field boundaries limits views towards the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel retains its agricultural character. The recycling centre in the south of the parcel has a limited impact on the openness of the Green Belt and does not exert a significant urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The landform in the parcel enables views across the floodplain to the north.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development around it to be associated with the large built-up area.

Parcel BO3

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of riparian woodland along Millham's Stream, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The strong boundary features and floodplain landform in conjunction with the distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Bournemouth and Ferndown to the north. The gap comprises open farmland, Longham Lakes Reservoir, and the River Stour. It also includes urbanising development within Longham, which is washed over by the Green Belt and locally reduces the width of the gap. However, Longham Lakes Reservoir and the River Stour (and its floodplain) provide strong separating features between the settlements. The narrowest part of the gap lies to the south-east.The parcel comprises River Stour, and its floodplain, which provides strong separating features within the parcel.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel BO3

Assessment Considerations	Assessment
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a large part of the gap. The parcel comprises River Stour, and its floodplain, which provides strong separating features within the parcel. Elsewhere in the gap, additional strong separating features maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a visually open boundary along the River Stour, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.

Parcel BO3

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

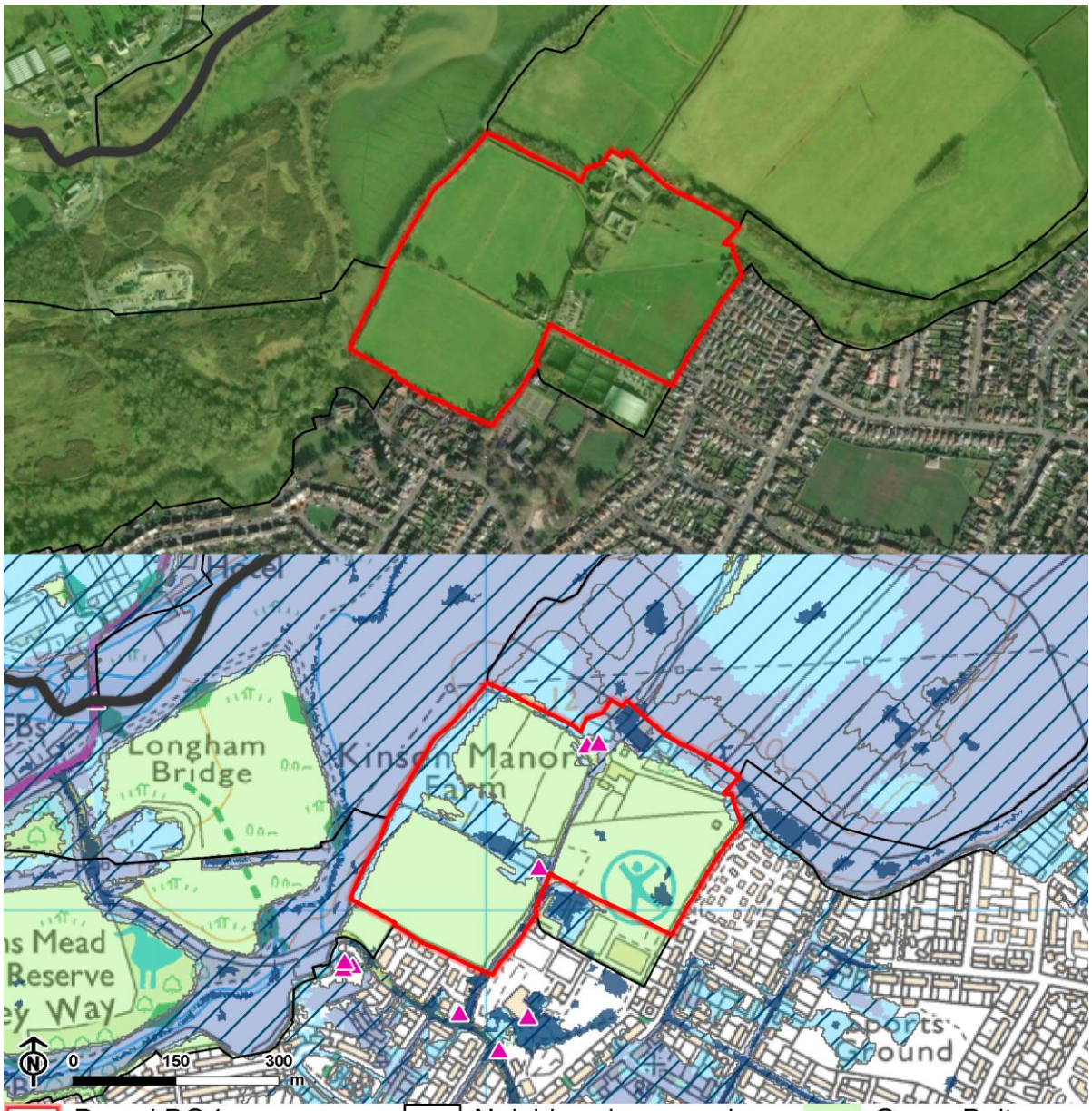
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BO4



Parcel BO4
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel BO4

Contribution of land in Parcel BO4

Parcel BO4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BO4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Kinson, Bournemouth. It comprises agricultural fields and associated farm buildings, and recreational sports pitches. Parcel size: 14ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is delineated by back garden boundaries of properties along Millhams Road and Weyman's Avenue, with fences and hedgerows, creating a weak boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The settlement is clearly visible due to its immediate proximity and weak boundary features. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is primarily in agricultural use. In the east, there are sports pitches with associated parking that have a functional relationship with the nearby urban area. However, such outdoor recreation uses are generally appropriate within the Green Belt, and whilst the small parking area and hardstanding introduce a limited urbanising influence, the overall impact on openness is minimal. Natural features limit the perception of the wider countryside. Mature trees forming the boundaries to the north and west limit outward views.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BO4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The northern and western boundaries are defined by a linear belt of mature trees, forming a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between towns. The parcel lies in a 1.3km gap between Kinson, Bournemouth and Ferndown and West Parley to the north. The gap is predominantly composed of farmland, with the River Stour forming a strong separating feature, reinforced by the transition in landform from the river floodplain to the rising ground around Dudsbury Hill. The gap between towns is narrower elsewhere.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel BO4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The northern and western boundaries are defined by a linear belt of mature trees, forming a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

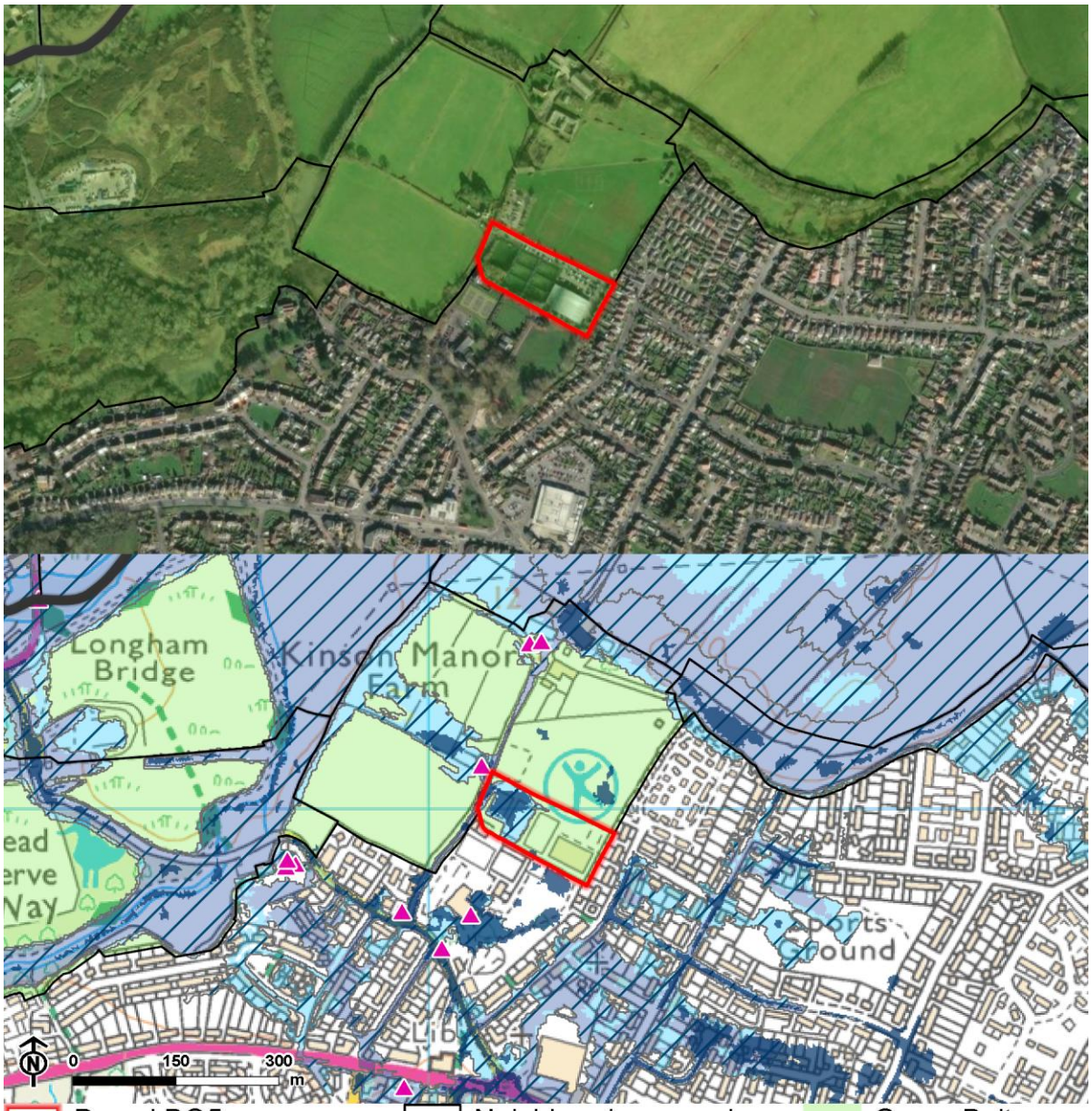
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO4

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel BO5



Parcel BO5
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel BO5

Contribution of land in Parcel BO5

Parcel BO5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BO5 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Kinson, Bournemouth. The parcel comprises a leisure centre with several recreational sports pitches Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge to the east is delineated by a hedgerow. Mature trees form a slightly stronger boundary to the south, but development within the parcel limits the extent to which this is perceived as separating urban from open land. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The settlement edge is clearly visible due to its immediate proximity and weak boundary features. There is significant urbanising influence associated with development, land use and activity in the Green Belt. The leisure centre building dominates the parcel, and both this and the associated sports pitches and parking areas have a functional relationship with the nearby urban area. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Views within the parcel are generally directed northwards across open playing fields, helping to preserve the perception of openness within the Green Belt.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BO5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between towns. The parcel lies in a 1.3km gap between Kinson, Bournemouth and Ferndown and West Parley to the north. The gap is predominantly composed of farmland, with the River Stour forming a strong separating feature, reinforced by the transition in landform from the river floodplain to the rising ground around Dudsbury Hill. The gap between towns is narrower elsewhere.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.

Parcel BO5

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

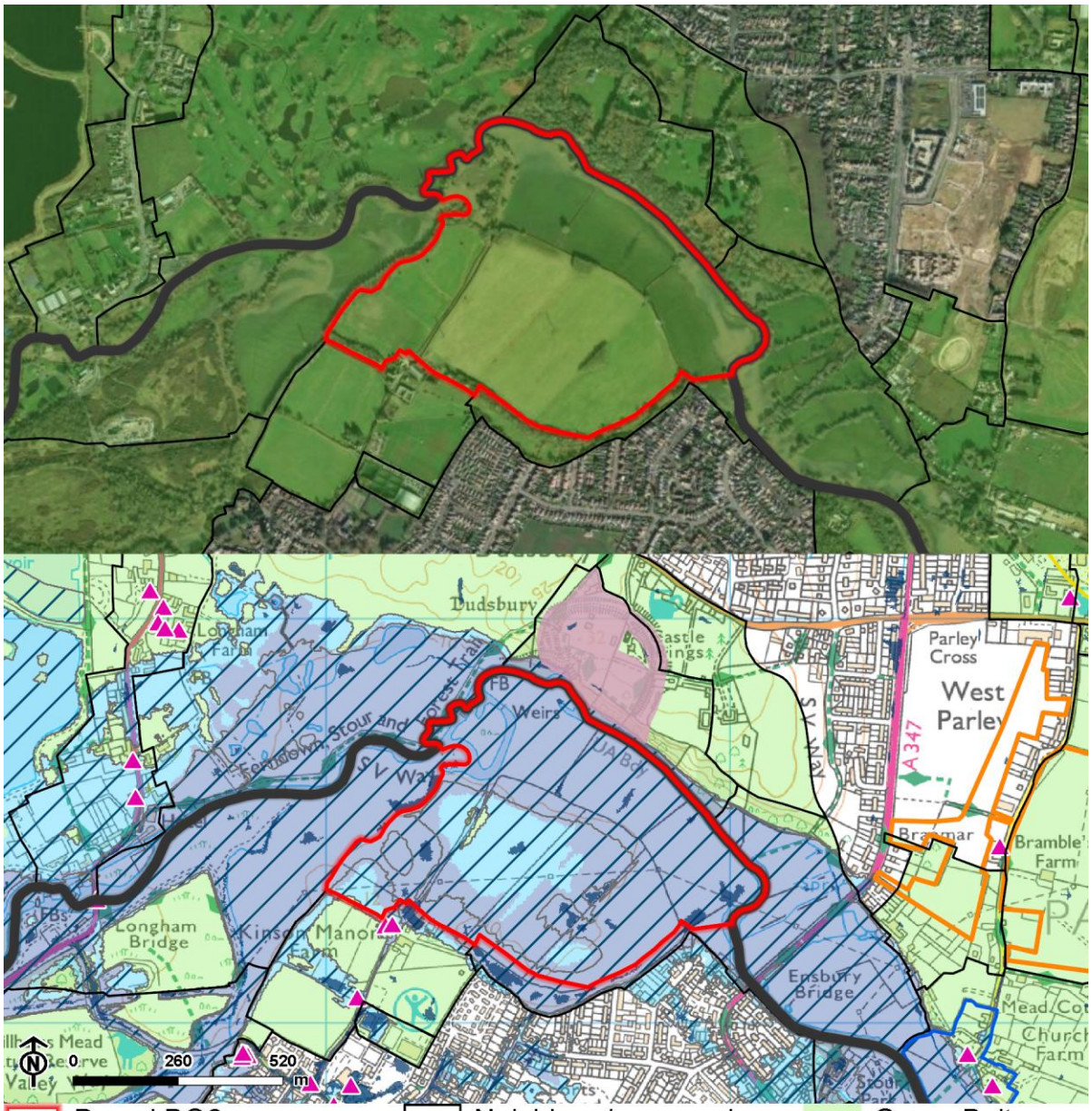
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel BO6



Parcel BO6
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel BO6

Contribution of land in Parcel BO6

Parcel BO6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BO6 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Kinson, Bournemouth, adjacent to the River Stour. It comprises agricultural fields enclosed by hedgerows. Parcel size: 46ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. The parcel is set away from the urban edge with the treeline and hedgerow boundary to the south, creating a moderate boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. The floodplain landform of the parcel provides a degree of separation from the inset urban edge, which is situated at a relatively higher elevation. There is a weak perception of urban development outside of the parcel. The boundary features, landform, and distance combine to limit perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bournemouth for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the landform of the parcel, which forms part of the River Stour floodplain and currently gives it a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Development on the floodplain would be incongruous with the established urban pattern. In the eastern part of the parcel, it would also reduce the sense of distinction between Bournemouth and the neighbouring settlements of Ferndown and West Parley, and such a merger would be incongruous with the existing settlement form.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The eastern part of the parcel lies within a fragile gap between Bournemouth and the settlements of West Parley and Ferndown to the north, where the gap is at its narrowest. The western part of the parcel is more peripheral to this gap, but development here would still weaken the openness of the land within the fragile area. The gap is mainly composed of farmland, with the River Stour forming a strong separating feature.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The River Stour to the north and east provides a strong separating feature within the parcel.

Parcel BO6

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of open, undeveloped land, reducing the size of the gap, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. The parcel's strong distinction from the urban area means that land here has a stronger relationship with the surrounding countryside than the urban area to the south.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A

Parcel BO6

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

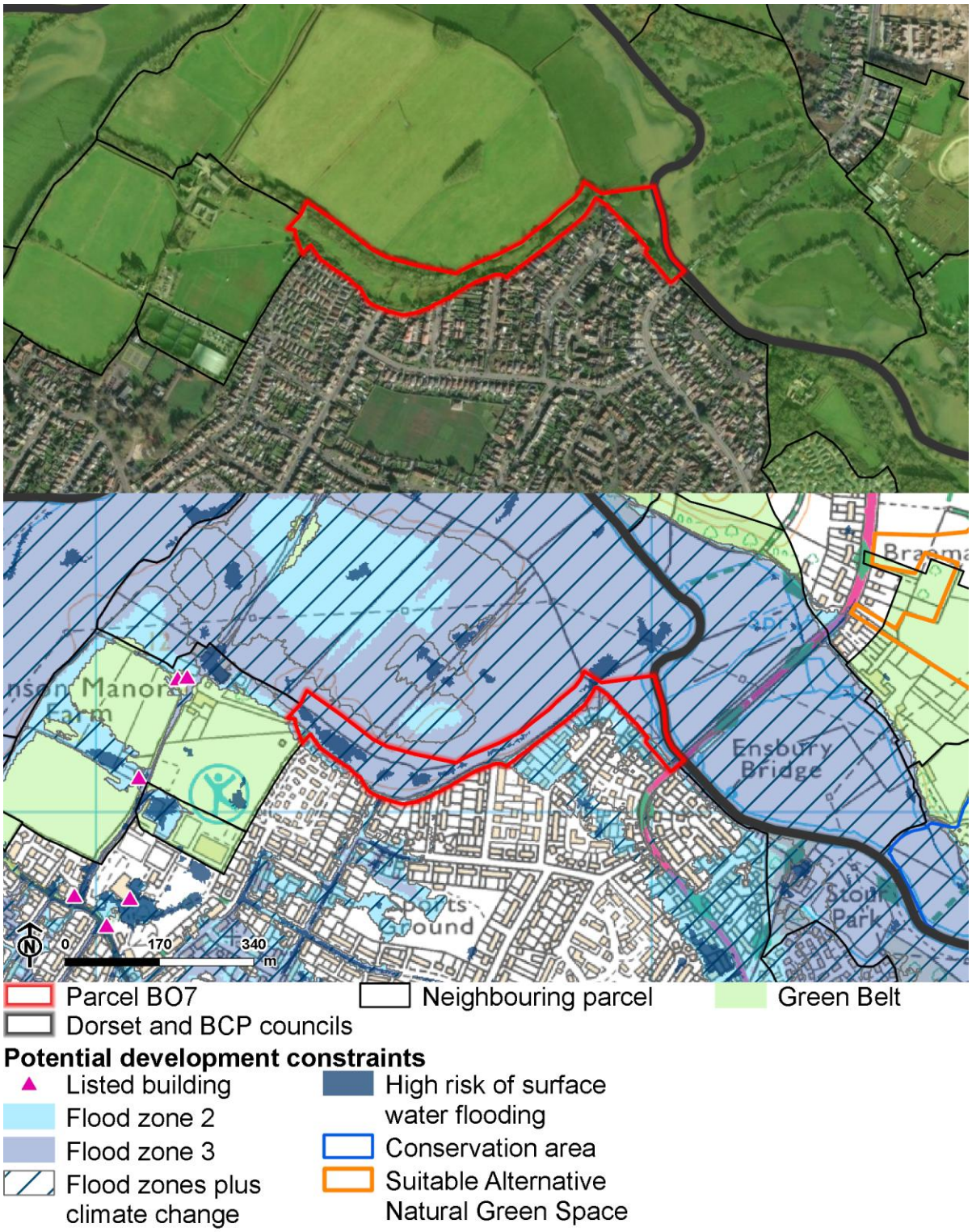
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BO7


Ensbury Bridge
Sports Ground
Stour Park
0
170
340
m
Parcel BO7
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Suitable Alternative Natural Green Space

Parcel BO7

Contribution of land in Parcel BO7

Parcel BO7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel BO7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Kinson, Bournemouth. The parcel comprises grassland and agricultural fields, with the River Stour running through its eastern side. Parcel size: 4ha. There are no significant boundary features to separate the parcel from Bournemouth. The urban edge is delineated by back garden boundaries of properties, with fences and hedgerows, creating a weak boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. The land within the parcel descends towards the River Stour, with the inset settlement edge situated at a relatively higher elevation. There is a strong perception of urban development outside of the parcel. The parcel is abutted along the urban edge, and weak boundary features allow views of the settlement in places. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is open and in agricultural land use. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Views towards the countryside to the north are generally available but are partly contained by mature trees along the outer boundary, particularly to the west.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BO7

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The northern outer boundary transitions from a mature tree belt to hedgerows, whilst the River Stour provides a degree of containment to the east. These boundary features clearly define the parcel. Development within the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The eastern part of the parcel lies within a fragile gap between Bournemouth and the settlements of West Parley and Ferndown to the north, where the gap is at its narrowest. However, the majority of the parcel lies to the west and is more peripheral to the gap. Any development here could, to some extent, reduce the openness of the fragile gap. The settlement gap is mainly composed of farmland, with the River Stour forming a strong separating feature.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The eastern part of the parcel forms a small part of the gap. The fields in this section lie within the narrowest part of the gap, where the River Stour contains the parcel and provides a strong separating feature. However, the largest part of the gap lies to the north of the river, beyond this parcel.

