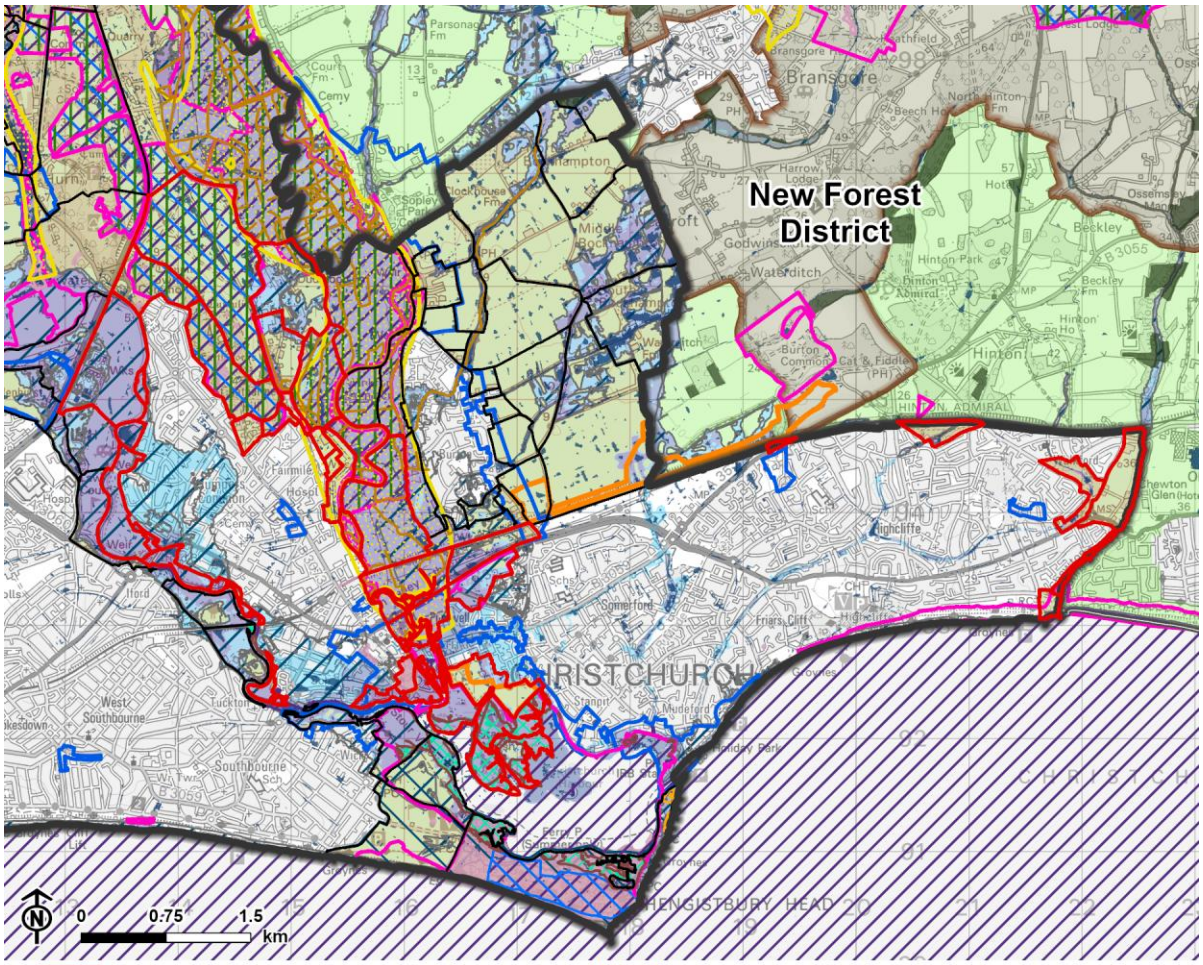
Christchurch



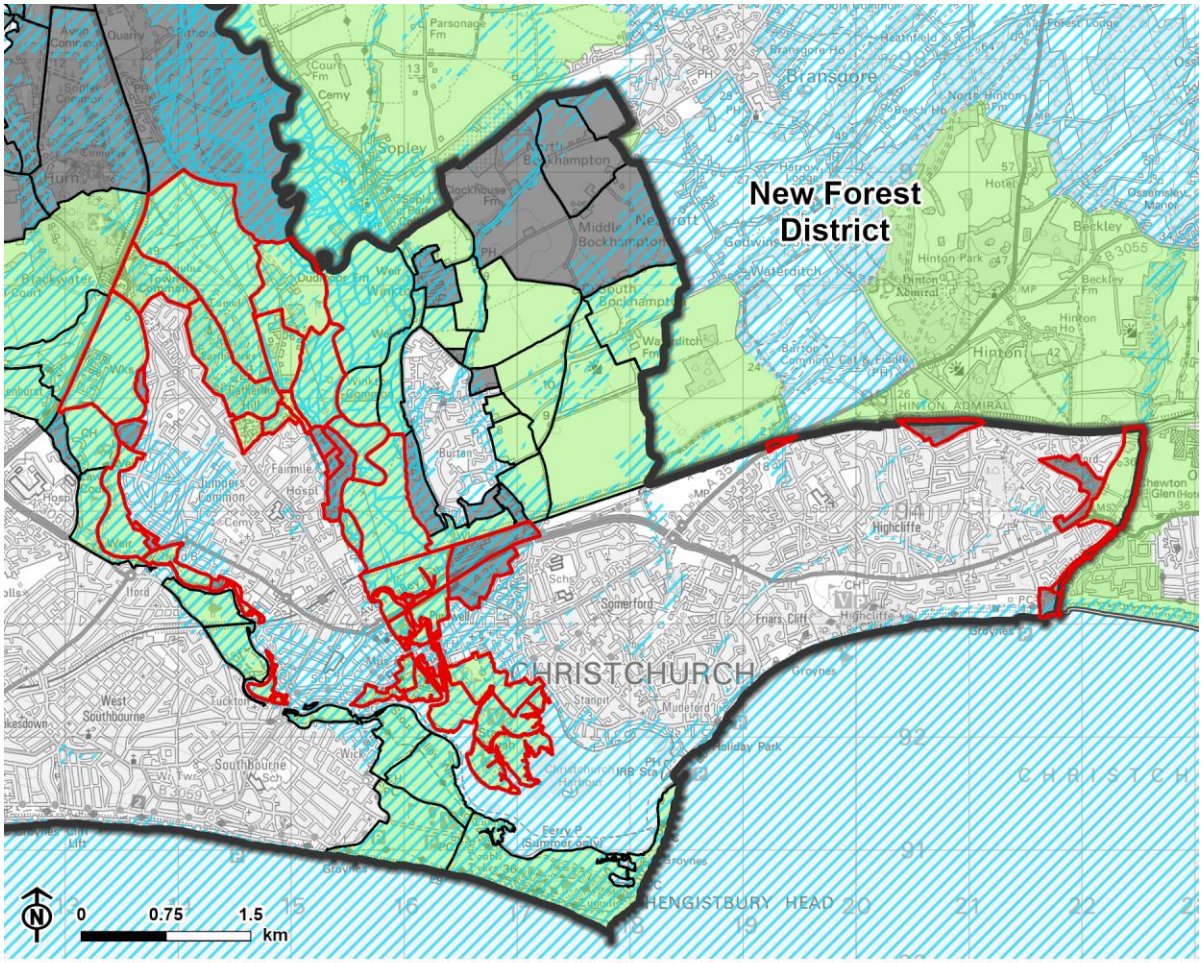
- Christchurch parcel
- Neighbouring parcel
- Dorset & BCP councils
- Neighbouring authority
- Green Belt

Potential development constraints

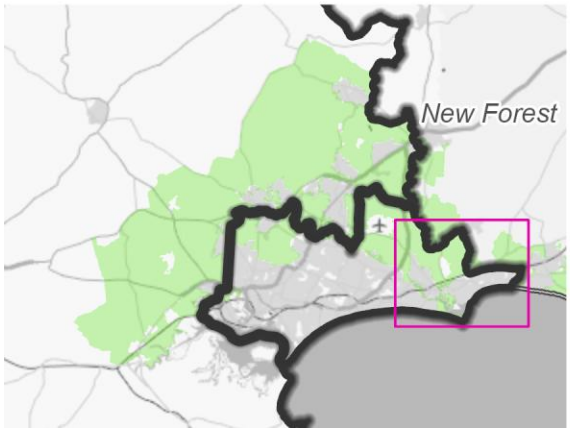
- Chalk river
- Peaty soil
- Site of Special Scientific Interest
- Coastal sand dunes
- Lowland fens
- Coastal saltmarsh
- Conservation area
- Ramsar site
- Special Area of Conservation
- Special Protection Area
- Saltmarsh
- Coastal Change Management Area
- Suitable Alternative Natural Green Space
- High risk of surface water flooding
- Scheduled monument
- Ancient woodland
- National Park
- Flood zones plus climate change
- Flood zone 2
- Flood zone 3



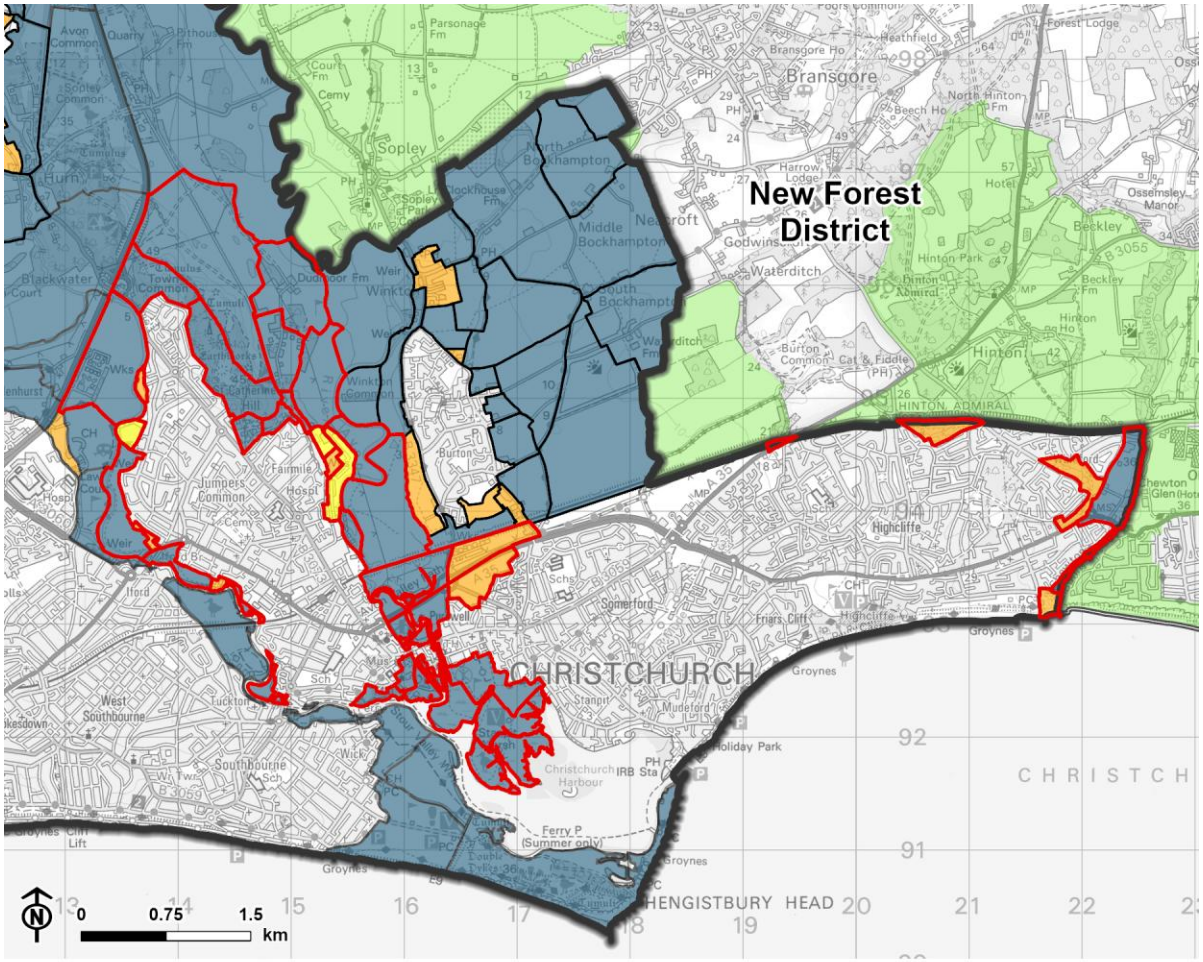
Christchurch



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



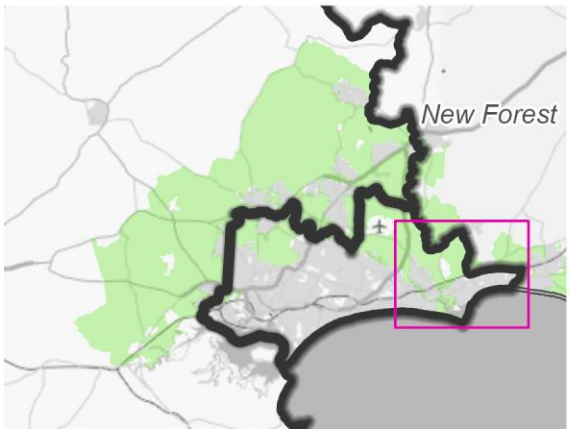
Christchurch



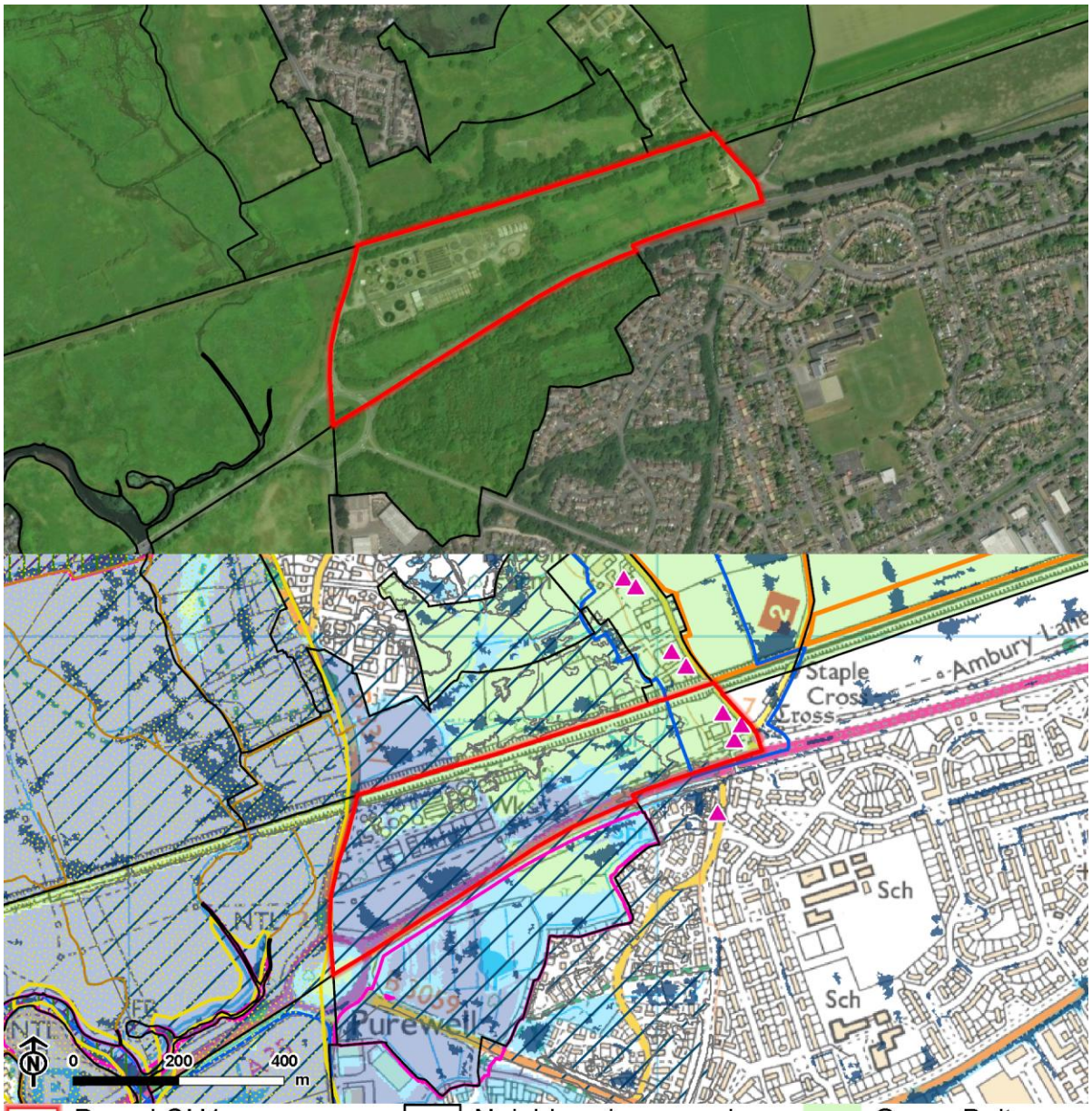
- Christchurch parcel
- Neighbouring parcel
- Dorset and BCP councils
- Neighbouring authority
- Green Belt

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

- Strong
- Moderate
- Weak/no



Parcel CH1



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- 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 CH1

Contribution of land in Parcel CH1

Parcel CH1 Assessment Conclusions

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

Parcel CH1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of the Somerford area of Christchurch. Parcel size: 16ha. There is a strong boundary feature between the settlement and the parcel. There is a dual carriageway between the parcel and the settlement edge to the south. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is downslope from the settlement area to the south, creating some separation. There is some perception of urban development outside of the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Stony Lane Treatment Works comprises a significant area of the parcel and has an association with the urban area. The A35 transport corridor passes through the south of the parcel. Urbanising development limits 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 adjacent to a large built-up area. Christchurch 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 CH1

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 A35, Stony Lane, Salisbury Road and railway line enclose the parcel, forming a strong outer boundary which would limit the urbanising impact of development on adjacent open land.The parcel has a strong boundary, enclosed by the A35, Stony Lane, Salisbury Road and railway line. However, the narrowness of the gap between Christchurch and Burton means that development here would still weaken the integrity of Burton as a settlement distinct from Christchurch.
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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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.

Parcel CH1

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 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. The railway line forms a strong outer boundary which could help to contain development from the wider Green Belt.

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 forms part of the setting of a historic town. The parcel is located close to 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 no notable contribution to the town's special character. Land lacks any visual relationship with the historic core around the Priory, and there is intervening modern development. The parcel does not contribute to the character of the historic town.

Purpose E – Assisting in urban regeneration:

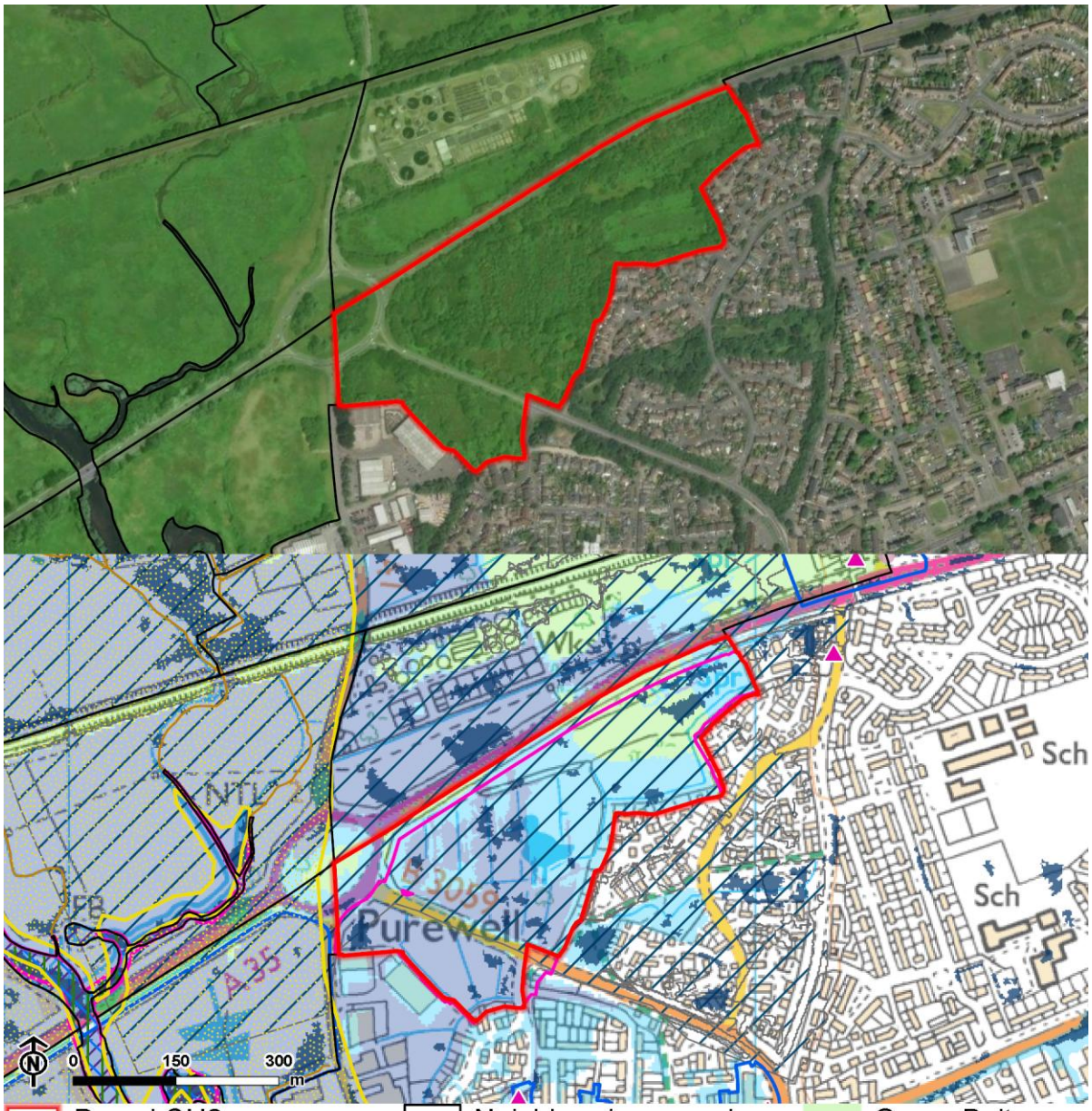
Equal contribution

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 CH2



Potential development constraints

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

Parcel CH2

Contribution of land in Parcel CH2

Parcel CH2 Assessment Conclusions

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

Parcel CH2 Description

Parcel Location, Land Uses and Boundaries
This parcel is directly north of the Somerford area of Christchurch. Parcel size: 14ha.
There is a consistent, well-defined boundary feature between the settlement and the parcel. A dense row of mature trees runs along the rear of the adjacent dwellings to the east.
There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel is downslope from the settlement area to the east, but is at a similar gradient to the dwellings in the Purewell area immediately adjacent to the parcel.
There is some perception of urban development outside of the parcel. Although the parcel is adjacent to the settlement, trees obscure views of the urban area.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Urbanising development limits perception of the wider countryside. The parcel is adjacent to existing development and is contained by the A35 dual carriageway, which limits the relationship with the wider Green Belt.

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. Christchurch 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 physical features in reasonable proximity that could restrict and contain development. The A35 and the B3059 to the north and west form a strong

Parcel CH2

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 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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.

Parcel CH2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A35, B3059 and associated vegetation 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 forms part of the setting of a historic town. The parcel is located between Christchurch and Burton
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 no notable contribution to the town's special character. 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.

Purpose E – Assisting in urban regeneration:

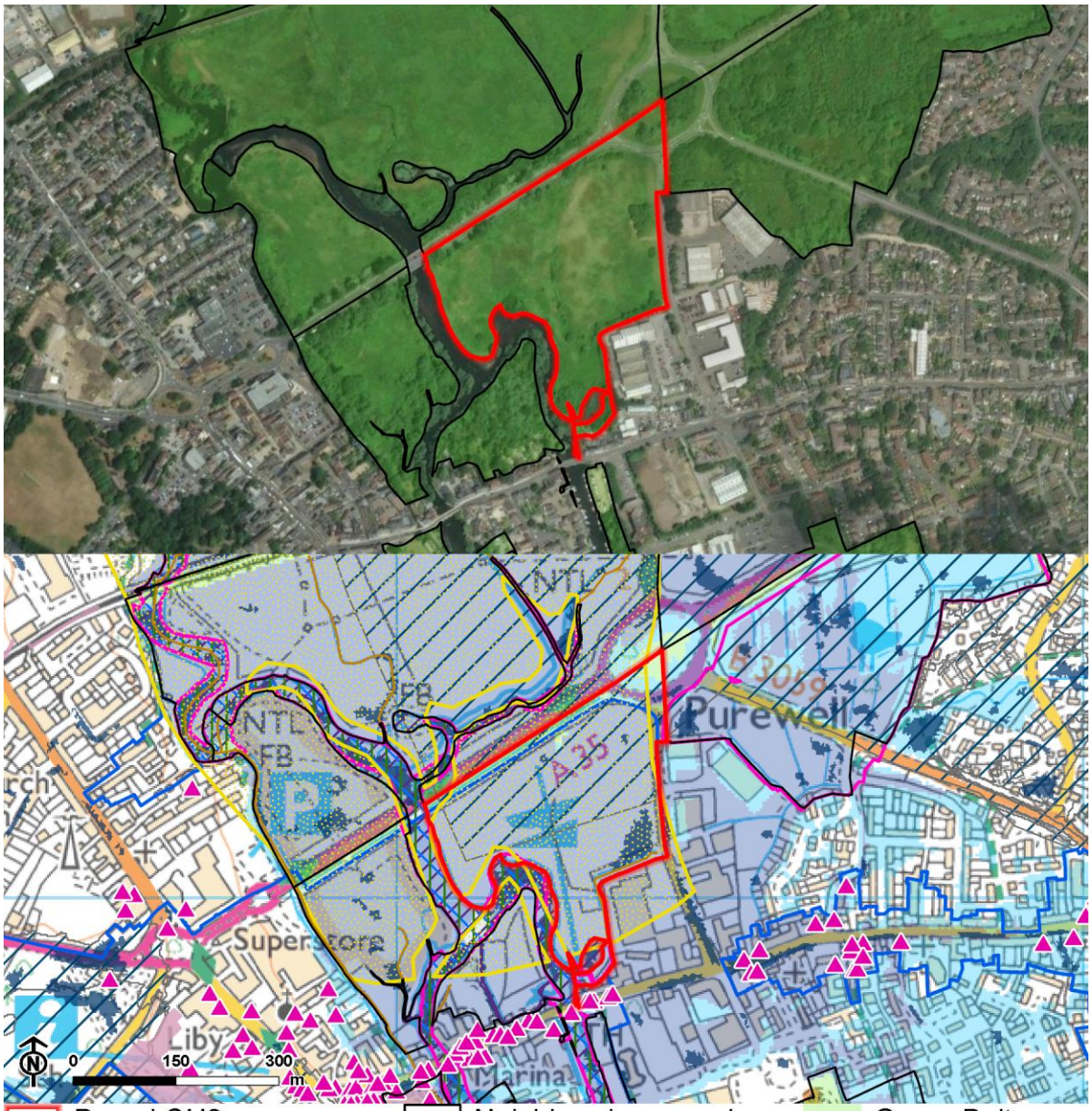
Equal contribution

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 CH3



Potential development constraints

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

Parcel CH3

Contribution of land in Parcel CH3

Parcel CH3 Assessment Conclusions

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

Parcel CH3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located in the centre of Christchurch, adjacent to the River Avon. Parcel size: 8ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Stony Lane forms a boundary feature to the east, River Avon forms a boundary to the west, and trees and hedgerows form a boundary to the south against the retail park. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is slightly downslope of the surrounding urban edge due to its proximity to the River Avon. There is a strong perception of urban development outside of the parcel. The retail park is immediately adjacent to the parcel to the east and south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits 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 adjacent to a large built-up area. Christchurch 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 substantial urbanising influence associated with development outside of the parcel. A retail park is immediately adjacent to the east and south of the parcel.

