# Dorset and BCP Green Belt Assessment

## Dorset and BCP Councils

**Final report**
Prepared by LUC
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# Chapter 1
# Introduction

## Assessment scope

**1.1** LUC was commissioned by Dorset and Bournemouth, Christchurch and Poole (BCP) Councils to undertake an independent, robust, and transparent assessment of all Green Belt land in the Dorset and BCP Local Authority areas.

**1.2** This Green Belt review forms part of the key evidence to inform the emerging Dorset Council and BCP Council Local Plans, which will replace the existing plans for the former Local Authority areas that were adopted prior to 2019 when the current Councils were established. The new Local Plans will guide development across the region up to 2038 for the Dorset Council area and 2043/44 for the BCP Council area. The Plans are expected to contain ambitious proposals for growth to meet the need for additional housing, land for employment, and other developments whilst safeguarding the natural and built environment and meeting the challenges of climate change and net zero.

**1.3** There are a number of policy requirements and changes that necessitate undertaking a new Green Belt Assessment:

- In December 2024 the Government introduced significant changes to national policy on Green Belt within the National Planning Policy Framework (NPPF) and in February 2025 changes were made to the relevant sections of Planning Practice Guidance (PPG) with guidance provided on the definition of 'grey belt' and the methodology for undertaking Green Belt Assessments.
- Following these significant changes, the NPPF was revised in August 2026. The updated national policy continues to require development plan-making and decision-making policies to be supported by relevant and up-to-date evidence. The previous Green Belt evidence for Dorset and BCP predates the changes to national Green Belt policy introduced in the December 2024 NPPF, the February 2025 PPG, and the August 2026 NPPF, and therefore requires updating.

**1.4** This study supersedes the Strategic Green Belt Assessment undertaken for the Councils by LUC in 2021. The previous study comprised an assessment of the Green Belt across several settlements within South East Dorset, and the countryside around Bournemouth, Christchurch and Poole. The 2021 study was

a two-stage assessment that consisted of a Contribution Assessment (Stage 1) and a Harm Assessment (Stage 2), which served as a useful evidence base to balance growth against landscape conservation. This new study builds on the previous 2021 assessment and has been updated to take account of the new NPPF, PPG and any changes in the relationship between urban and open land that have occurred since then. This assessment evaluates the contribution of Green Belt land and defines grey belt land in line with relevant planning policy, guidance, appeal decisions and case law.

**1.5** The purpose of the Study is not to identify land that is suitable for development, or to set out the necessary exceptional circumstances (where required) for releasing land from the Green Belt. This will be undertaken, by the Council, if appropriate, in the context of the proposed strategic approach to meeting development requirements, considering a wide range of evidence relating to wider sustainability and viability factors. Even if land has been identified as grey belt, that does not mean that it is necessary suitable for development. Any development proposals would need to be assessed against the relevant requirements of the NPPF, including whether the development would be sustainable and whether it would fundamentally undermine the purposes of the remaining Green Belt.

## Report Structure

**1.6** The report is structured as follows:

- **Chapter 2** sets out the context for the study including the origins of the Dorset and BCP Council Green Belt and relevant planning policy in relation to Green Belt, with particular reference to the recent changes to the NPPF and PPG.
- **Chapter 3** sets out the assessment methodology.
- **Chapter 4** summarises the findings of the assessment of contribution to the Green Belt purposes.
- **Chapter 5** suggests next steps that should be considered, if it is necessary to identify potential development allocations in the Green Belt.
- **Appendix A** provides the contribution assessment, with supporting text, map and aerial view, for each identified parcel of Green Belt land.

# Chapter 2
# Planning policy context

**2.1** This chapter sets out the origins of the Dorset and BCP Council Green Belt, in relation to national and local Green Belt policy and guidance.

## Origins of the South East Dorset Green Belt

**2.2** The general extent of the South East Dorset Green Belt was first designated in 1980, as part of the adoption of the South East Dorset Structure Plan (1980). The detailed boundaries were defined in subsequent local plans for the relevant former local authorities; the boroughs of Bournemouth, Poole and Christchurch, East Dorset District Council and Purbeck District Council.

**2.3** Prior to its adoption, a Green Belt proposal had been submitted in South Hampshire in 1961. This included areas at St. Leonards and St. Ives, Hurn and Burton parishes and other land around Christchurch. This proposal went to public inquiry and modifications were proposed, but the Green Belt policy was not taken on to adoption. These areas were transferred to Dorset in 1974.