Parcel BO7

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap. The River Stour contains the parcel and forms a strong separating feature within the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The northern outer boundary transitions from a mature tree belt to hedgerows, whilst the River Stour provides a degree of containment to the east. These boundary features clearly define the parcel. Development within the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A

Parcel BO7

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

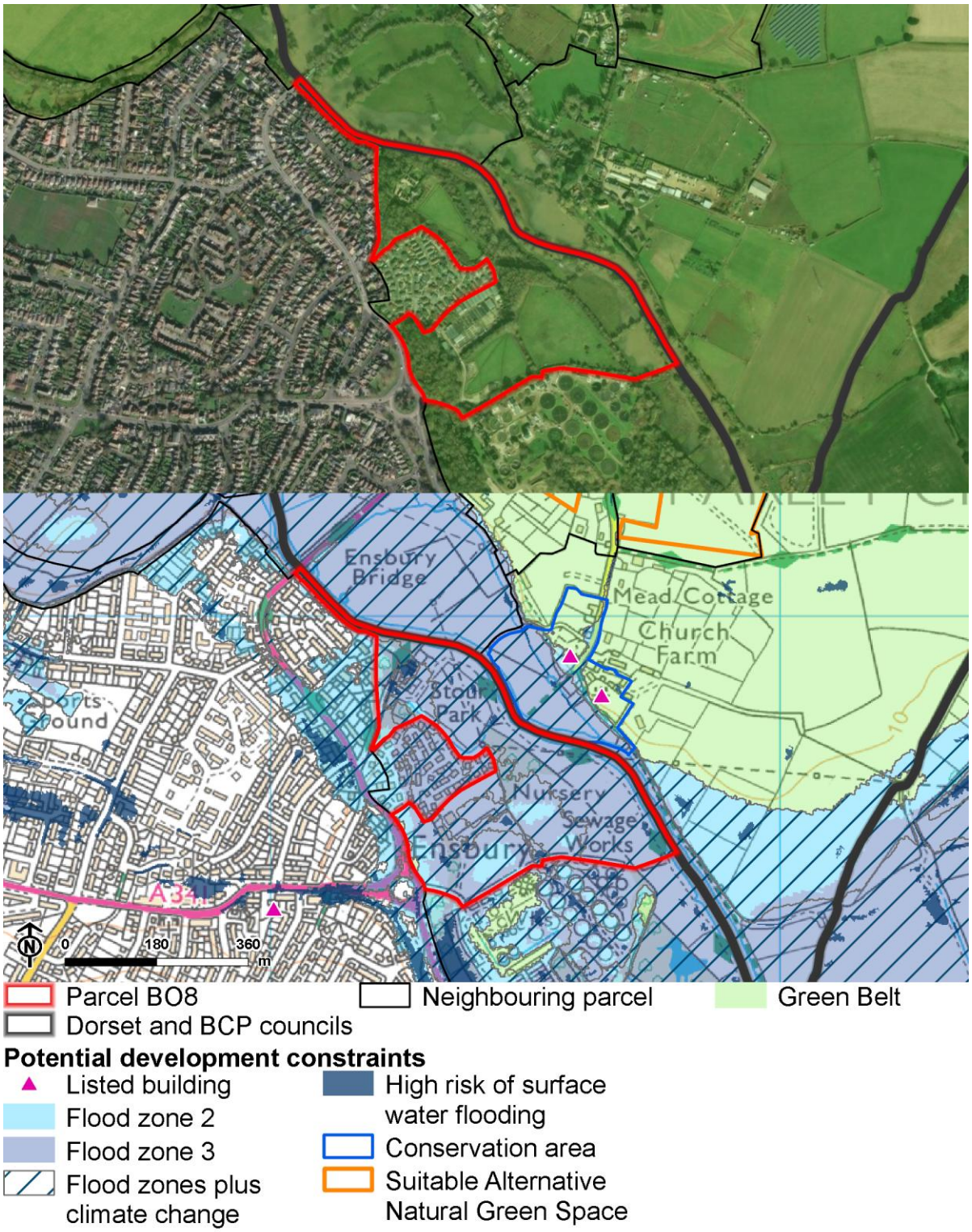
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel BO8


Ensbury Bridge
Mead Cottage
Church Farm
Stour Park
Nursery
Sewage Works
Ensbury
A34
0
180
360
m
Parcel BO8
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Suitable Alternative Natural Green Space

Parcel BO8

Contribution of land in Parcel BO8

Parcel BO8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BO8 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Northbourne, Bournemouth, adjacent to the River Stour. The parcel comprises agricultural land, some tree cover and public open spaces, with a residential property to the north and a nursery to the south. Parcel size: 15ha. There is a strong boundary feature between the settlement and the parcel. The urban edge is defined by mature tree cover and transitions towards the A347 New Road corridor. There is some change in landform which creates a sense of separation between Bournemouth and the parcel. The floodplain landform of the parcel represents a change in topography from the adjacent urban area. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel largely retains its rural character, with the residential property in the north of the parcel not materially affecting openness or exerting a significant urbanising influence. Cherry Tree Nursery, located in the south of the parcel, represents an appropriate use within the Green Belt. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is a perception of the wider countryside to the north through gaps in the vegetation.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO8

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of mature tree cover and A347 which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The north-eastern part of the parcel is peripheral to a gap between Bournemouth and Ferndown (including West Parley) where the gap is at its narrowest. However, the majority of the parcel lies to the east/south-east of this fragile gap. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The A347 New Road acts as a key connecting feature between the settlements, reducing the integrity and perceived separation of the gap. The gap between the settlements is at its narrowest at this location, forming a pinch point, and broadens to the east and west.The parcel comprises mature tree cover and River Stour, which is a strong separating feature within this gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel BO8

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover and the River Stour create a strong outer boundary that would limit the impact of development on adjacent open land. The parcels' strong inner boundary means that land here has a stronger relationship with the wider countryside than the adjacent urban area.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

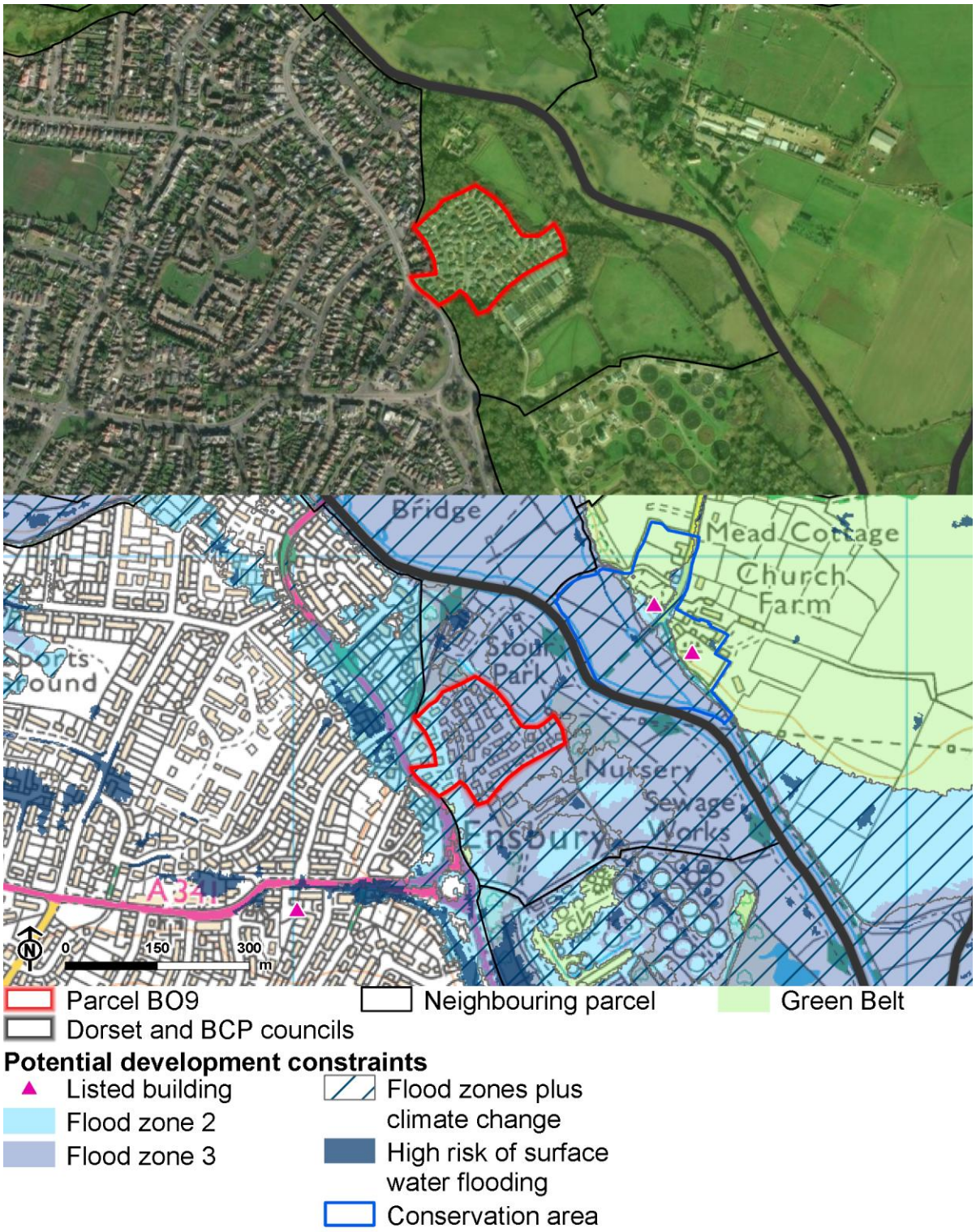
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO8

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO9


Bridge
Mead Cottage
Church Farm
Stour Park
Nursery
Sewage Works
Ensbury
A 34
0
150
300
m
Parcel BO9
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area

Parcel BO9

Contribution of land in Parcel BO9

Parcel BO9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BO9 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Northbourne, Bournemouth. The parcel comprises a significant amount of urbanising development, including the Stour Park residential park home estate. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. The parcel directly abuts the urban edge, with rear garden boundaries forming a weak enclosure along much of its extent. New Road (A347) also adjoins the parcel and the urban edge, with development present on both sides of the road. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is development that is urban in character, with remaining open spaces not contributing significantly to the openness of the Green Belt. The parcel lacks openness, and the Stour Park residential park home estate exerts a significant urbanising influence. Urbanising development the limits perception of the wider countryside.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Parcel BO9

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The north-eastern part of the parcel is peripheral to a gap between Bournemouth and Ferndown (including) West Parley where the gap is at its narrowest. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The A347 New Road acts as a key connecting feature between the settlements, reducing the integrity and perceived separation of the gap. The gap between the settlements is at its narrowest at this location, forming a pinch point, and broadens to the east and west.The parcel lacks strong separating features within the gap.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A

Parcel BO9

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

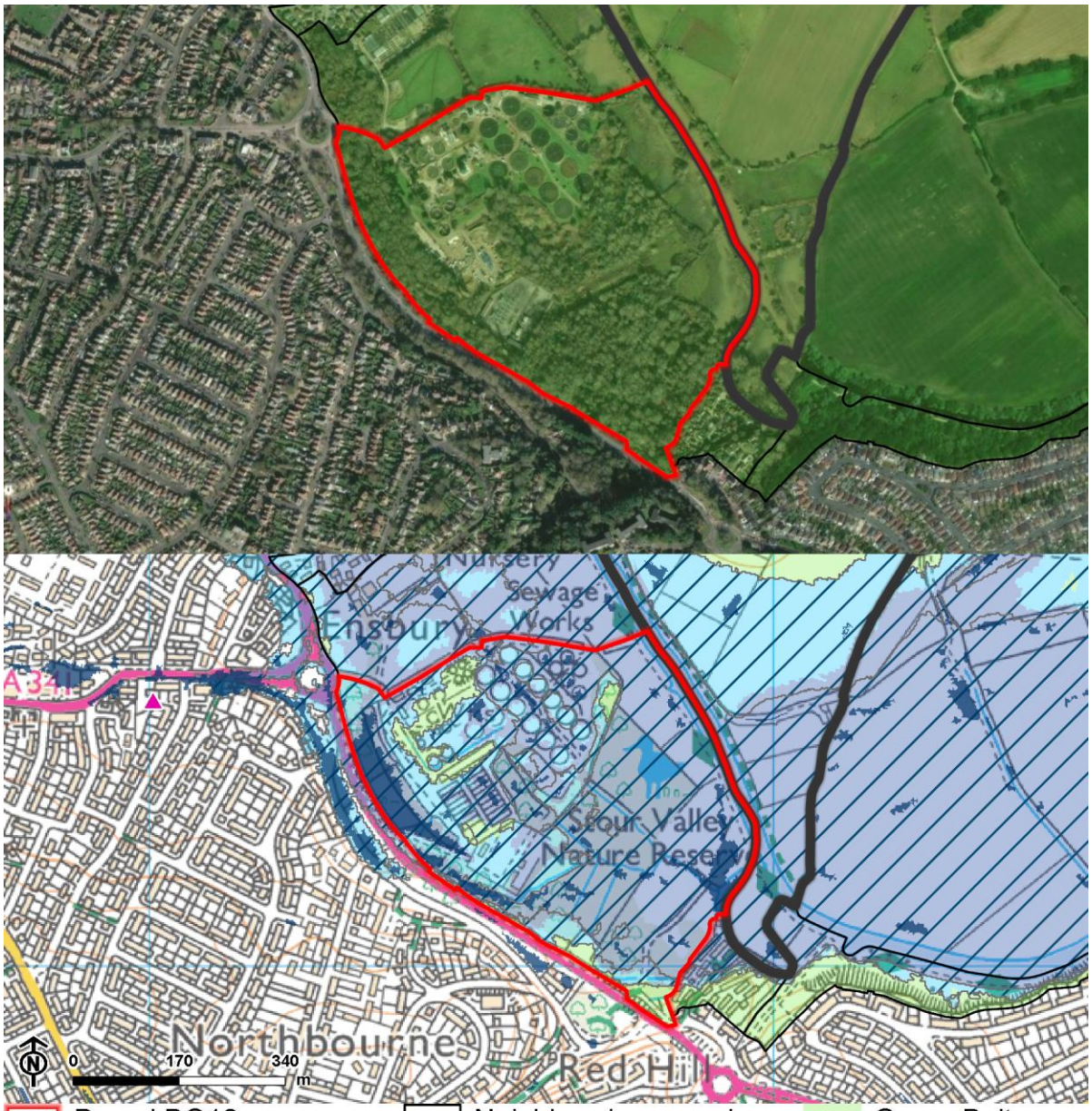
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel BO10



Parcel BO10
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel BO10

Contribution of land in Parcel BO10

Parcel BO10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO10 Description

Parcel Location, Land Uses and Boundaries
Land to the east of Northbourne, Bournemouth, adjacent to the River Stour. The parcel comprises woodland, floodplain pasture, and a water treatment facility. Parcel size: 25ha. There is a strong boundary feature between the settlement and the parcel. The urban edge is delineated by linear woodland along the A347. There is some change in landform which creates a sense of separation between the settlement and the parcel. The floodplain landform of the parcel represents a change in topography from the adjacent urban area. There is a weak perception of urban development outside of the parcel. Woodland along the urban edge limits the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The water treatment facility does not materially affect the openness of the parcel or exert a significant urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some perception of the wider countryside to the north, across the River Stour floodplain.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO10

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland along the A347 which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The woodland and floodplain landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies a gap between Bournemouth and Ferndown/West Parley to the north. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The A347 New Road acts as a key connecting feature between the settlements, reducing the integrity and perceived separation of the gap. The gap between the settlements is at its narrowest to the north-west. The parcel comprises woodland and the River Stour, which are strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. Elsewhere in the gap, additional strong separating features maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Parcel BO10

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover and the River Stour form a strong outer boundary which would limit the urbanising impact of development on adjacent open land. The parcel's strong inner boundary means that the parcel has a stronger relationship with the surrounding countryside than the urban area to the south-west.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

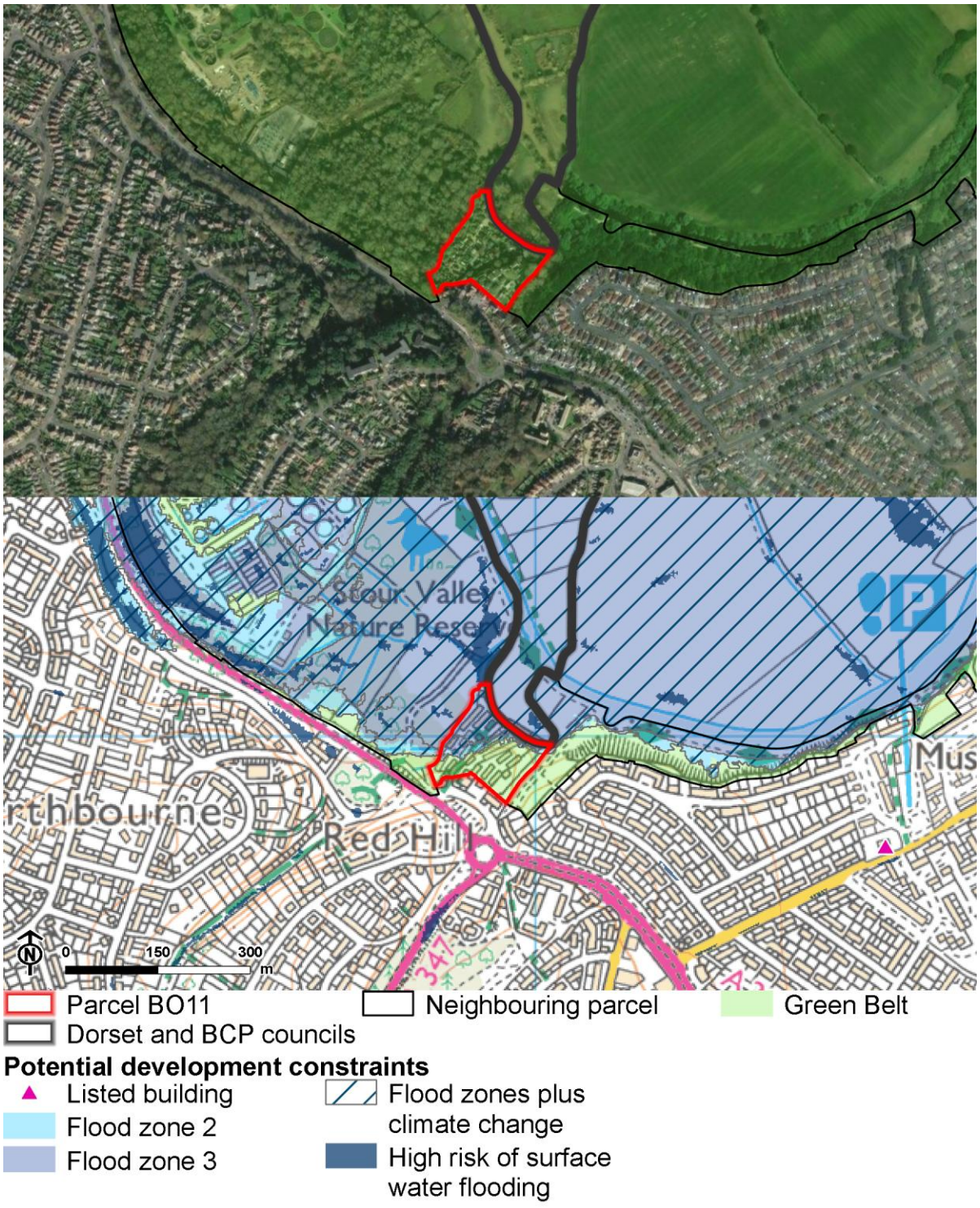
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO10

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO11


Stour Valley
Nature Reserve
rthbourne
Red Hill
Mus
347
0
150
300
m
Parcel BO11
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zones plus climate change
Flood zone 2
Flood zone 3
High risk of surface water flooding

Parcel BO11

Contribution of land in Parcel BO11

Parcel BO11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BO11 Description

Parcel Location, Land Uses and Boundaries
Land to the west of Bournemouth and Muscliffe. The parcel is significantly developed and comprises a residential park. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. The parcel directly abuts the urban edge, with rear garden boundaries forming a weak boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. There is development that is urban in character, with remaining open spaces not contributing significantly to the openness of the Green Belt. The parcel lacks openness, and the residential park exerts a significant urbanising influence. Urbanising development limits the perception of the wider countryside.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.