Parcel CH3

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 A35, Stony Lane and existing development, and River Avon form a strong outer boundary which would limit the urbanising impact of development on adjacent open land. Although the parcel is located in the gap between Christchurch and Burton, it would not significantly weaken the sense of separation between the two settlements.
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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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.

Parcel CH3

Assessment Considerations	Assessment
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 substantial urbanising influence associated with development outside of the parcel. A retail park is immediately adjacent to the east and south 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 A35 and mature tree row on its northern side forms 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:

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 adjacent to the historic town 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 contains part of the River Avon floodplain, which serves as a vital landscape buffer, offering panoramic views of the town and the Priory. The parcel is also located in the Christchurch Central Conservation Area. Therefore, the parcel strongly contributes to the character of the historic town.

Purpose E – Assisting in urban regeneration:

Equal contribution

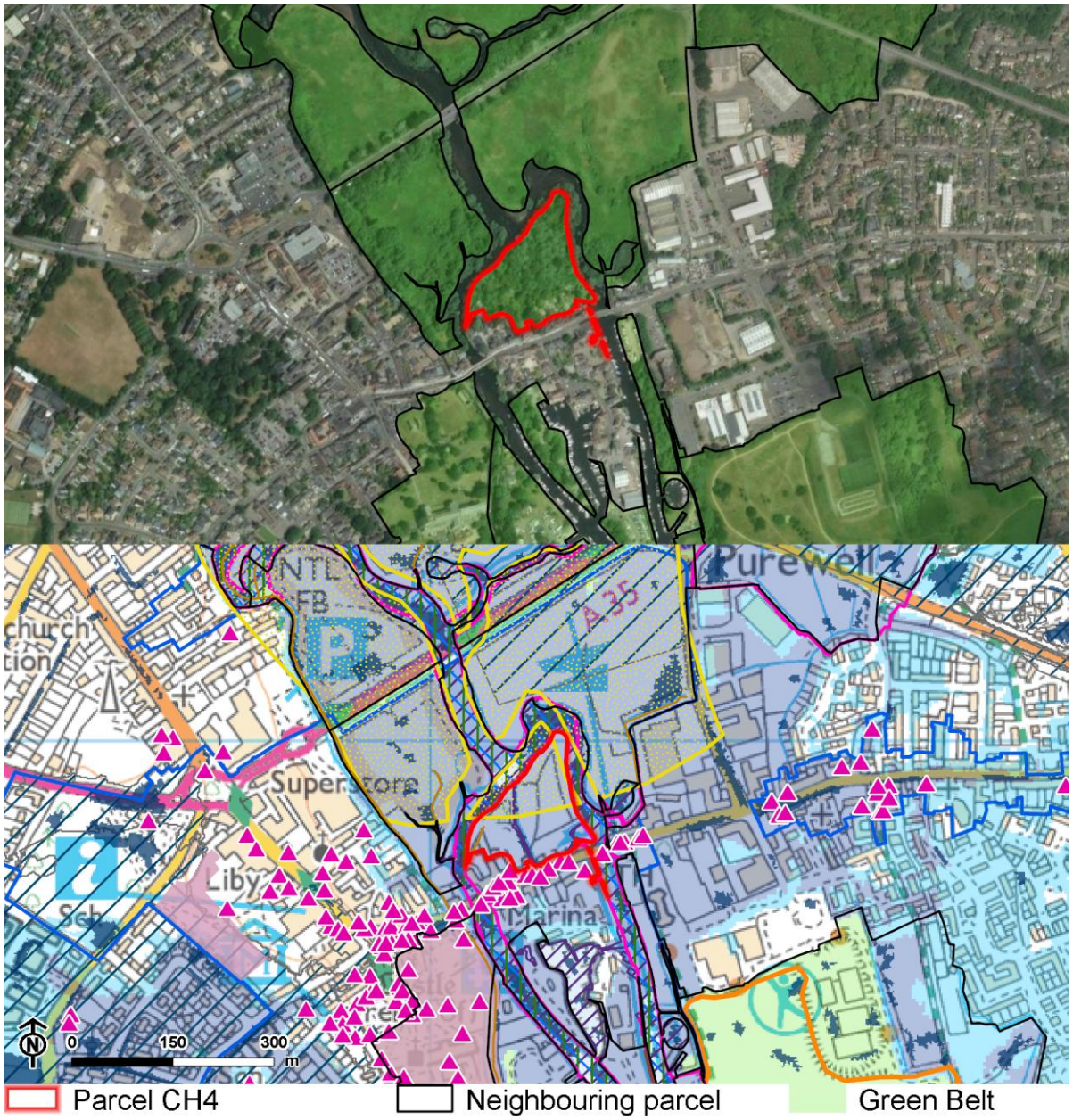
All Green Belt land plays an equal role in relation to this purpose.

Parcel CH3

Grey Belt

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

Parcel CH4



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Coastal saltmarsh
- Peaty soil
- Saltmarsh
- 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

Contribution of land in Parcel CH4

Parcel CH4 Assessment Conclusions

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

Parcel CH4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located in the centre of Christchurch, adjacent to the River Avon. Parcel size: 2ha. There is a moderate boundary feature between the settlement and the parcel. Mature trees form a moderate boundary against the settlement edge to the south. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The land within the parcel lies lower than the settlement area to the west, but on a similar level to the buildings immediately adjacent to the south. There is some perception of urban development outside of the parcel due to the proximity of existing development to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits perception of the wider countryside. The settlement edge surrounds the parcel on three sides, with the A34 located around 100m north of the parcel. These factors combine to limit the relationship with the wider Green Belt.

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. Christchurch 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 physical features in reasonable proximity that could restrict and contain development. The River Avon and woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel CH4

Assessment Considerations	Assessment
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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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.

Parcel CH4

Assessment Considerations	Assessment
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:

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 adjacent to 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 a considerable contribution to the town's special character. The parcel contains part of the River Avon floodplain, which serves as a vital landscape buffer, offering panoramic views of the town and the Priory. The parcel is also located in the Christchurch Central Conservation Area. Therefore, the parcel strongly contributes to the character of the historic town.

Purpose E – Assisting in urban regeneration:

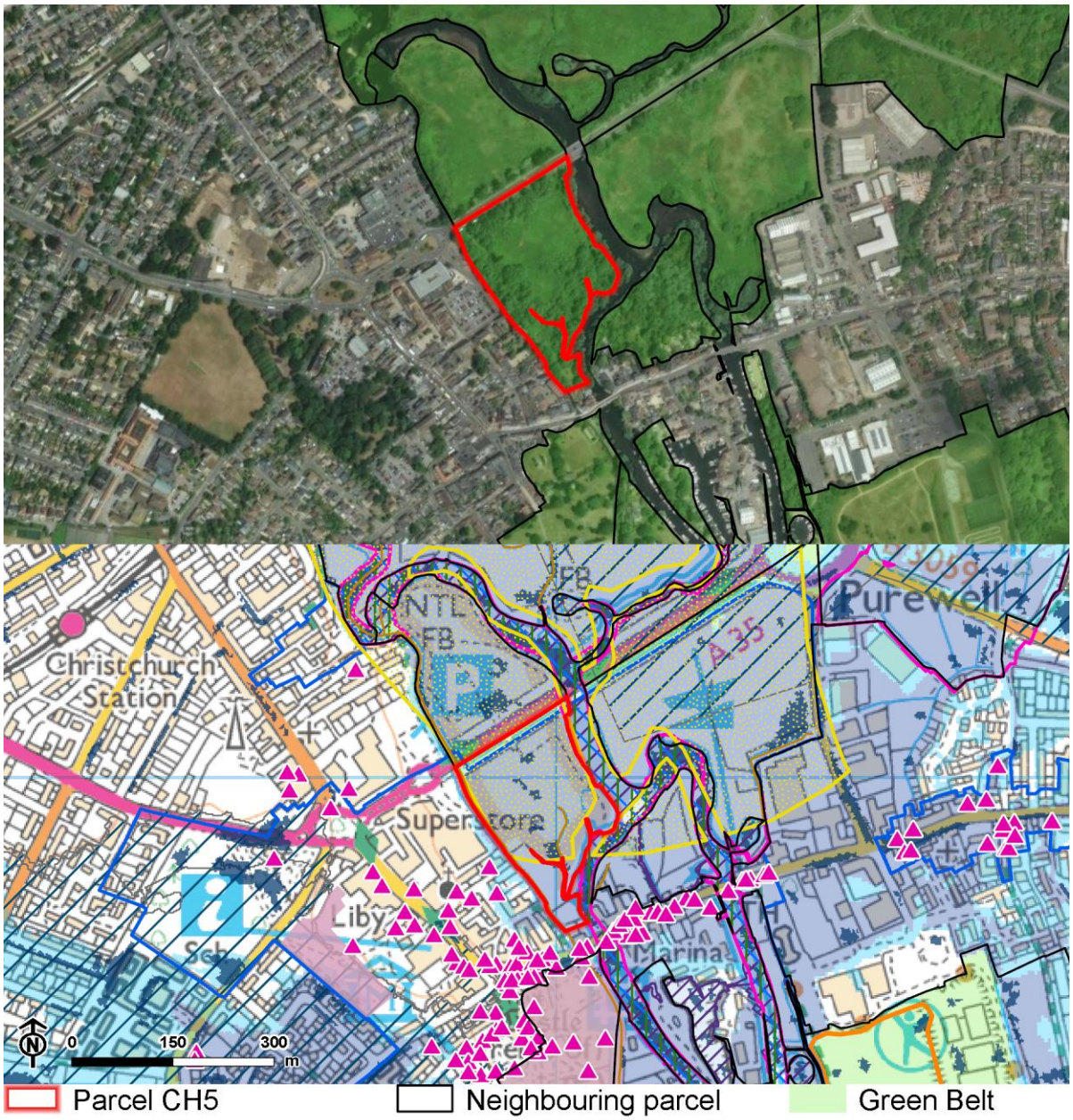
Equal contribution

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 D and therefore does not meet the definition of grey belt land.

Parcel CH5



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Peaty soil
- Saltmarsh
- 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 CH5

Contribution of land in Parcel CH5

Parcel CH5 Assessment Conclusions

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

Parcel CH5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located in the centre of Christchurch, adjacent to the River Avon. Parcel size: 4ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. A thick mature tree line and a stream form a boundary against the settlement edge to the west, while the River Avon forms a strong boundary to the east and south. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform slopes down from the west towards the parcel, creating some separation. 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. 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. Christchurch 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 CH5

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 mature tree line and the course of the River Avon to the west, 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 tree boundary 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 CH5

Assessment Considerations	Assessment
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. 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:

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 adjacent to the historic town 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 contains part of the River Avon floodplain, which serves as a vital landscape buffer, offering panoramic views of the town and the Priory. The parcel is also located in the Christchurch Central Conservation Area. Therefore, the parcel strongly contributes to the character of the historic town.

Purpose E – Assisting in urban regeneration:

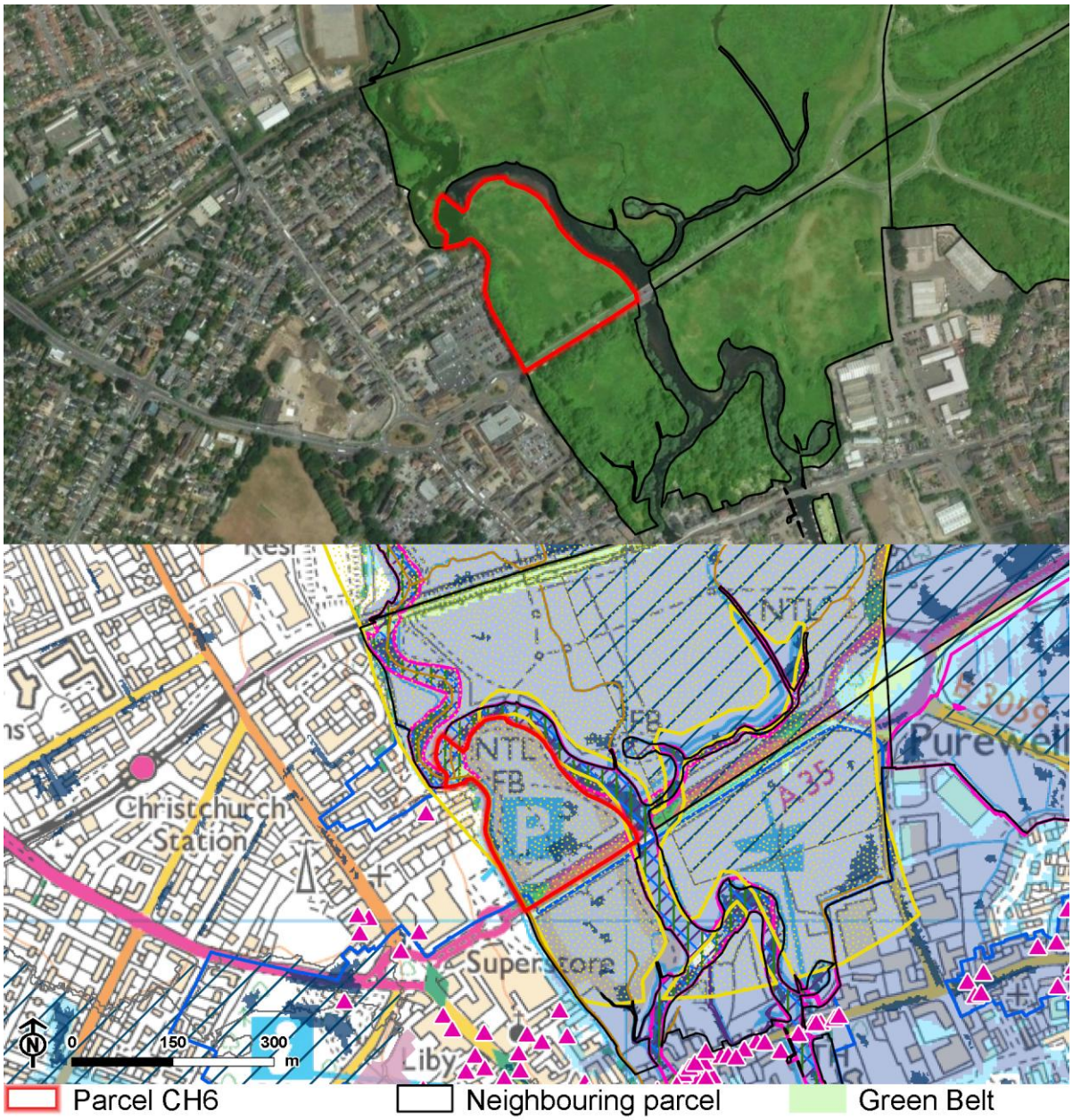
Equal contribution

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 D and therefore does not meet the definition of grey belt land.

Parcel CH6



Potential development constraints

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

Parcel CH6

Contribution of land in Parcel CH6

Parcel CH6 Assessment Conclusions

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

Parcel CH6 Description

Parcel Location, Land Uses and Boundaries
The parcel is located in the centre of Christchurch, adjacent to the River Avon. Parcel size: 4ha. There is a moderate boundary feature between the settlement and the parcel. A stream, a tributary of the River Avon, runs along the western parcel edge and forms a moderate boundary against the settlement edge of Christchurch. While there is a tree line along this boundary, there are gaps through which urban development is visible. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is downslope from the settlement edge to the west due to the siting of the River Avon. 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. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some perception of connectivity to the wider floodplain to the north and 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. Christchurch 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 CH6

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 Avon 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 landform change, mature tree line and tributary stream 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 CH6

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 not significantly increase the urbanising influence on adjacent open land. Whilst the River Avon marks the parcel boundary, the relatively open nature of its banks means development in 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:

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 adjacent to 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 a considerable contribution to the town's special character. The parcel contains part of the River Avon floodplain, which serves as a vital landscape buffer, offering panoramic views of the town and the Priory. The parcel forms part of the immediate setting of the historic core and maintains a direct visual and spatial relationship with Christchurch and its heritage assets, with limited intervening modern development.

Purpose E – Assisting in urban regeneration:

Equal contribution

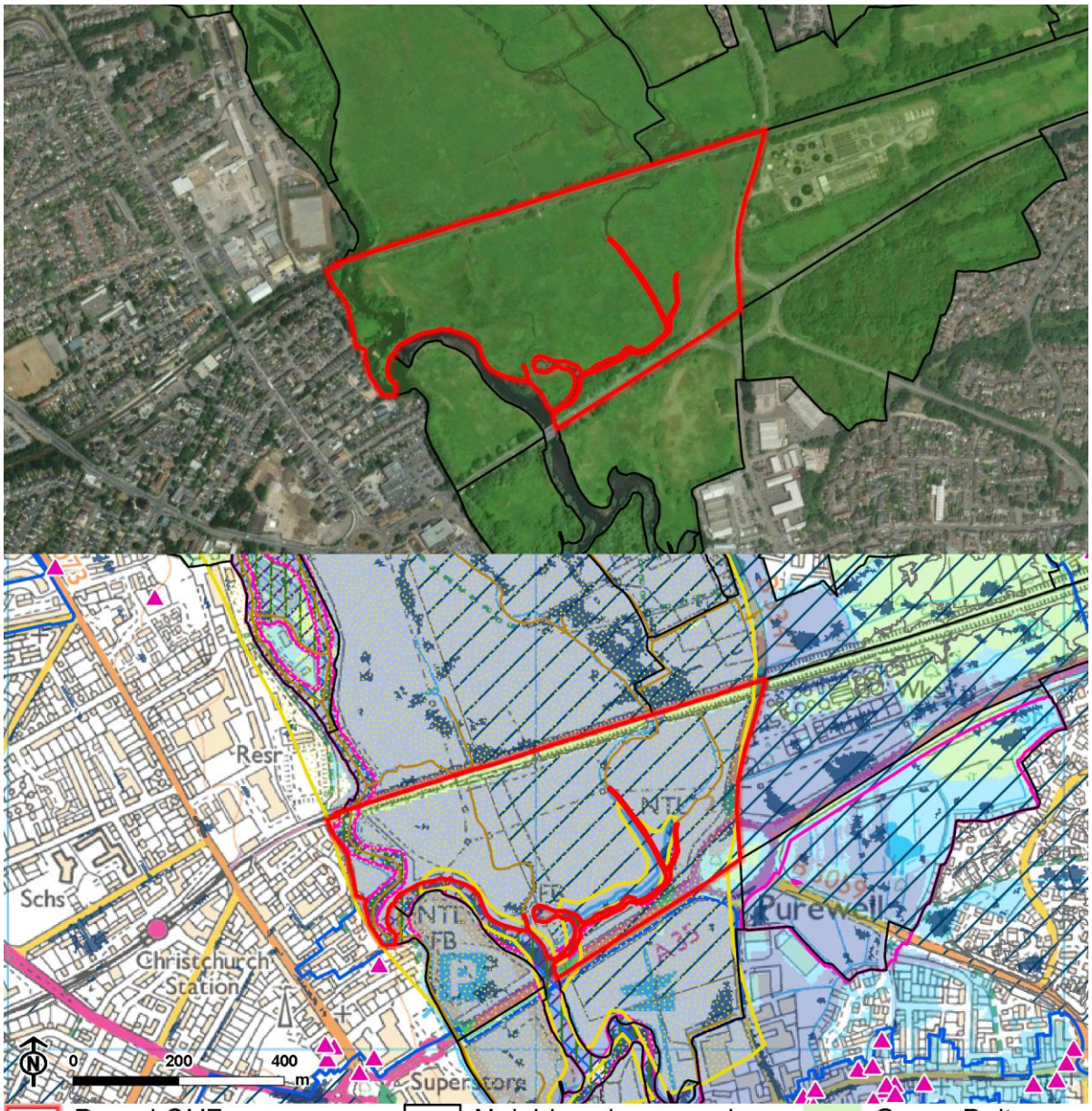
All Green Belt land plays an equal role in relation to this purpose.

Parcel CH6

Grey Belt

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

Parcel CH7



Potential development constraints

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

Parcel CH7

Contribution of land in Parcel CH7

Parcel CH7 Assessment Conclusions

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

Parcel CH7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Christchurch, adjacent to the River Avon. Parcel size: 23ha.
There is a consistent strong boundary feature between the settlement and the parcel. The River Avon forms a strong boundary against the settlement edge to the west.
There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform slopes down towards the parcel from the settlement edge to the west to form the floodplain.
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 land is predominantly open and comprises part of the River Avon floodplain.
There is a strong perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The parcel extends a significant distance from the inset area, reducing the perception of the urban edge.

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. Christchurch 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 CH7

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 Avon 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 Avon, distance and landform change 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 CH7

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 some visually open 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:

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 within the Christchurch floodplain
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 contains part of the River Avon floodplain, which serves as a vital landscape buffer, offering panoramic views of the town and the Priory. The parcel forms part of the immediate setting of Christchurch's historic core and retains a direct visual and spatial relationship with the town and its heritage assets. Therefore, the parcel makes a strong contribution to the character and setting of the historic town.

Purpose E – Assisting in urban regeneration:

Equal contribution

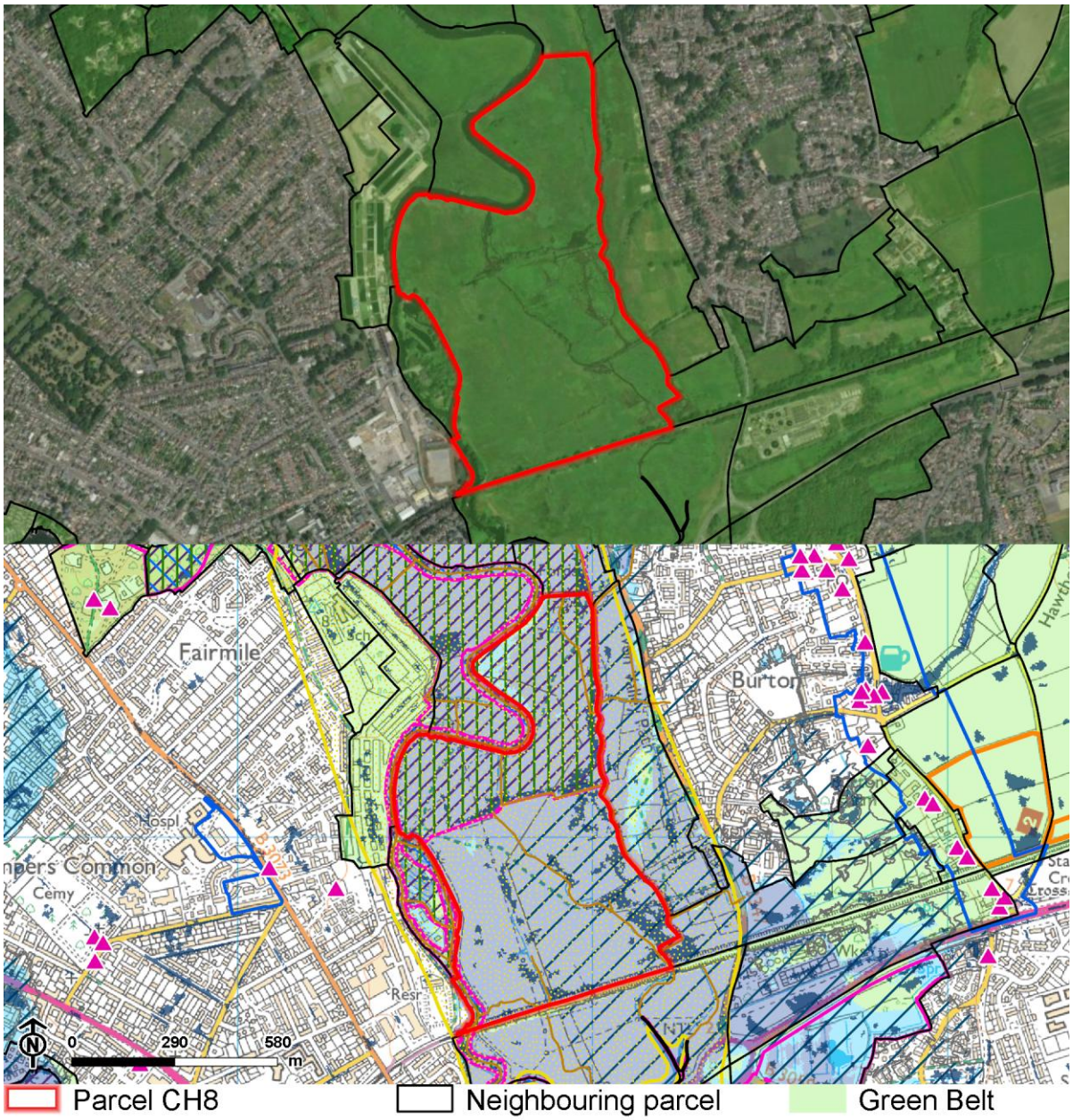
All Green Belt land plays an equal role in relation to this purpose.

Parcel CH7

Grey Belt

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

Parcel CH8



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- 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 CH8

Contribution of land in Parcel CH8

Parcel CH8 Assessment Conclusions

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

Parcel CH8 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Christchurch, adjacent to the River Avon. Parcel size: 52ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. The River Avon provides a strong boundary against Christchurch to the west. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel comprises the floodplain which creates some separation from the urban edges to the east and west. There is some perception of urban development outside of the parcel. While there are settlement edges (Christchurch and Burton) to the west and east, strong boundary features reduce the perception of urban areas. 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, limiting the impact of any existing urbanising influence. There is a sense of connection to the wider surrounding 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. Christchurch 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 CH8

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 Avon 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 significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. Development in the parcel would significantly weaken the gap between Christchurch and Burton.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 CH8

Assessment Considerations	Assessment
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 significantly increase the urbanising influence on adjacent open land. Due to the open character of the floodplain and lack of features to contain development, development in the parcel would impact 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 adjacent to the historic town 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 contains part of the River Avon floodplain, which serves as a vital landscape buffer, offering panoramic views of the town and the Priory. The parcel forms part of the immediate setting of Christchurch's historic core and retains a direct visual and spatial relationship with the town and its heritage assets. Therefore, the parcel makes a strong contribution to the character and setting of the historic town.