**2.4** The predecessor documents to the South East Dorset Structure Plan included the Consultative Document (1977) which proposed a Green Areas Policy. These were described as wedges and corridors of open space that would restrain the urban spread and protect the physical identity of many of the individual settlements. The submitted Structure Plan (1978) proposed the creation of a Green Belt and showed an outer but not an inner boundary.

**2.5** The Secretary of State's Notice of Approval of the Structure Plan stated that he "had modified the written statement by clarifying the purposes of the green belt, defining its boundaries in structural terms, and setting out the policies to be applied within it. Further provision for the protection of heathlands has been made."

**2.6** The area was designated as Green Belt following concern that the growth of settlements around the conurbation had resulted in the distinction between town and country becoming blurred and had spread the influence of urban development into the surrounding countryside. The 1980 Structure Plan set out that Green Belt was established for the following two purposes:

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

**2.7** The supporting text in the Structure Plan suggested that in addition to these two principal aims, the Green Belt would also provide for the development of suitable forms of countryside recreation easily accessible to a large number of people.

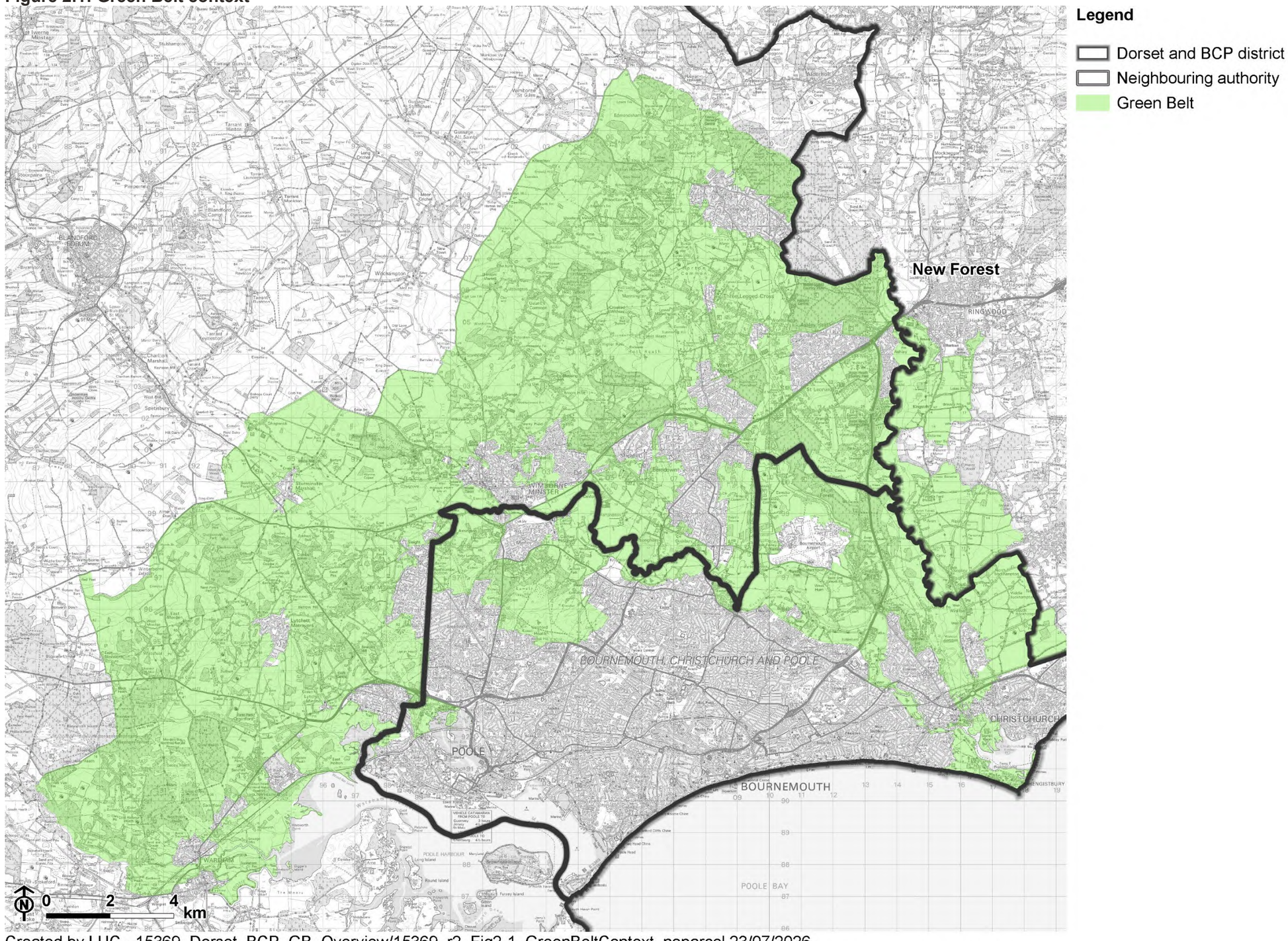
## The South East Dorset Green Belt

**2.8** The South East Dorset Green Belt today has a land area of just over 30,000 ha, with much of this located within the Dorset Council unitary authority area and smaller portions within the Bournemouth, Christchurch and Poole unitary area. This adjoins the Green Belt land within New Forest District to the east.

**2.9 Figure 2.1** shows the extent of the South East Dorset Green Belt. The Green Belt boundary is drawn tightly around the Bournemouth, Christchurch and Poole conurbation, as well as larger towns within Dorset such as Wimborne, Ferndown and Wareham.

**2.10** The Cranborne Chase & West Wiltshire Downs National Landscape partially overlaps the northern fringe of the Green Belt designation. The Green Belt within Dorset contains three National Nature Reserves (Holt Heath, Holton Heath and Morden Bog) and the Green Belt within both Dorset and Bournemouth, Christchurch and Poole unitary area contains several Local Nature Reserves, Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation and Ramsar sites, notably including the Dorset Heaths. The Green Belt within the authorities also contains numerous Scheduled Monuments and Listed Buildings, as well as two Registered Parks and Gardens within Dorset.

**Figure 2.1: Green Belt context**




Created by LUC - 15369_Dorset_BCP_GB_Overview/15369_r2_Fig2-1_GreenBeltContext_noparcel 23/07/2026

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# Local Green Belt Policy