Parcel BO11

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The north-eastern part of the parcel is peripheral to a gap between Bournemouth and Ferndown (including West Parley). The gap is at its narrowest to the north-west.The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The parcel lacks strong separating features within the gap.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel BO11

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	N/A

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

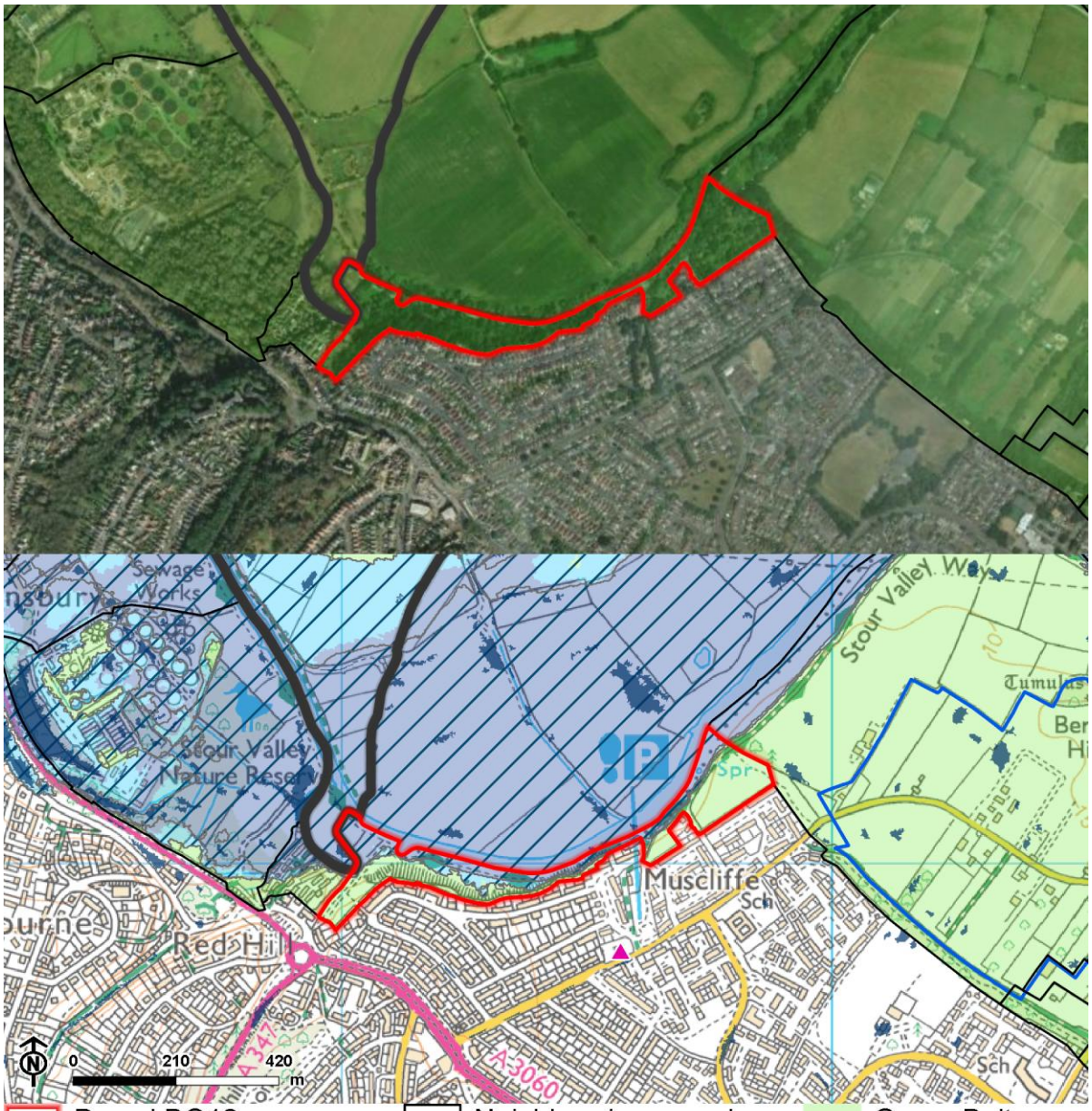
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel BO12


Sewage Works
Stour Valley Nature Reserv
Stour Valley Way
Tumulus
Muscliffe
Sch
Red Hill
A347
A3060
0
210
420
m
Parcel BO12
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area

Parcel BO12

Contribution of land in Parcel BO12

Parcel BO12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BO12 Description

Parcel Location, Land Uses and Boundaries
Land to the west of of Bournemouth and Muscliffe. Parcel size: 7ha.
There is a strong boundary feature between Bournemouth and the parcel. The urban edge is delineated by woodland, with stronger vegetation cover to the west of the parcel than to the east.
There is some change in landform which creates a sense of separation between the settlement and the parcel. The floodplain landform of the parcel represents a change in topography from the adjacent urban area.
There is a weak perception of the urban area due to the strong inner boundary.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel BO12

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The woodland and floodplain landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The western part of the parcel lies peripheral to a gap between Bournemouth and Ferndown/West Parley to the north. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The gap between the settlements is at its narrowest to the north-west. The parcel comprises woodland, which is a strong separating feature.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel BO12

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. The strong inner boundaries mean that the land here has a stronger relationship with the surrounding countryside than with the adjacent urban area.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

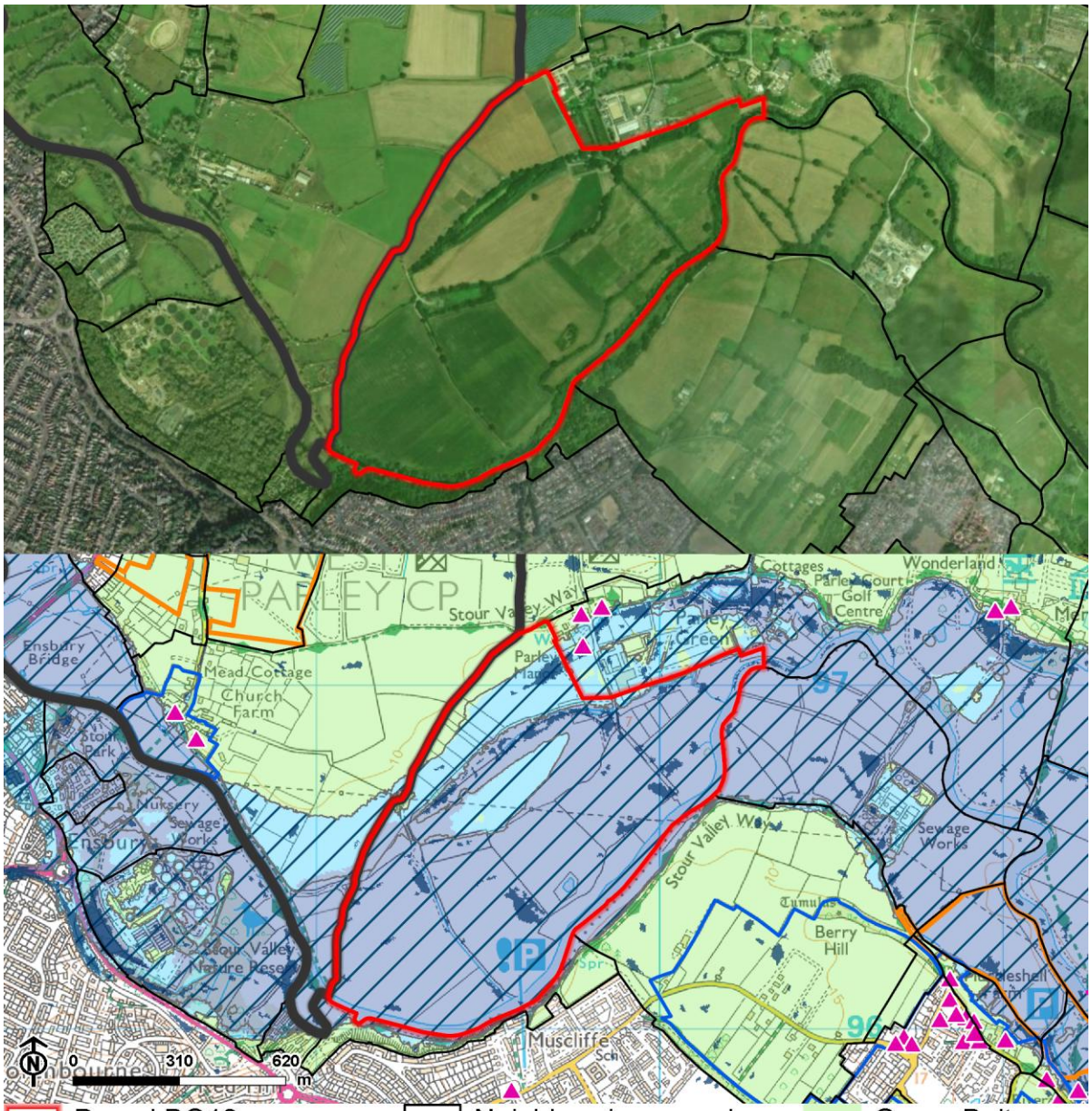
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO13



Parcel BO13
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO13

Contribution of land in Parcel BO13

Parcel BO13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO13 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Bournemouth and Muscliffe, to the north of the River Stour. The parcel comprises agricultural fields and some tree cover. Parcel size: 81ha. There is a strong boundary feature between the settlement and the parcel. River Stour and associated riparian woodland delineate the urban edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The floodplain landform of the parcel represents a change in topography from the urban area. There is a weak perception of urban development outside of the parcel. The distance and woodland cover between the parcel and the settlement edge weakens any perception of Bournemouth to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The land is open and in agricultural land use. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO13

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of River Stour and associated woodland which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The western part of the parcel lies peripheral to a gap between Bournemouth and Ferndown/West Parley to the north. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The gap between the settlements is at its narrowest to the north-west. The parcel lacks strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Parcel BO13

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it. The parcel has only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

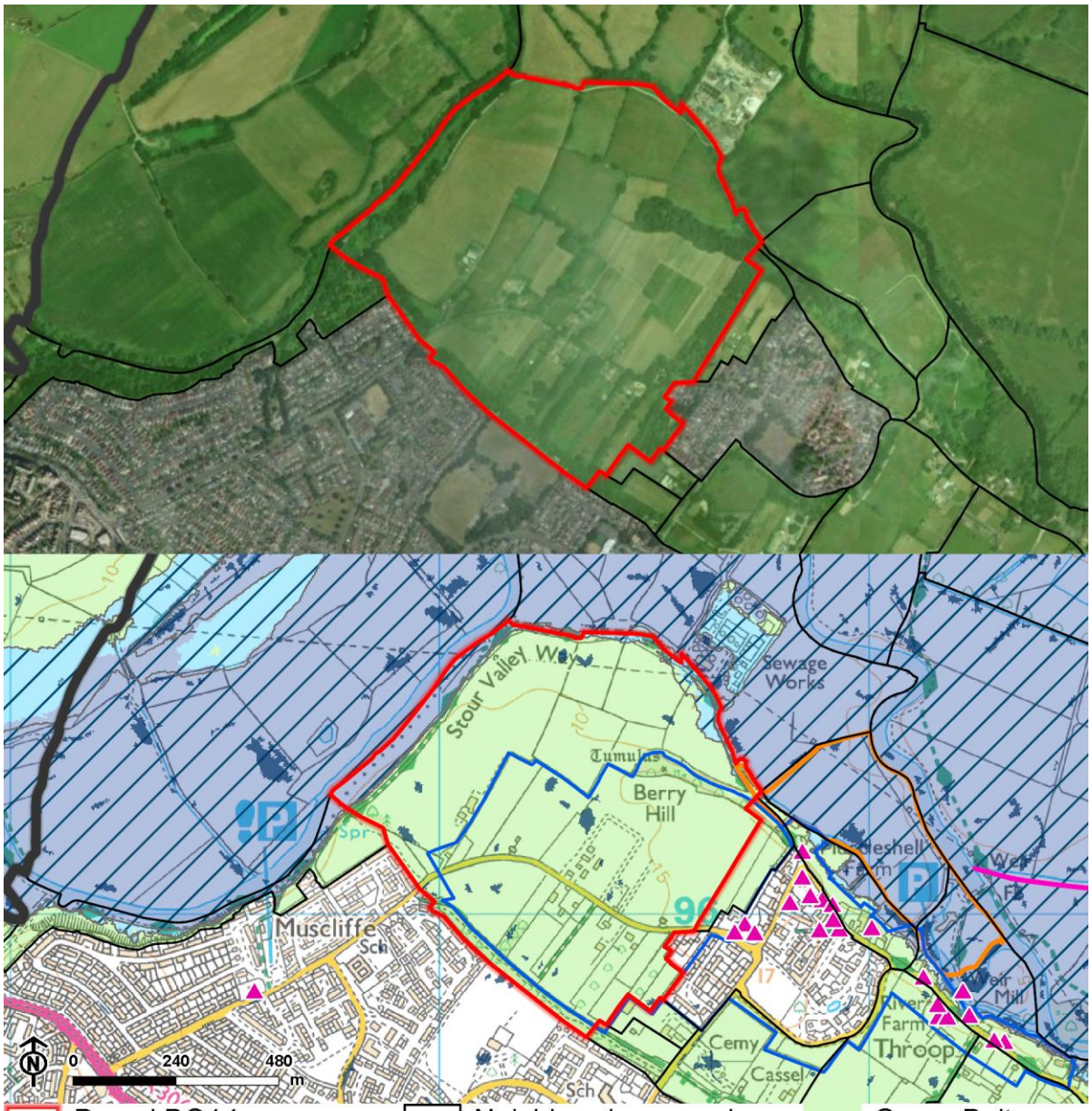
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO13

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO14



Parcel BO14
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO14

Contribution of land in Parcel BO14

Parcel BO14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO14 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Muscliffe, Bournemouth, adjacent to the River Stour. The parcel comprises agricultural land and some woodland cover. Parcel size: 59ha. There is a strong boundary feature between the settlement and the parcel. A band of woodland forms a strong boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform descends towards River Stour which creates a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There are some residential properties in large plots, but these have no major impact on openness. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The hedgerow boundaries allow views across the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There are some residential properties in large plots, but these have no major impact on openness.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO14

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the band of mature trees, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The mature belt of woodland and the sloping landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. The development of this parcel would also significantly weaken separation between Bournemouth and Throop.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Bournemouth and Ferndown/West Parley. The River Stour forms a strong separating feature between the two towns. The gap between the towns at the point of the parcel is 2.6 km. The gap between the towns is narrower to the north-west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There are some residential properties in large plots, but these have no major impact on openness.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is peripheral to the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but the impact would not be significant given the strength of separation in the remainder of the gap.

Parcel BO14

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development. There are some residential properties in large plots, but these have no major impact on openness.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The sloping landform and the parcel's position beyond the mature woodland belt that currently contains Bournemouth means that development within the parcel would, in turn, increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

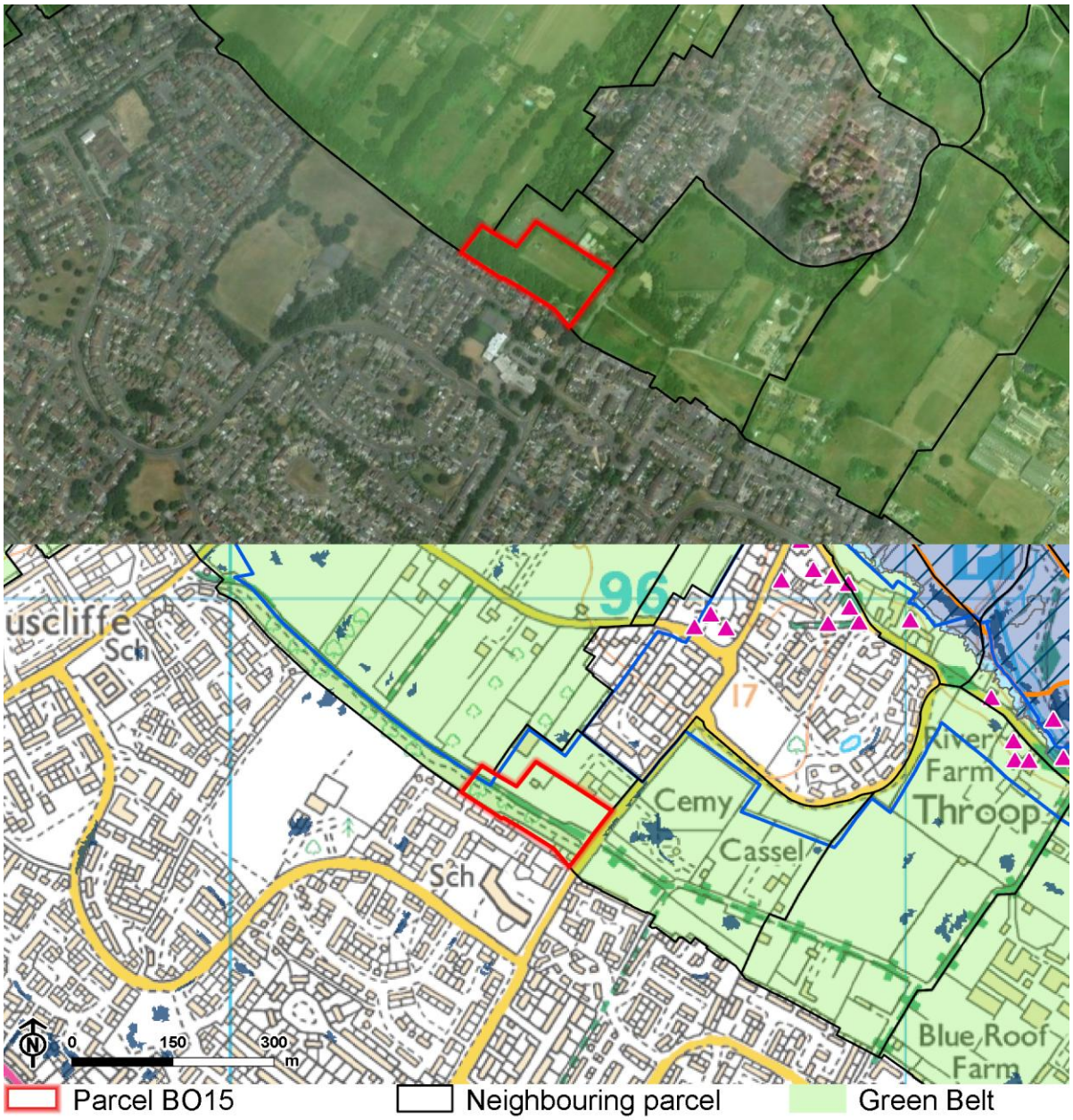
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO14

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO15



Potential development constraints

- Listed building
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO15

Contribution of land in Parcel BO15

Parcel BO15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BO15 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Bournemouth and south of Throop, between the two settlements. The parcel comprises a linear belt of mature woodland and an agricultural field. Parcel size: 2ha. A mature treeline forms a moderate boundary feature between Bournemouth and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel lies at a similar elevation to the settlement edge. There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to Bournemouth and Throop, experiences some urban influence from outside the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is in agricultural land use. Natural features limit perception of the wider countryside. Tree cover within and surrounding the parcel limits the perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BO15

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a predominantly a single tree line boundary to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Bournemouth and Ferndown/West Parley. The River Stour forms a strong separating feature between the two towns. The gap between the towns at the point of the parcel is 2.8 km. The gap between the towns is narrower to the north-west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel BO15

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a predominantly a single tree line boundary to the north, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

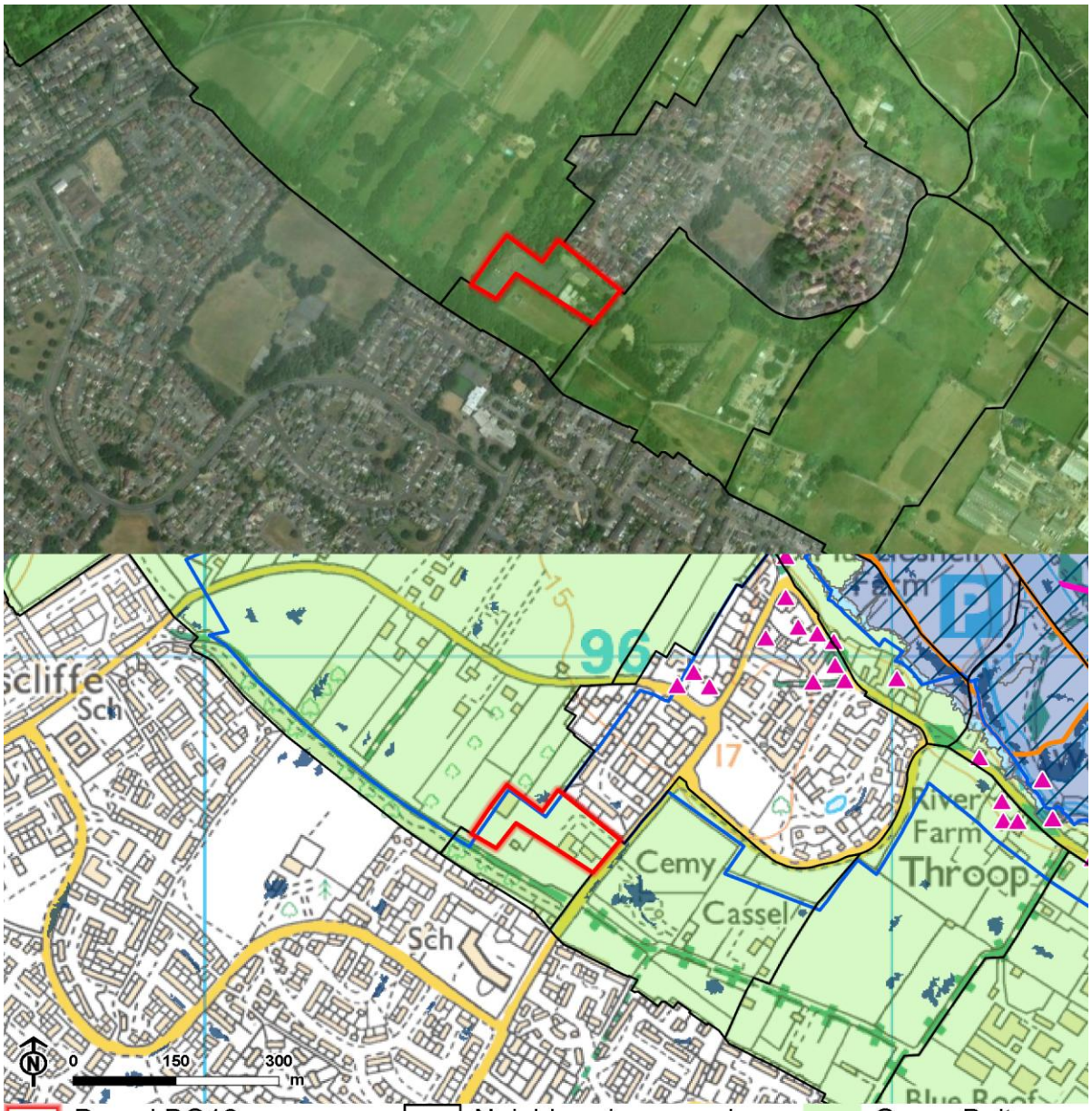
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO16



Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO16

Contribution of land in Parcel BO16

Parcel BO16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BO16 Description

Parcel Location, Land Uses and Boundaries
The parcel is located north of Bournemouth and south of Throop. The parcel comprises a church with associated parking, an outbuilding and a couple of residential dwellings. Parcel size: 1ha. There is a moderate boundary feature between the settlement and the parcel. Mature vegetation and rear garden boundaries define the urban edge at Throop, while intervening field boundaries and tree cover separate the parcel from Bournemouth to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Given the proximity of Throop and Bournemouth, there is some perception of urban development outside the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Natural features limit perception of the wider countryside. Tree cover surrounding the parcel limits the perception of the wider countryside.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. Throop has a strong enough relationship with Bournemouth for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BO16