Purpose E – Assisting in urban regeneration:

Equal contribution

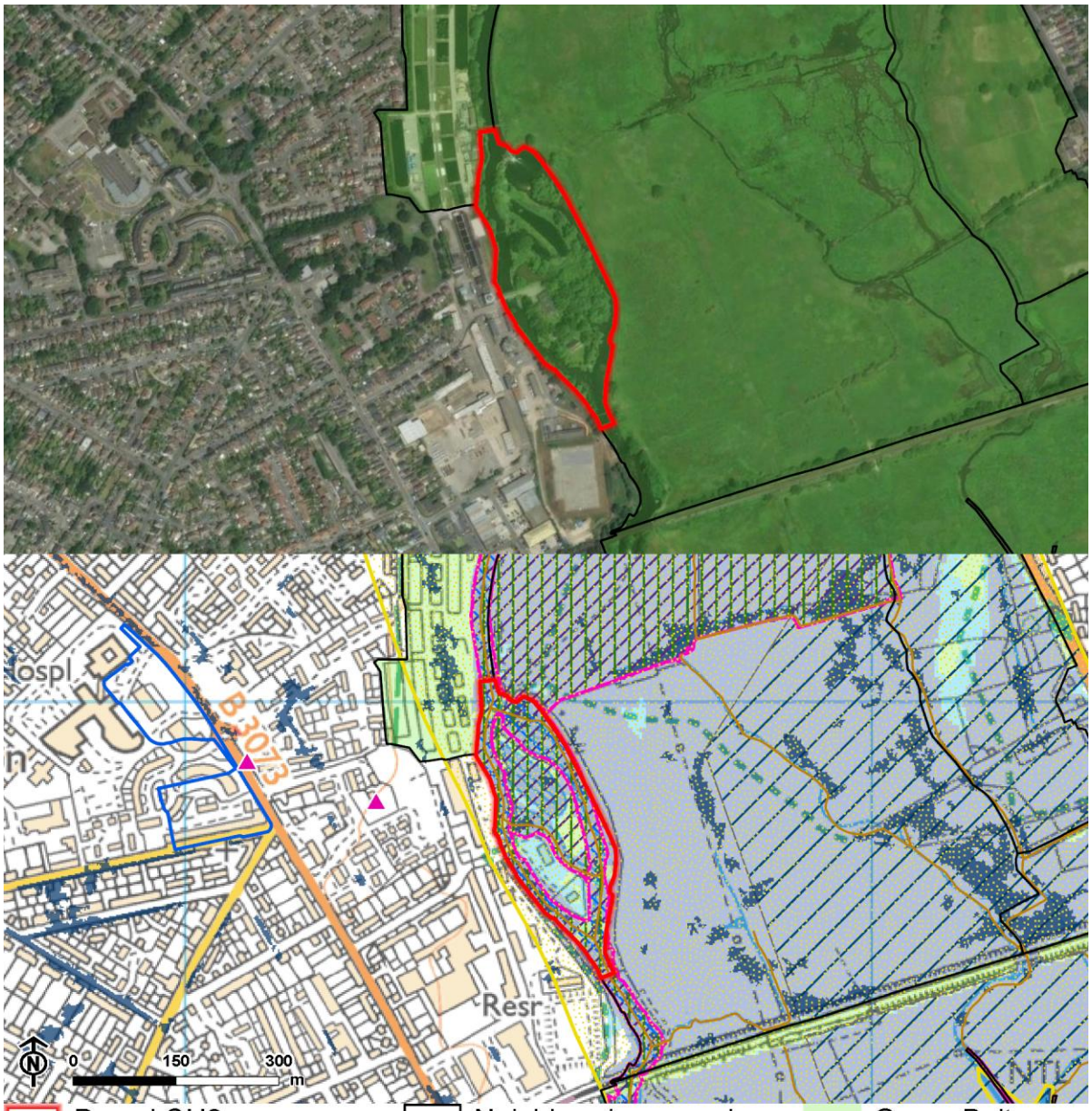
All Green Belt land plays an equal role in relation to this purpose.

Parcel CH8

Grey Belt

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

Parcel CH9



Potential development constraints

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

Parcel CH9

Contribution of land in Parcel CH9

Parcel CH9 Assessment Conclusions

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

Parcel CH9 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern side of Christchurch, and comprises a small river island within the River Avon. Parcel size: 5ha. There is a consistent strong boundary feature between the settlement and the parcel. The River Avon forms a consistent boundary against Christchurch. There is some change in landform creating a sense of separation between the settlement and the parcel. The parcel sits on the floodplain, creating some separation from the settlement edge. There is some perception of urban development outside of the parcel. Across the River Avon to the west, commercial/light industrial use is located along the settlement edge. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. A commercial building and a residential building are located on the island, but the land remains largely open and is dominated by the River Avon. 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 Green Belt to the east across the River Avon due to the open character of the 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. Christchurch 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?	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

Parcel CH9

Assessment Considerations	Assessment
	in the parcel would negate the role of the River Avon 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 Avon between the parcel and the urban edge means 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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.

Parcel CH9

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Although the River Avon clearly marks the parcel boundary to the east, the open character of the land means this would not limit the urbanising impact of development on adjacent open land.

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 adjacent to 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 contains part of the River Avon floodplain, which serves as a vital landscape buffer, offering panoramic views of the town and the Priory. However, the parcel is separated from the historic aspects of the town by modern suburban development; therefore, its contribution is moderate.

Purpose E – Assisting in urban regeneration:

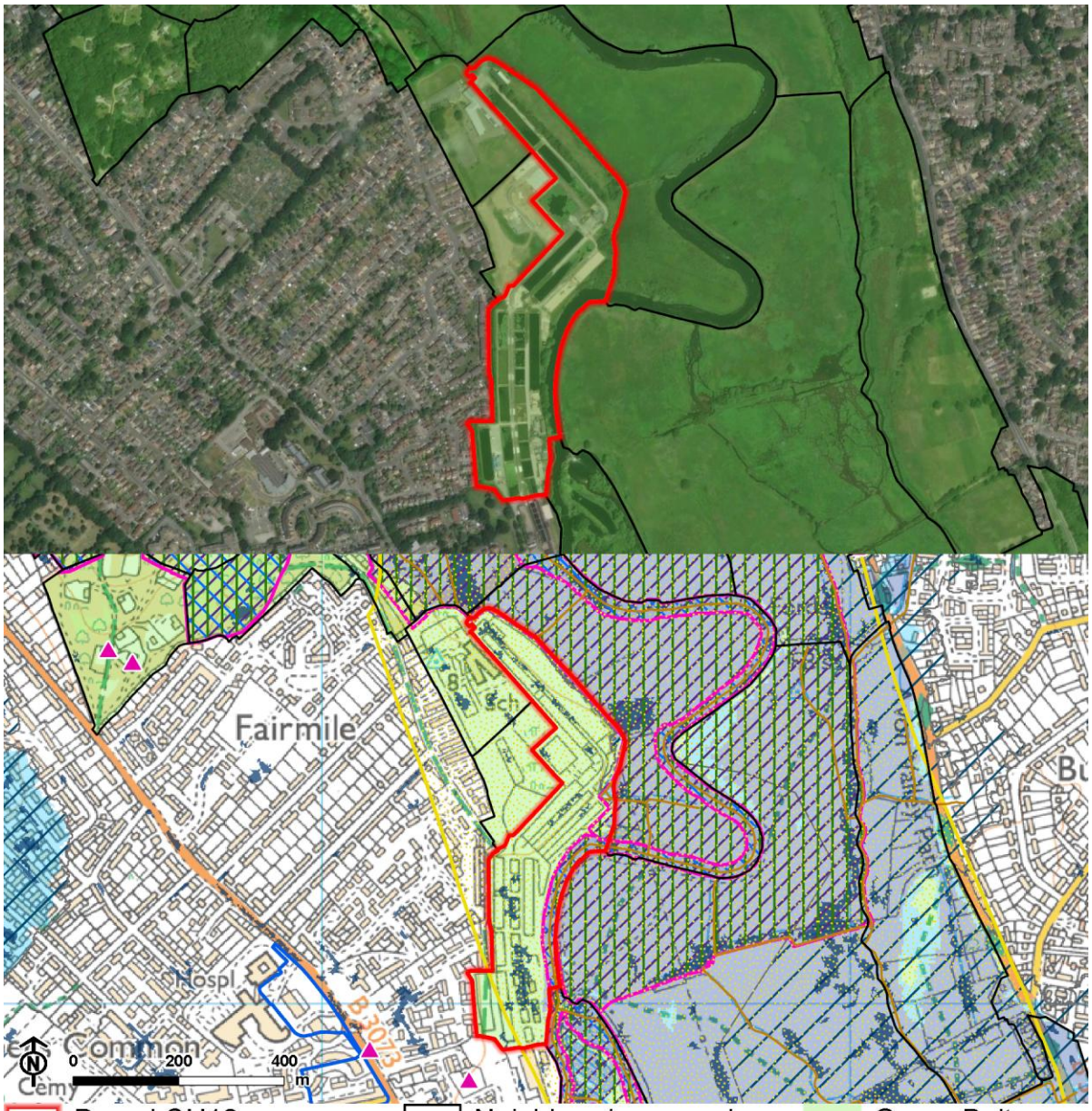
Equal contribution

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 CH10



Potential development constraints

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

Parcel CH10

Contribution of land in Parcel CH10

Parcel CH10 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 CH10 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Christchurch, adjacent to the River Avon. Parcel size: 11ha. There is a moderate boundary feature between the settlement and the parcel. A tall, dense hedgerow runs along the western boundary of much of the parcel. 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 parcel is adjacent to the urban edge along the western boundary. There is significant urbanising influence associated with development, land use and activity in the Green Belt. A water treatment facility occupies the parcel. There is some perception of connectivity with the wider countryside. There is some perception of the wider landscape across the River Avon to the east.

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. Christchurch 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 River Avon and the mature tree line form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel CH10

Assessment Considerations	Assessment
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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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. Land is developed and is characterised by uses which are associated with the urban area and diminish the extent to which it is perceived as 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
Would development impact adjacent Green Belt land?	N/A

Parcel CH10

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 forms part of the setting of a historic town. The parcel is located along the north-eastern edge of the town
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel no longer contributes to the historic town, as its dimensions, location and development have removed its former role as a landscape buffer and severed any historic connection between the town and the River Avon.

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 CH11



Potential development constraints

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

Contribution of land in Parcel CH11

Parcel CH11 Assessment Conclusions

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

Parcel CH11 Description

Parcel Location, Land Uses and Boundaries
Land is to the north of Christchurch, adjacent to Fairmile. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. Residential rear gardens with associated fences and hedgerows form a weak boundary to the west. 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 are open views of the adjacent urban edge along the western border, with no significant boundary features to reduce perception. The primary school directly to the north results in some sense of urban containment. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land is open, comprising of vacant scrubland. Urbanising development limits 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 adjacent to a large built-up area. Christchurch 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 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 no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has no significant external boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel CH11

Assessment Considerations	Assessment
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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial 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 no significant outer boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel CH11

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 forms part of the setting of a historic town. The parcel is located along the north-eastern edge of the town
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 no notable contribution to the town's special character. The parcel no longer contributes to the historic town, as its dimensions, location and development have removed its former role as a landscape buffer and severed any historic connection between the town and the River Avon.

Purpose E – Assisting in urban regeneration:

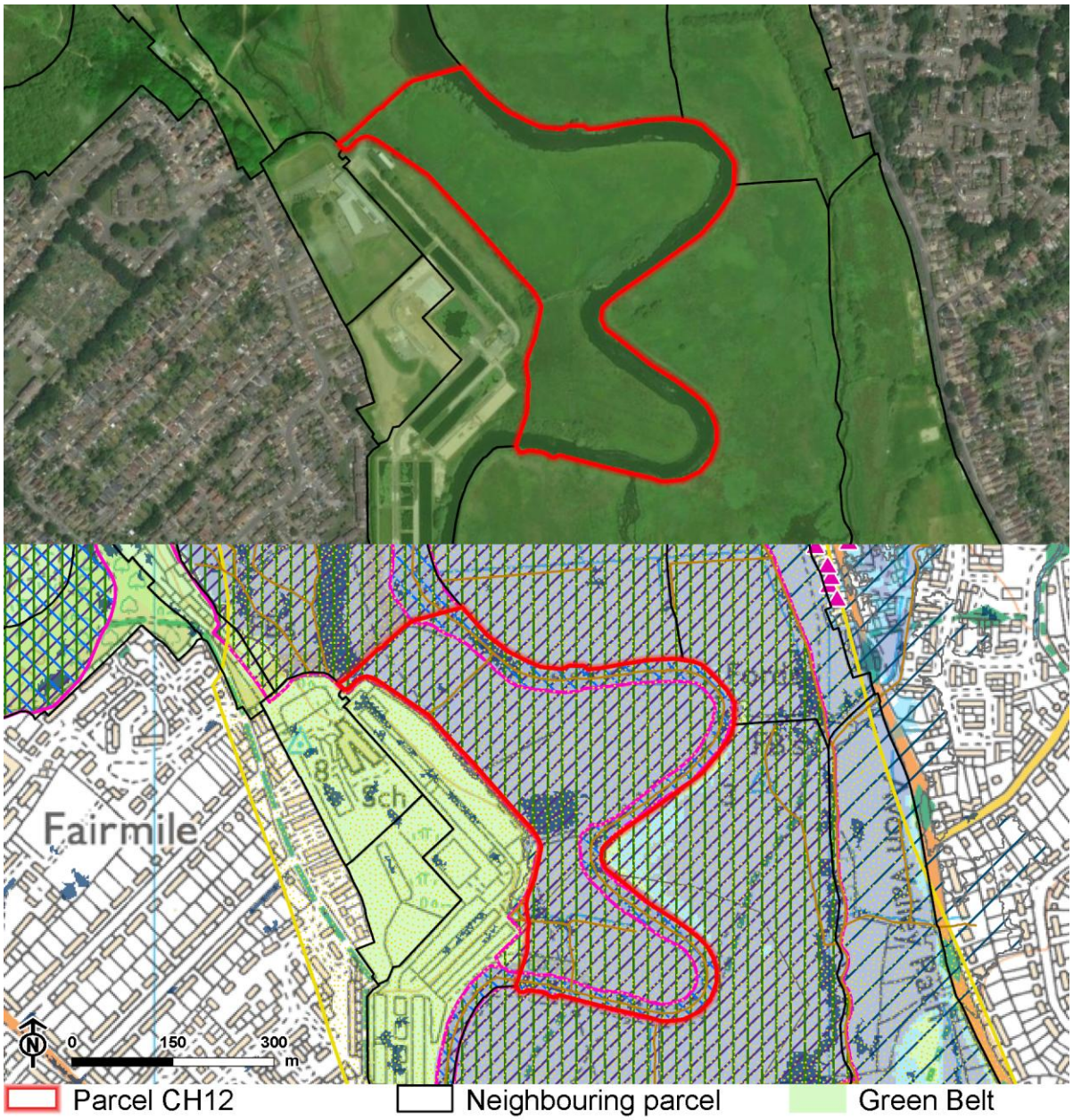
Equal contribution

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 CH12



Potential development constraints

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

Parcel CH12

Contribution of land in Parcel CH12

Parcel CH12 Assessment Conclusions

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

Parcel CH12 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Christchurch. Parcel size: 16ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Rows of trees and hedgerows form the boundary between the parcel and the urban edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is located in the floodplain which creates some distinction from the urban area. There is a weak perception of urban development outside of the parcel. There are limited views of urban edges to the east and west, although distance and boundary vegetation reduce the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The floodplain landscape enables views along the River Avon and across the wider 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 near to a large built-up area. Christchurch is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Christchurch 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 CH12

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 Avon 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. Intervening boundary features, distance and a change in landform towards the floodplain 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 CH12

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. Although the River Avon forms a strong outer boundary the open character of the land means this would not limit the urbanising impact of development on adjacent open land.

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 close to 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 contains part of the River Avon floodplain, which serves as a vital landscape buffer, offering panoramic views of the town and the Priory. However, the parcel is separated from the historic aspects of the town by modern suburban development, therefore is contribution is moderate.

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 CH13



Potential development constraints

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

Parcel CH13

Contribution of land in Parcel CH13

Parcel CH13 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 CH13 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Christchurch, adjacent to Fairmile. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. The hedgerow boundary to the west is a weak boundary feature, creating little separation from Christchurch. 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. Sections of the boundary where only hedgerows are present enable some views to the urban edge. Existing development in the Green Belt has some urbanising influence. Twynham Primary School and associated playing fields and hardstanding are situated within the parcel. Urbanising development limits perception of the wider countryside. The parcel is contained by the adjacent water treatment works, limiting 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. Christchurch 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 some 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 CH13

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 water treatment plant 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 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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. Land is partially developed and is characterised by primary school uses which are associated with the urban area and diminish the extent to which it is perceived as countryside.
What is the extent of urbanising development in the parcel?	N/A

Parcel CH13

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 forms part of the setting of a historic town. The parcel is located along the north-eastern edge of the town
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel no longer contributes to the historic town, as its dimensions, location and development have removed its former role as a landscape buffer and severed any historic connection between the town and the River Avon.

Purpose E – Assisting in urban regeneration:

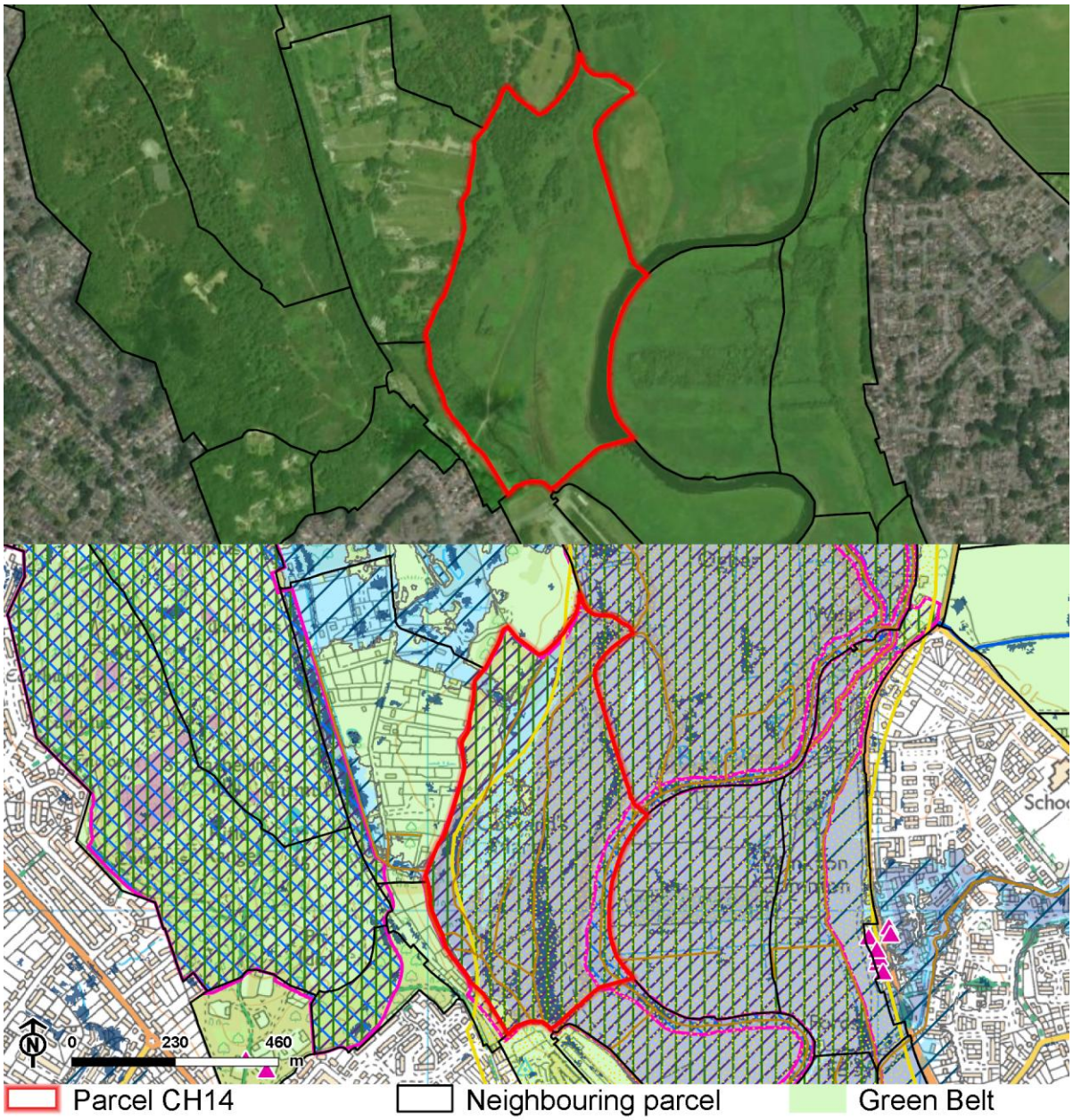
Equal contribution

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 CH14



Potential development constraints

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

Parcel CH14

Contribution of land in Parcel CH14

Parcel CH14 Assessment Conclusions

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

Parcel CH14 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Christchurch. Parcel size: 30ha. There is a moderate boundary feature between the settlement and the parcel. Mature lines of trees are located within the gap. 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 from the settlement edge as well as mature lines of trees along the settlement edge limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The land is part of Coward's Marsh. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Land in the parcel has a strong relationship with adjacent areas of the River Avon 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 near to a large built-up area. Christchurch is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Christchurch 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 CH14

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 Avon and Coward's Marsh 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. Treed boundaries, distance and the floodplain landform 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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.

Parcel CH14

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 significantly increase the urbanising influence on adjacent open land. The parcel has only partial tree cover at the northern outer 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:

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 within the Christchurch floodplain
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 some contribution to the town's special character. The parcel contains part of the River Avon floodplain, which serves as a vital landscape buffer, offering panoramic views and preserving the visual and functional relationship with the river. Therefore, the parcel contributes to the character of the historic town. However, the parcel is separated from the historic aspects of the town by modern suburban development; therefore is contribution is moderate.

Purpose E – Assisting in urban regeneration:

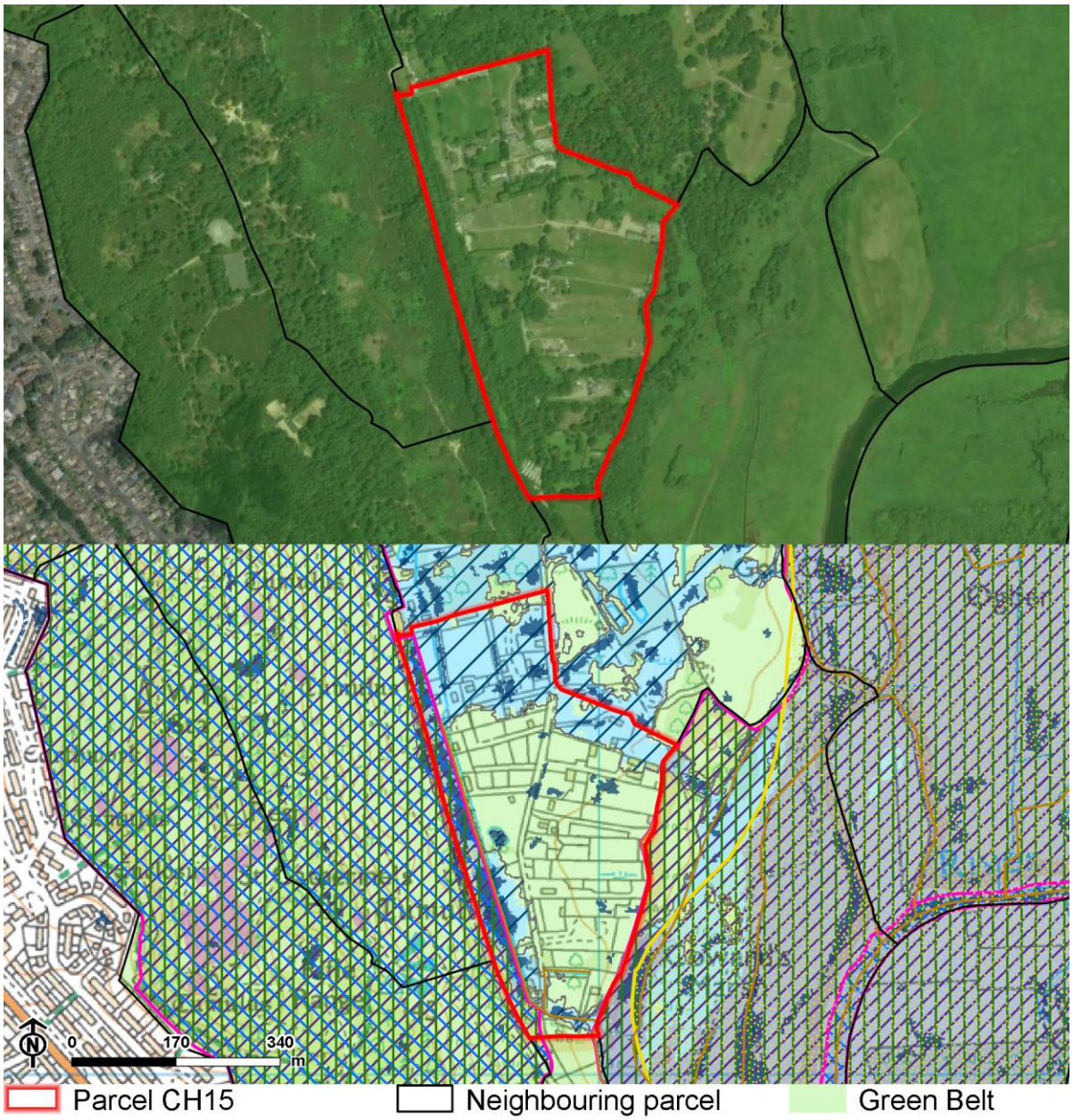
Equal contribution

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 CH15



Potential development constraints

- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument

Parcel CH15

Contribution of land in Parcel CH15

Parcel CH15 Assessment Conclusions

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

Parcel CH15 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Christchurch. Parcel size: 19ha. Strong, consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland blocks sit between the settlement and the parcel. 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. Woodland blocks and distance from the settlement edge limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Agricultural land and buildings, detached houses, and a riding school with associated paddocks are situated within the parcel. However, development is appropriate and is not large enough in scale to impact openness. Natural features limit perception of the wider countryside. Woodland limits outward views.

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. Christchurch is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Christchurch 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 CH15

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 woodland blocks 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. Woodland blocks 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:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 CH15

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. Woodland boundaries and tree cover clearly mark the outer parcel boundaries to the north, east and west. 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 forms part of the setting of a historic town. The parcel is located to the north-east 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 no notable contribution to the town's special character. The parcel contains farmland and fields and is located to the north-east of the town within the wider landscape of the former common. However, it has no direct association with the prehistoric and Roman monuments that contribute to the significance of St Catherine's Hill and, due to its distance and limited relationship with the historic town, makes only a weak contribution to its character.