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Bands and blocks of woodland clearly mark the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. Land is peripheral to a moderate gap between Bournemouth and Ferndown/West Parley. The River Stour forms a strong separating feature between the two towns. The gap between the towns at the point of the parcel is 2.8 km. The gap between the towns is narrower to the north-west.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The River Stour forms a strong separating feature between the two towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A

Parcel BO16

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

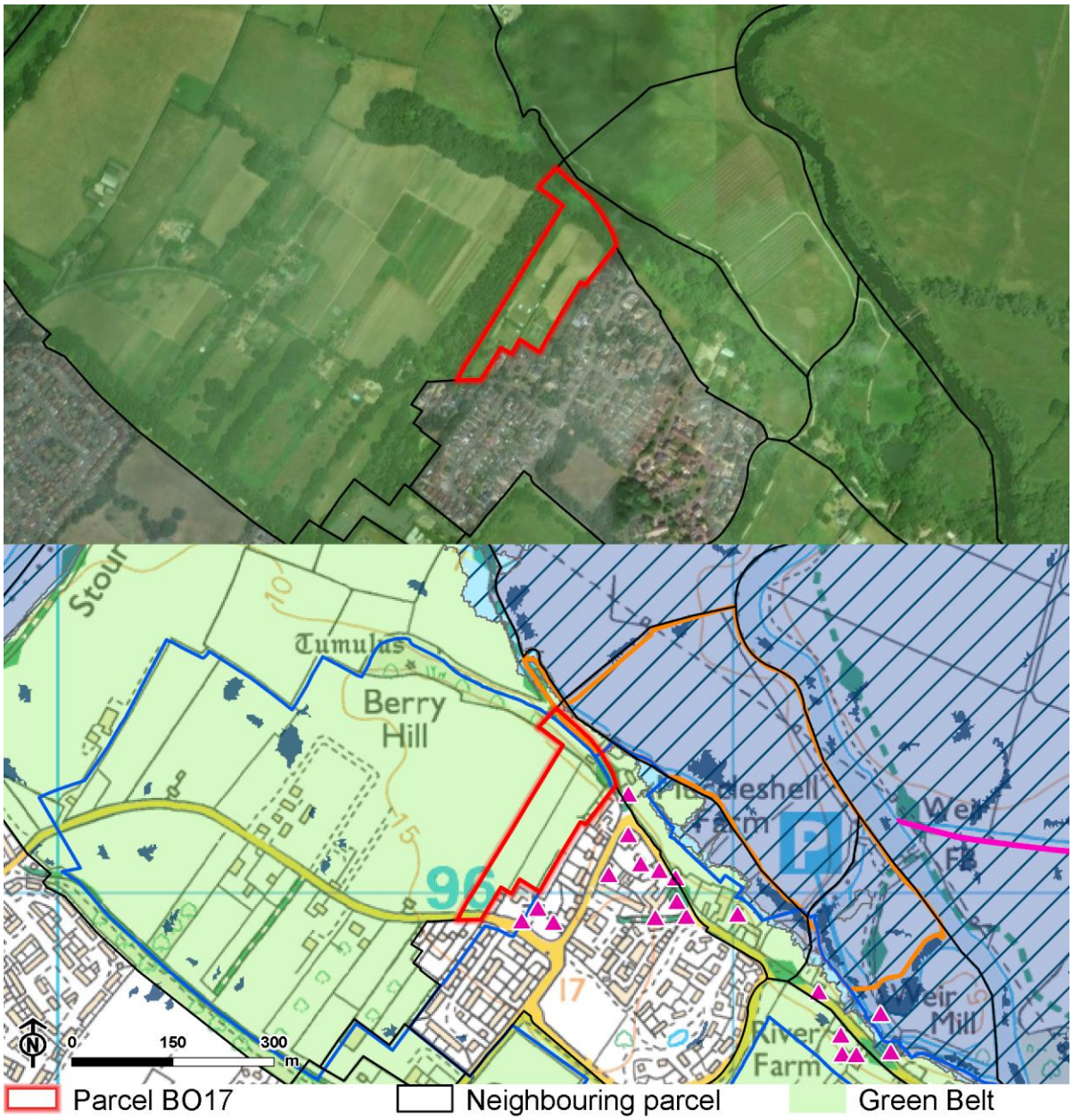
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel BO17



Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO17

Contribution of land in Parcel BO17

Parcel BO17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel BO17 Description

Parcel Location, Land Uses and Boundaries
The parcel located on the western edge of Throop, to the north of Bournemouth. The parcel is predominantly in agricultural use, with a smallholding comprising a dwelling, outbuildings and associated domestic curtilage. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is delineated by fencing and garden boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. This is due to weak boundary features and proximity to the urban edge. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Land use within the parcel is largely agricultural. The outbuildings and residential development within the parcel are low-density, having little effect on openness and exerting no significant urbanising influence. Natural features limit perception of the wider countryside. Woodland cover surrounding the parcel limits the perception of the wider countryside.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Bournemouth is a town and so is defined as a large built-up area. Throop has a strong enough relationship with Bournemouth for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel BO17

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. There is substantial urbanising influence associated with development in Throop.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The bands of woodland form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence. Bournemouth is a town and so is defined as a large built-up area. Throop has a strong enough relationship with Bournemouth for development around it to be associated with the large built-up area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Bournemouth and Ferndown/West Parley. The River Stour forms a strong separating feature between the two towns. The gap between the towns at the point of the parcel is 2.8 km. The gap between the towns is narrower to the north-west.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a very small part of the gap between Bournemouth and Ferndown/West Parley.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel BO17

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel. There is substantial urbanising influence associated with development in Throop.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The bands of woodland form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

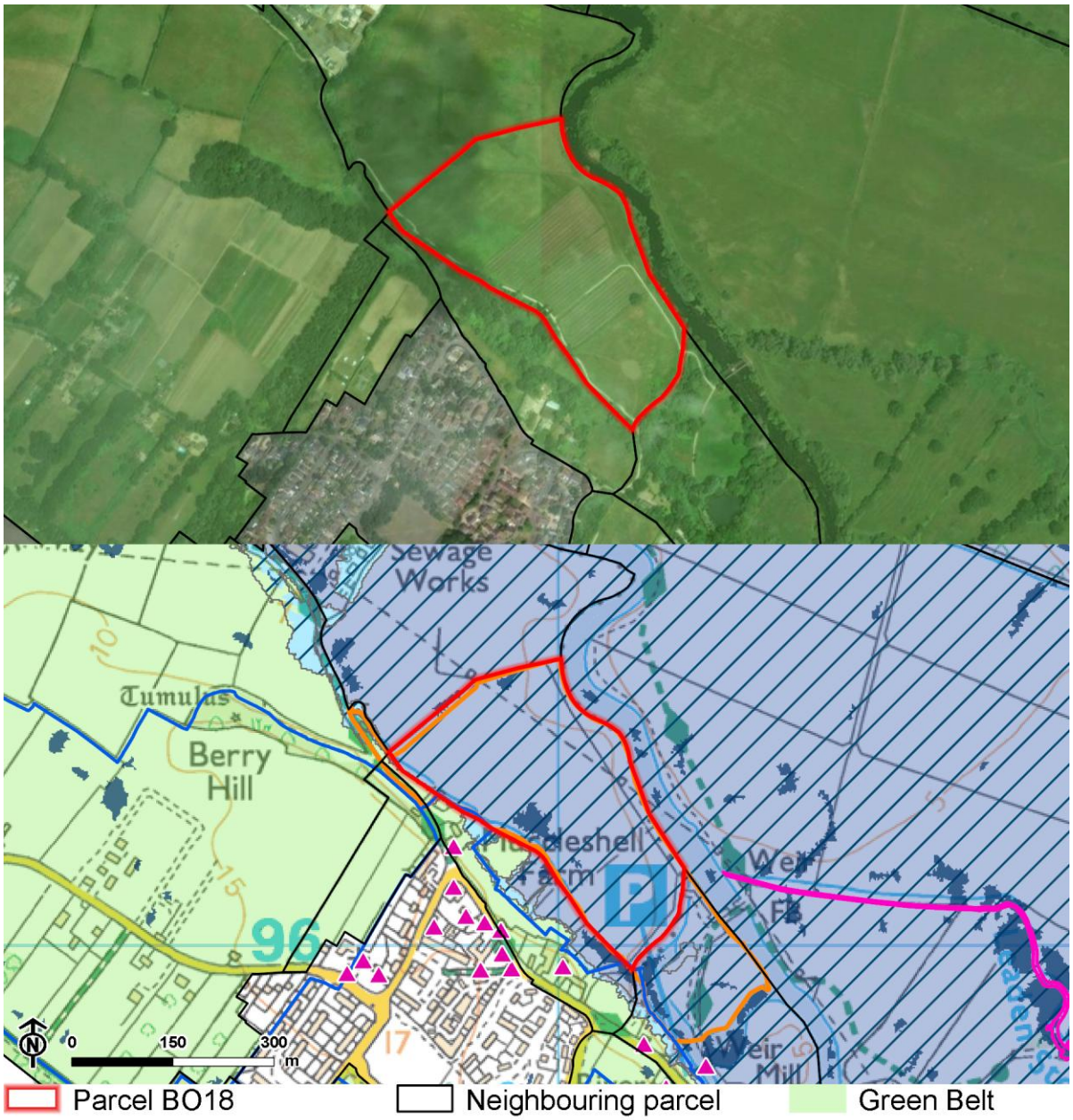
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO17

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel BO18



Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO18

Contribution of land in Parcel BO18

Parcel BO18 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO18 Description

Parcel Location, Land Uses and Boundaries
The parcel is located north of Bournemouth and to the north-east of Throop. It comprises agricultural land. Parcel size: 9ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Intervening field boundaries, tree cover and Throop Road combine to create a moderate separation from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Intervening boundary features, tree cover and distance combine to limit the perception of the settlement to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is open and in agricultural land use. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bournemouth/Throop for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO18

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the mature boundary vegetation on the edge of Throop which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The bands of mature woodland between the parcel and the urban edge of Throop mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Bournemouth and Christchurch. The River Stour forms a strong separating feature between the two towns. The gap between the towns at the point of the parcel is 3 km. The gap between the towns is narrower to the south-east.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel is peripheral to the gap between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

Parcel BO18

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The location of the parcel in open countryside means that development in this parcel would have an urbanising impact on the adjacent Green Belt, despite the strong outer boundary of the River Stour which partially contains the parcel.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

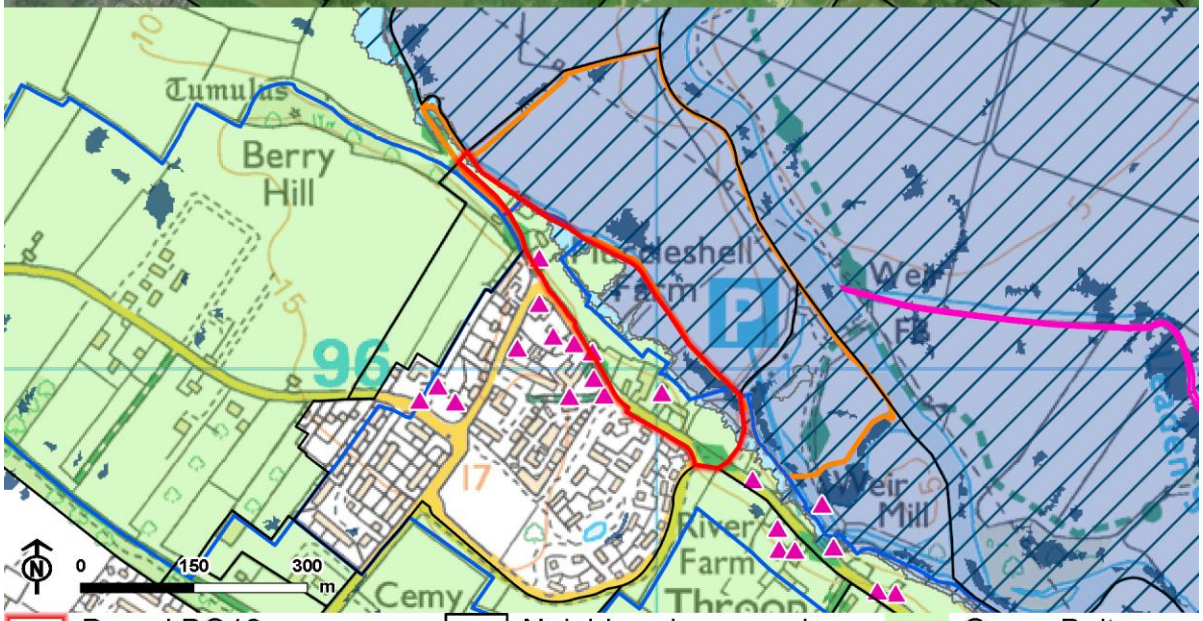
Parcel BO18

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO19





Parcel BO19 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO19

Contribution of land in Parcel BO19

Parcel BO19 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BO19 Description

Parcel Location, Land Uses and Boundaries
The parcel is located north of Bournemouth, on the northern edge of Throop. The parcel comprises agricultural land with some tree cover. Parcel size: 4ha.
There are no significant boundary features to separate the parcel from the settlement. The urban edge is delineated by Throop Road and sparse roadside vegetation
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. The land is in agricultural use, with a group of farm buildings and a residential property.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Tree cover is inconsistent across the parcel, allowing some views of the wider countryside, particularly to the north.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bournemouth/Throop for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO19

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a predominantly open boundary to the east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Bournemouth and Christchurch. The River Stour forms a strong separating feature between the two towns. The gap between the towns at the point of the parcel is 3 km. The gap between the towns is narrower to the south-east.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel BO19

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a predominantly open boundary to the east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

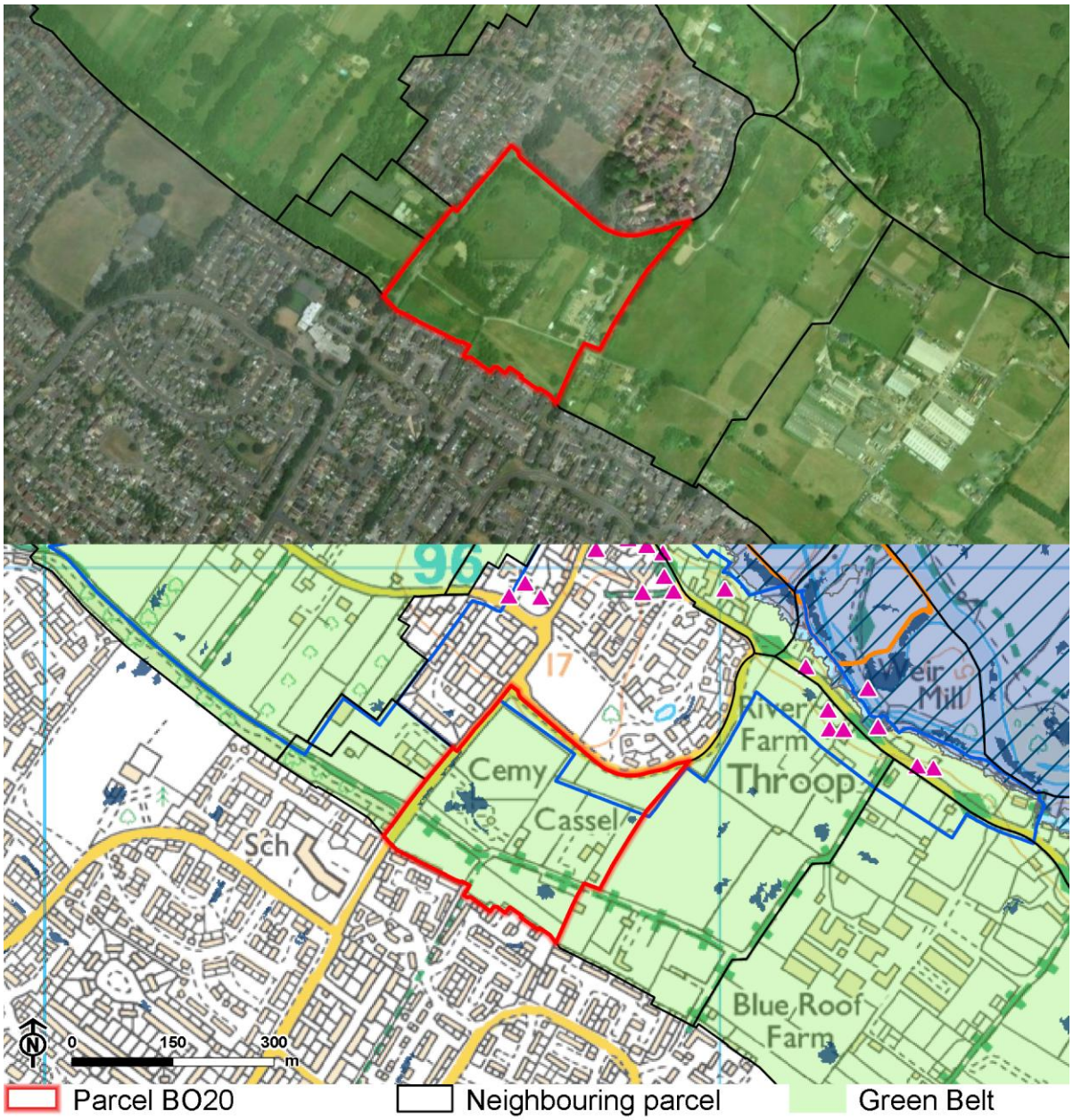
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO20



Potential development constraints

- Listed building
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO20

Contribution of land in Parcel BO20

Parcel BO20 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BO20 Description

Parcel Location, Land Uses and Boundaries
The parcel is located north of Bournemouth and south of Throop. The parcel is predominantly in agricultural use, with a cemetery and areas of light industrial and storage uses. Parcel size: 8ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is delineated by residential garden boundaries and fencing. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel abuts the urban edge to the south, and given its proximity to the settlement, experiences some urban influence from outside the parcel. There is some urbanising activity in the parcel, but land use also associates the area with the wider countryside. Natural features limit perception of the wider countryside. Mature boundary vegetation and hedgerow trees limit the perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BO20

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries to the south-east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Bournemouth and Ferndown/West Parley. The River Stour forms a strong separating feature between the two towns. The gap between the towns at the point of the parcel is 2.8 km. The gap between the towns is narrower to the north-west.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. Land in the parcel is not part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.

Parcel BO20

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the south-east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

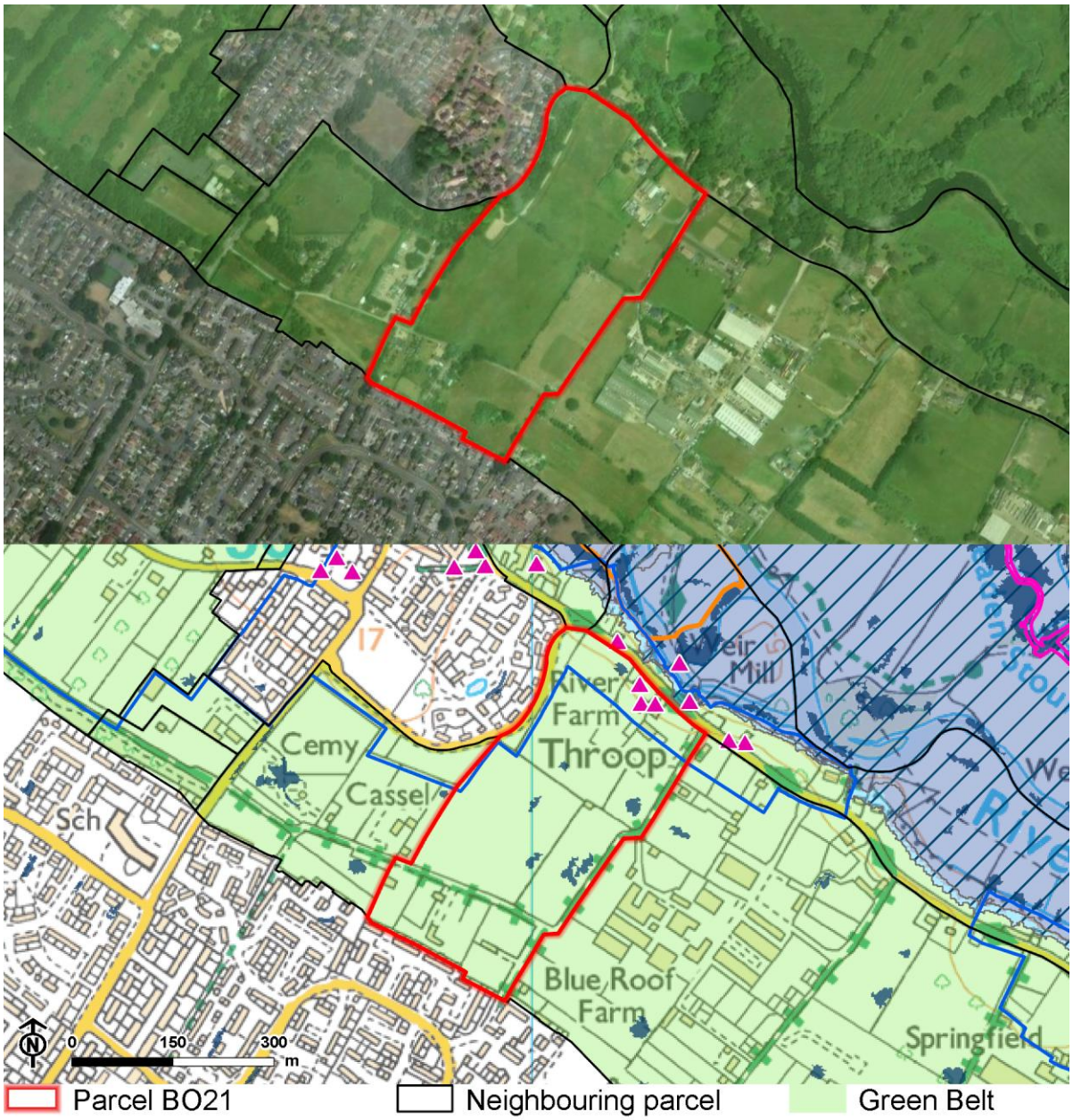
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO21



Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO21

Contribution of land in Parcel BO21

Parcel BO21 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Weak/No	Strong	Weak/No	Equal	No

Parcel BO21 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Bournemouth and to the east of Throop. The parcel consists primarily of agricultural fields with associated farm buildings, together with some dispersed residential properties along the urban edge. Parcel size: 13ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is delineated by rear garden boundaries. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to the urban edge and its proximity results in some urban influence from outside the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The cluster of residential development along the southern edge of the parcel, adjacent to the urban edge, together with an isolated residential property in the north of the parcel, are low density and does not materially affect the openness of the Green Belt, nor do they exert a significant urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are views of the wider countryside, especially to the north.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BO21

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Bournemouth and Christchurch to the east. The gap comprises agricultural fields, a golf course, the River Stour and the A338. The River Stour and the A338 provide strong separating features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The parcel lacks strong separating features. Elsewhere in the gap, strong separating features maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel BO21

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

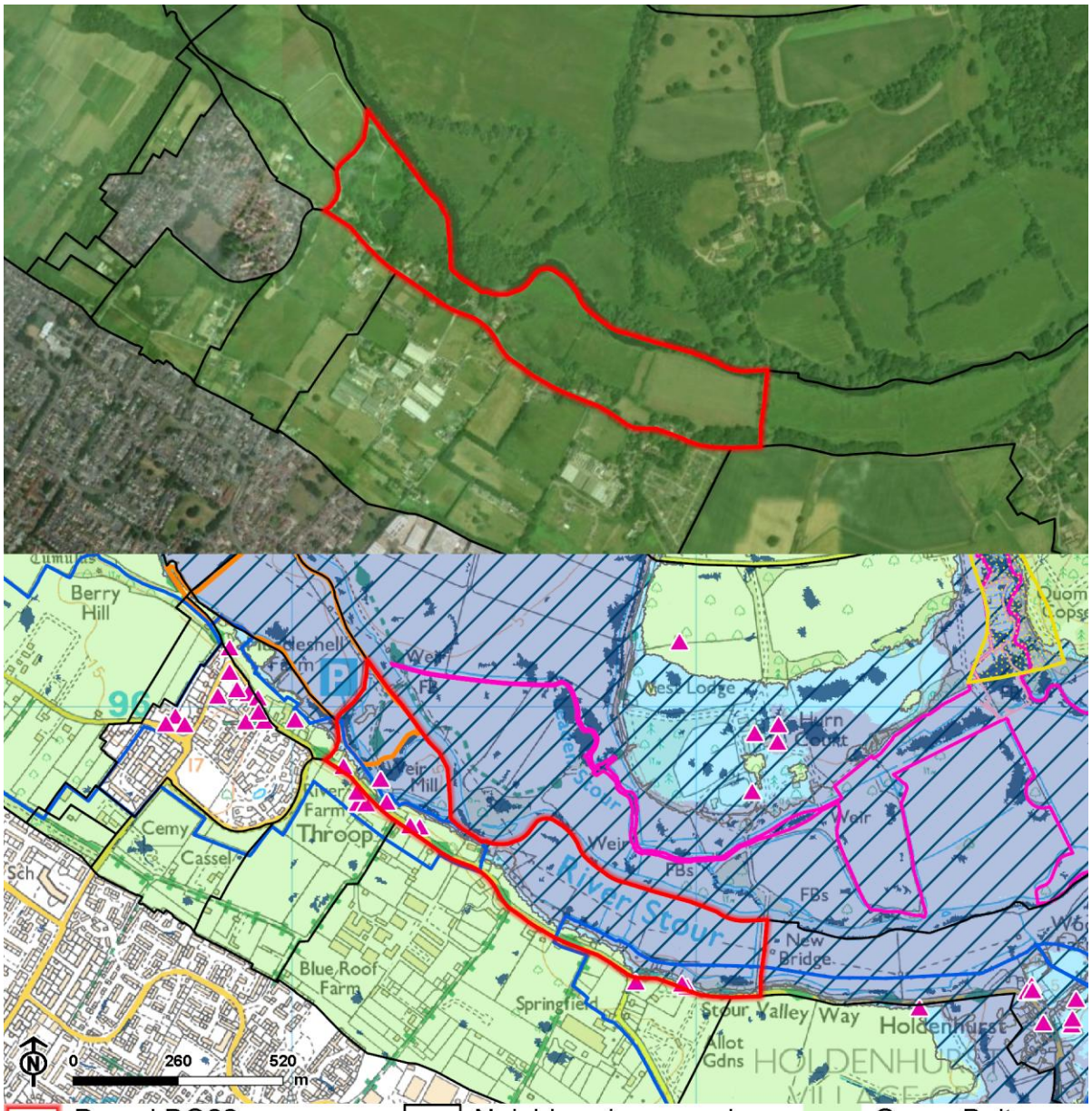
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO21

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO22



Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Lowland fens
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO22

Contribution of land in Parcel BO22

Parcel BO22 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO22 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Bournemouth. The parcel comprises agricultural land and some dispersed residential dwellings. The River Stour traverses the parcel and also forms its northern boundary. Parcel size: 23ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. The parcel is set away from the urban edge, and the intervening field boundaries, Throop Road, and the distance from the settlement combine to provide a moderate degree of separation from Bournemouth to the south. There is some change in landform which creates a sense of separation between the settlement and the parcel. This is due to the floodplain landform of the River Stour. There is a weak perception of urban development outside of the parcel. The distance between the parcel and the settlement edge weakens any perception of Bournemouth to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel contains some dispersed residential development; however, these do not exert a significant urbanising influence on the parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO22

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the floodplain landform and intervening open land, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The combination of boundary features and landform, together with the distance from the urban edge, gives the parcel a strong sense of separation from the urban area; as such, development here would appear incongruous with the existing settlement pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Bournemouth and Christchurch to the east. The gap comprises agricultural fields, a golf course, the River Stour and the A338. The River Stour and the A338 provide strong separating features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The River Stour marks the northern boundary of the parcel and provides a strong separating feature within the gap. Elsewhere in the gap, additional strong separating features maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Parcel BO22

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a visually open northern boundary along the banks of the River Stour, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

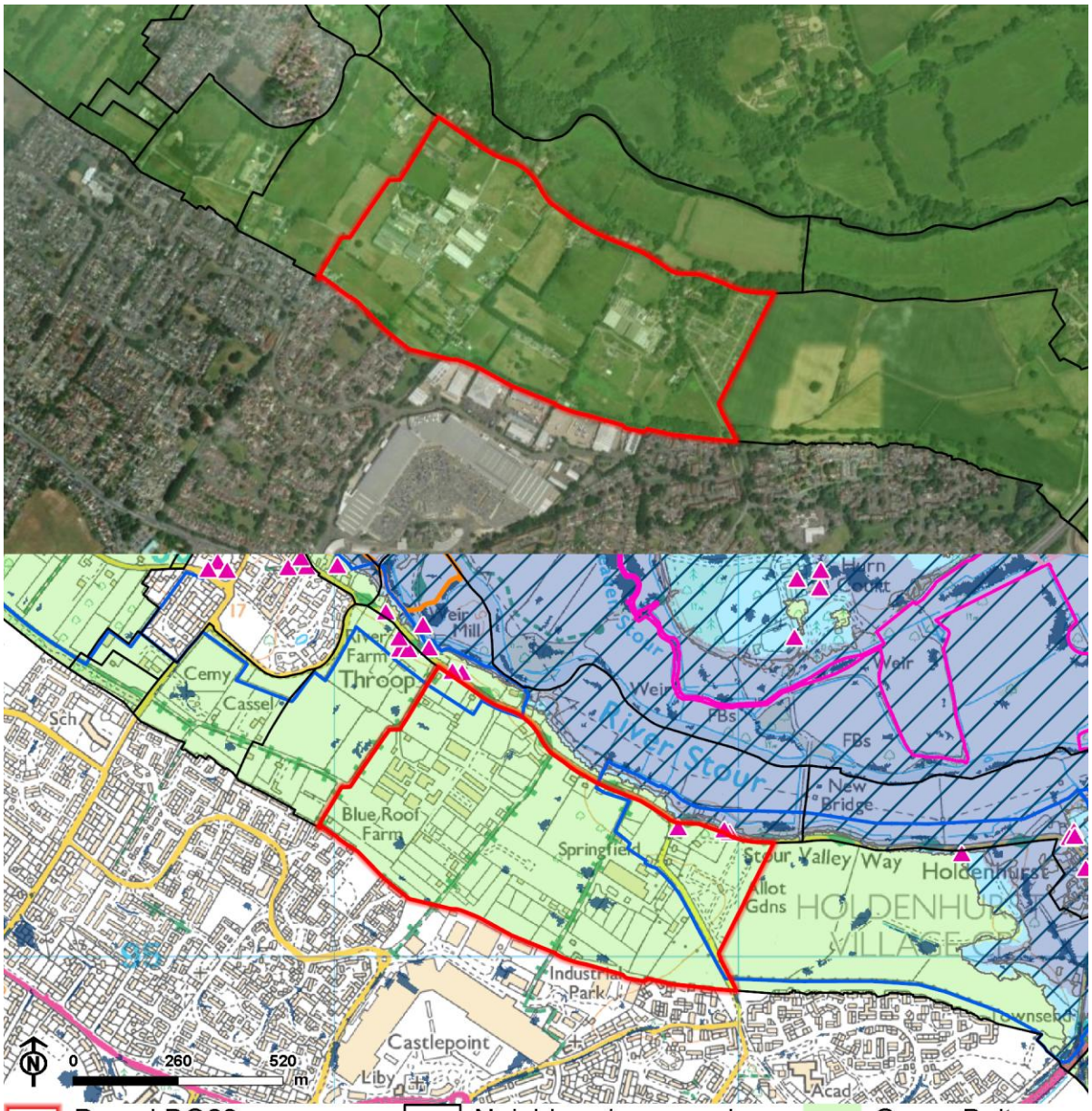
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO22

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO23



Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Lowland fens
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel BO23

Contribution of land in Parcel BO23

Parcel BO23 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel BO23 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Bournemouth. The parcel comprises a mix of agricultural fields with associated farm buildings, dispersed residential properties, and areas of industrial and commercial development. A caravan park is located in the south-eastern part of the parcel, whilst a large group of industrial buildings occupies the western area. A Smaller cluster of warehouse buildings with associated hardstanding and outdoor storage of caravans or modular units is located to the east, alongside some residential properties. Parcel size: 45ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is delineated by rear garden boundaries and intermittent mature trees, which are not consistently present along the boundary. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to the urban edge and its proximity results in some urban influence from outside the parcel. Existing development within the parcel has some urbanising influence. The parcel includes dispersed residential buildings and two clusters of industrial and commercial development to the east and west, which reduce openness and introduce urbanising influences. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are views of the wider countryside, especially to the north.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.

Parcel BO23

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Hedgerow boundaries with occasional hedgerow trees clearly mark the parcel boundaries to the north and east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Bournemouth and Christchurch to the east. The gap comprises agricultural fields, a golf course, the River Stour and the A338. The River Stour and the A338 provide strong separating features within the gap.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The parcel lacks strong separating features. Elsewhere in the gap, strong separating features maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel BO23

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Hedgerow boundaries with occasional hedgerow trees clearly mark the parcel boundaries to the north and east. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

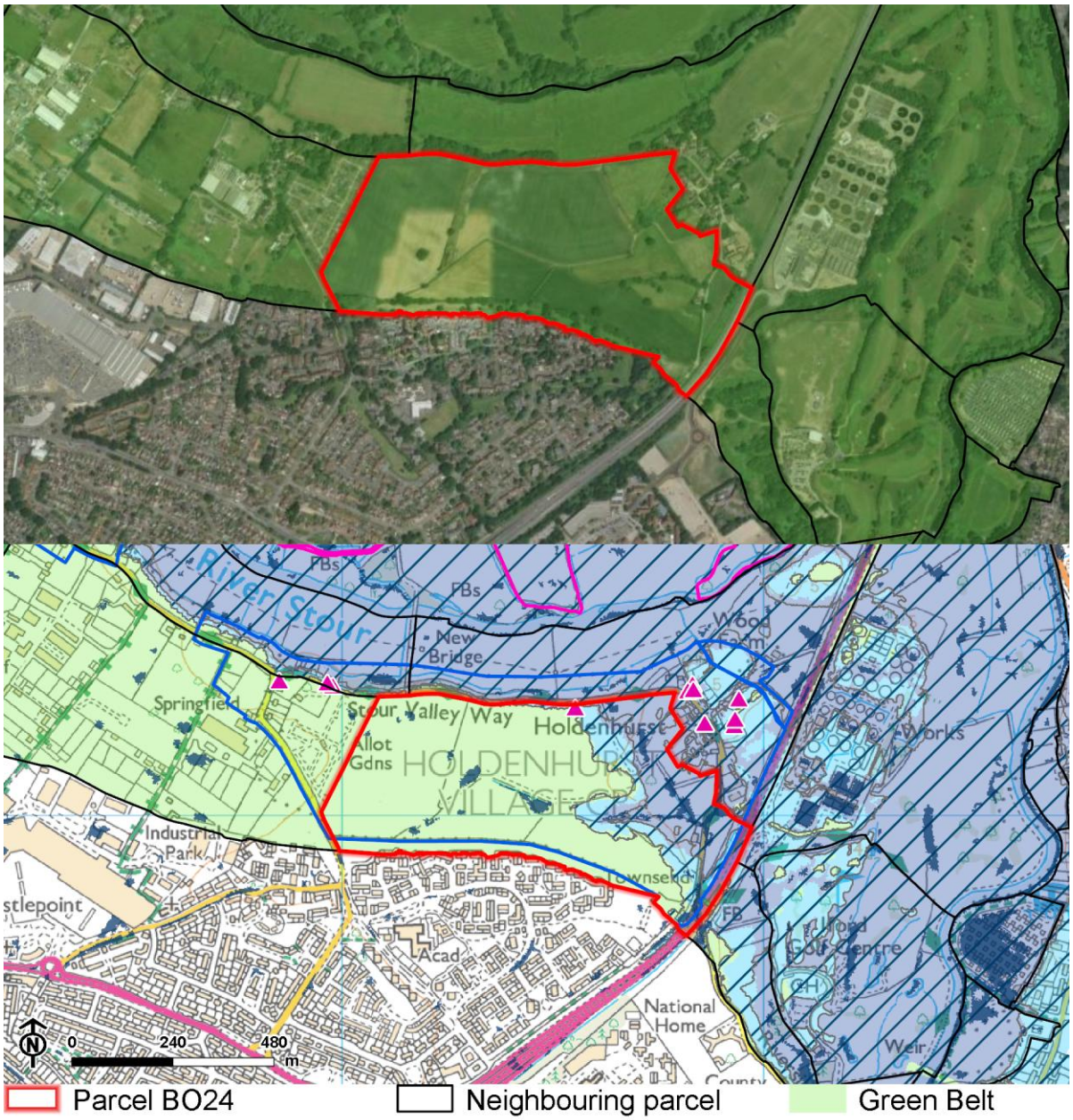
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO23

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel BO24



Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area

Parcel BO24

Contribution of land in Parcel BO24

Parcel BO24 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO24 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Bournemouth. The parcel comprises agricultural fields and allotments in the west. The A338 marks the eastern edge of the parcel. Parcel size: 35ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. The urban edge is delineated by rear garden boundaries with occasional mature trees. A short distance beyond these lies a strong hedgerow field boundary with frequent mature trees, which together provide a moderate degree of separation from the urban edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Within the parcel, the perception of urban development is strongest along the field adjacent to the settlement edge, where back garden boundaries are visible. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Allotments to the west represent appropriate development within the Green Belt and do not significantly impact the openness of the parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO24

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The combination of boundary features between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Bournemouth and Christchurch to the east. The gap comprises agricultural fields, a golf course, the River Stour and the A338. The River Stour and the A338 provide strong separating features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The parcel comprises A338 to the east which provides a strong separating feature. Elsewhere in the gap, additional strong separating features maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Development within the parcel would undermine the role of the A338 in containing development.

Parcel BO24

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

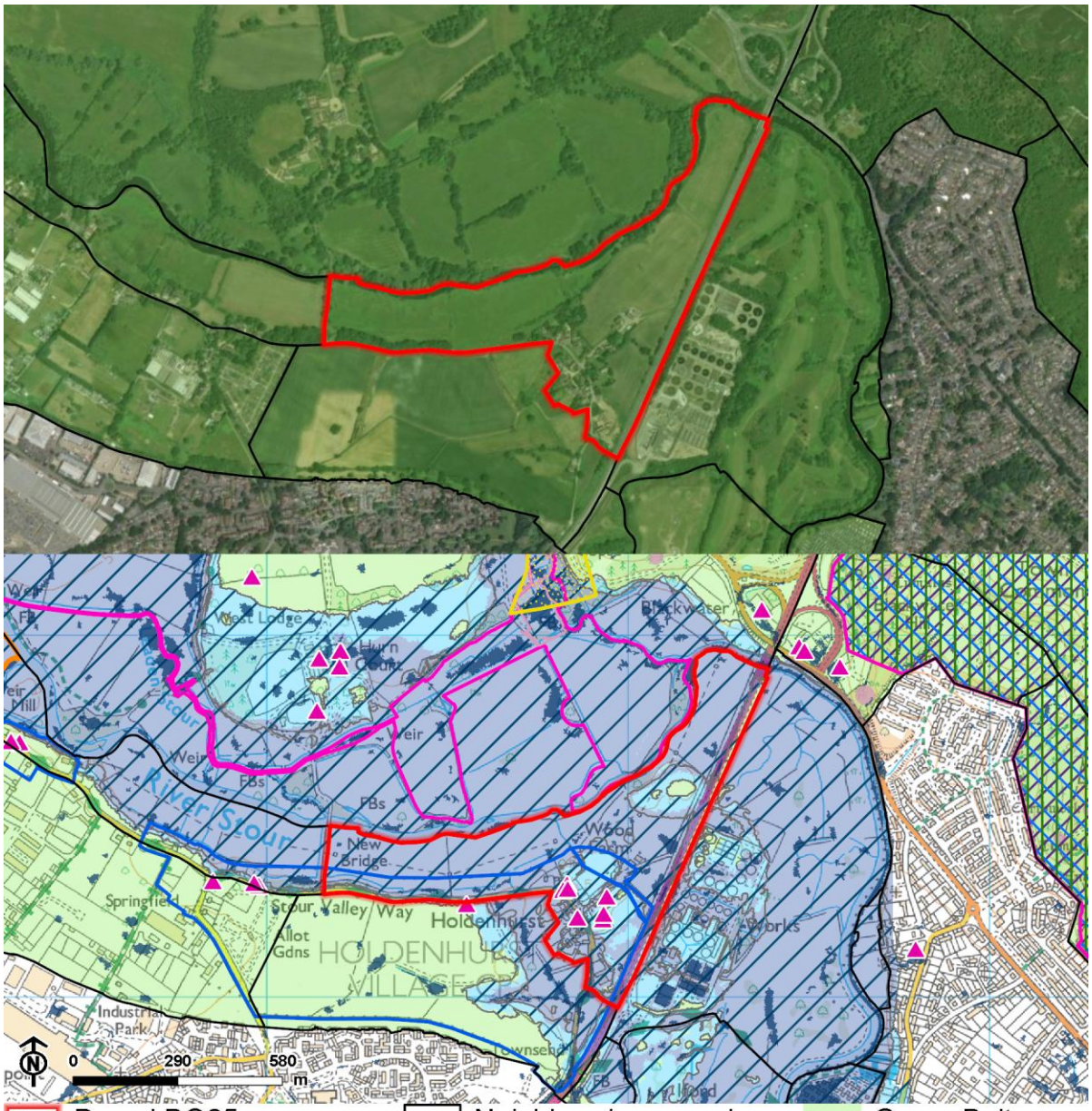
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO24

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO25



Potential development constraints

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Lowland fens
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel BO25

Contribution of land in Parcel BO25

Parcel BO25 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO25 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Bournemouth. The parcel comprises agricultural fields and village of Holdenhurst to the south. Parcel size: 36ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. The parcel is set away from the urban edge, with intervening field boundaries and rural roads combining to create a moderate degree of separation from the settlement to the south. The River Stour forms the northern boundary of the parcel, whilst the A338 defines its eastern edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. This is due to the floodplain landform of the River Stour. There is a weak perception of urban development outside of the parcel. The distance between the parcel and the settlement edge weakens any perception of Bournemouth to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The village of Holdenhurst, located to the south of the parcel, is low-density in form and does not materially affect the openness of the parcel, nor does it exert a significant urbanising influence within the Green Belt. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel BO25

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the floodplain landform and intervening open land, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The combination of boundary features and landform, together with the distance from the urban edge, gives the parcel a strong sense of separation from the urban area; as such, development here would appear incongruous with the existing settlement pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The eastern part of the parcel lies in a moderate gap between Bournemouth and Christchurch to the east. The western part of the parcel is peripheral to moderate gap between the settlements. The gap comprises agricultural fields, a golf course, the River Stour and the A338. The River Stour and the A338 provide strong separating features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The River Stour marks the northern boundary of the parcel, and the A338 defines its eastern edge; together, they provide strong separating features within the gap. Elsewhere in the gap, additional strong separating features maintain the gap strength.