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 CH16



Potential development constraints

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

Parcel CH16

Contribution of land in Parcel CH16

Parcel CH16 Assessment Conclusions

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

Parcel CH16 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Christchurch, adjacent to Fairmile. Parcel size: 3ha.
There is a consistent strong boundary feature between the settlement and the parcel. Woodland blocks and mature tree lines separate the parcel 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 a weak perception of urban development outside of the parcel. Woodland forms a strong visual boundary between the parcel and the settlement edge
There is no significant urbanising development or activity in the parcel in the Green Belt affecting this parcel. There are some detached dwellings and paddocks within the parcel.
Natural features limit perception of the wider countryside. Mature trees and woodland blocks limit outward views.

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. Christchurch 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 blocks and mature tree lines which currently give the parcel a strong sense of separation from urbanising influences.

Parcel CH16

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. Woodland blocks and mature tree lines 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 no significant outer boundaries in the

Assessment Considerations	Assessment
	southern half of the parcel, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land within the River Avon floodplain. Development would negate the role of the woodland along the inner boundary of the parcel which currently contains the development.

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 forms part of the setting of a historic town. The parcel is located along the north-eastern edge 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 no notable contribution to the town's special character. The parcel no longer contributes to the historic town, as its dimensions, location and surrounding development have removed its former role as a landscape buffer and severed any historic connection between the town and the River Avon.

Purpose E – Assisting in urban regeneration:

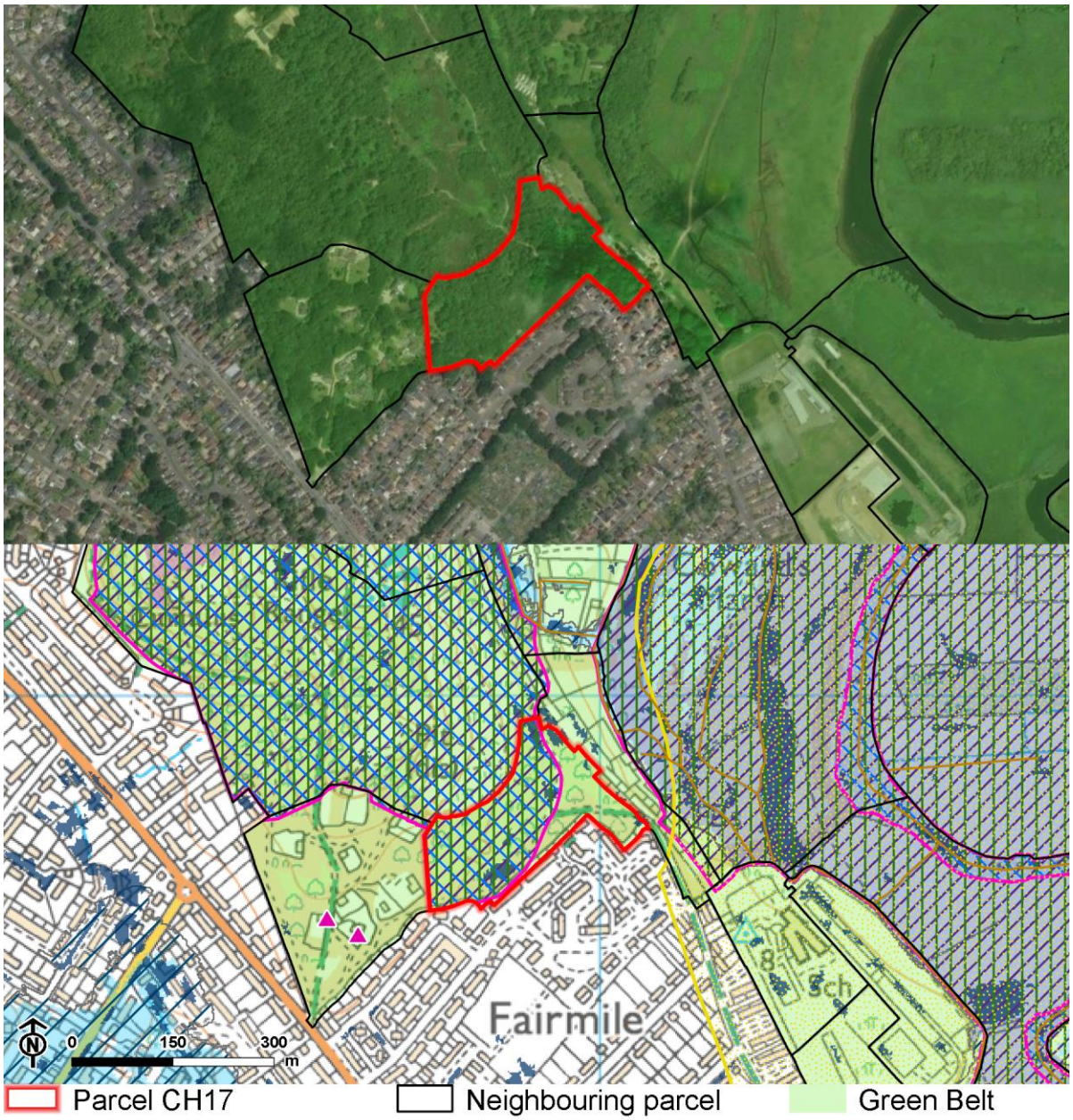
Equal contribution

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 CH17


Fairmile
0
150
300
m
Parcel CH17
Neighbouring parcel
Green Belt
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Peaty soil
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Scheduled monument

Parcel CH17

Contribution of land in Parcel CH17

Parcel CH17 Assessment Conclusions

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

Parcel CH17 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Christchurch, adjacent to Fairmile. Parcel size: 4ha.
There is a consistent strong boundary feature between the settlement and the parcel. The parcel comprises a woodland block.
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. While the parcel is in close proximity to the urban edge, the woodland block limits perception.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly woodland.
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. Christchurch 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 the woodland which currently gives the parcel a strong sense of separation from urbanising influences.

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 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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. While the parcel contains woodland, this may be a less effective visual boundary in winter, so development within the parcel would in turn increase the urbanising impact of development on adjacent open heathland.

Parcel CH17

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 within St. Catherine's Hill Nature Reserve, to the north-east of the historic town
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 a former common which preserves numerous monuments of prehistoric and Roman date, representing the strategic importance of the historic town and traces of its early occupation. However, the parcel is separated from the historic aspects of the town by modern suburban development, its contribution is therefore moderate.

Purpose E – Assisting in urban regeneration:

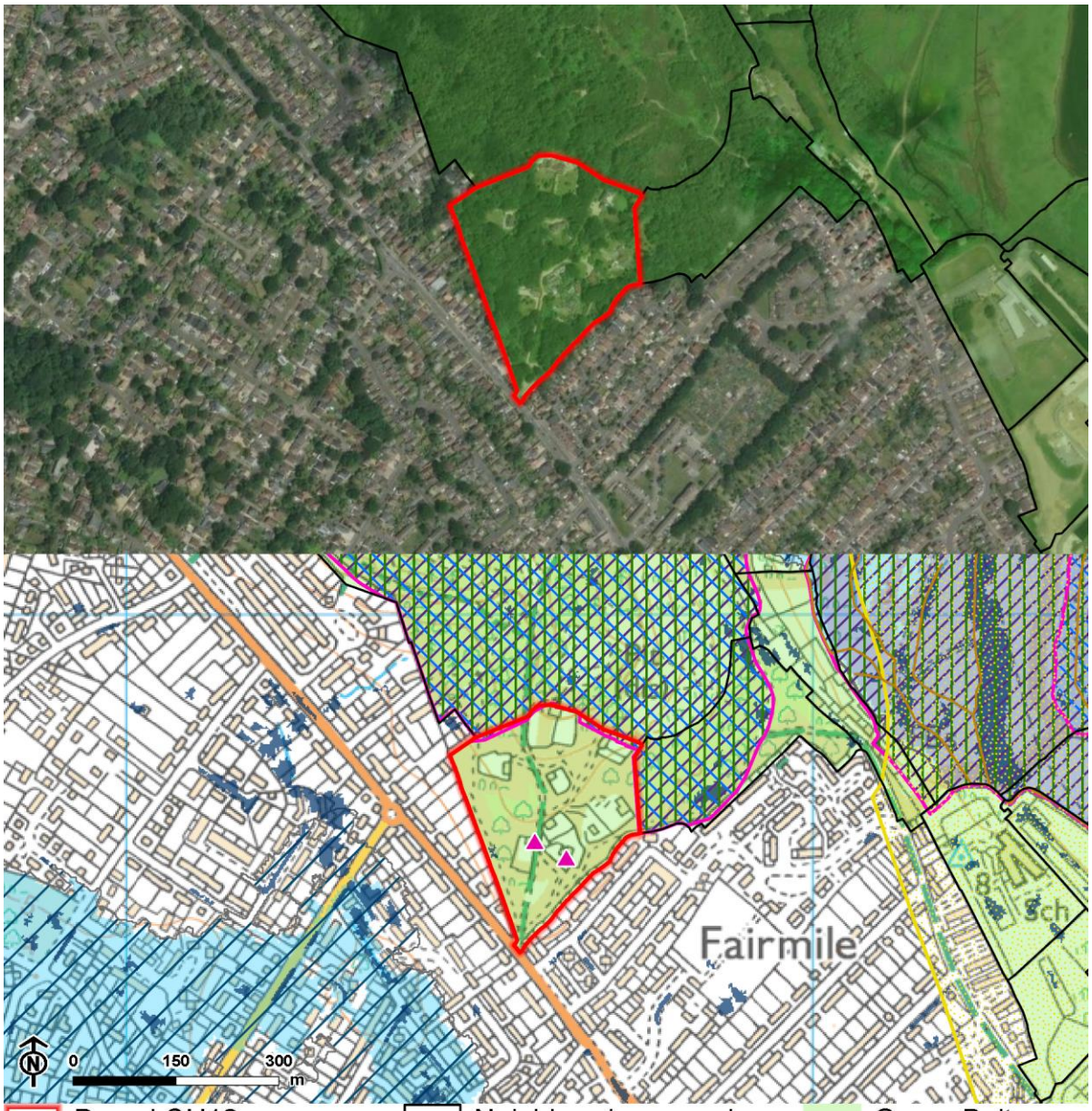
Equal contribution

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 CH18



Potential development constraints

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

Contribution of land in Parcel CH18

Parcel CH18 Assessment Conclusions

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

Parcel CH18 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Christchurch, adjacent to Fairmile. Parcel size: 6ha.
Strong consistent boundary features between the settlement and the parcel combine to create strong separation. Mature woodland blocks and tree lines provide a strong boundary against the urban edge.
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 woodland limits the perception of the urban area.
There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There are several large detached houses and associated gardens within the parcel.
Urbanising development limits perception of the wider countryside. Wider countryside views are limited by surrounding urban edges, landform and mature woodland.

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. Christchurch 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 some urbanising development in the parcel.
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 woodland

Assessment Considerations	Assessment
	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. Areas 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.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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?	There is some urbanising development in the parcel.
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

Assessment Considerations	Assessment
	woodland offers less cover at the northern end of the parcel and will be a less effective visual boundary when trees are not in leaf, 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:

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 within St. Catherine's Hill Nature Reserve, to the north-east of the historic town of Christchurch.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
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 a former common which preserves numerous monuments of prehistoric and Roman date, representing the strategic importance of the historic town and traces of its early occupation. However, the parcel is separated from the historic aspects of the town by modern suburban development, its contribution is therefore moderate.

Purpose E – Assisting in urban regeneration:

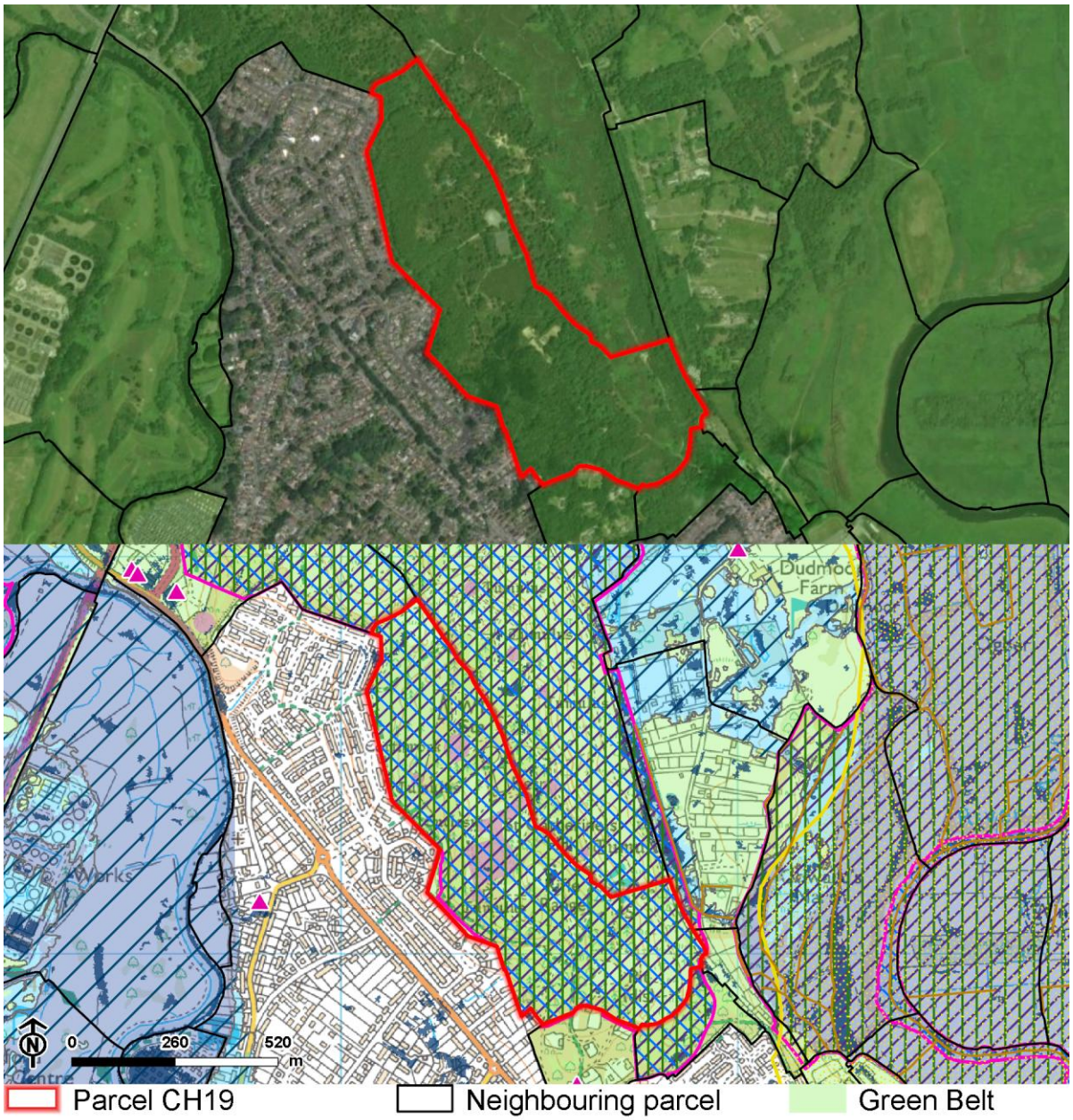
Equal contribution

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 CH19



Potential development constraints

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

Parcel CH19

Contribution of land in Parcel CH19

Parcel CH19 Assessment Conclusions

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

Parcel CH19 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Christchurch. Parcel size: 37ha. There is a consistent strong boundary feature between the settlement and the parcel. Mature woodland blocks limit the perception of urban area. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is a steep change in elevation towards St Catherine's Hill. There is a weak perception of urban development outside of the parcel. Woodland limits the perception of the urban edge. The parcel is predominantly free from urbanising influences. The parcel contains a rifle range and water reservoir within the woodland, but these do not add a significant urbanising influence. Natural features limit perception of the wider countryside. Woodland limits outward views.

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. Christchurch 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 free from urbanising influences associated with development outside the parcel.

Parcel CH19

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 woodland 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 CH19

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is 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. Development in the parcel would negate the role of the woodland which currently contains the urban development and result in impacts on adjacent open land.

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 within St. Catherine's Hill Nature Reserve, to the north-east of the historic town
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 a former common which preserves numerous monuments of prehistoric and Roman date, representing the strategic importance of the historic town and traces of its early occupation. However, the parcel is separated from the historic aspects of the town by modern suburban development, its contribution is therefore moderate.

Purpose E – Assisting in urban regeneration:

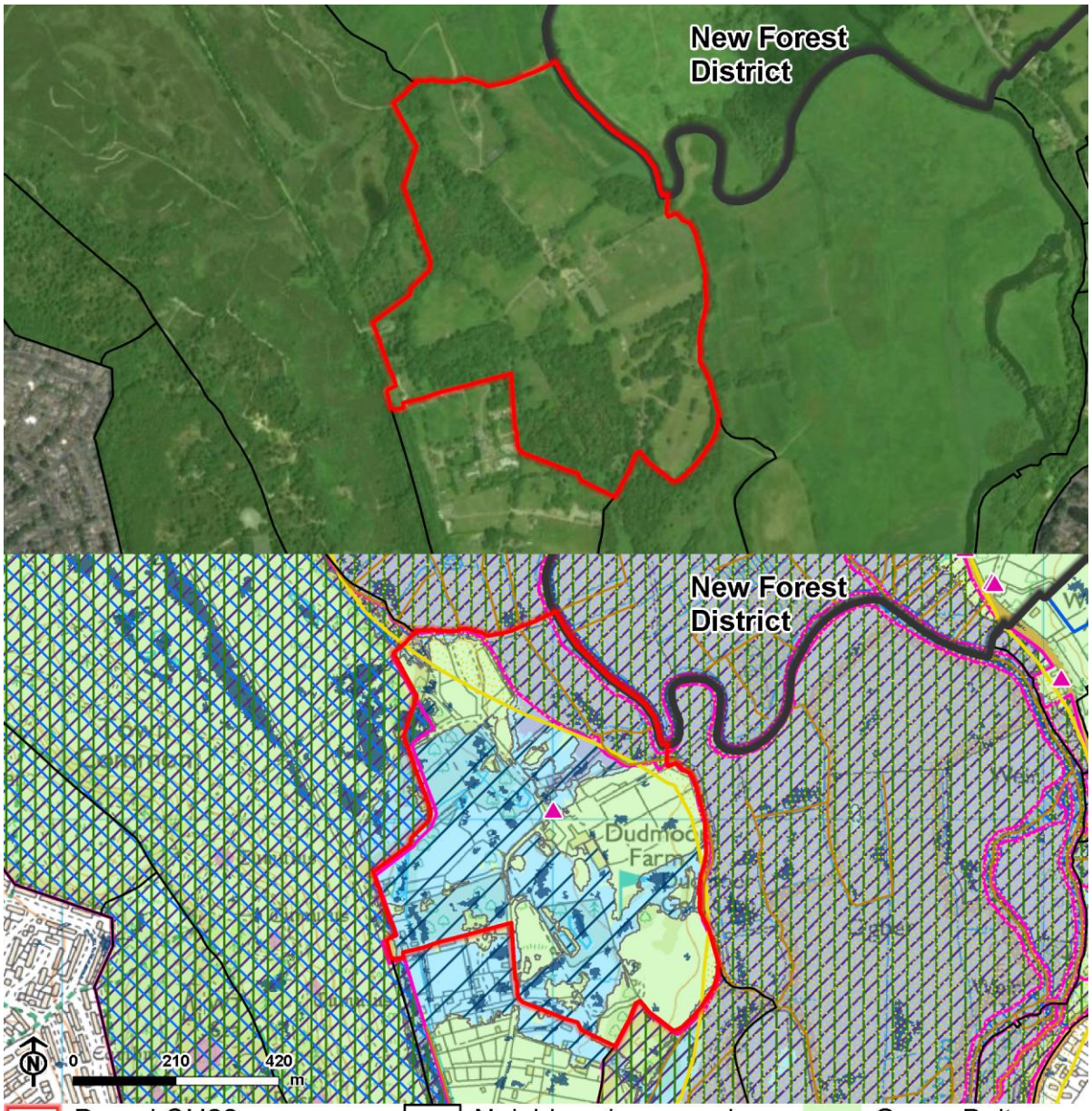
Equal contribution

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 CH20


New Forest District
New Forest District
Dudmoor Farm
0
210
420
m
Parcel CH20
Dorset and BCP councils
Neighbouring parcel
Green Belt
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Peaty soil
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument

Contribution of land in Parcel CH20

Parcel CH20 Assessment Conclusions

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

Parcel CH20 Description

Parcel Location, Land Uses and Boundaries
The parcel is located north of Christchurch. Parcel size: 41ha. There is a consistent strong boundary feature between the settlement and the parcel. Mature blocks of woodland form a boundary to the south. 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 and mature woodland between the parcel and settlement limit perception. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a golf course and agricultural buildings in the parcel, which are not considered to form significant urbanising features. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Views to the wider countryside across River Avon 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. Christchurch is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Christchurch 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 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

Assessment Considerations	Assessment
	in the parcel would negate the role of the woodland to the south 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 woodland boundary and 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:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 free from urbanising influences associated with development outside the parcel.

Parcel CH20

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The open character of the parcel would result in urbanising impacts on the River Avon and its surrounds.

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 forms part of the setting of a historic town. The parcel is located to the north-east of the town.
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 no notable contribution to the town's special character. The parcel contains farmland and fields and is located within the wider landscape associated with the former common. However, it does not contain or form part of the setting of the prehistoric and Roman monuments associated with St Catherine's Hill and has a limited relationship with the historic town. Consequently, it makes only a weak contribution to the character of the historic town.

Purpose E – Assisting in urban regeneration:

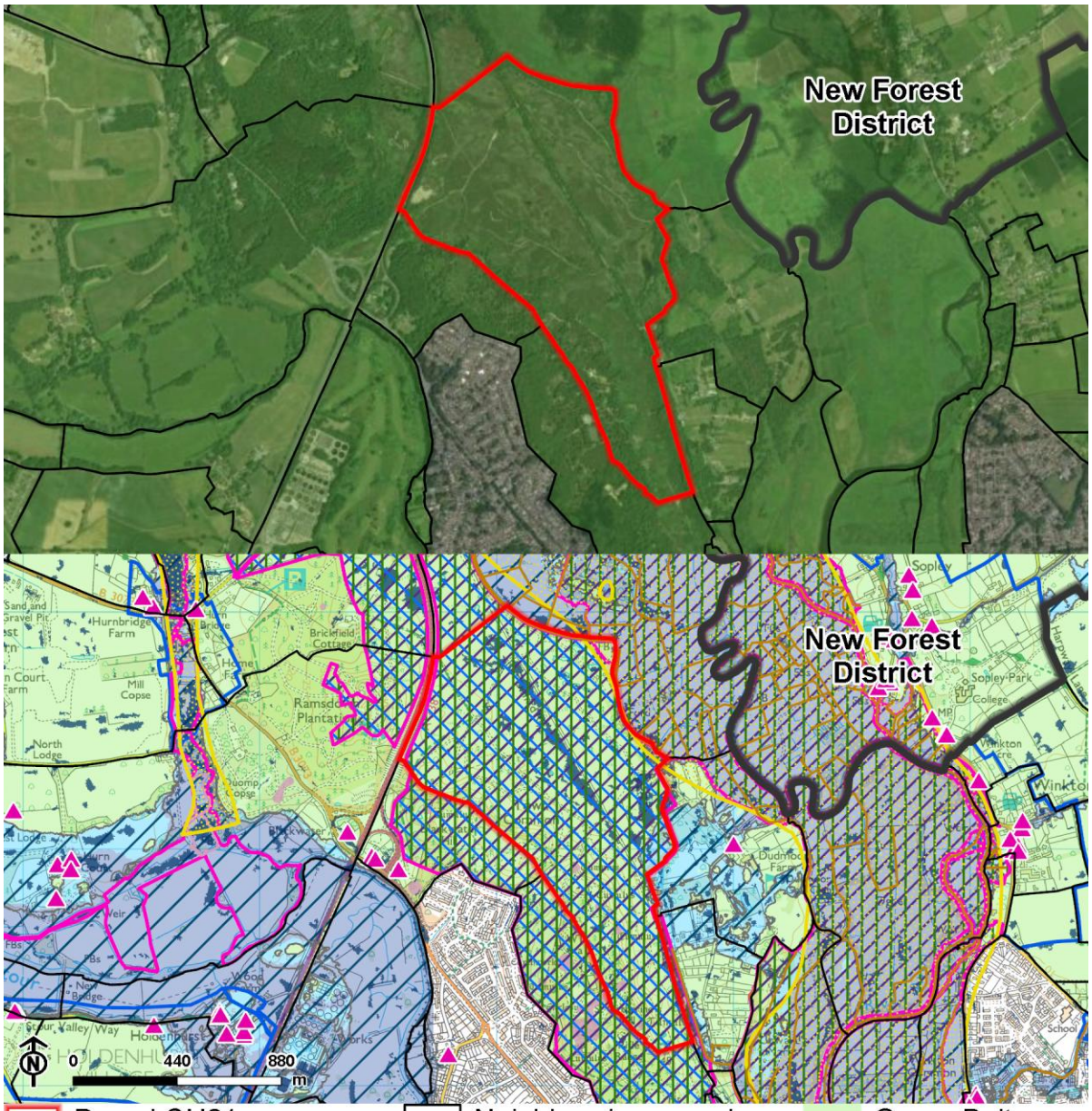
Equal contribution

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 CH21


New Forest District
New Forest District
0
440
880
m
Parcel CH21
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

Parcel CH21

Contribution of land in Parcel CH21

Parcel CH21 Assessment Conclusions

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

Parcel CH21 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Christchurch. Parcel size: 108ha. There is a consistent strong boundary feature between the settlement and the parcel. The mature woodland along the slopes of the town common creates a consistent boundary feature. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The landform rises towards Blackwater and St Catherine's Hill along the edge of the parcel before sloping towards the settlement edge within the gap. There is a weak perception of urban development outside of the parcel. The sloping landform and the wooded ridgeline of St Catherine's Hill and Blackwater Hill limit the perception of urban development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is common land, which includes sections of woodland. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The sloping landform of the Town Common enables views north towards 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. Christchurch is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Christchurch 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 free from urbanising influences associated with development outside the parcel.

Parcel CH21

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 to the south 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 landform changes 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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 CH21

Assessment Considerations	Assessment
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 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 strong relationship with the wider countryside to the north.

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 within St. Catherine's Hill Nature Reserve, to the north-east of the historic town
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 some contribution to the town's special character. The parcel is located within a former common which preserves numerous monuments of prehistoric and Roman date, representing the strategic importance of the historic town and traces of its early occupation.