Parcel BO25

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. Development within the parcel would undermine the role of the River Stour and the A338 in containing development.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The River Stour clearly marks the parcel boundary to the north. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A

Parcel BO25

Assessment Considerations	Assessment
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

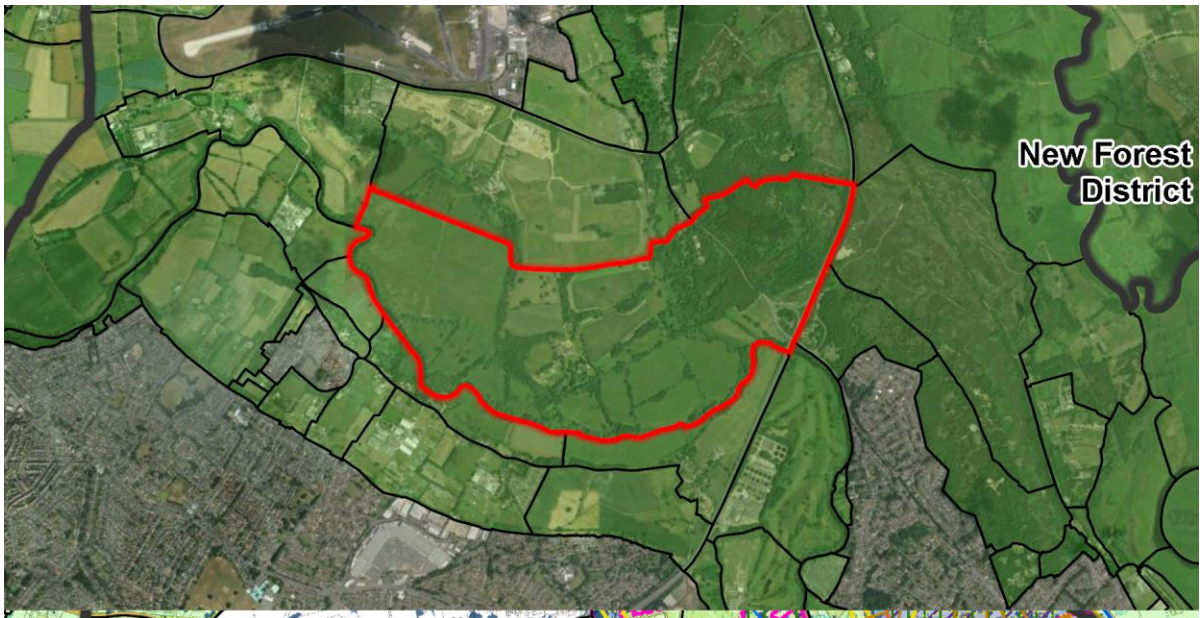
Equal contribution

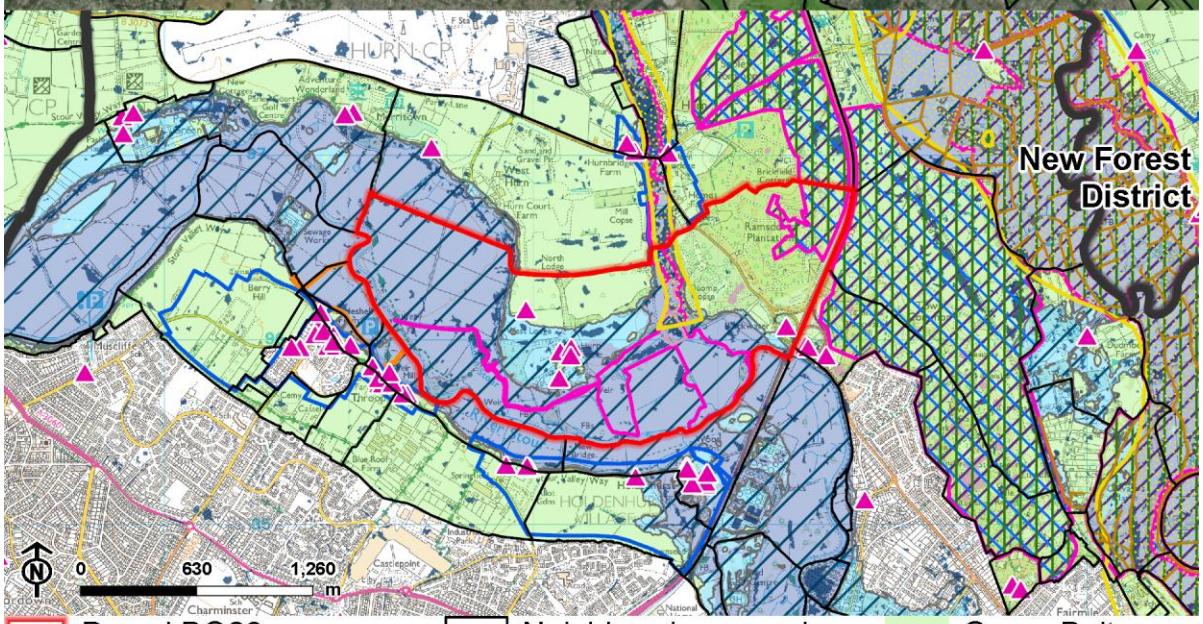
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO26





Parcel BO26
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Lowland fens
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel BO26

Contribution of land in Parcel BO26

Parcel BO26 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO26 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Bournemouth. The River Stour forms the southern boundary of the parcel. The parcel comprises agricultural land with some woodland cover. Parcel size: 232ha. There is a consistent strong boundary feature between the settlement and the parcel. The River Stour to the south forms a consistent boundary feature between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Mature lines of trees along the River Stour and flat landform limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The land use comprises agricultural fields and parkland associated with Hurn Court. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Mature woodland associated with Hurn Court often limits views, resulting in only intermittent views of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO26

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the River Stour and the boundaries of the intervening parcels, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Stour and the distance between the urban edge and the parcel mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Bournemouth and Christchurch to the south. The River Stour and Leaden Stour, in addition to the parkland landscape associated with Hurn Court form strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The River Stour and Leaden Stour, in addition to the parkland landscape associated with Hurn Court form strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel BO26

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The boundary of the parcel to the north-west has gaps within hedgerows and mature trees. Additionally, the flat landform of the River Stour floodplain would increase the visibility of development from slightly elevated areas along the settlement edge. Therefore, development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Although the parcel is close to Christchurch, which is a historic town, the distance from the historic part of the town is such that the parcel does not contribute to its setting.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel BO26

Purpose E – Assisting in urban regeneration:

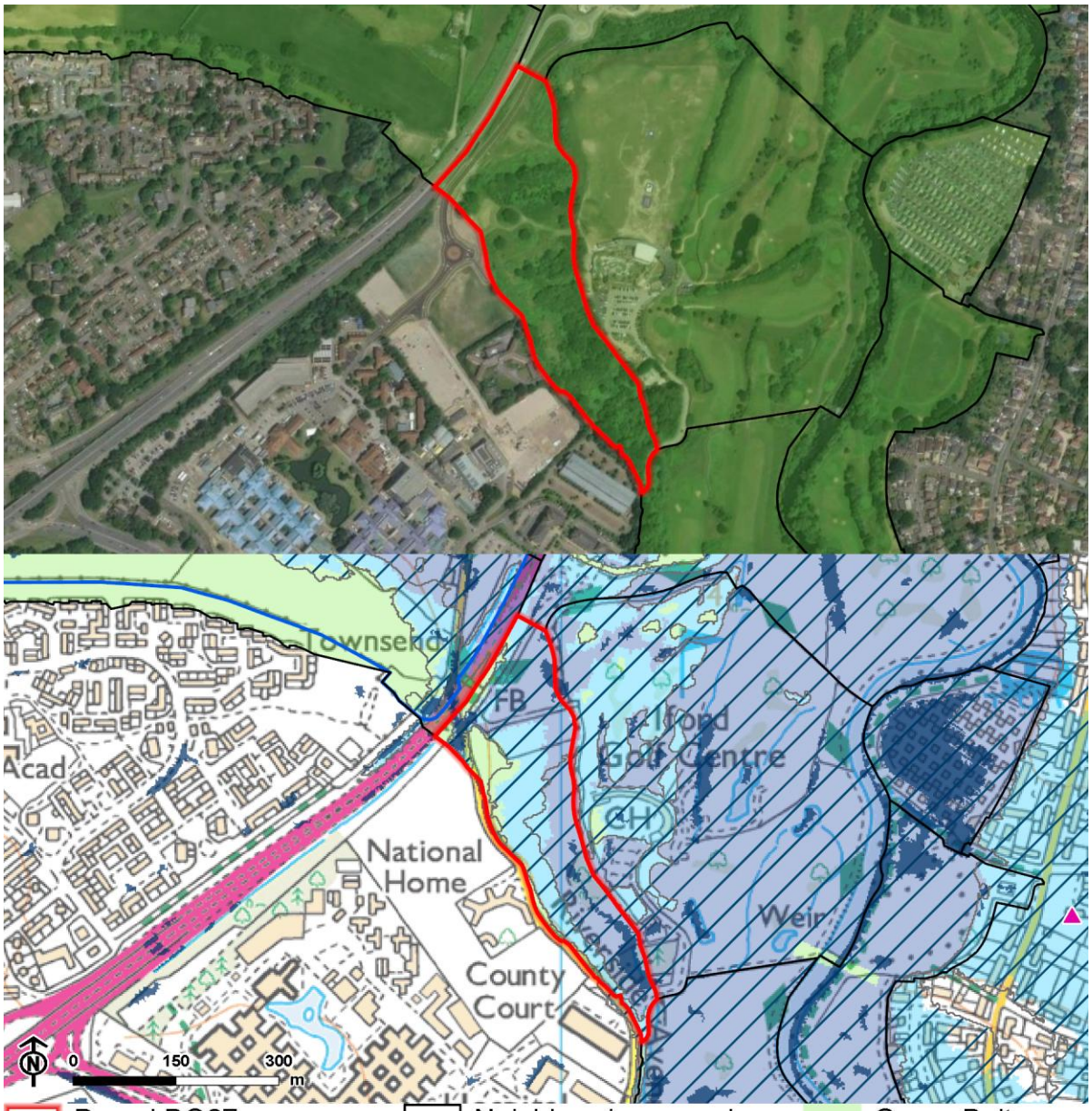
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO27



Potential development constraints

- Listed building
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area

Parcel BO27

Contribution of land in Parcel BO27

Parcel BO27 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Moderate	Moderate	Moderate	Weak/No	Equal	Yes

Parcel BO27 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the north eastern edge of Bournemouth to the south east of Holdenhurst Village. The parcel is open, with unmanaged grassland and some tree cover in the south. Parcel size: 7ha. There is a consistent, permanent boundary feature extending a significant distance. A consistent minor road with infrequent sections of hedgerows forms a permanent boundary feature between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Intermittent views towards the Royal Bournemouth Hospital complex to the west result in some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is unmanaged grassland with pockets of woodland and there is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside through limited gaps along the outer boundary, including to Iford Golf Centre to the east, which limits the impact of any existing urbanising influence.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Land use is unmanaged grassland with pockets of woodland and there is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel BO27

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature lines of trees, especially to the south-east of the parcel, form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Christchurch and Bournemouth. The gap comprises a golf course, tree cover and the River Stour; the latter two forming strong separating features within the gap. The gap between the towns is narrower elsewhere (to the south). Tree cover within the parcel is a strong separating feature.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Land use is unmanaged grassland with pockets of woodland and there is no significant urbanising development or activity in the Green Belt affecting this parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. Mature lines of trees and copses of woodland form strong separating features within the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Parcel BO27

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. Land use is unmanaged grassland with pockets of woodland and there is no significant urbanising development or activity in the Green Belt affecting this parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature lines of trees along the outer boundary of the parcel to the east, as well as the A338 to the north, clearly mark the boundary of the parcel. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town. Although the parcel is close to Christchurch, which is a historic town, the distance from the historic part of the town is such that the parcel does not contribute to its setting.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel BO27

Purpose E – Assisting in urban regeneration:

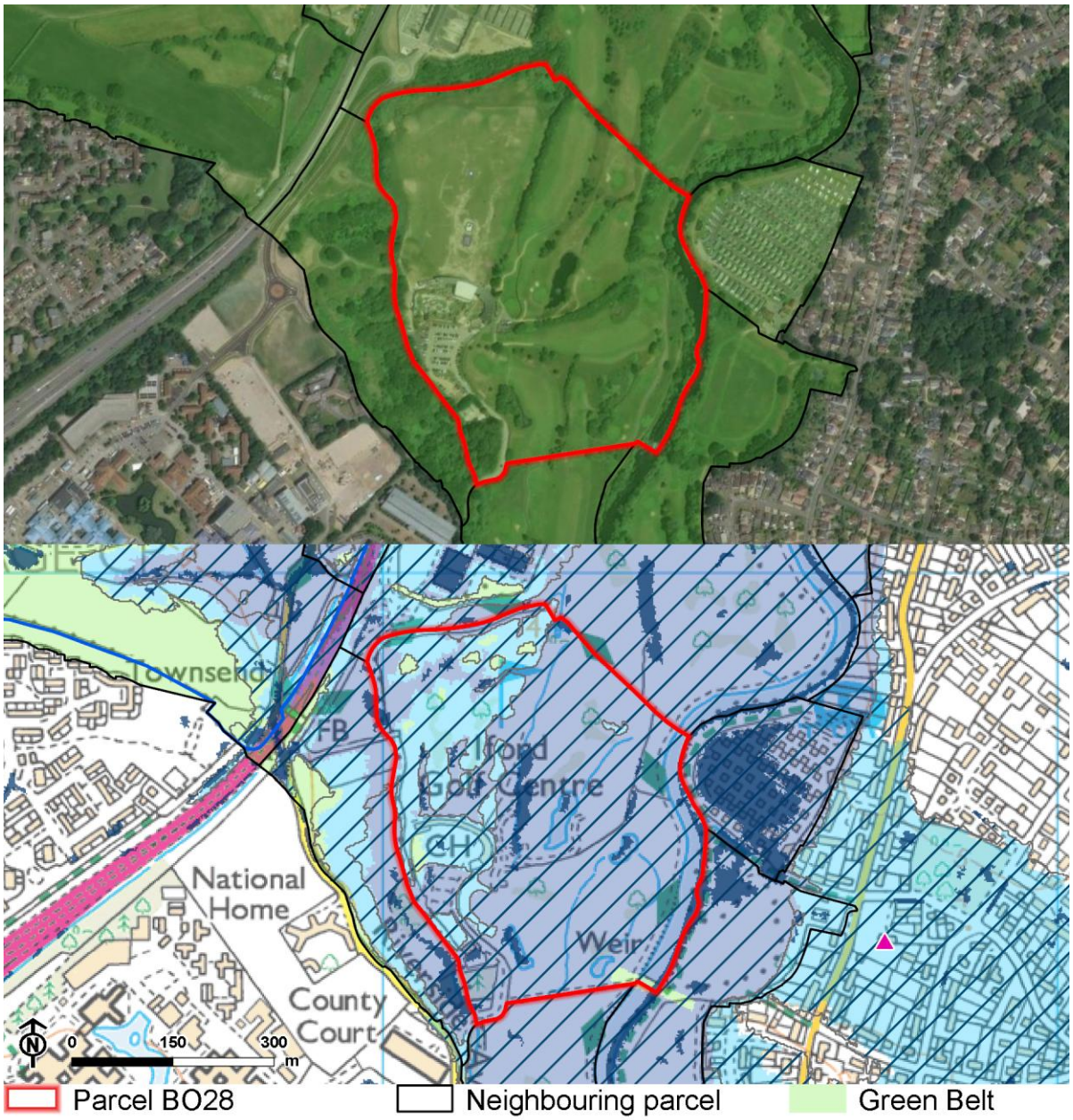
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel BO28



Potential development constraints

- Listed building
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area

Parcel BO28

Contribution of land in Parcel BO28

Parcel BO28 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BO28 Description

Parcel Location, Land Uses and Boundaries
The parcel is located between Bournemouth and Christchurch. The parcel comprises Iford/Christchurch Golf Course and associated buildings. Parcel size: 22ha. There is a strong boundary feature between the settlement and the parcel. The River Stour forms a strong separating feature to the east, whilst copses of woodland in the adjacent parcel form a strong boundary to the west. There is no substantial change in landform from the settlement edge. There is a weak perception of urban development outside of the parcel. Views to the settlement edge are limited due to intervening mature trees. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The land use comprises Ilford golf course which does not materially affect the openness or exert a significant urbanising influence on the Green Belt. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bournemouth for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO28

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the River Stour which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The River Stour to the east and mature copses of woodland and distance between the parcel and the urban edge to the west mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The gap comprises a golf course, tree cover and the River Stour; the latter two forming strong separating features within the gap. The gap between the towns is narrower elsewhere. The parcel forms the strongest section of this gap between Christchurch and Bournemouth.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The River Stour forms a strong separating feature within the east of the parcel with intervening lines of mature trees and copses of woodland (to the west) forming strong separating features in the remainder of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap

Parcel BO28

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Despite the strong separating features such as the River Stour in this parcel, there are sections of the outer boundaries that are more open such as to the north. Therefore, development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town. Although the parcel is close to Christchurch, which is a historic town, the distance from the historic part of the town is such that the parcel does not contribute to its setting.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel BO28

Purpose E – Assisting in urban regeneration:

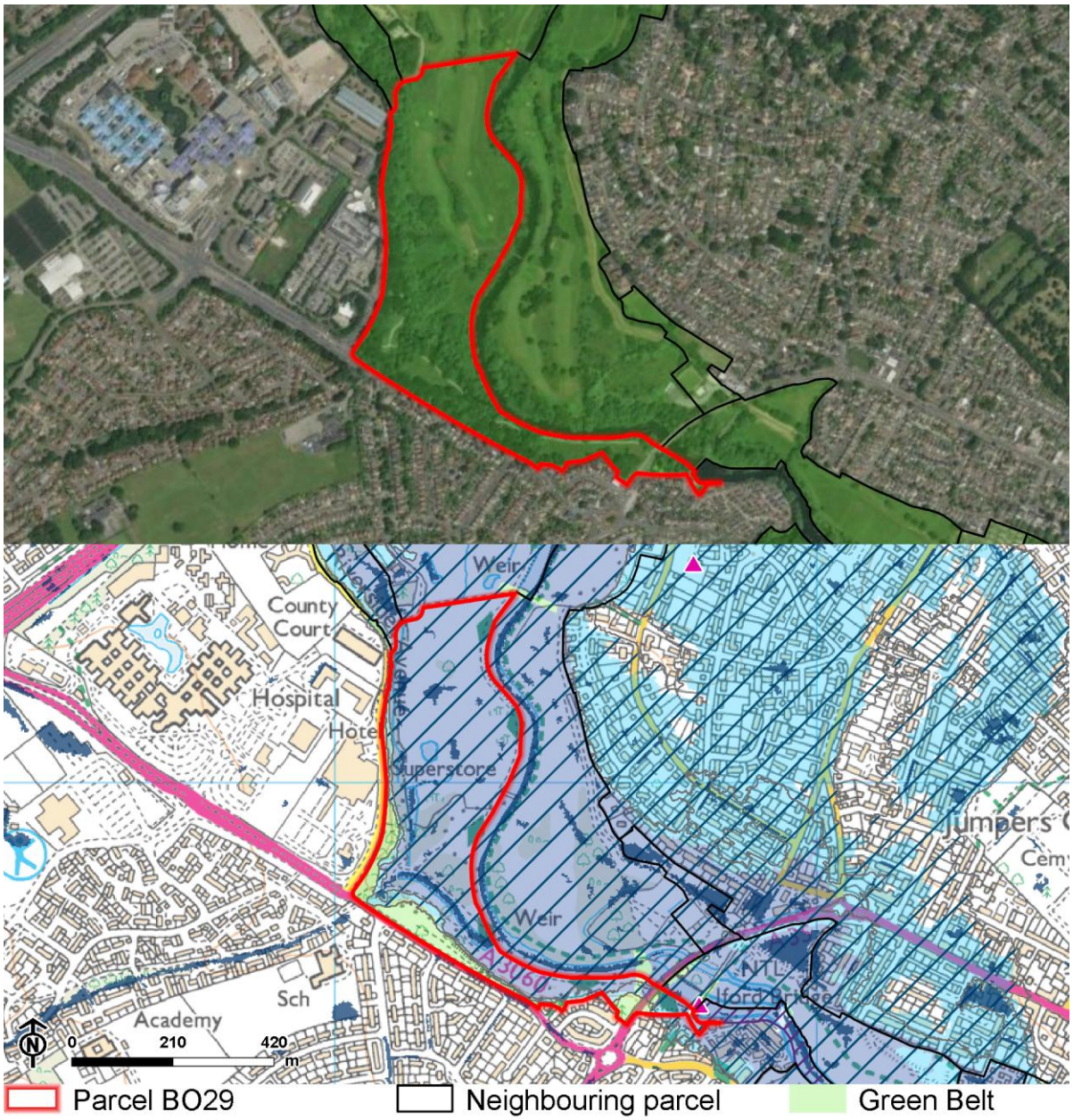
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BO29



Potential development constraints

- Listed building
- Special Protection Area
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel BO29

Contribution of land in Parcel BO29

Parcel BO29 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BO29 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of Bournemouth. The parcel comprises part of Iford Golf Course with some mature woodland cover. Parcel size: 19ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The A3060 and mature woodland along the settlement edge combine to form a strong separating feature. There is some change in landform to create a sense of separation between the settlement and the parcel. The floodplain of the Stour Valley is a distinct, flat landform. There is a weak perception of urban development outside of the parcel. Strong boundary features limit views to the settlement edge. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The land use comprises Iford Golf Course which does not materially affect the openness or exert a significant urbanising influence on the Green Belt. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is strong relationship with the adjacent parts of Iford Golf Centre to the east.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. It is also close enough to Christchurch to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO29

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of linear belts of woodland along the settlement edge, as well as the River Stour floodplain, which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The mature blocks of woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. Development would also reduce the gap between the two separate large built-up areas of Bournemouth and Christchurch.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in the gap between Christchurch and Bournemouth. The gap comprises a golf course, tree cover and the River Stour; the latter two forming strong separating features within the gap. The gap between the towns is narrower elsewhere.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The River Stour forms a strong separating feature within the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel BO29