Purpose E – Assisting in urban regeneration:

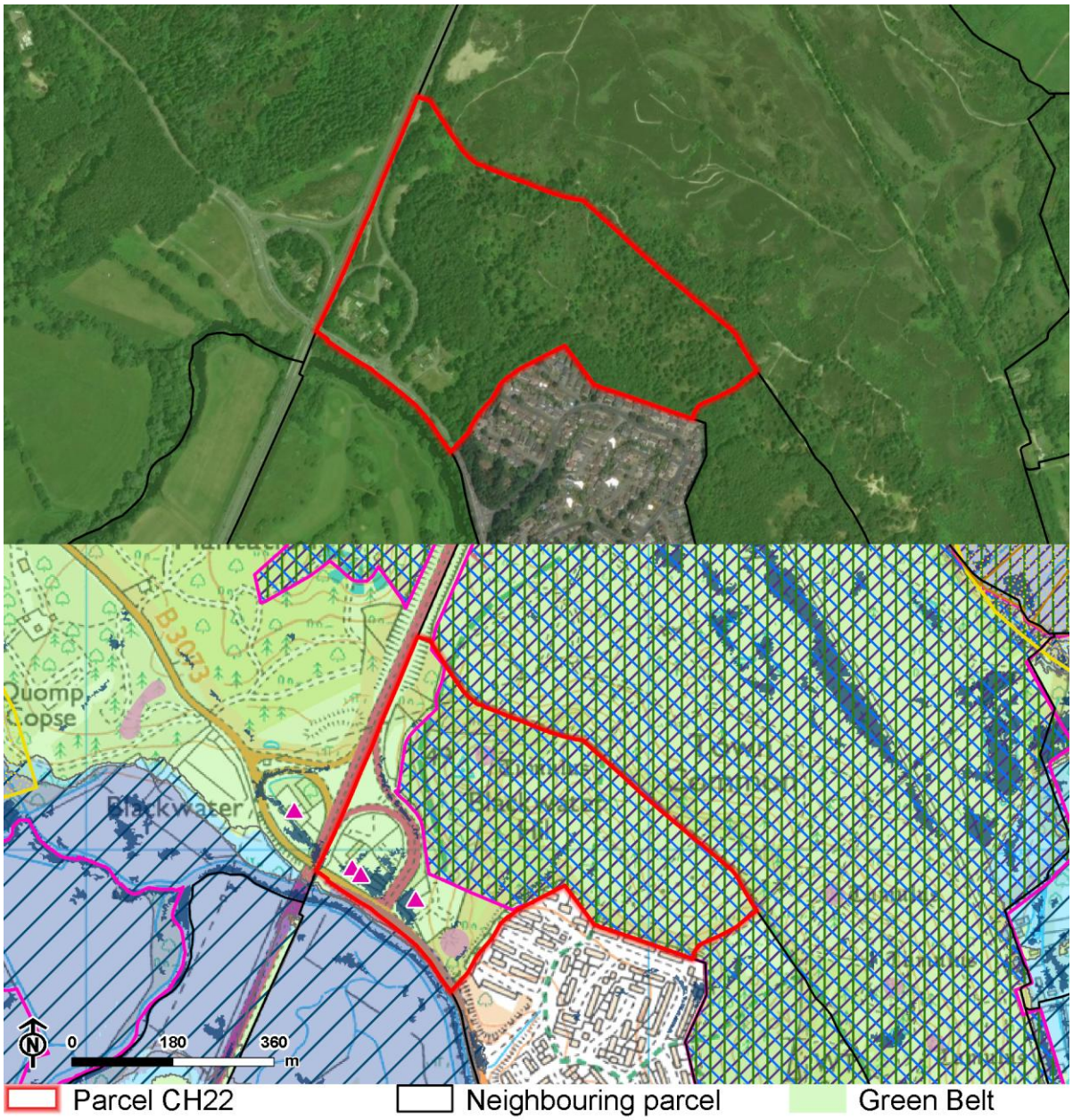
Equal contribution

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 CH22



Potential development constraints

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

Parcel CH22

Contribution of land in Parcel CH22

Parcel CH22 Assessment Conclusions

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

Parcel CH22 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Christchurch. Parcel size: 23ha. There is a consistent strong boundary feature between the settlement and the parcel. There are mature woodland blocks on the slopes of Blackwater Hill. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is a steep elevation change towards Blackwater Hill. There is a weak perception of urban development outside of the parcel. The sloping wooded landform of Blackwater Hill limits perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly woodland. There are several standalone dwellings to the south. Natural features limit perception of the wider countryside. Despite the sloping elevated landform of the parcel, mature woodland limits views.

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. Christchurch 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 the woodland at

Parcel CH22

Assessment Considerations	Assessment
	Blackwater Hill, 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 the gap between Christchurch and Ferndown/West Parley. This gap ranges in with between approximately 5-7km, with Bournemouth Airport situated in 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 forms a small part of the gap. Blackwater Hill forms 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 have a minor 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.
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 CH22

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The landform of Blackwater Hill contains the existing urban edge and development in this parcel would have an urbanising influence on adjacent undeveloped land.

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 within St. Catherine's Hill Nature Reserve, to the north-east of the historic town.
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 a former common which preserves numerous monuments of prehistoric and Roman date, representing the strategic importance of the historic town and traces of its early occupation.

Purpose E – Assisting in urban regeneration:

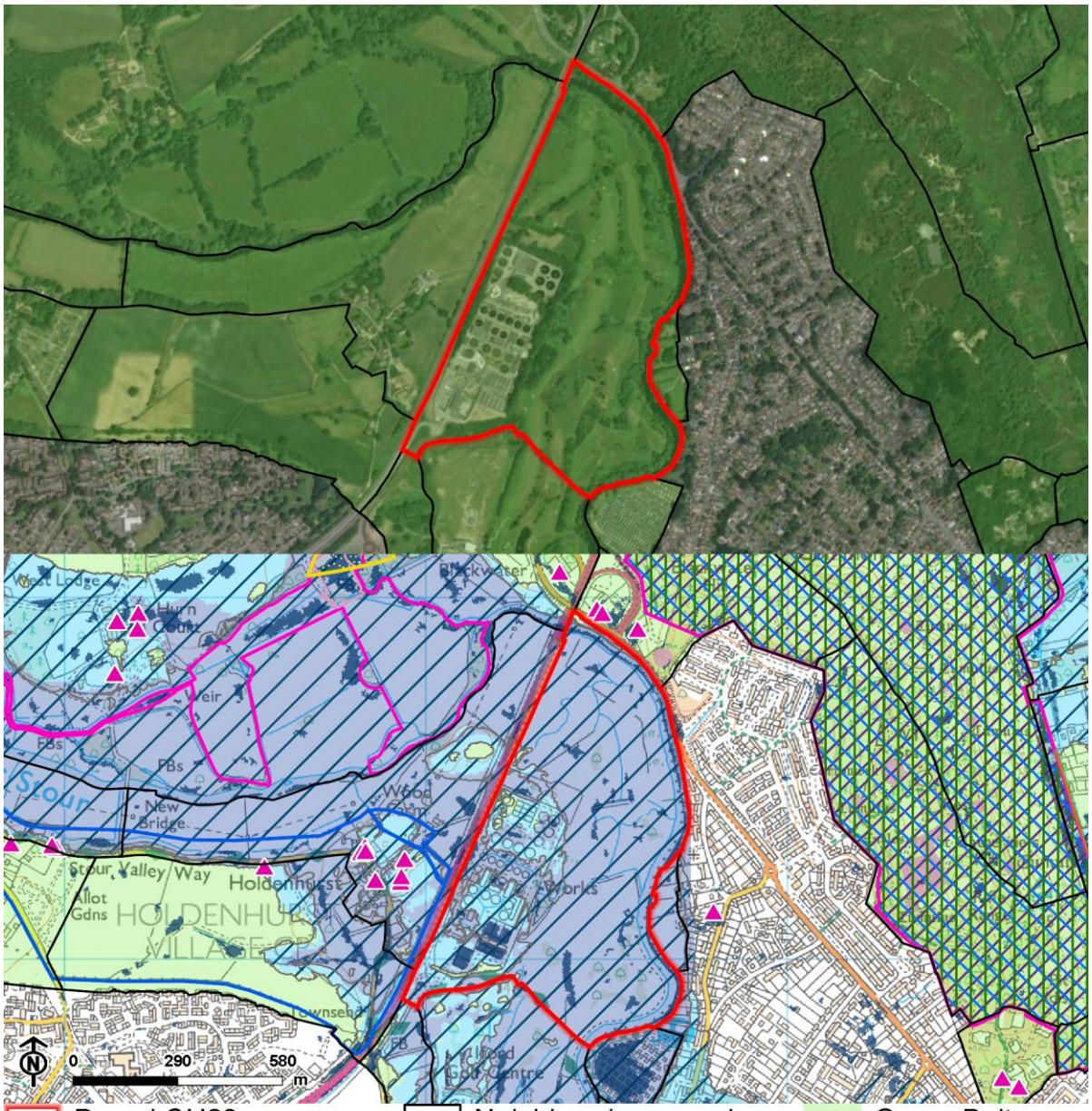
Equal contribution

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 CH23



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

Contribution of land in Parcel CH23

Parcel CH23 Assessment Conclusions

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

Parcel CH23 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the north western edge of Christchurch, adjacent to the River Stour. Parcel size: 53ha. There is a consistent strong boundary feature between the settlement and the parcel. The River Stour forms a strong boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. The land is in the floodplain, leading to some separation. There is some perception of urban development outside of the parcel. While views towards Christchurch to the east are obscured by mature trees, the urban edge runs adjacent to the length of the parcel across the River Stour. Land use within the parcel creates some association with the urban area but there is little urbanising activity in the parcel. There is a water treatment facility and golf course in the parcel. There is some perception of connectivity with 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. Christchurch 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?	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 which

Assessment Considerations	Assessment
	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:

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 is located 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 parcel has some significant separating features including the River Stour and the A338 transport corridor.
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.

Parcel CH23

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The open character of the River Stour floodplain means that development here would have an urbanising effect on adjacent open land.

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 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, an essential feature in its historic origins. The parcel helps preserve the visual and functional relationship of the town with the river, although the connection is weakened somewhat by separation from the historic core and modern suburban development within it.

Purpose E – Assisting in urban regeneration:

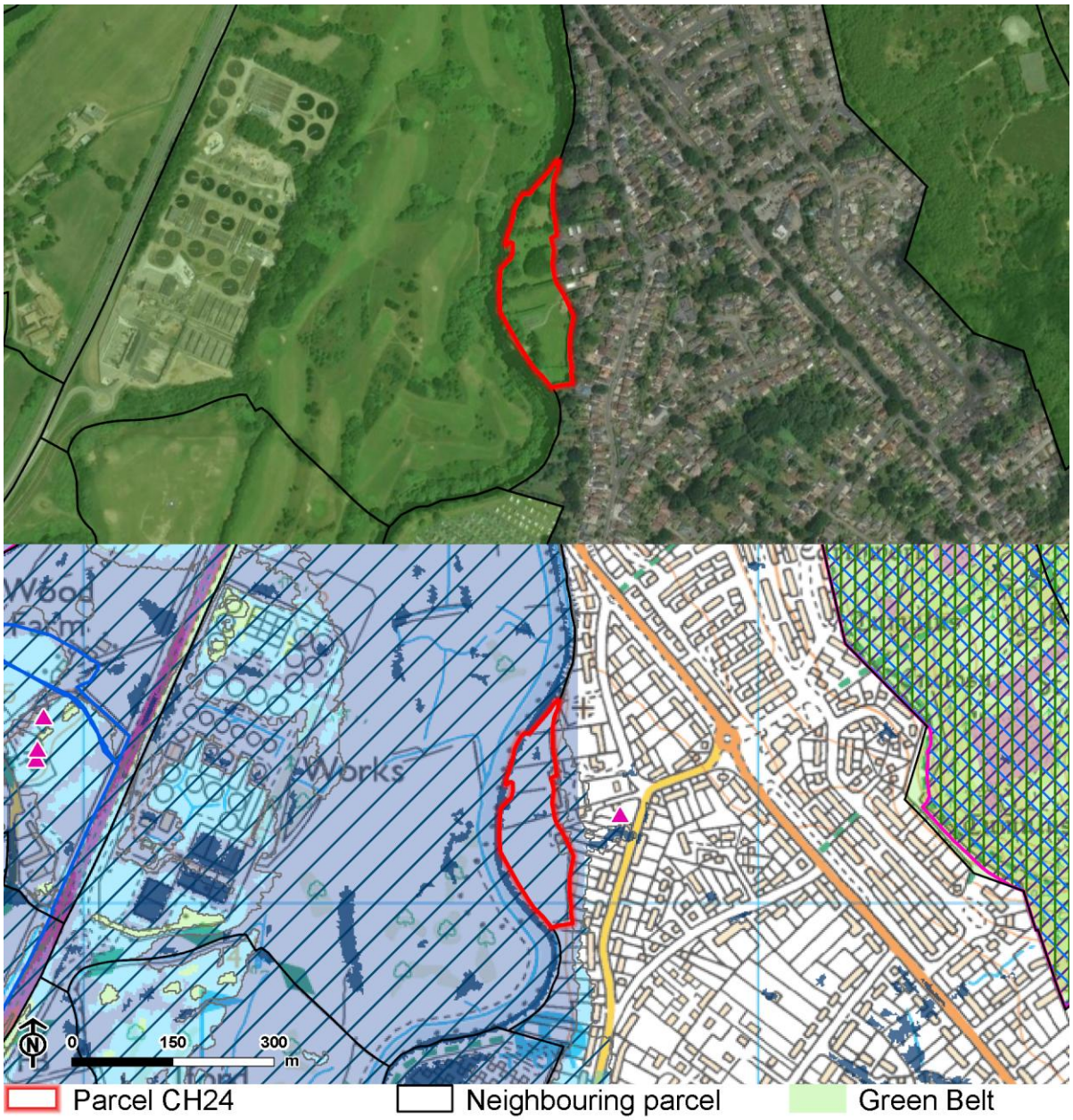
Equal contribution

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 CH24



Potential development constraints

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

Parcel CH24

Contribution of land in Parcel CH24

Parcel CH24 Assessment Conclusions

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

Parcel CH24 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the north western edge of Christchurch, adjacent to the River Stour. Parcel size: 2ha. There are no significant boundary features to separate the parcel from 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. There are intermittent views towards the settlement edge. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Large rear gardens form the predominant land use. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are some views of the adjacent Green Belt across the River Stour.

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. Christchurch 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 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.

Parcel CH24

Assessment Considerations	Assessment
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 is located 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 does not form a substantial part of the gap. The River Stour to the west of the parcel is a key feature in the gap, but there are no significant separating features in the parcel.
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:

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.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CH24

Assessment Considerations	Assessment
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 forms 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:

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 west of the historic town
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, an essential feature in its historic origins. The parcel helps preserve the visual and functional relationship of the town with the river, although the connection is weakened somewhat by separation from the historic core and modern suburban development within it.

Purpose E – Assisting in urban regeneration:

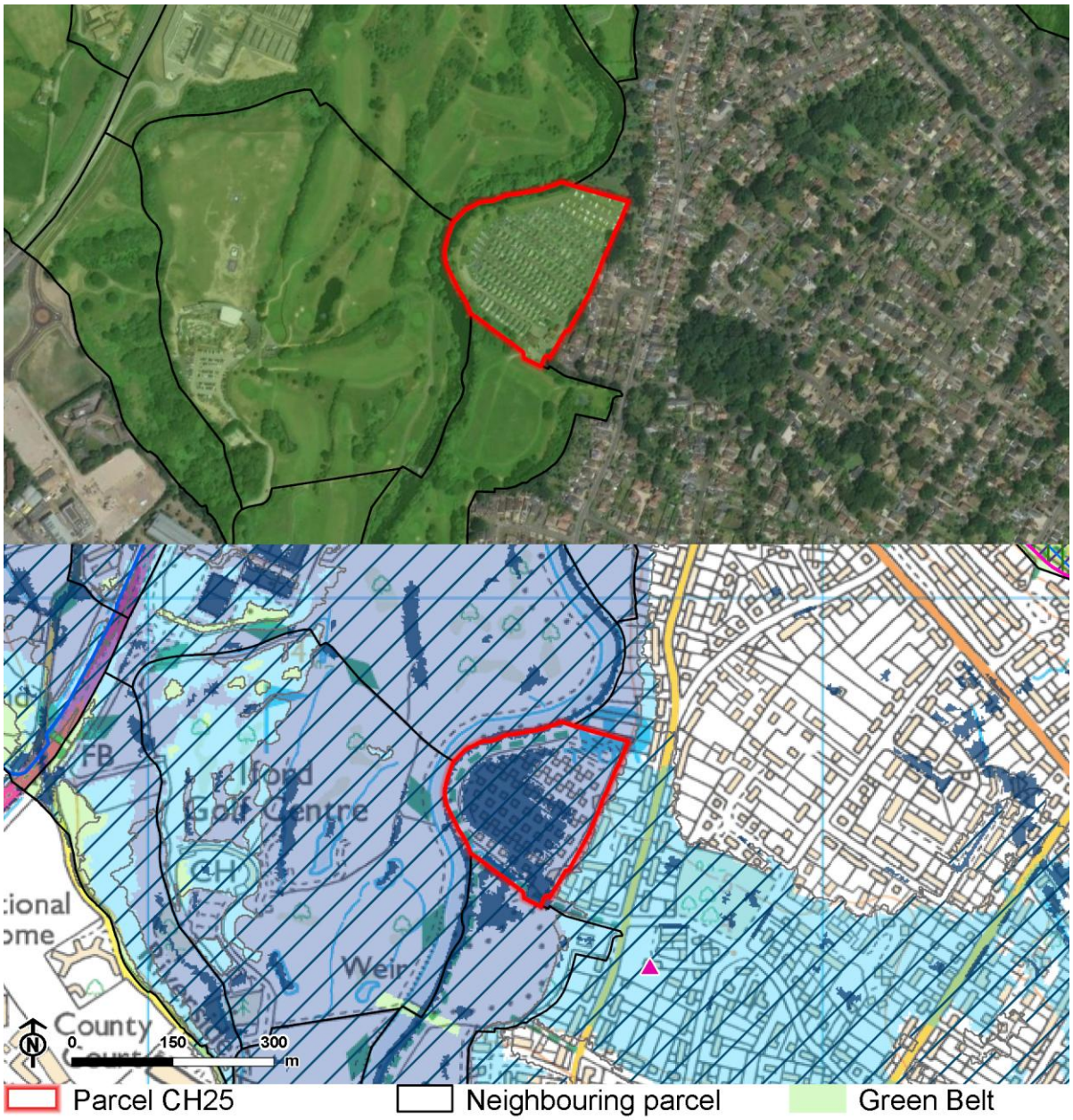
Equal contribution

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 CH25



Potential development constraints

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- 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 CH25

Contribution of land in Parcel CH25

Parcel CH25 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 CH25 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the north western edge of Christchurch, adjacent to the River Stour. Parcel size: 5ha.
There are no significant boundary features to separate the parcel from 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.
There is significant urbanising influence associated with development, land use and activity in the parcel. The land is used as a caravan park.
Natural features limit perception of the wider countryside. Mature lines of trees along the River Stour limit views.

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. Christchurch 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 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 of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to significant urbanising influence.

Parcel CH25

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 fragile gap between towns. The land is in the narrow gap between Christchurch and Bournemouth.
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. There are no significant separating features in this parcel. Just beyond the parcel is the River Stour, which is a key 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 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. The River Stour forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel CH25

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 forms part of the setting of a historic town. The parcel is located to the west of the historic town
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel no longer contributes to the historic town, as development has removed its former role as a landscape buffer and severed any historic connection between the town and the River Stour.

Purpose E – Assisting in urban regeneration:

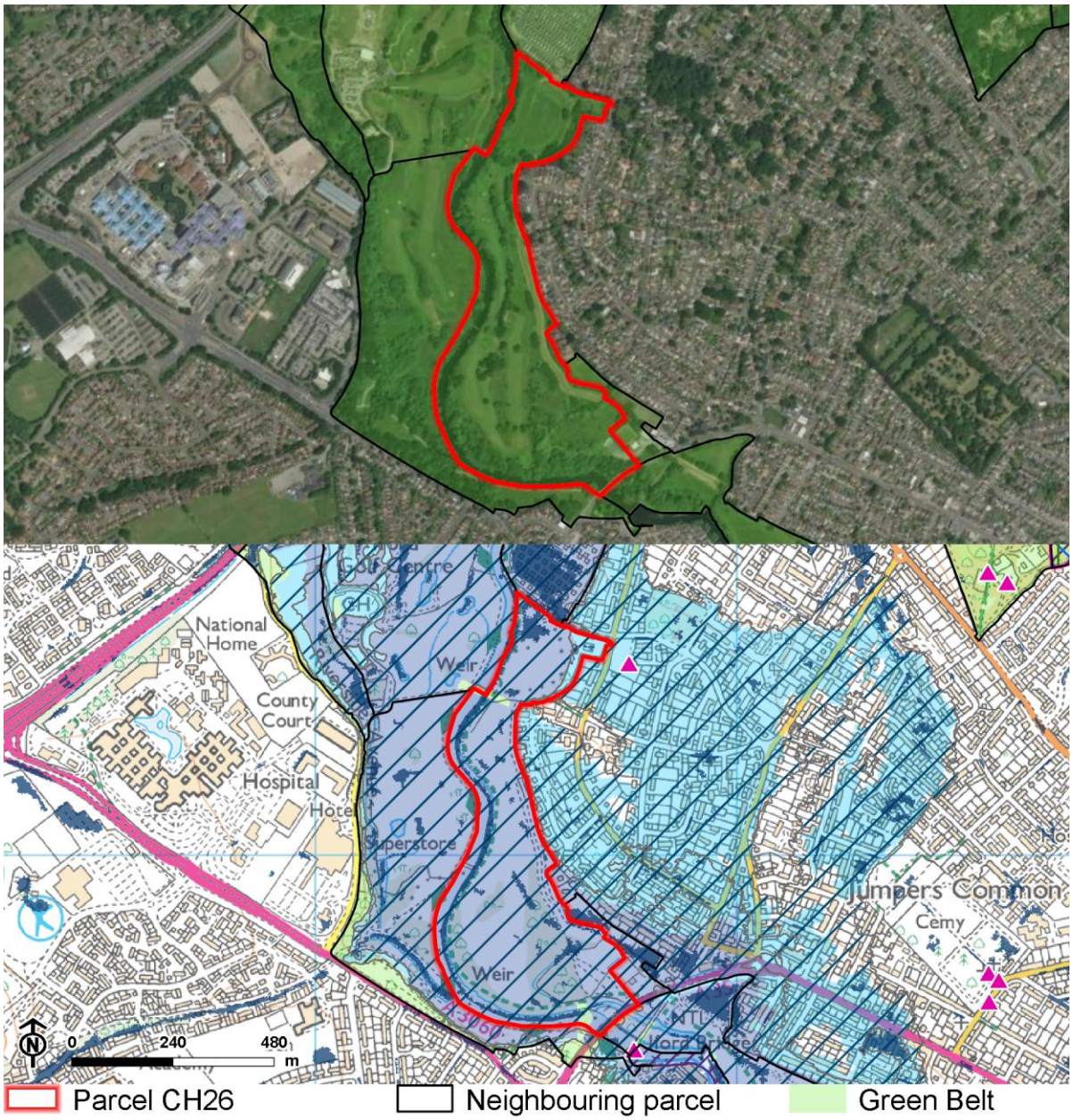
Equal contribution

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 CH26



Potential development constraints

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- 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 CH26

Contribution of land in Parcel CH26

Parcel CH26 Assessment Conclusions

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

Parcel CH26 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Christchurch, adjacent to the River Stour. Parcel size: 23ha. There are no significant boundary features to separate the parcel from the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform slopes down from the urban edge towards the floodplain. There is some perception of urban development outside of the parcel. Gaps in hedgerows enable intermittent views to the settlement edge. 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, 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. Christchurch 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. Despite the River Stour forming the outer boundary, the open character of the land would result in urbanising impacts on adjacent open land.

Parcel CH26

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. Development in the parcel would weaken the distinction between 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 ranges in width, but the smallest gap between towns in this location is approximately 360 metres.
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.

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 CH26

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 significantly increase the urbanising influence on adjacent open land. Despite the River Stour forming the outer boundary, the open character of the land would result in urbanising impacts on adjacent open land.

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 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, an essential feature in its historic origins. The parcel helps preserve the visual and functional relationship of the town with the river, although the connection is weakened somewhat by separation from the historic core and modern suburban development within it.

Purpose E – Assisting in urban regeneration:

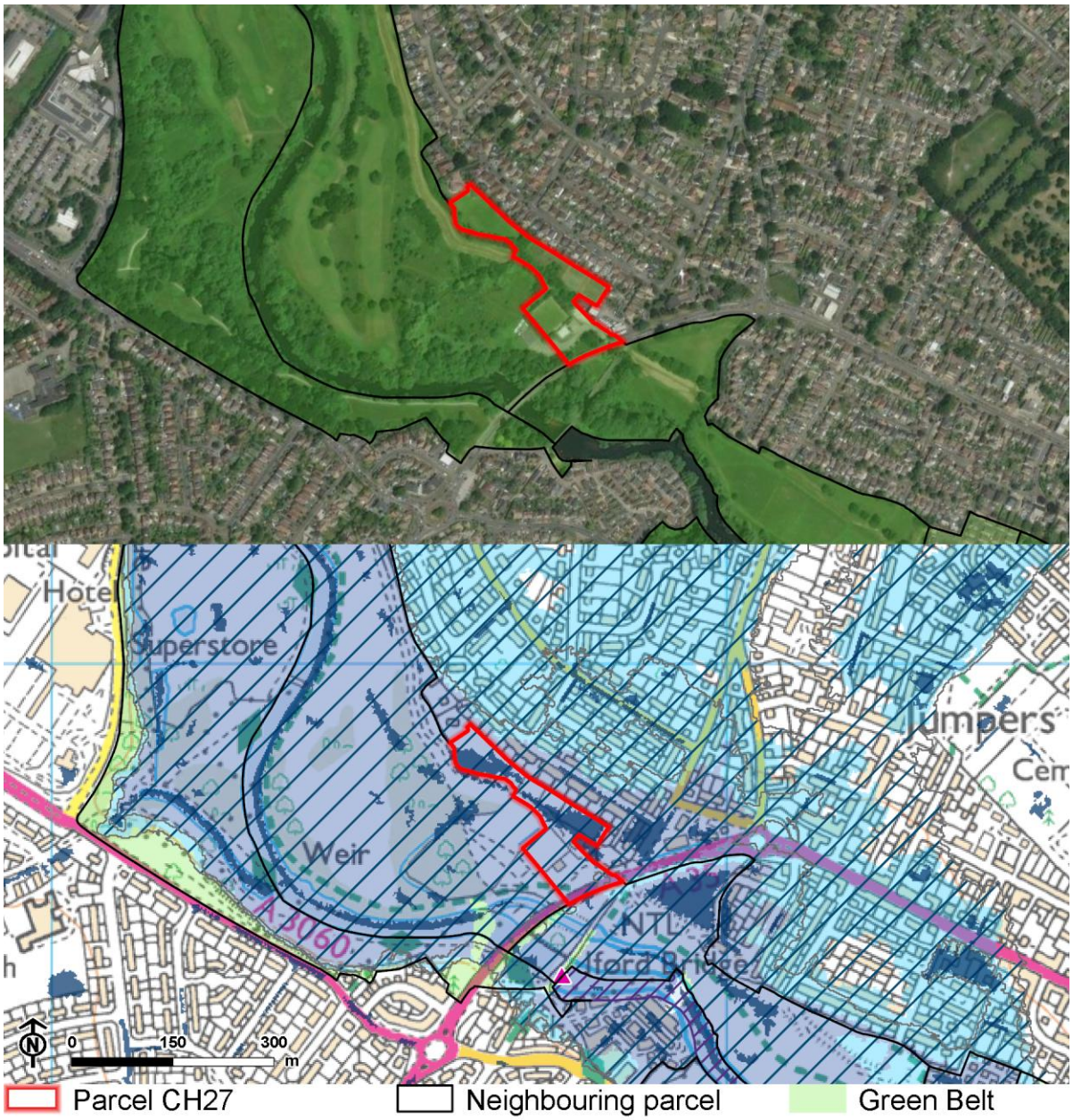
Equal contribution

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 CH27



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 CH27

Contribution of land in Parcel CH27

Parcel CH27 Assessment Conclusions

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

Parcel CH27 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Christchurch, adjacent to the River Stour. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. Rear garden boundaries to the north provide weak separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a some perception of urban development outside of the parcel. Rear gardens back onto the parcel and there is some degree of containment. There is some urbanising development within the parcel. Tennis courts, a bowling green, the Ilford Sports Centre building and a large rear garden create some association with the urban area, but have limited impact on openness. Natural features limit perception of the wider countryside. The mature tree line on the southern side of the parcel limits 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. Christchurch 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 some 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 mature tree line clearly marks 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.