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Despite the River Stour forming a strong separating outer boundary, tree coverage along the river is intermittent (especially to the north of the parcel). Therefore, development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town. Although the parcel is close to Christchurch, which is a historic town, the distance from the historic part of the town is such that the parcel does not contribute to its setting.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Parcel BO29

Purpose E – Assisting in urban regeneration:

Equal contribution

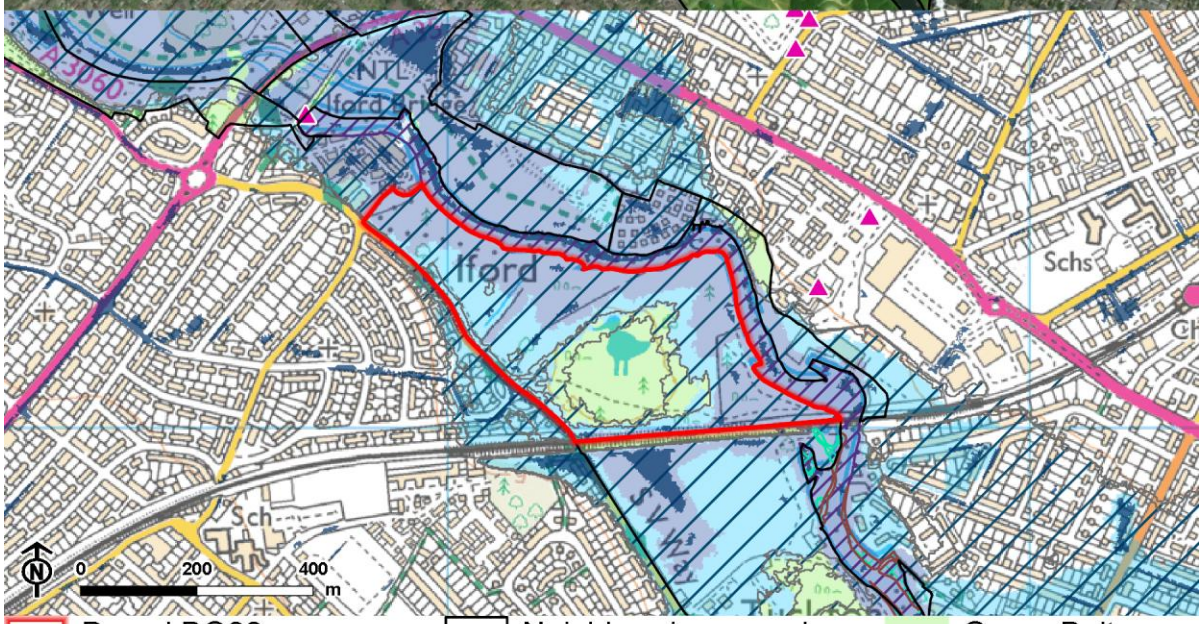
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BO30





Parcel BO30 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Special Protection Area
- Coastal saltmarsh
- Peaty soil
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel BO30

Contribution of land in Parcel BO30

Parcel BO30 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BO30 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Bournemouth, to the north west of Iford and to the west of Christchurch. The parcel comprises Iford Meadow Nature Reserve along the River Stour. Parcel size: 16ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Hedgerows with sections of mature trees along a minor road form the settlement edge. There is some change in landform to create a sense of separation between the settlement and the parcel. The floodplain of the Stour Valley is a distinct, flat landform. There is some perception of urban development outside of the parcel. The openness of the nature reserve enables some direct views towards the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel forms part of the Iford Meadow Nature Reserve. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some visual relationship with the adjacent land to the north.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth and Christchurch are both towns, so both are defined as large built up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO30

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The open character of the River Stour's floodplain means that any development within it would result in urbanising impact on adjacent open land. The floodplain edge forms a clear boundary to the existing urban area.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The parcel forms the largest part of the gap between Bournemouth and Christchurch. The gap between towns is narrower elsewhere. The gap comprises meadows and the River Stour, the latter forming a strong separating feature within the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The River Stour forms a substantial separating feature along the outer boundary of the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel BO30

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a predominantly visually open boundary along the River Stour, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

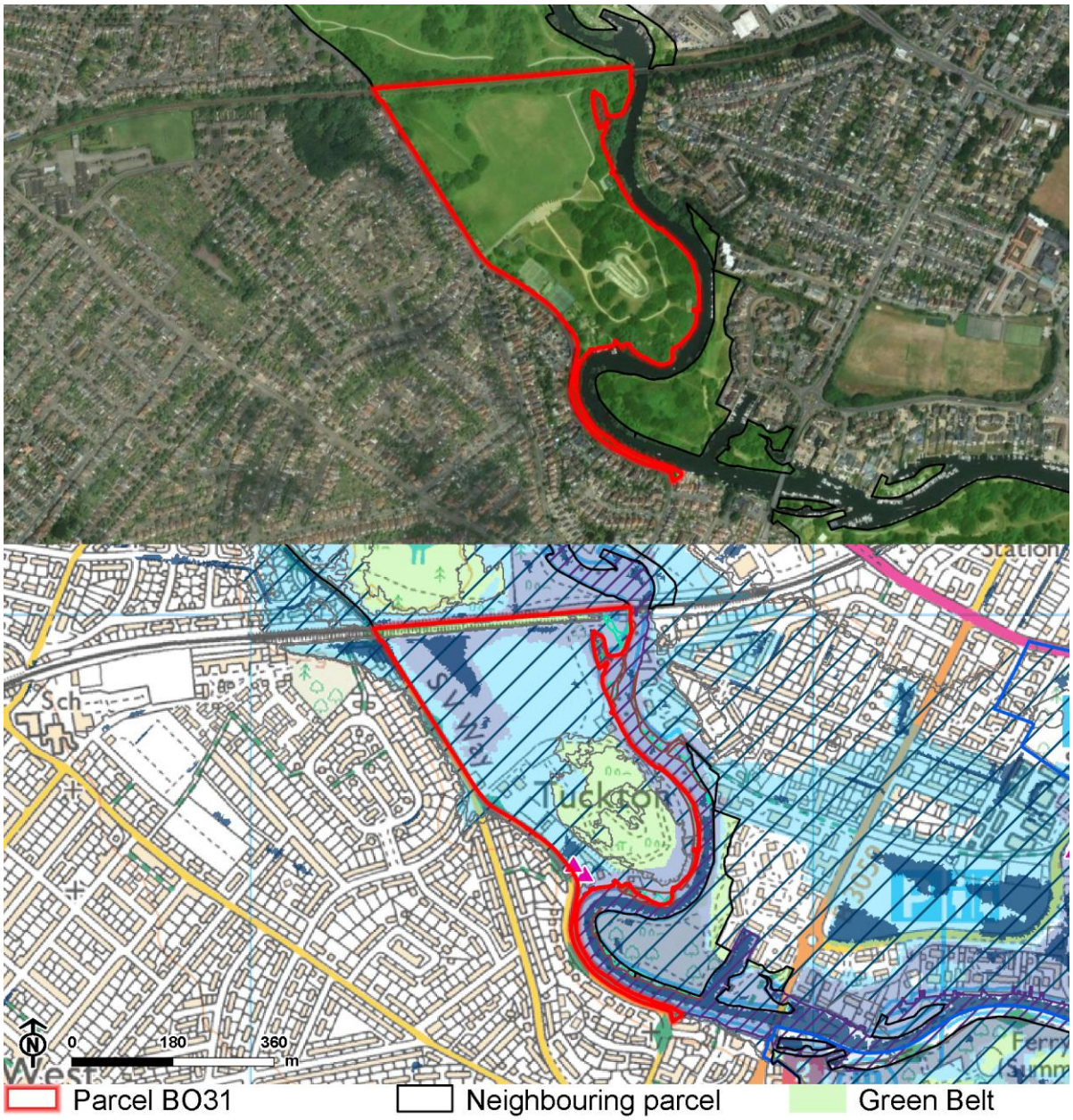
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO30

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BO31



Potential development constraints

- Listed building
- Special Protection Area
- Coastal saltmarsh
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area

Parcel BO31

Contribution of land in Parcel BO31

Parcel BO31 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Moderate	Weak/No	Equal	No

Parcel BO31 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Bournemouth and to the west of Christchurch. The parcel comprises, in the north, sports pitches, tennis courts, a BMX track, and tree cover in the south. Parcel size: 16ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Tree cover and Iford Lane form the settlement edge to the east. There is some change in landform to create a sense of separation between the settlement and the parcel. The floodplain of the Stour Valley is a distinct, flat landform. There is some perception of urban development outside of the parcel. The open character of the parcel allows views towards the urban edge. The playing fields, park and tennis courts create some association with the urban area but there is little urbanising activity in the parcel. Urbanising development limits perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth and Christchurch are towns, and so defined as large built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The floodplain edge forms a clear boundary to the existing urban area. The open character of the River Stour's floodplain means that

Assessment Considerations	Assessment
	any development within this parcel would result in urbanising impact on the remainder.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The parcel is located in a gap between Bournemouth and Christchurch and features the River Stour. The gap between the settlements is narrower elsewhere.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel is the only land separating Christchurch and Bournemouth in this location. The River Stour provides a strong separating feature in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel BO31

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is not considered to be a historic town. Although the parcel is close to Christchurch, which is a historic town, the distance from the historic part of the town is such that the parcel does not contribute to its setting.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

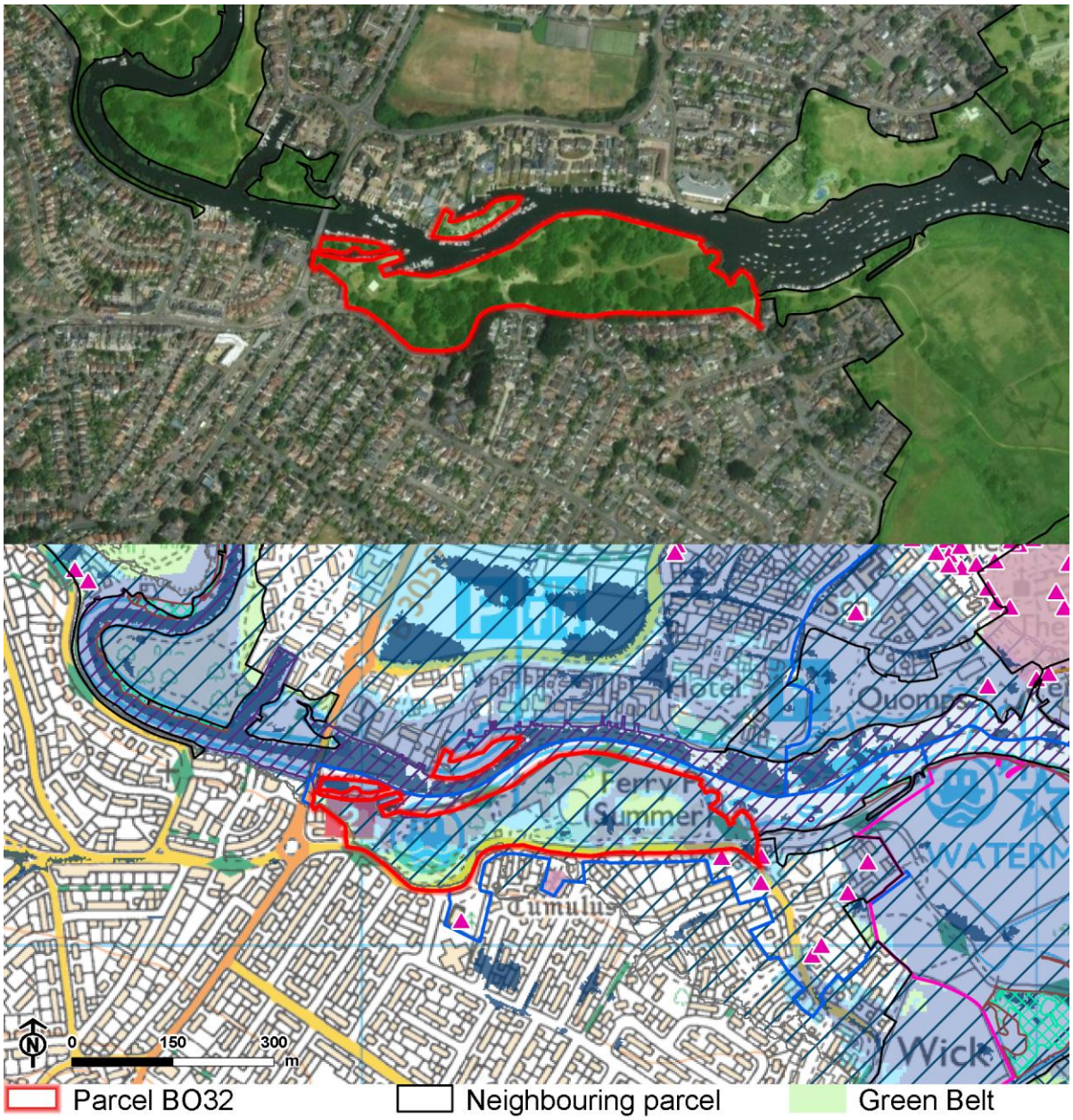
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BO32



Potential development constraints

- Listed building
- Chalk river
- Special Protection Area
- Site of Special Scientific Interest
- Coastal saltmarsh
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Coastal Change Management Area

Contribution of land in Parcel BO32

Parcel BO32 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Moderate	Moderate	Equal	No

Parcel BO32 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Bournemouth to the north of Wick and to the south of Christchurch. Bournemouth is part of the large built-up area and is a town. Parcel size: 7ha. Mature lines of trees in woodland blocks and a minor road form the settlement edge, creating a strong boundary between the settlement and the parcel. There is some change in landform to create a sense of separation between the settlement and the parcel. The floodplain of the Stour Valley is a distinct, flat landform. There is a strong perception of urban development outside of the parcel. There are prominent views of Christchurch across the River Stour. The use of the land within the parcel as a public park featuring woodland creates some association with the urban area, but there is little urbanising activity in the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some perception of adjacent areas of Green Belt to the west and east along the River Stour.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. The parcel is adjacent to Bournemouth which is a town and a large built up area. It is also adjacent to the large built-up area of Christchurch.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The River Stour forms a strong

Assessment Considerations	Assessment
	outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The floodplain edge and tree cover in this parcel form a clear boundary to the existing urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a very fragile gap between towns. The parcel forms the largest part of the gap between Bournemouth and Christchurch.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The River Stour forms a substantial separating feature along the outer boundary of the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel BO32

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

Moderate contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located to the south-west of the historic town of Christchurch
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes some contribution to the town's special character. The parcel is located within the River Stour floodplain on its southern side, opposite the historic town. The parcel helps preserve the visual and functional relationship of the town with the river, creating a buffer zone between the watercourse and the Wick settlement, and providing limited views of the Christchurch historic core.

Purpose E – Assisting in urban regeneration:

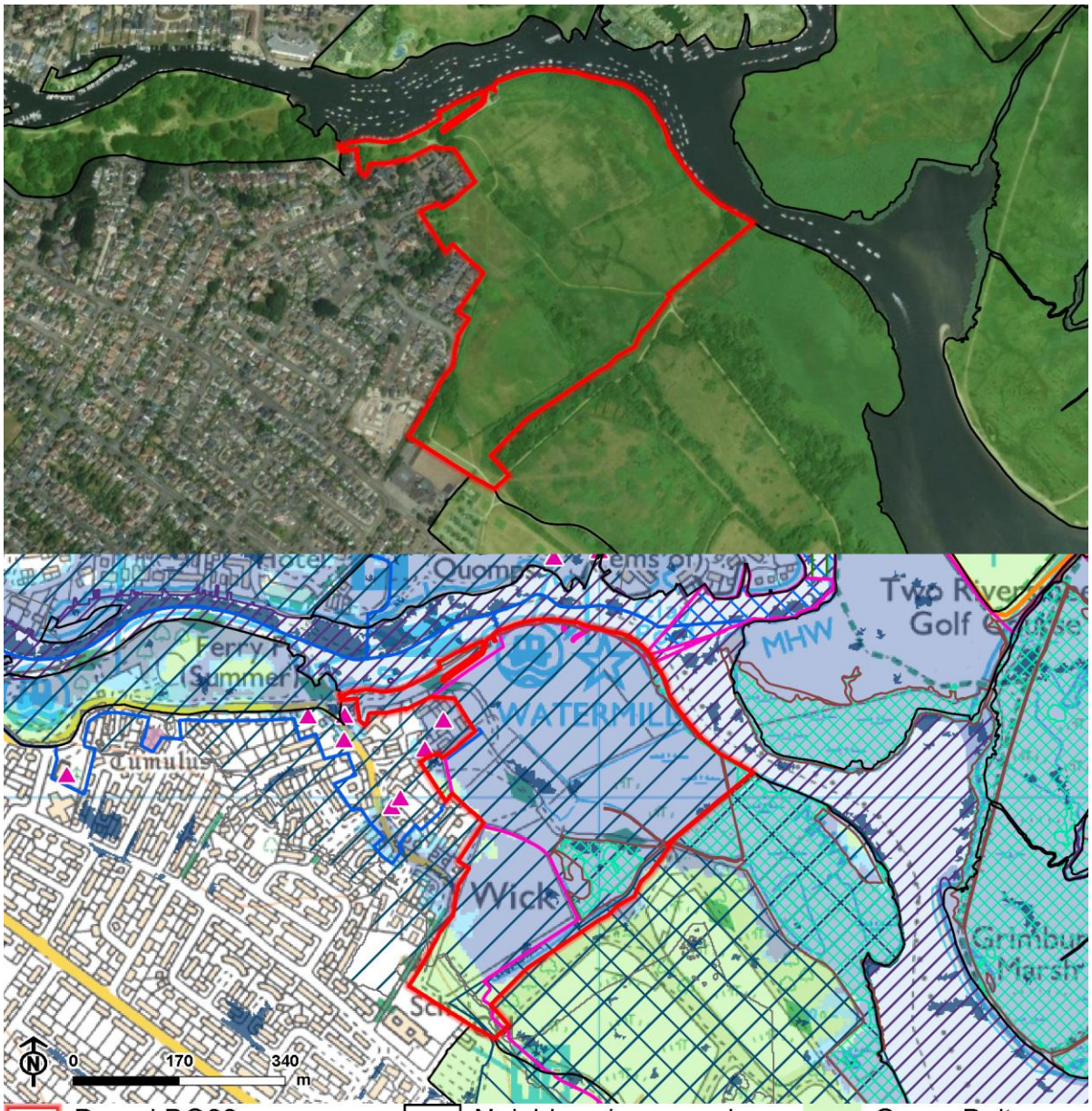
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BO33



Potential development constraints

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Coastal saltmarsh
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Coastal Change Management Area
- Suitable Alternative Natural Green Space

Parcel BO33

Contribution of land in Parcel BO33

Parcel BO33 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Strong	Equal	No

Parcel BO33 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the east of Bournemouth and opposite Christchurch. The two towns are separated by the River Stour. Parcel size: 20ha. There are no significant boundary features to separate the parcel from the settlement. Sections of hedgerows, mature trees, and gardens associated with houses forms the boundary between the parcel and the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The weak boundary features enable direct views to the urban edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel comprises fields associated with Wick Meadows. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are strong views across the River Stour which include large areas of open marshland.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Although the River Stour forms the outer boundary, this is a visually open landscape and development would not be restricted and contained.

Parcel BO33

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a narrow part of the gap between Bournemouth and Christchurch.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The River Stour and Wick Meads nature reserve contribute to separation in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The

Assessment Considerations	Assessment
	parcel has a mix of open and tree-cover outer boundaries. Development near the weaker boundary areas would increase the urbanising impact of development on adjacent open land.

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

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located near the historic core of Christchurch
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel is part of the marshes located between the historic core of the town, the river's mouth and the sea. The parcel contributes to the understanding of the strategic importance of the historic town and its character, visually connecting it with the harbour, the rivers and the sea and offering views of the historic core.

Purpose E – Assisting in urban regeneration:

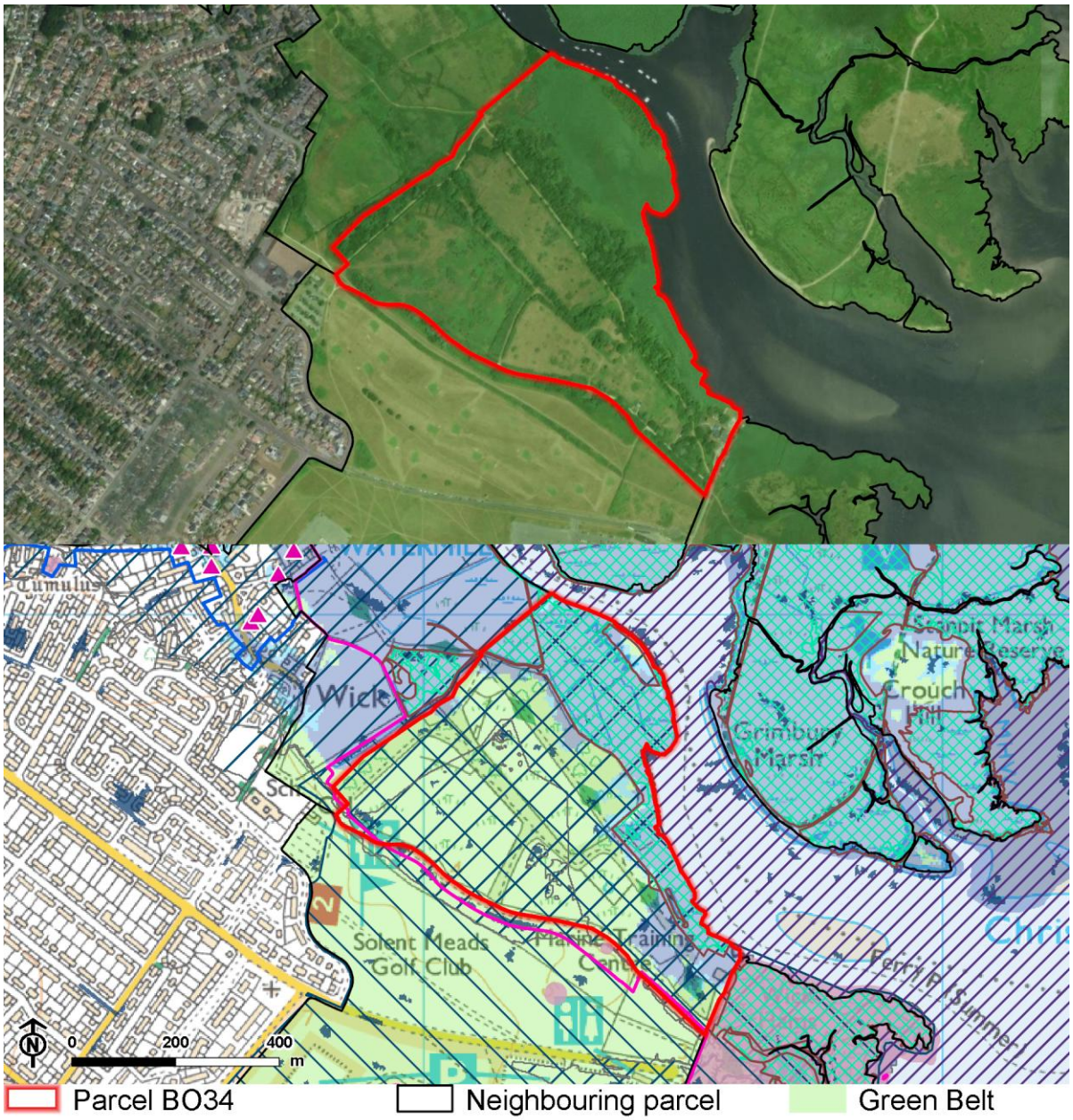
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A, B and D and therefore does not meet the definition of grey belt land.