Assessment Considerations	Assessment
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:

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 is located between Christchurch and Bournemouth.
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 forms a small part of the gap. The parcel does not contain any significant separating features, while elsewhere in the gap the River Stour provides strong separation.
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.

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 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 mature tree line clearly marks the parcel

Assessment Considerations	Assessment
	boundary to the south. 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 forms part of the setting of a historic town. The parcel is located to the west of the historic town of Christchurch.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel no longer contributes to the historic town, as development has removed its former role as a landscape buffer and severed any historic connection between the town and the River Stour.

Purpose E – Assisting in urban regeneration:

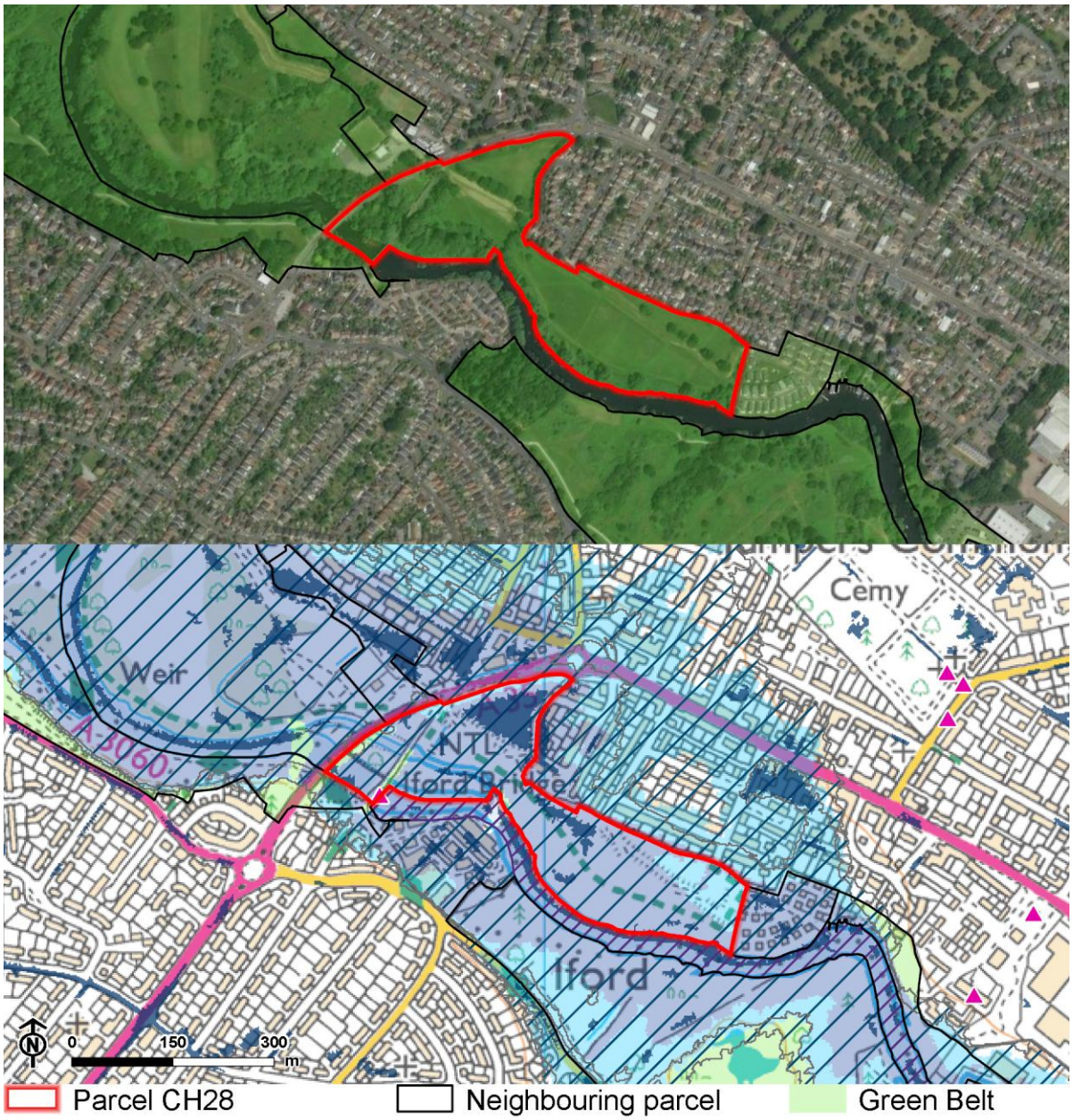
Equal contribution

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 CH28



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 CH28

Contribution of land in Parcel CH28

Parcel CH28 Assessment Conclusions

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

Parcel CH28 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Christchurch, adjacent to the River Stour. Parcel size: 8ha. There are no significant boundary features to separate the parcel from the settlement. Rear garden boundaries to the north provide weak separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform slopes and so the parcel is more associated with the River Stour than the urban edge. There is some perception of urban development outside of the parcel. The open character of Bernard's Mead enables direct views towards the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel predominantly includes grassland and occasional woodland associated with Bernard's Mead. There is some perception of the wider countryside, limiting the impact of any existing urbanising influence. While the parcel has a relationship with the River Stour and Iford Meadow to the south-west, the urban edges of both Christchurch and Bournemouth enclose the land.

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. Christchurch 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 CH28

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. Although the River Stour forms a strong outer boundary, the open character of the land means this would not limit the urbanising impact of development 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 of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Christchurch and Bournemouth, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

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 lies in the gap between Christchurch and Bournemouth. The width of the gap varies, but within the parcel the narrowest gap is under 100m.
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. There is a very narrow gap between settlements in this location, preventing their merging. The River Stour is a strong separating feature.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The parcel forms a large part of the gap, and development would significantly reduce the sense of separation between Christchurch and Bournemouth.

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. Although the River Stour forms a strong outer boundary, the open character of the land means this would not limit the urbanising impact of development on adjacent open land.

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, an essential feature in its historic origins. The parcel helps preserve the visual and functional relationship of the town with the river, although the connection is weakened somewhat by separation from the historic core and modern suburban development within it.

Parcel CH28

Purpose E – Assisting in urban regeneration:

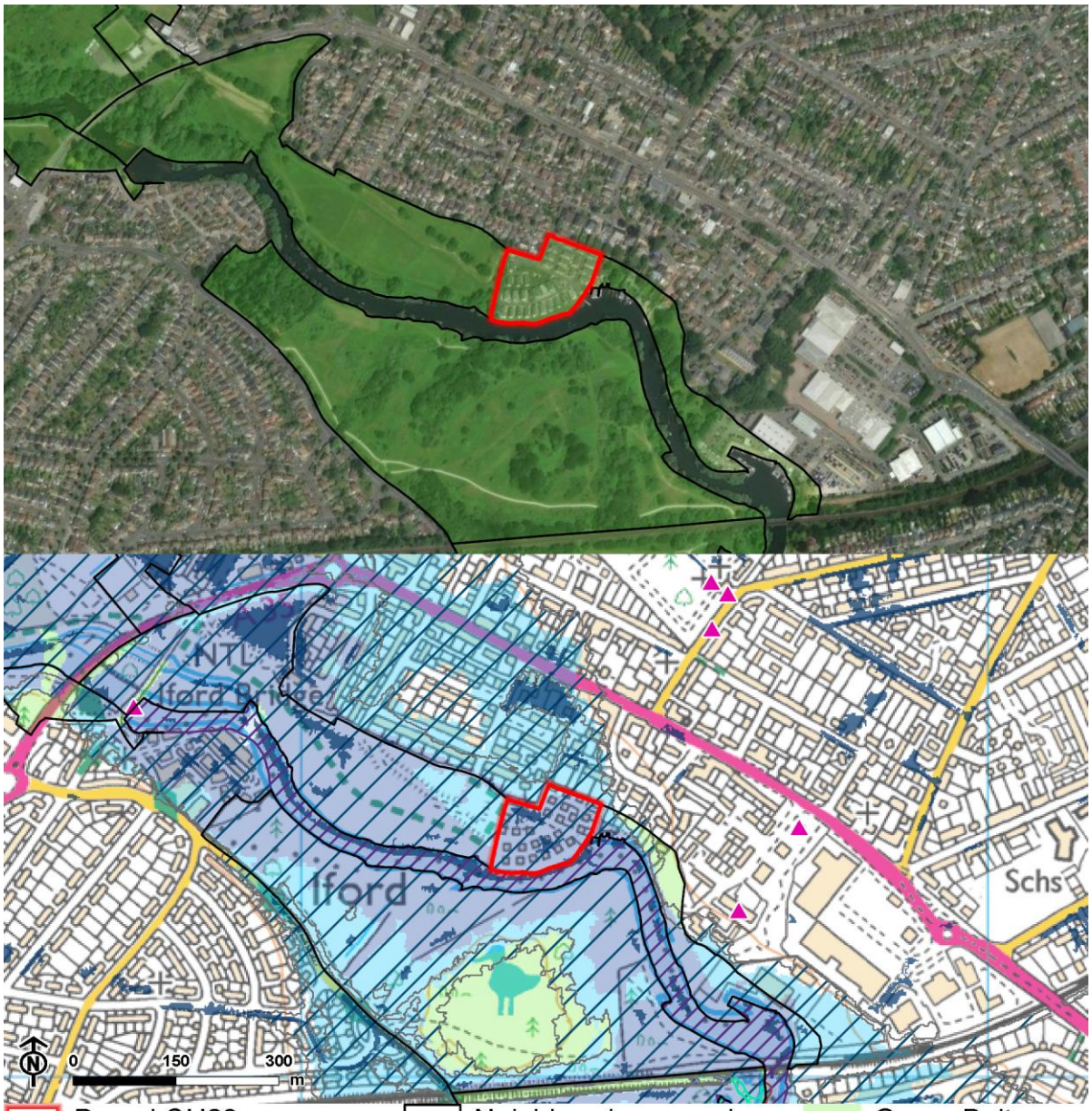
Equal contribution

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 CH29



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

Parcel CH29

Contribution of land in Parcel CH29

Parcel CH29 Assessment Conclusions

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

Parcel CH29 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Christchurch, adjacent to the River Stour. Parcel size: 1ha. There are no significant boundary features to separate the parcel from 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. The parcel is adjacent to the urban edge of Christchurch. There is significant urbanising influence associated with development, land use and activity in the parcel. The parcel comprises a caravan holiday park. There is a some perception of the wider countryside, limiting the impact of any existing urbanising influence. There are views across the River Stour to Iford Meadow.

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. Christchurch 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 already has substantial urbanising development. The River Stour forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel CH29

Assessment Considerations	Assessment
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:

Moderate 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 lies in a narrow gap between Christchurch and Bournemouth.
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. Land is relatively developed and has a significant amount of urbanising development within it. Elsewhere in the gap, the River Stour is a significant separating feature.
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.

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
Would development impact adjacent Green Belt land?	N/A

Parcel CH29

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 forms part of the setting of a historic town. The parcel is located to the west of the historic town of Christchurch.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel no longer contributes to the historic town, as development has removed its former role as a landscape buffer and severed any historic connection between the town and the River Stour.

Purpose E – Assisting in urban regeneration:

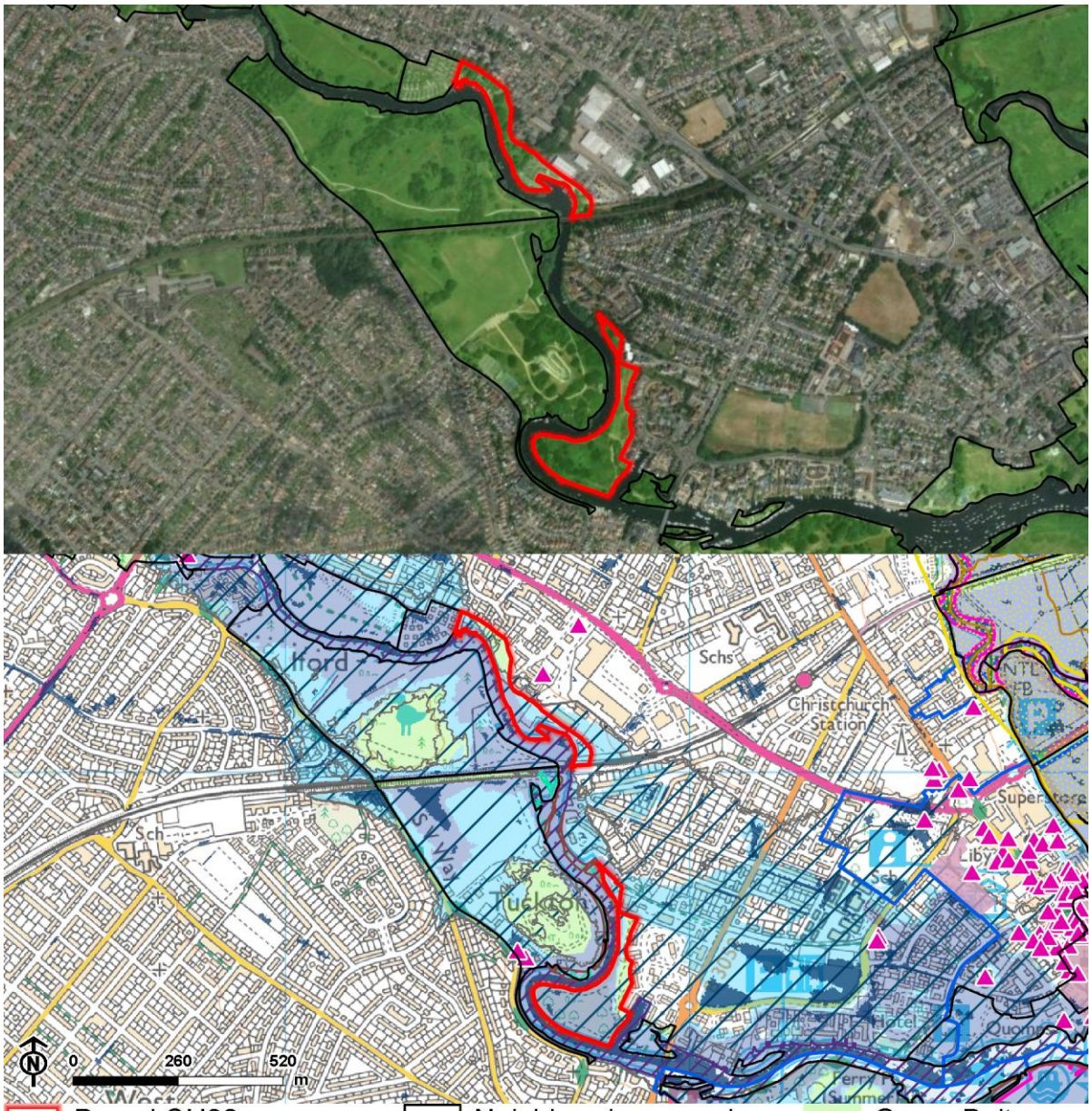
Equal contribution

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 CH30



Potential development constraints

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

Parcel CH30

Contribution of land in Parcel CH30

Parcel CH30 Assessment Conclusions

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

Parcel CH30 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south western edge of Christchurch, adjacent to the River Stour. Parcel size: 5ha. There are no significant boundary features to separate the parcel from the settlement. While trees create a boundary to the south, rear garden boundaries to the east provide weak separation. There is some change in landform to create a sense of separation between the settlement and the parcel. While the landform of the adjacent urban edge to the east is minimally different from the parcel, the land to the south across the River Stour sits at a higher elevation. There is a strong perception of urban development outside of the parcel. The lack of boundary features enables direct views towards the settlement edge and provides some sense of containment. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land is mainly associated with the Meridians Greenspace. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are views to the north over the River Stour to additional areas of 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. Christchurch 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 substantial urbanising influence associated with development outside of the parcel.

Parcel CH30

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. Although the River Stour forms a strong outer boundary, this is an open landscape and it would not 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 parcel forms a substantial part of the gap between Christchurch and Bournemouth.

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 lies in a narrow gap between Christchurch and Bournemouth, but maintains clear separation between them.
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 also lies in the gap, providing separation.
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.
What is the extent of urbanising influence from outside the parcel?	There is substantial 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 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, an essential feature in its historic origins. The parcel helps preserve the visual and functional relationship of the town with the river, although the connection is weakened somewhat by separation from the historic core and modern suburban development within it.

Parcel CH30

Purpose E – Assisting in urban regeneration:

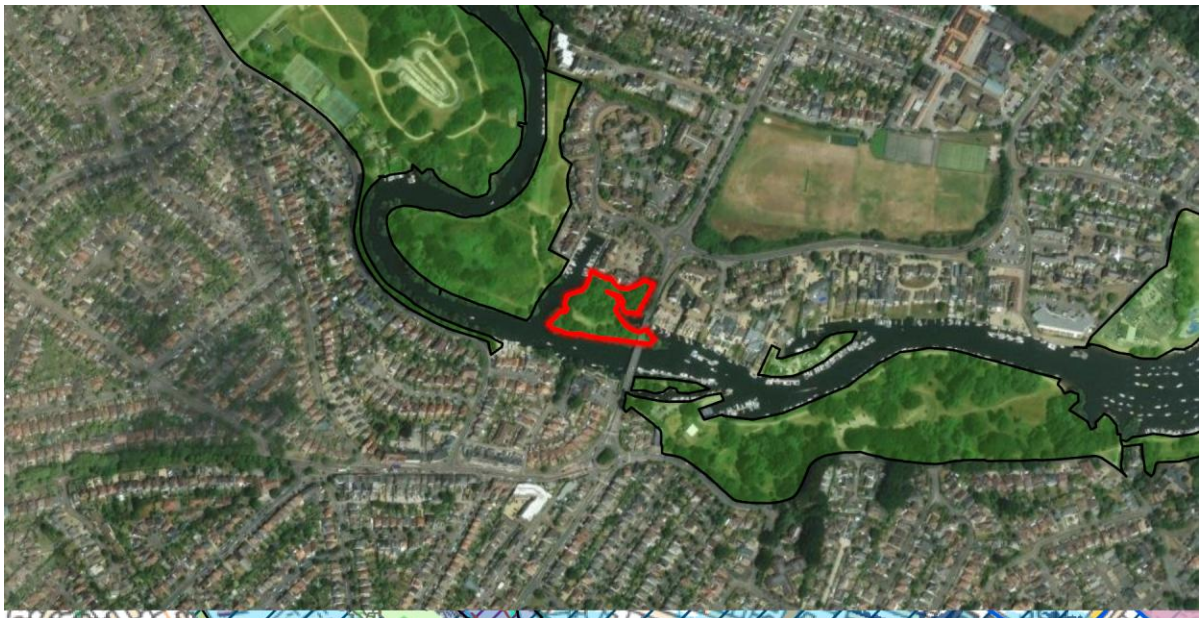
Equal contribution

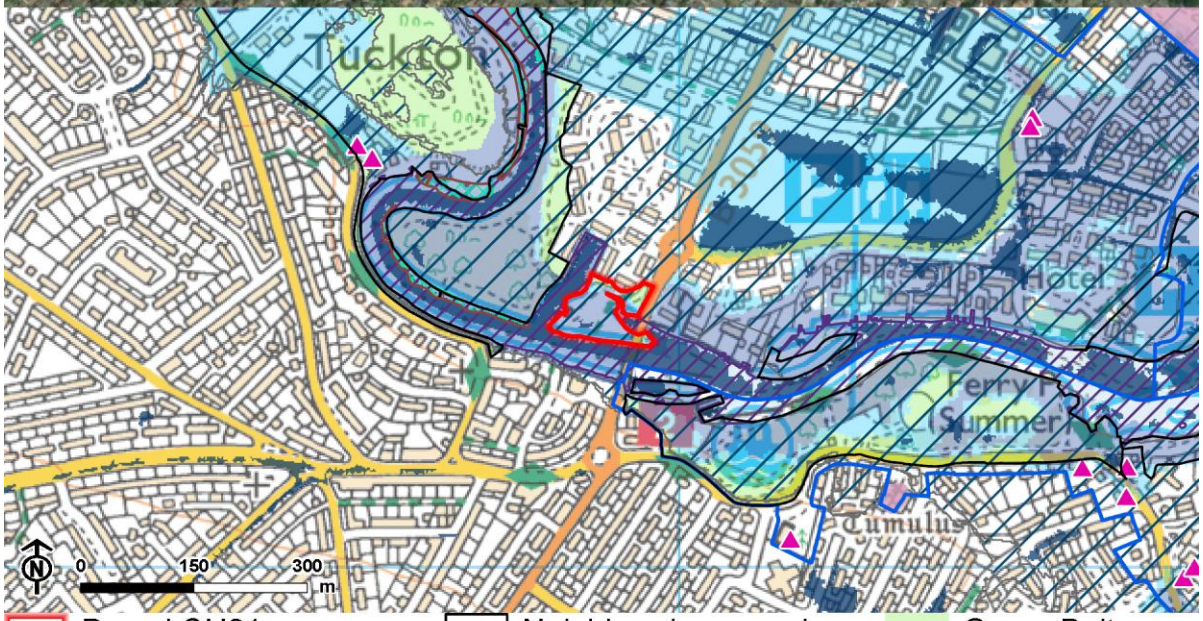
All Green Belt land plays an equal role in relation to this purpose.

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 CH31





Parcel CH31 | Neighbouring parcel | Green Belt

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
- Scheduled monument

Parcel CH31

Contribution of land in Parcel CH31

Parcel CH31 Assessment Conclusions

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

Parcel CH31 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south western edge of Christchurch, adjacent to the River Stour. Parcel size: 1ha. There is a strong boundary feature between the settlement and the parcel. A mature woodland block forms the boundary against the settlement edge of Christchurch. 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. There are direct views of Bournemouth across the River Stour, and the parcel is adjacent to dwellings. Land use creates some association with the urban area but there is little urbanising activity in the parcel. A scout campsite is located within the Green Belt. Natural features limit perception of the wider countryside. Woodland limits views.

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 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 parcel's tree cover and the floodplain edge form a clear boundary to the existing urban area.

Parcel CH31

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 loss of separation between Christchurch and Bournemouth, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

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 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 parcel is the only land separating Christchurch and Bournemouth in this location. The River Stour also lies in the gap, playing a key role in the separation of the two towns.
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 CH31

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 west of the historic town
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, an essential feature in its historic origins. The parcel helps preserve the visual and functional relationship of the town with the river, although the connection is weakened somewhat by separation from the historic core by intervening modern suburban development,

Purpose E – Assisting in urban regeneration:

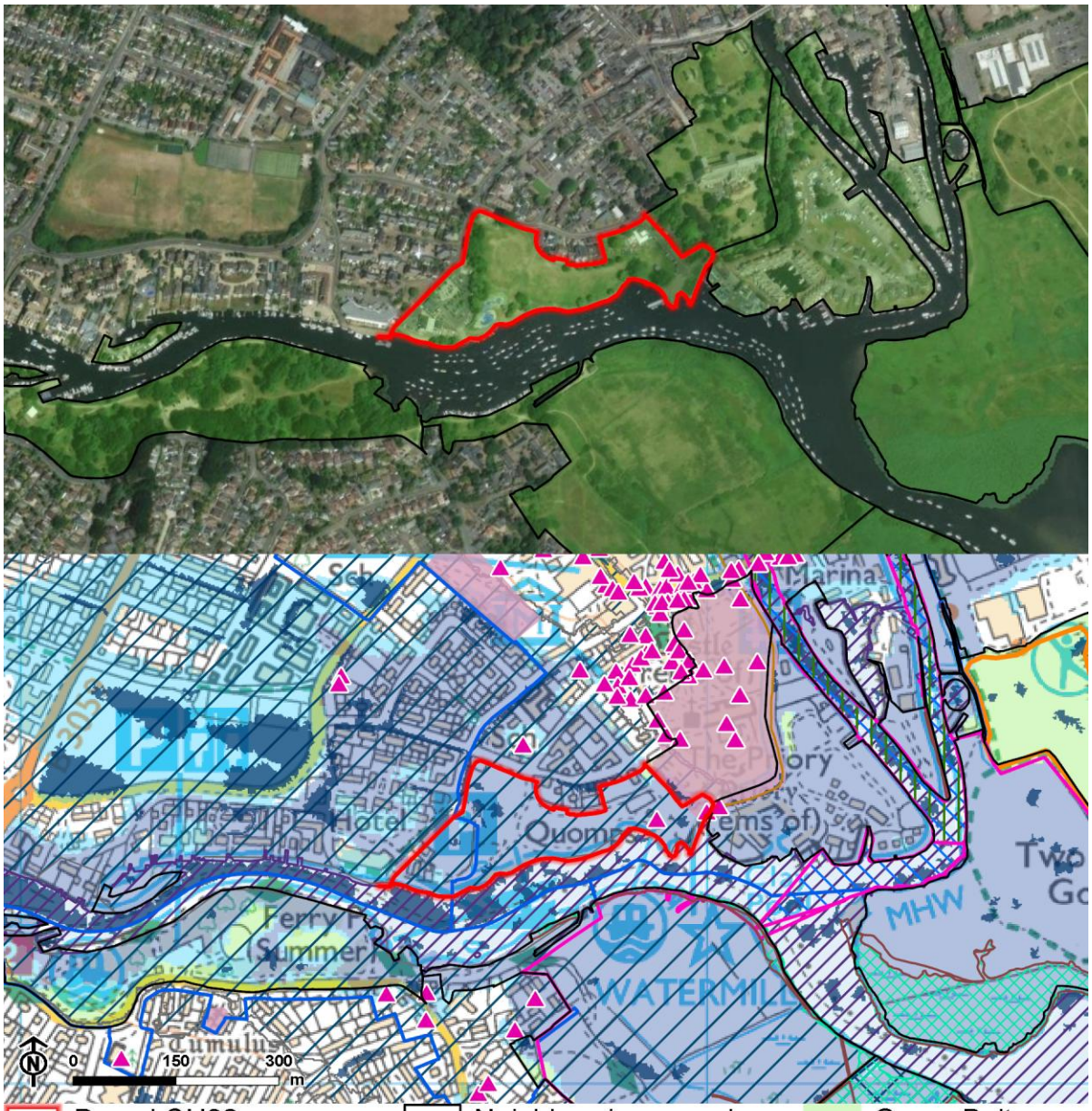
Equal contribution

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 CH32



Parcel CH32 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Chalk river
- 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 CH32

Contribution of land in Parcel CH32

Parcel CH32 Assessment Conclusions

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

Parcel CH32 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the southern edge of Christchurch, adjacent to the River Stour. Parcel size: 4ha. There are no significant boundary features to separate the parcel 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 strong perception of urban development outside of the parcel. The parcel is open and enables direct views to the urban edge. There is a sense of containment from development on multiple sides of the parcel. Land use in the parcel creates some association with the urban area but there is little urbanising activity. Land is open, comprising a public open space, a playground, and a car park. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are views of Wick Meads nature reserve across 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. Christchurch 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 substantial urbanising influence associated with development outside of the parcel.

Parcel CH32

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. Although the River Stour forms a strong outer boundary, the open character of the land means this would not 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. Development in the parcel would weaken the sense of separation between Christchurch and Bournemouth.

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 lies in a narrow part of the 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 parcel is open with no significant separating features. Beyond it, the River Stour and Wick Meads nature reserve contribute to separation elsewhere 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.

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.

Parcel CH32

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 substantial 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. Although the River Stour forms a strong outer boundary, the open character of the land means this would not limit 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 the town.
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 located within the historic core of the town and in its Conservation Area. The parcel strongly contributes the character and the strategic importance of the historic town, visually connecting it with the rivers and the sea.

Purpose E – Assisting in urban regeneration:

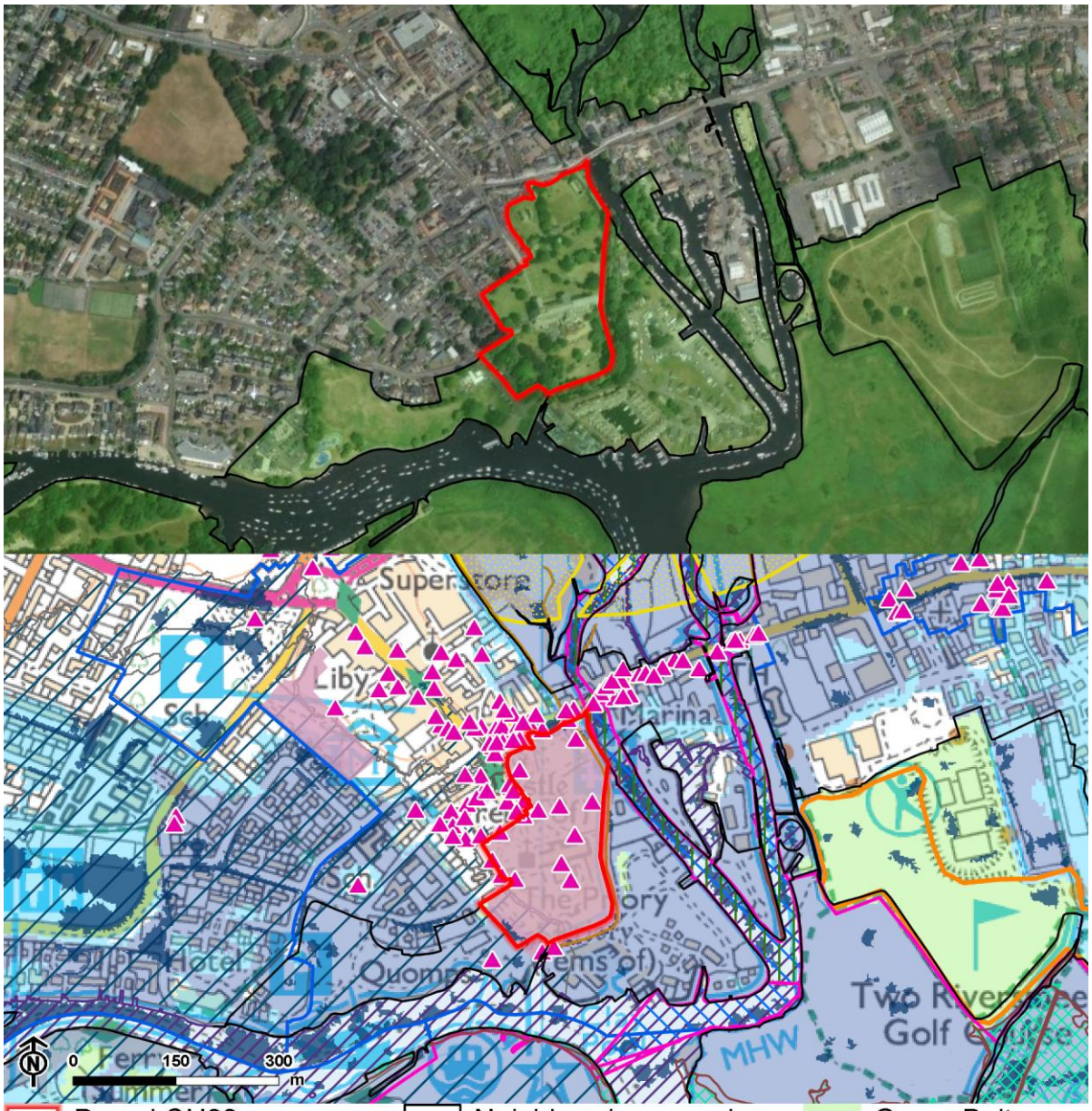
Equal contribution

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 CH33



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Coastal saltmarsh
- Peaty soil
- Saltmarsh
- 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 CH33

Contribution of land in Parcel CH33

Parcel CH33 Assessment Conclusions

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

Parcel CH33 Description

Parcel Location, Land Uses and Boundaries
The parcel is located in the centre of Christchurch, adjacent to the River Stour and the River Avon. Parcel size: 4ha. There are no significant boundary features to separate the parcel 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 strong perception of urban development outside of the parcel. This is due to the lack of boundary features and the proximity of development on three sides of the parcel. Existing development in the parcel has some urbanising influence. There are several heritage assets in the parcel, including Christchurch Priory and associated buildings. Urbanising development outside the parcel limits perception of the wider countryside. Urban development surrounding the parcel limits any views to the wider Green Belt.

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. Christchurch 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 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.
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 boundary is marked by various features including mature trees to the south, the River Avon to the east and Castle Street to the north. Development in the parcel could have some urbanising impact on land

Assessment Considerations	Assessment
	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 fragile gap between towns. The parcel is peripheral to the gap between Christchurch and Bournemouth.
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. There are no significant boundary features in the parcel. South of the parcel, the River Stour plays a key role in maintaining the gap between settlements.
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 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.

Parcel CH33

Assessment Considerations	Assessment
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:

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 within the historic core of Christchurch.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
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 located within the historic core of the town and in its Conservation Area; it contains the Priory. The parcel strongly contributes to the character and the strategic importance of the historic town, visually connecting it with the rivers and the sea.

Purpose E – Assisting in urban regeneration:

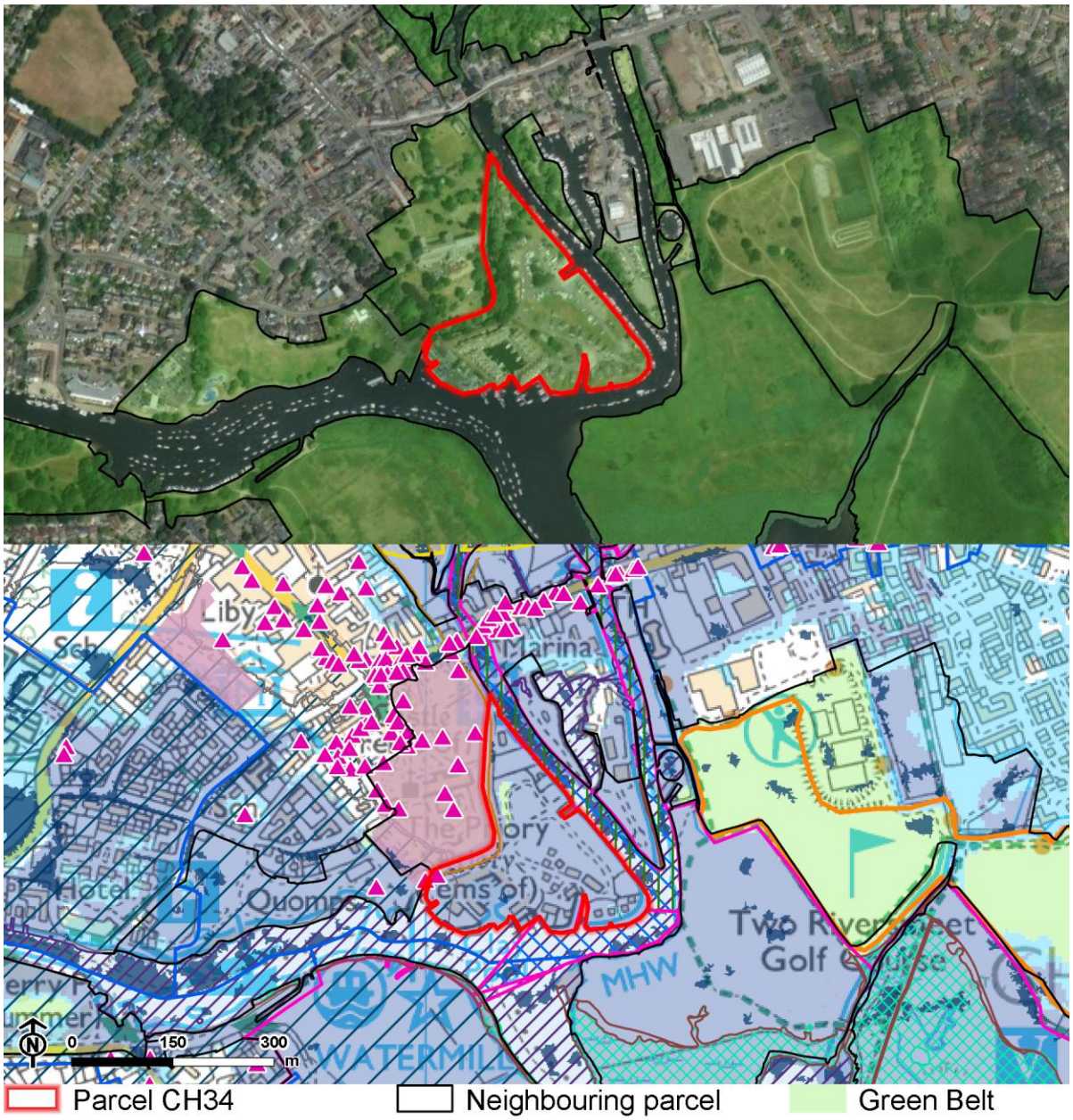
Equal contribution

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 D and therefore does not meet the definition of grey belt land.

Parcel CH34


Parcel CH34
Neighbouring parcel
Green Belt
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Coastal saltmarsh
Peaty soil
Saltmarsh
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

Contribution of land in Parcel CH34

Parcel CH34 Assessment Conclusions

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

Parcel CH34 Description

Parcel Location, Land Uses and Boundaries
The parcel is located in the centre of Christchurch, adjacent to the River Stour and the River Avon. Parcel size: 5ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Mature trees and the River Avon to the east form a strong boundary with the inset area. 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, due to the proximity of development. There is significant urbanising influence associated with development, land use and activity in the Green Belt. Land is relatively developed, featuring Elkins Boat Yard and residential buildings. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are views to the wider countryside across the River Stour.

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. Christchurch 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 River Stour forms a strong outer boundary which would limit

Assessment Considerations	Assessment
	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.

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 is located in a gap between Christchurch and Bournemouth.
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 main separating feature in the gap, the River Stour, lies beyond 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.

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
Would development impact adjacent Green Belt land?	N/A

Parcel CH34

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 within the historic core of Christchurch.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
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 located within the historic core of the town and in its Conservation Area. The parcel strongly contributes to the character and the strategic importance of the historic town, visually connecting it with the rivers and the sea.

Purpose E – Assisting in urban regeneration:

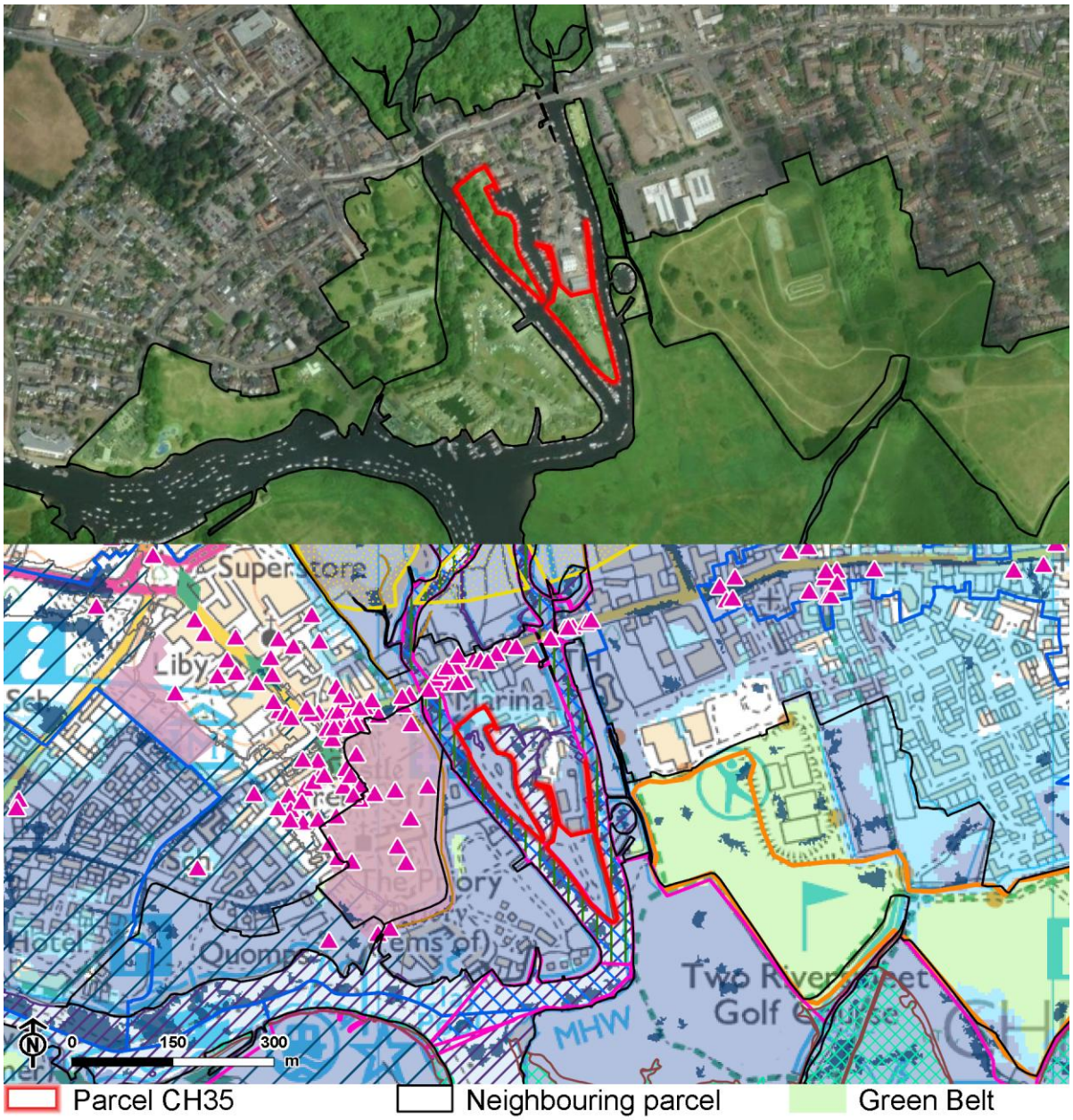
Equal contribution

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 D and therefore does not meet the definition of grey belt land.

Parcel CH35



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Coastal saltmarsh
- Peaty soil
- Saltmarsh
- 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 CH35

Contribution of land in Parcel CH35

Parcel CH35 Assessment Conclusions

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

Parcel CH35 Description

Parcel Location, Land Uses and Boundaries
The parcel is located in the centre of Christchurch, comprising the River Avon marina area. Parcel size: 1ha. There are no significant boundary features to separate the parcel 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 strong perception of urban development outside of the parcel. The parcel is adjacent to urban development surrounding the marina. There is significant urbanising influence associated with development, land use and activity in the Green Belt parcel. The parcel comprises development associated with the Avon Marina. 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 Green Belt across the River Avon.

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. Christchurch 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 River Avon forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel CH35

Assessment Considerations	Assessment
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 fragile gap between towns. The parcel is peripheral to the gap between Christchurch and Bournemouth.
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
Would development impact adjacent Green Belt land?	N/A

Parcel CH35

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?	There is substantial urbanising development in the parcel.
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 located within the historic core of the town and in its Conservation Area. The parcel strongly contributes the character and the strategic importance of the historic town, visually connecting it with the rivers and the sea.

Purpose E – Assisting in urban regeneration:

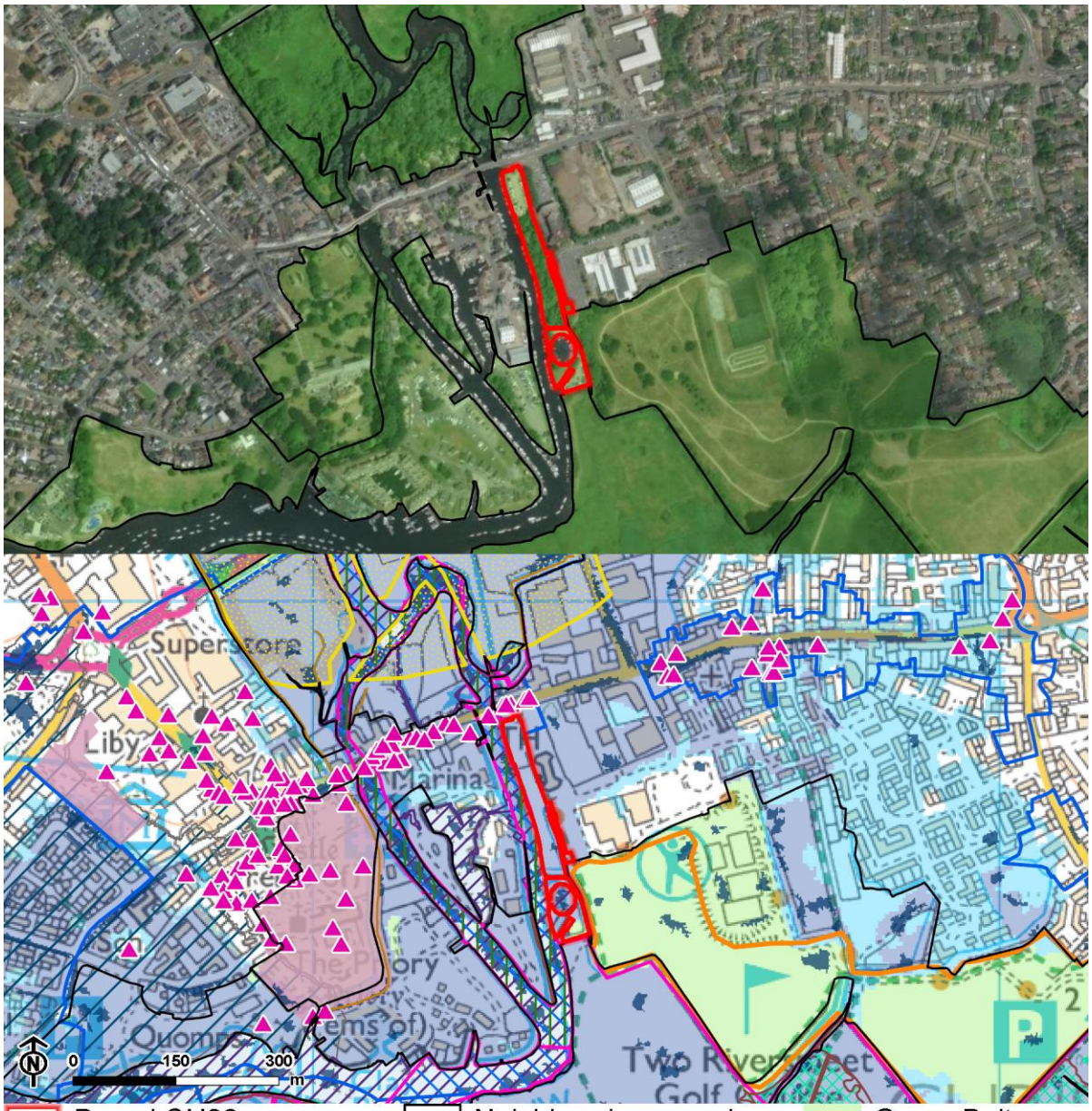
Equal contribution

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 D and therefore does not meet the definition of grey belt land.

Parcel CH36



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Coastal saltmarsh
- Peaty soil
- Saltmarsh
- 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 CH36

Contribution of land in Parcel CH36

Parcel CH36 Assessment Conclusions

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

Parcel CH36 Description

Parcel Location, Land Uses and Boundaries
The parcel is located in the centre of Christchurch adjacent to the River Avon. Parcel size: 1ha. There is a combination of features creating a strong boundary between the settlement and the parcel. There is a block of mature trees across much of the parcel which provides some visual separation from the urban area. While the northern end of the parcel is visually open, it is bound by mature trees, the River Avon and Bridge Street. 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. Urban development remains clearly visible from within the parcel at close range. While the river lies to the west, there are open views across it towards the built-up peninsula beyond, and the narrow, linear form of the parcel results in a strong perception of urban development and some sense of containment. Existing development in the Green Belt has some urbanising influence. The parcel contains and is influenced by urbanising features associated with the river corridor, including riverside infrastructure, boat-related activity and small areas of hardstanding associated with marina use. These elements have some impact on the openness of the parcel. Urbanising development limits perception of the wider countryside. Although the parcel lies adjacent to the river corridor, views across the river towards the built-up peninsula and the proximity of urban activity limit its relationship with the wider countryside. The parcel relates more strongly to the adjacent settlement than to open land beyond.

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. Christchurch 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 some urbanising development in the parcel.

Parcel CH36

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.
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 contained by existing development and by the river, which would limit the urbanising impact of further development 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 containment by the 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel is largely contained by development on the urban edge and the harbour constrains this parcel, so it is not perceived as being in the gap between Christchurch and Bournemouth.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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.

Parcel CH36

Assessment Considerations	Assessment
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.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel does not lie in the gap between towns.

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 the town
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
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 located within the historic core of the town and in its conservation area. The parcel strongly contributes the character and the strategic importance of the historic town, visually connecting it with the rivers and the sea.

Purpose E – Assisting in urban regeneration:

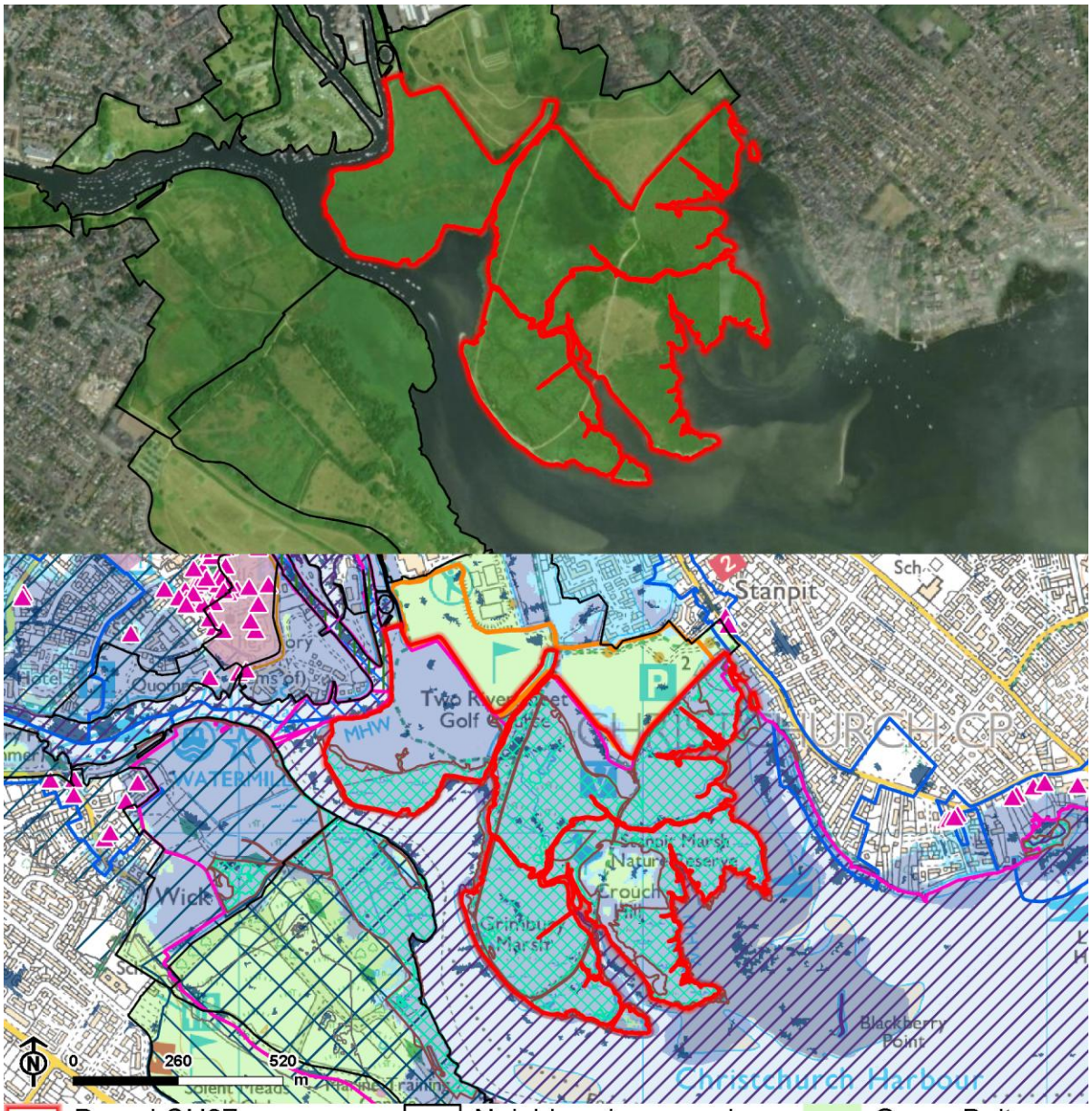
Equal contribution

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 D and therefore does not meet the definition of grey belt land.