Parcel BO34



Potential development constraints

- Listed building
- Special Protection Area
- Site of Special Scientific Interest
- Coastal saltmarsh
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Coastal Change Management Area

Contribution of land in Parcel BO34

Parcel BO34 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Strong	Equal	No

Parcel BO34 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the east of Bournemouth, adjacent to the River Stour and Christchurch Harbour. The parcel comprises a mosaic of grassland, marshland, and sporadic tree cover. Parcel size: 31ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Linear woodland provides a consistent boundary feature between the parcel and Bournemouth. There is some change in landform to create a sense of separation between the settlement and the parcel. The parcel is associated with the River Stour. There is a weak perception of urban development outside of the parcel. The woodland limits perception of the urban area and there is a strong relationship between the parcel and other open areas of the Green Belt. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel contains Wick Fields Nature Reserve which is predominantly semi-natural grassland and scrub. Hengitsbury Head Outdoor Centre is located in the parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Despite the proximity of the towns, the parcel has a strong relationship with the surrounding Green Belt.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. It is also close to the large built-up area of Christchurch.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel BO34

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Despite the proximity of the towns, urbanising influences are limited by the mature woodland surrounding the parcel and the strong relationship of the parcel with the surrounding Green Belt.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The River Stour forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a narrow part of the gap between Bournemouth and Christchurch. River Stour and Christchurch Harbour to the north provide strong separating features within the gap. The gap between the towns is more fragile to the north-west of the parcel along the course of the River Stour.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel lacks strong separating features. However, strong separating features to the north, the River Stour and Christchurch Harbour, help to maintain the strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Parcel BO34

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. Despite the proximity of the towns, urbanising influences are limited by the mature woodland surrounding the parcel and the strong relationship of the parcel with the surrounding Green Belt.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a mix of open and tree-cover outer boundaries to the south and west. Development near the weaker boundary areas would increase the urbanising impact of development on adjacent open land.

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

Strong contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located to the south of the historic core of Christchurch.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes a considerable contribution to the town's special character. The parcel is part of the marshes located between the historic core of the town, the river's mouth and the sea. Despite its distance from the historic core, the parcel contributes to the understanding of the strategic importance of the historic town and its character, visually connecting it with the harbour, the rivers and the sea.

Parcel BO34

Purpose E – Assisting in urban regeneration:

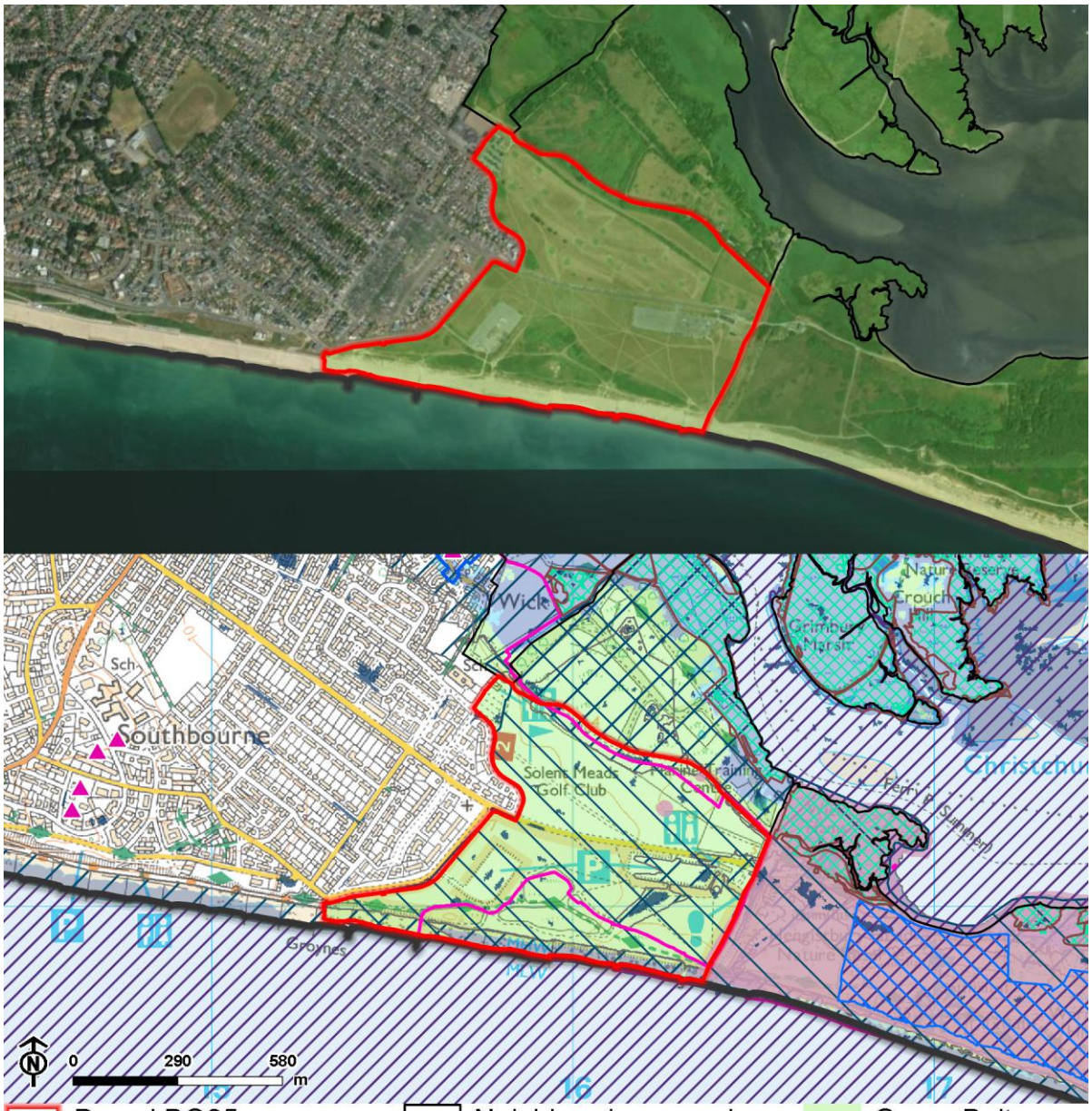
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A, B and D and therefore does not meet the definition of grey belt land.

Parcel BO35


Southbourne
Wick
Solent Meads Golf Club
Groynes
0
290
580
m
Parcel BO35
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Special Area of Conservation
Special Protection Area
Site of Special Scientific Interest
Coastal saltmarsh
Saltmarsh
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument
Coastal Change Management Area

Parcel BO35

Contribution of land in Parcel BO35

Parcel BO35 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO35 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Bournemouth to the east of Wick and to the south of Christchurch. The parcel comprises Solent Meads Golf Club and grassland. Parcel size: 50ha. The minor roads marking the edge of the parcel with the inset settlement of Bournemouth to the west are weak boundary features, creating little separation from the inset settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel lies at a lower elevation than the urban edge, and to the south the coastal landform marks a change in topography from the adjacent settlement edge. There is some perception of urban development outside of the parcel. Although the open landscape enables direct views towards the settlement edge, there is little sense of containment, and the settlement is only visible to the west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There are three car parks and a café within the parcel, but they have a limited impact on openness and do not exert a significant urbanising influence. Most of the parcel retains its rural and coastal character. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There are strong views to the surrounding countryside due to the open landscape.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Land is open and is adjacent to Bournemouth, which is a town and a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel BO35

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel is open and lacks strong boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a fragile gap between towns. The parcel lies peripheral to a narrow part of the gap between Bournemouth and Christchurch. River Stour and Christchurch Harbour to the north provide strong separating features within the gap. The parcel lacks strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel lacks strong separating features. However, the River Stour and Christchurch Harbour form strong separating features to the north, and help to maintain the strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Parcel BO35

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel is open and lacks strong boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. While the parcel is close to Christchurch, it does not have a relationship with the historic core of the town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

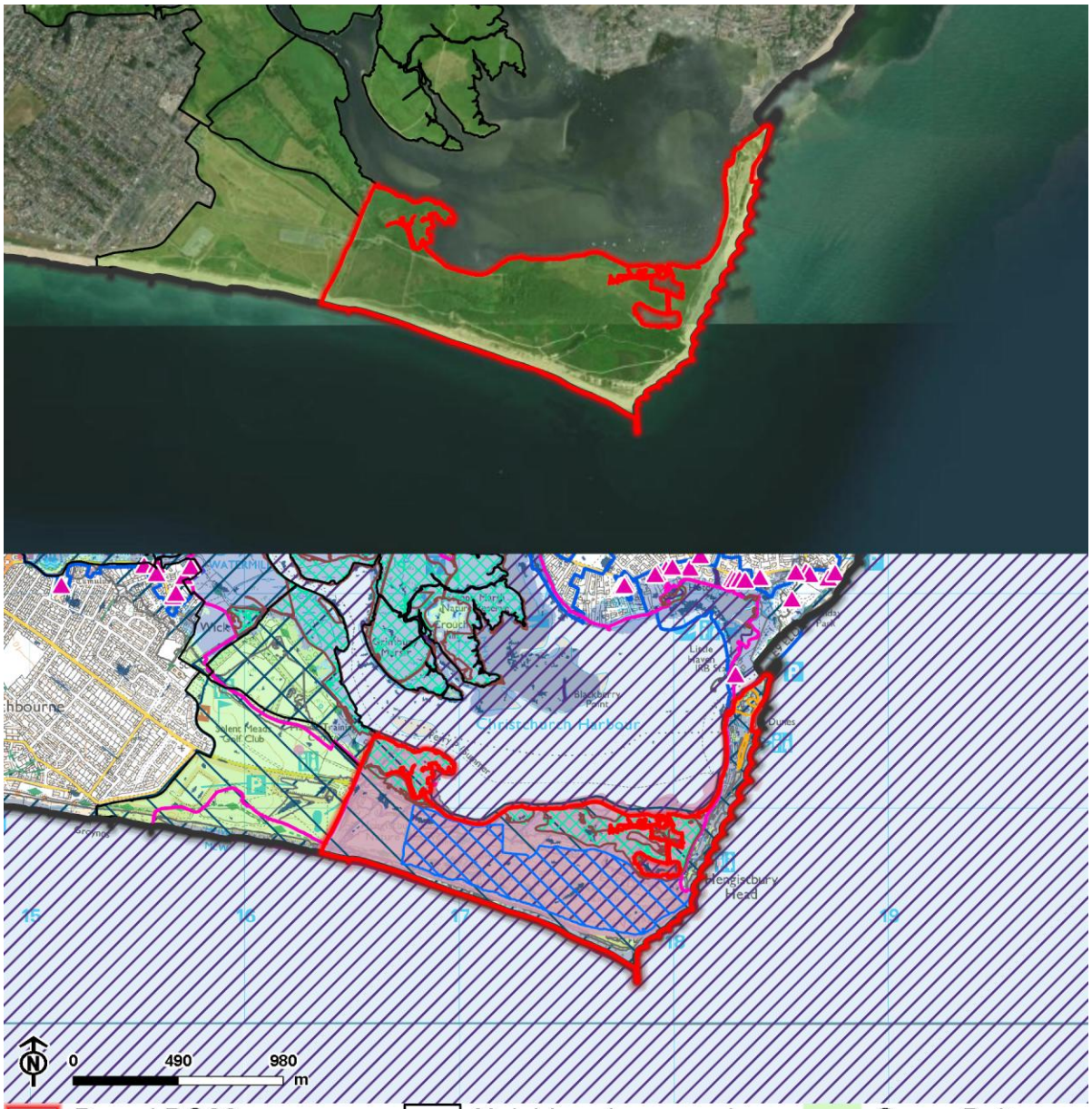
All Green Belt land plays an equal role in relation to this purpose.

Parcel BO35

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel BO36


0
490
980
m
Parcel BO36
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Special Area of Conservation
Special Protection Area
Site of Special Scientific Interest
Coastal sand dunes
Coastal saltmarsh
Saltmarsh
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument
Coastal Change Management Area
Suitable Alternative Natural Green Space

Contribution of land in Parcel BO36

Parcel BO36 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Strong	Strong	Weak/No	Equal	No

Parcel BO36 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the east of Bournemouth and south of Christchurch. The parcel contains Hengritsbury Head. Parcel size: 94ha. There is a consistent strong boundary feature between the settlement and the parcel. A historic double dyke forms a strong boundary between the parcel and Bournemouth. Christchurch Harbour and the River Stour separate the parcel from Christchurch. There is some change in landform which creates a sense of separation between the settlement and the parcel. Elevation increases towards Hengristbury Head and Warren Hill. There is a weak perception of urban development outside of the parcel. Landform change at Warren Hill and distance from the settlement edge limit the perception of urban development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The majority of the parcel retains its coastal and rural character. The beach huts to the east have a limited impact on openness and do not exert a significant urbanising influence within the Green Belt. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Strong views extend across Christchurch Harbour and the English Channel.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. The parcel is located near to Bournemouth and Christchurch which are both considered to be parge built-up areas.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. The parcel is primarily semi-natural woodland, heathland and grassland. Rows of beach huts are located along the eastern edge of the parcel, but these do not exert an urbanising influence.

Parcel BO36

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The parcel has a strong sense of separation from the nearby urban areas of Bournemouth and Christchurch. While there are views of Christchurch across the harbour, the open and undeveloped character of the Green Belt within the parcel and the separating features weaken the urbanising influences.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Christchurch Harbour separates the parcel from Christchurch to the north, while the elevated landform and double dykes separate the parcel from the urban edge of Bournemouth to the west. Development in the parcel would negate the role of these features in restricting and containing development.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a narrow part of the gap between Bournemouth and Christchurch. River Stour and Christchurch Harbour to the north provide strong separating features within the gap. Hengistbury Head is a strong separating feature in the parcel.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. The parcel is primarily semi-natural woodland, heathland and grassland. Rows of beach huts are located along the eastern edge of the parcel, but these do not exert an urbanising influence.

Parcel BO36

Assessment Considerations	Assessment
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Hengistbury Head is a strong separating feature in the parcel. Additional strong separating features to the north, the River Stour and Christchurch Harbour, help to maintain the strength of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development. The parcel is primarily semi-natural woodland, heathland and grassland. Rows of beach huts are located along the eastern edge of the parcel, but these do not exert an urbanising influence.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel. The parcel has a strong sense of separation from the nearby urban areas of Bournemouth and Christchurch. While there are views of Christchurch across the harbour, the open and undeveloped character of the Green Belt within the parcel and the separating features weaken the urbanising influences.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a largely open boundary to the west, so development near the weaker boundary areas would increase the urbanising impact of development on adjacent open land.

Parcel BO36

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. While the parcel is close to Christchurch, it does not have a relationship with the historic core of the town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

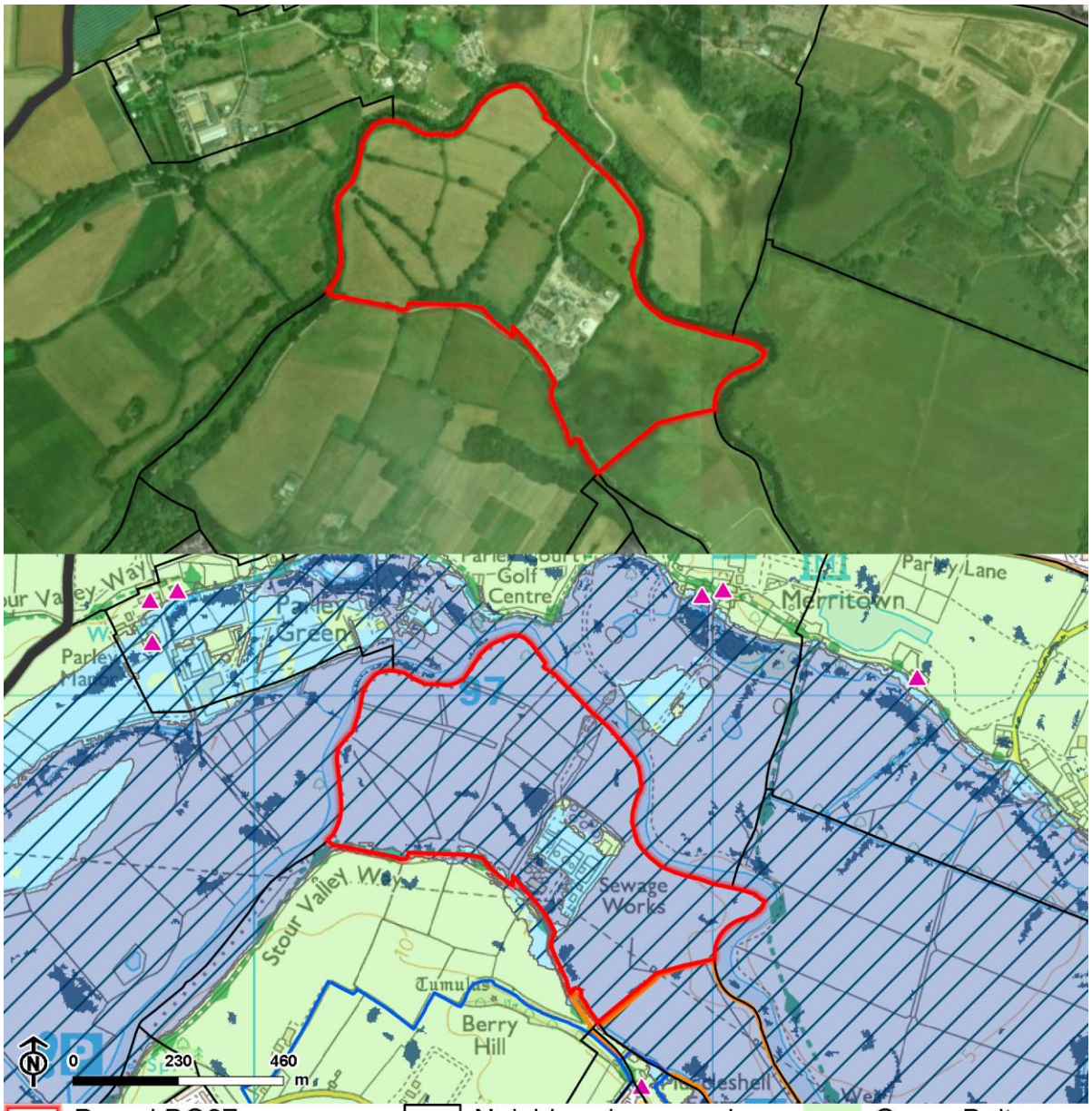
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.

Parcel BO37



Parcel BO37
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Site of Special Scientific Interest
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Contribution of land in Parcel BO37

Parcel BO37 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Strong	Moderate	Strong	Weak/No	Equal	No

Parcel BO37 Description

Parcel Location, Land Uses and Boundaries
This parcel is located to the north of Throop and Bournemouth, adjacent to the River Stour. Parcel size: 35ha. There is a combination of features creating a strong boundary between the settlement and the parcel. The River Stour to the north and mature lines of trees to the south combine to form a strong boundary features. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Distance form the settlement edge and boundary features (River Stour and mature trees) limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Whilst the parcel is largely undeveloped, Berry Hill sludge treatment centre introduces some localised urbanising influence; however, this does not significantly diminish the openness of the Green Belt. There is a strong visual relationship with the flat River Stour floodplain landscape, resulting in a strong perception of the wider countryside and limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Bournemouth/Throop for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel BO37

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The parcel lies beyond the belt of mature trees that are currently containing the urban edge.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The location of the parcel beyond the mature tree belt on the edge of Bournemouth and the distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel is peripheral to a moderate gap between towns. The parcel is peripheral to the gap between Bournemouth and Ferndown/West Parley. The River Stour forms a strong separating feature between the two towns. The gap between the towns at the point of the parcel is 2.6 km. The gap between the towns is narrower to the west.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but the impact would not be significant given the strength of separation in the remainder of the gap.

Parcel BO37

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The location of the parcel in open countryside means that development in this parcel would have an urbanising impact on the adjacent Green Belt, despite the strong outer boundary of the River Stour which partially contains the parcel.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. Bournemouth is the closest town to the parcel, and is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Parcel BO37

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.