Parcel CH37



Parcel CH37 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Chalk river
- 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 CH37

Contribution of land in Parcel CH37

Parcel CH37 Assessment Conclusions

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

Parcel CH37 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south of Christchurch. Christchurch Harbour and the River Stour surround the parcel to the east, south and west. Parcel size: 52ha. There is a moderate boundary feature between the settlement and the parcel. Trees and hedgerows form a boundary at the north of the parcel. There is some change in landform to create a sense of separation between the settlement and the parcel. The parcel comprises Stanpit Marsh which sits at a lower gradient than surrounding urban edges. There is some perception of urban development outside of the parcel. The urban edge is readily perceptible from within the parcel due to the absence of strong boundary features or landform separation, although the parcel remains open and is not enclosed by development. 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, limiting the impact of any existing urbanising influence. The parcel has some visual connectivity with the wider estuarine landscape; however, the continued visibility of the urban edge limits the strength of this relationship.

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. Christchurch is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Christchurch 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?	There is some urbanising influence associated with development outside of the parcel.

Parcel CH37

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. Although Christchurch Harbour and the River Stour form a strong outer boundary, the open character of this landscape would 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns.
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 forms part of the estuary landscape within Christchurch Harbour, which lies in the gap between Christchurch and Bournemouth and forms a key separating feature.
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.

Parcel CH37

Assessment Considerations	Assessment
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 significantly increase the urbanising influence on adjacent open land. Although Christchurch Harbour and the River Stour form a strong outer boundary, the open character of this landscape 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 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.

Purpose E – Assisting in urban regeneration:

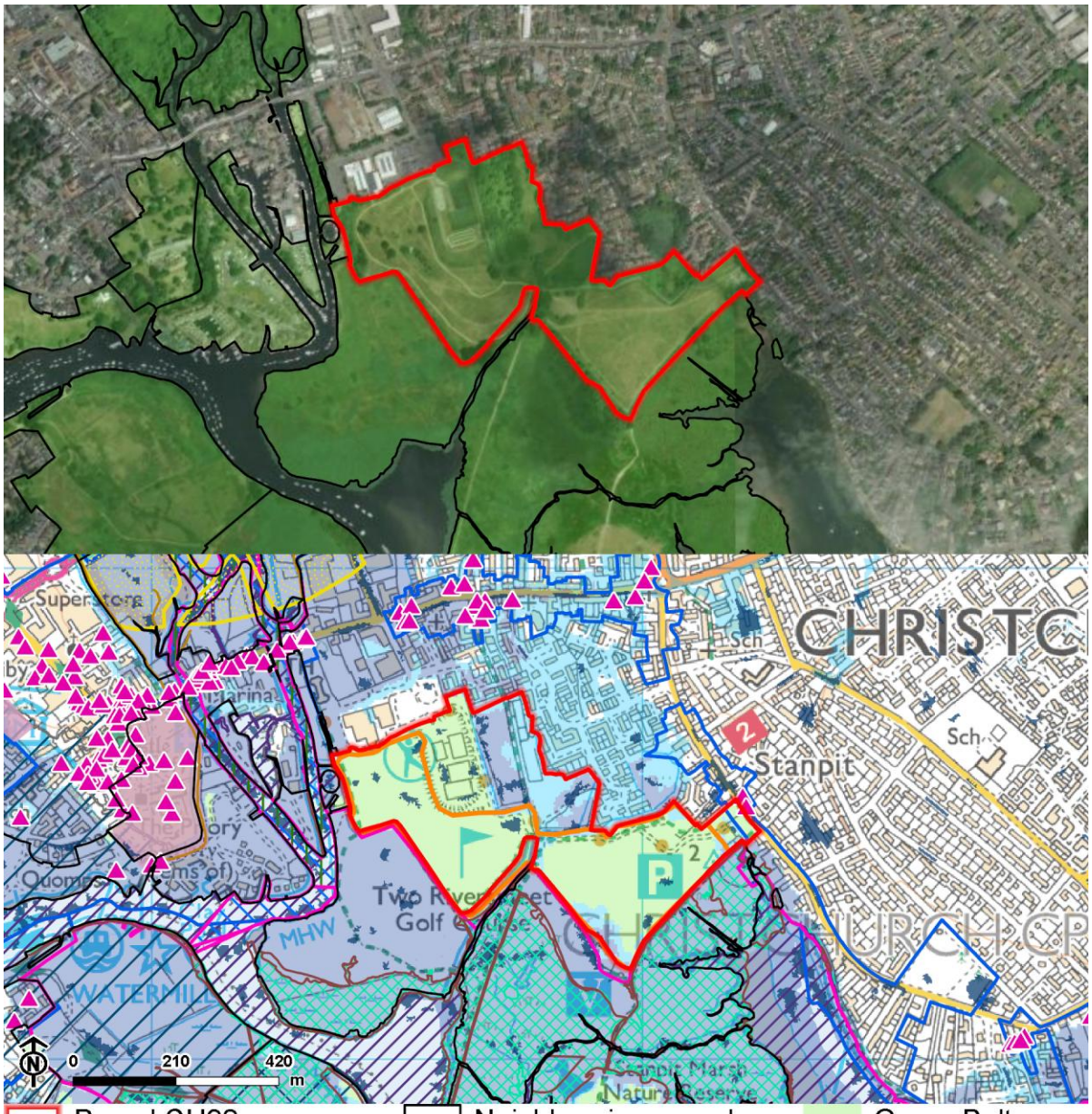
Equal contribution

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 CH38



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Coastal saltmarsh
- Peaty soil
- 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 CH38

Contribution of land in Parcel CH38

Parcel CH38 Assessment Conclusions

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

Parcel CH38 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the southern edge of Christchurch. Parcel size: 20ha. There are no significant boundary features to separate the parcel from the settlement. Boundary features are limited to hedgerows and occasional trees. 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 urban edge is visible to the north and east. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel comprises Riversmeet Greenspace and Stanpit recreation ground and includes a skate park and BMX track. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There is strong perception with Stanpit Marsh to the south.

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. Christchurch 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. The parcel has only tree and hedgerow boundaries to the south, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel CH38

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 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:

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 is located 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 does not form a substantial part of the gap. The River Stour to the south west is the strongest separating feature in 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 unlikely to 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?	There is some urbanising influence associated with development outside of the parcel.

Parcel CH38

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow and trees at its outer 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:

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 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 some contribution to the town's special character. 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.

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 CH39


New Forest
District
New Forest
District
High Cliff
0
150
300
m
Parcel CH39
Dorset and BCP councils
Neighbouring parcel
Neigbouring authority
Green Belt
Potential development constraints
Listed building
Special Protection Area
Site of Special Scientific Interest
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding

Contribution of land in Parcel CH39

Parcel CH39 Assessment Conclusions

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

Parcel CH39 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south eastern edge of Highcliffe. Parcel size: 4ha. There are no significant boundary features to separate the parcel from the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes down from the settlement edge towards the sea. There is some perception of urban development outside of the parcel. Urban development is visible to the north and north-west. 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:

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. Christchurch/Highcliffe 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 physical features in reasonable proximity that could restrict and contain development. The woodland forms a strong outer boundary to the north and east, which would limit the urbanising impact of development on adjacent open land.

Parcel CH39

Assessment Considerations	Assessment
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 very fragile gap between towns. Land is open and in a very narrow gap between Christchurch/Highcliffe and the park home area at New Milton/Barton on Sea to the 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 forms a small part of the gap. The parcel contains no strong separating features with tree cover to the east along Walkford Brook, creating the strongest separation in 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 unlikely to significantly increase urbanising influence on adjacent 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.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel CH39

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland to the north and east forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land along Walkford Brook.

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 Christchurch is a historic town, land here does not contribute to its historic setting or special character.
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:

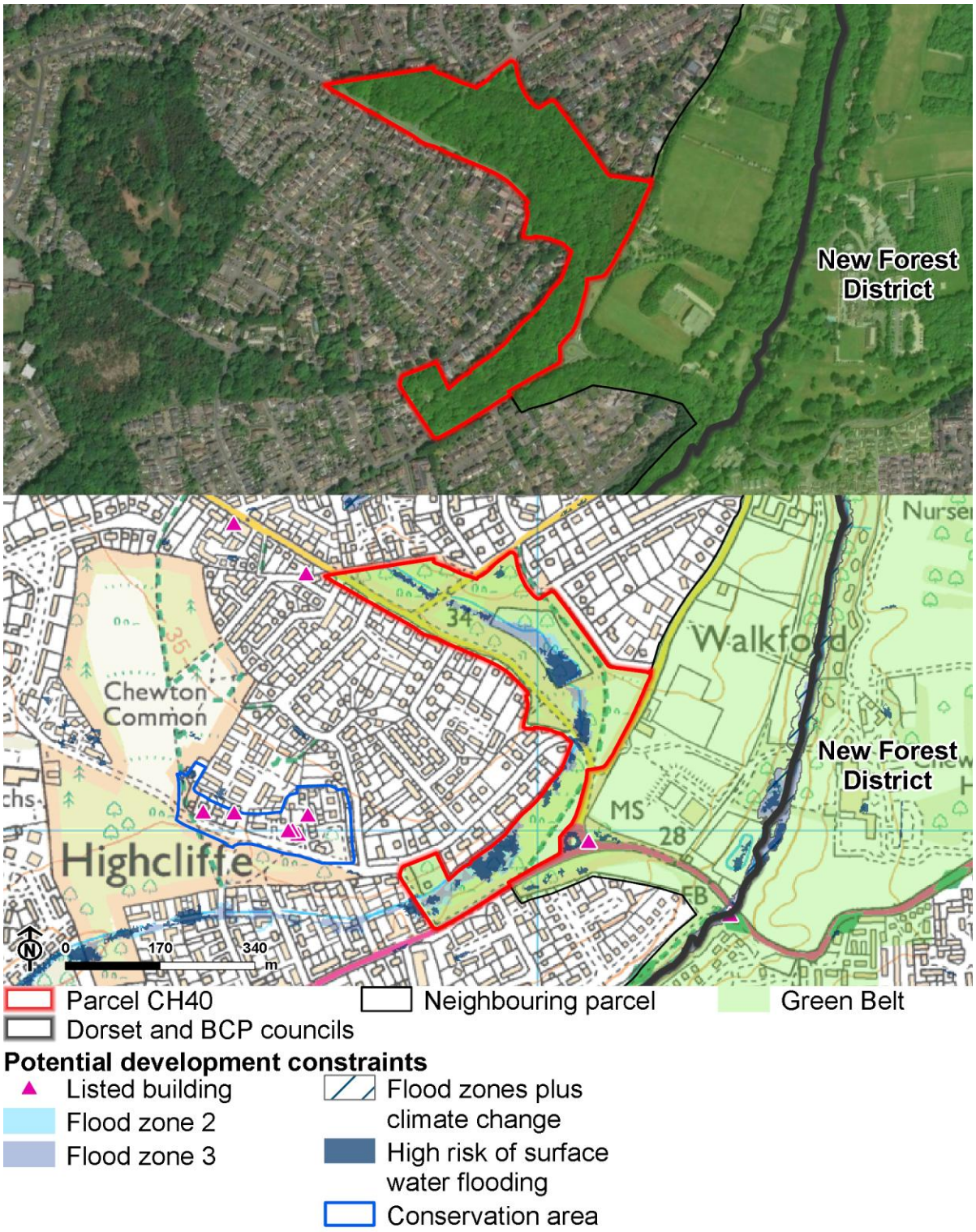
Equal contribution

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 CH40


New Forest District
Chewton Common
Highcliffe
Walkford
New Forest District
34
35
MS
28
FB
0
170
340
m
Parcel CH40
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 CH40

Contribution of land in Parcel CH40

Parcel CH40 Assessment Conclusions

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

Parcel CH40 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Highcliffe. Parcel size: 11ha. There is a strong boundary feature between the settlement and the parcel. The dense tree cover within the parcel creates strong separation between the parcel and the settlement 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 due to the proximity of existing development on three sides. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development limits 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 adjacent to a large built-up area. Christchurch/Highcliffe 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?	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 mature tree cover, which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel CH40

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 containment by the urban area. Although development in the parcel would would breach the strong inner boundary, there is sufficient urbanising containment to limit the extent to which it would be incongruous with the current 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. Land is close to the narrow gap between Christchurch/Highcliffe and New Milton/Barton on Sea but is too contained by development to contribute to it.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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.

Parcel CH40

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development within the parcel would not materially increase urbanising influences beyond the parcel boundaries.

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 Christchurch is a historic town, land here does not contribute to its historic setting or special character.
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:

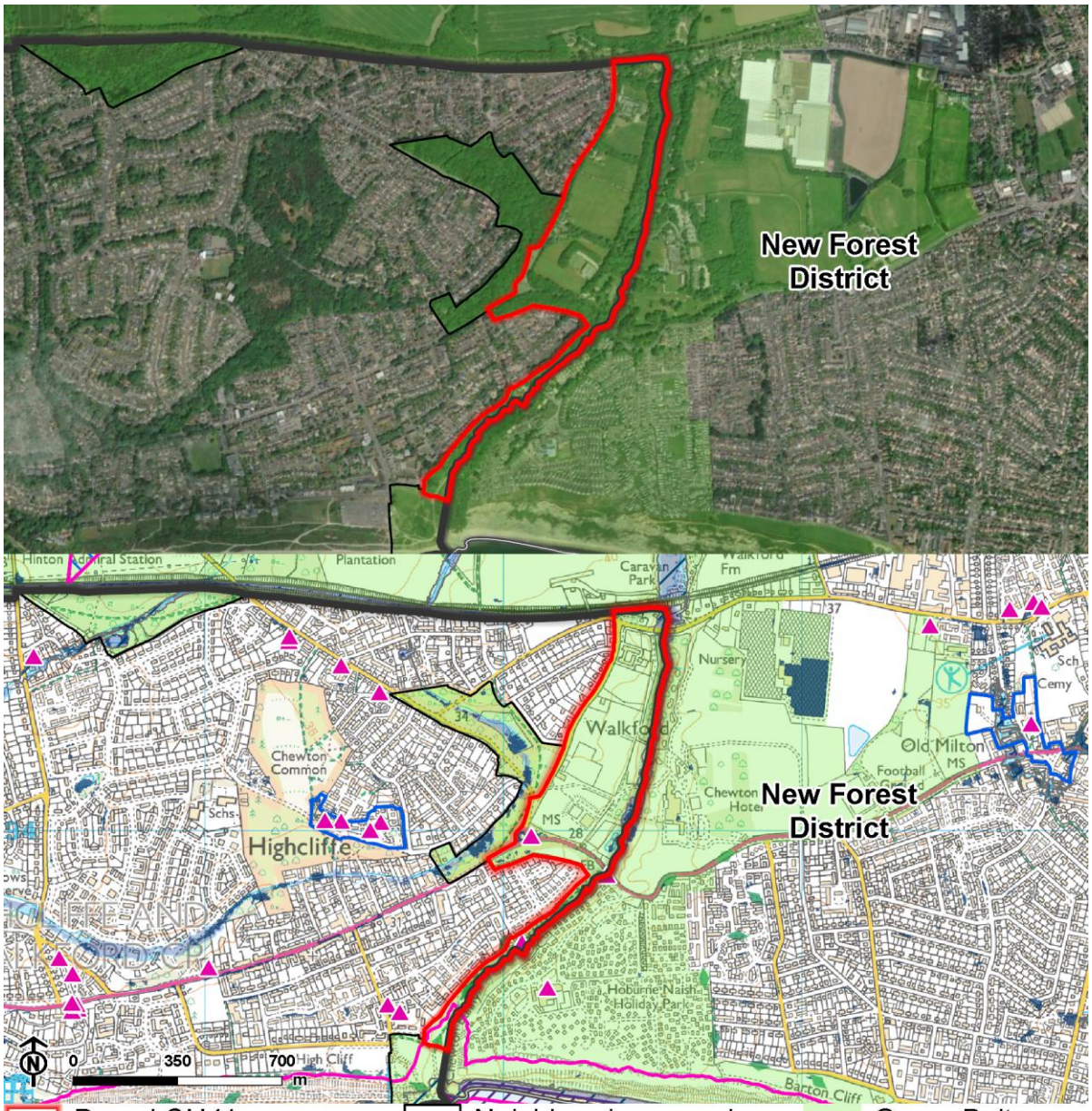
Equal contribution

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 CH41



Parcel CH41
Dorset and BCP councils
Neighbouring parcel
Neigbouring authority
Green Belt

Potential development constraints

- Listed building
- Special Area of Conservation
- Special Protection Area
- 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 CH41

Contribution of land in Parcel CH41

Parcel CH41 Assessment Conclusions

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

Parcel CH41 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Highcliffe. Parcel size: 27ha. Chewton Farm Road and the associated mature tree cover along with woodland tree cover in the south of the parcel near Walkford Brook, are a strong boundary features creating separation from Highcliffe. There is some change in landform which creates a sense of separation between the settlement and the parcel. The sloping landform down towards Walkford Brook to the east of the parcel provides some distinction from the settlement. There is 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 contains a number of detached dwellings and some commercial use, but development within the parcel is minimal. Natural features limit perception of the wider countryside. Woodland and mature tree lines limit 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 adjacent to a large built-up area. Christchurch/Highcliffe 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 CH41

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 woodland which currently gives the parcel a 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. Land is open and lies in the gap between Christchurch/Highcliffe and New Milton/Barton on Sea.
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. Walkford Brook and the associated steep, narrow valley and tree cover are significant separating features within the gap between towns.
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.

Parcel CH41

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 not significantly increase the urbanising influence on adjacent open land. Whilst the treed inner boundary creates a strong sense of separation from the urban area to the west, the wooded outer boundary would limit the urbanising impact of development on adjacent open land to the east.

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 Christchurch is a historic town, land here does not contribute to its historic setting or special character.
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:

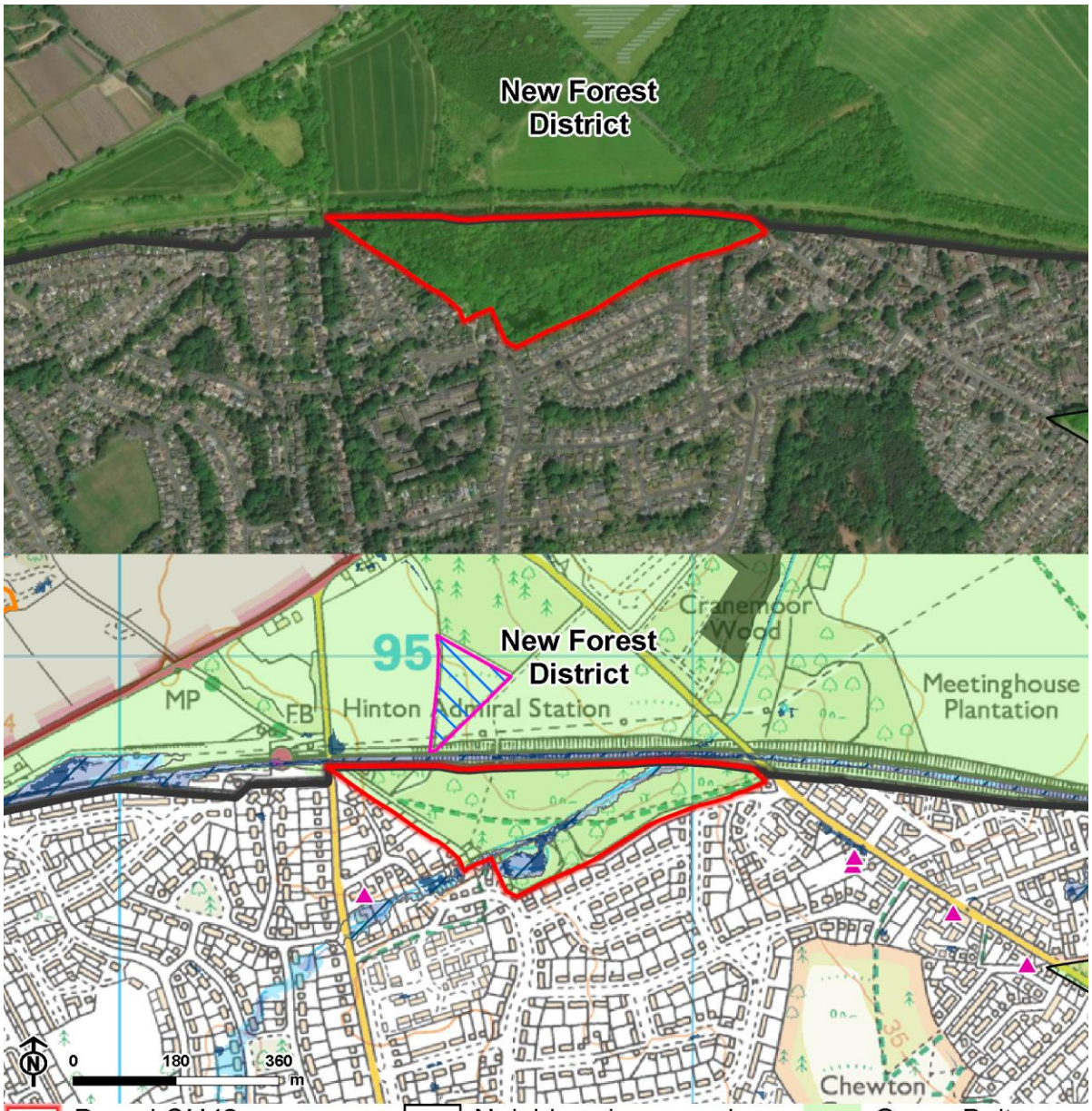
Equal contribution

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 CH42



Parcel CH42
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

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

Parcel CH42

Contribution of land in Parcel CH42

Parcel CH42 Assessment Conclusions

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

Parcel CH42 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Highcliffe. Parcel size: 9ha.
There is a strong boundary feature between the settlement and the parcel. The parcel comprises a woodland block.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a some perception of urban development outside of the parcel. Woodland along the parcel edge filters views of the adjacent built-up area of Christchurch.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel comprises woodland.
Natural features limit 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 adjacent to a large built-up area. Christchurch/Highcliffe 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.
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 contained from the wider Green Belt by the railway and woodland on the outer boundary.

Parcel CH42

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 strong physical features restricting and containing development within it. Although woodland between the parcel and the urban edge means that the parcel has a strong sense of separation from the urban area, the railway contains the parcel from 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 does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel CH42

Assessment Considerations	Assessment
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. Although Christchurch is a historic town, land here does not contribute to its historic setting or special character.
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:

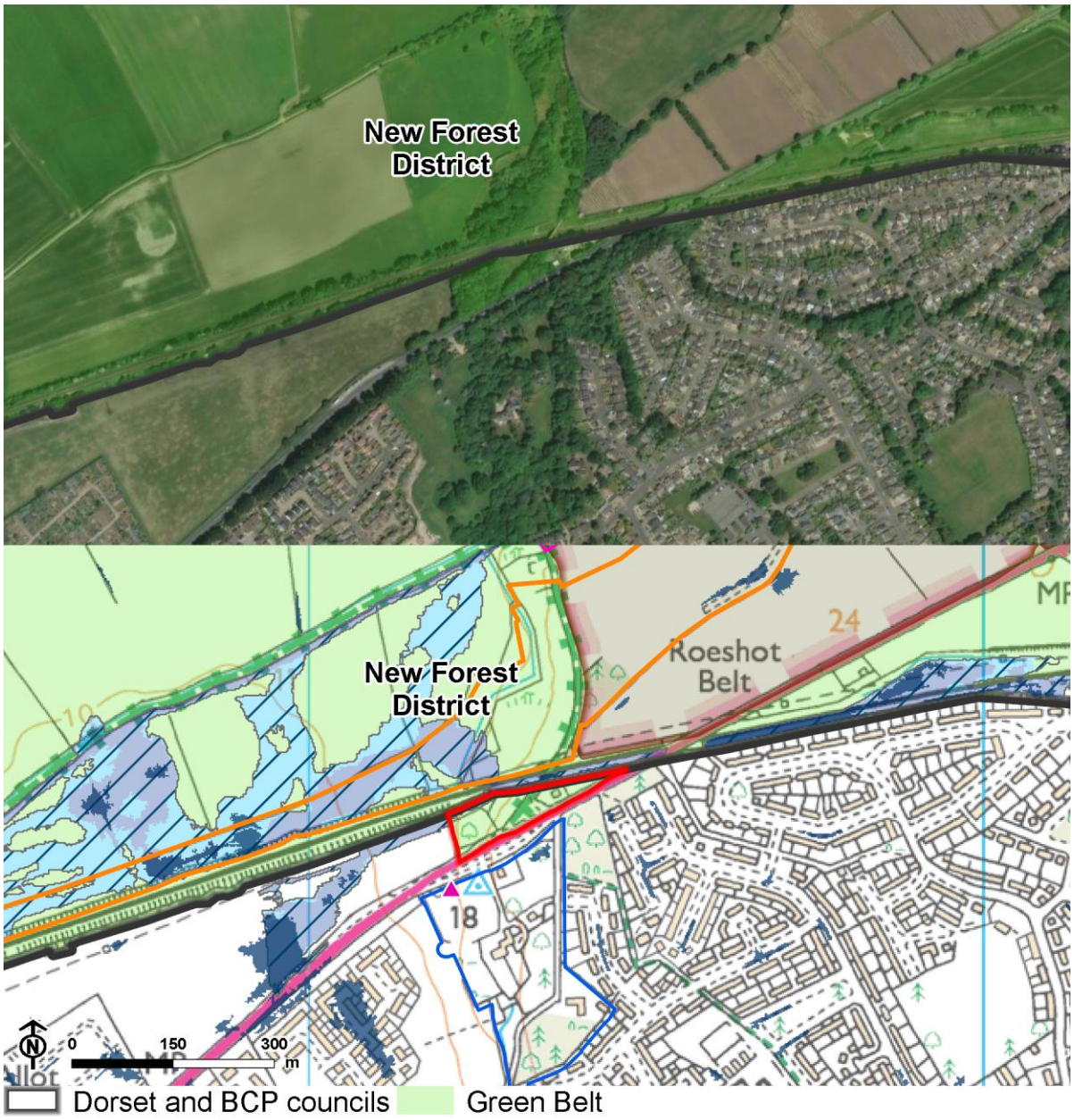
Equal contribution

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 CH43



Potential development constraints

- Listed building
- Site of Special Scientific Interest
- National Park
- 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 CH43

Contribution of land in Parcel CH43

Parcel CH43 Assessment Conclusions

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

Parcel CH43 Description

Parcel Location, Land Uses and Boundaries
Land to the north of Highcliffe Parcel size: 1ha. Tree cover associated with Lyndhurst Road creates a strong boundary feature between the settlement and the parcel. Tree cover in the west of the parcel forms a more moderate boundary to the forthcoming development in that direction. 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 due to the parcel's small size and proximity to both existing development and the forthcoming development to west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Tree cover along the railway line and Lyndhurst Road limit 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 adjacent to a large built-up area. Christchurch/Highcliffe is a town 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 physical features in reasonable proximity that could restrict and contain development. Tree cover, Lyndhurst Road, and the railway line create a strong outer boundary.

Parcel CH43

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 strong physical features restricting and containing development within it.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

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. Tree cover forms a strong inner and outer boundary, which would limit the urbanising impact of development on adjacent open land.

Parcel CH43

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 Christchurch is a historic town, land here does not contribute to its historic setting or special character.
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.