**2.11** Separate Local Plans are being prepared for Bournemouth, Christchurch and Poole (BCP) and Dorset Councils, following the local government re-organisation in the area in April 2019. The adopted local planning policy is set out below with reference to each former authority.

## Adopted Local Plan policies for the former authorities

### Bournemouth

The Development Plan for Bournemouth comprises:

- Local Plan Core Strategy 2012;
- Town Centre Area Action Plan 2013;
- Affordable Housing DPD 2009;
- Saved Policies of the Bournemouth District Wide Local Plan 2002; and
- Boscombe & Pokesdown Neighbourhood Plan 2019.

**2.12** Policy CS37 of the Local Plan Core Strategy states that: “The South East Dorset Green Belt will continue to be designated in the Borough. Within the Green Belt inappropriate development, including uses of land, will not be permitted. Inappropriate development will include any development which does not maintain the openness of the land or which conflicts with the purposes of including land within the Green Belt.”

**2.13** Supporting text outlines that the part of the South East Dorset Green Belt in Bournemouth forms a narrow strip between the edge of the urban area and the Borough boundary, roughly following the course of the River Stour. It also states that the Green Belt will continue to play a key function in protecting the separate physical identity of the town by maintaining wedges or corridors of open land between built up areas of the Borough and development in Christchurch and East Dorset. It will also continue to protect the identities of the villages of Throop and Holdenhurst.

## Poole

**2.14** Since 1945, Poole has experienced considerable change and was one of the fastest growing urban areas in the country. The designation of a Green Belt in 1980 halted the outward expansion of the town.

**2.15** The adopted Poole Local Plan (2018) replaced:

- the Poole Core Strategy (2009);
- Site Specific Allocations and DM Policies DPD (2012);
- Infrastructure DPD (2012);
- and saved policies from the Poole Local Plan First Alteration (2004).

**2.16** The Local Plan brought forward a requirement for the careful adjustment of the Green Belt boundary through policy PP2 and PP10 to provide a minimum of 1,300 homes to boost the supply of affordable housing and family housing; and to support community facilities. Green Belt land was also proposed for release to support the delivery of education facilities at Creekmoor and Canford School. It was identified that their loss would not harm the overall strategic function of the wider South East Dorset Green Belt.

**2.17** An area of Green Belt land was added south of Bearwood to help strengthen the long-term function of the Green Belt. Overall, the Poole Local Plan led to a 0.22% reduction of the extent of the South East Dorset Green Belt.

## Christchurch and East Dorset

**2.18** Christchurch is set within the Green Belt and is now part of the BCP Council area. East Dorset now forms part of the Dorset Council area. One of the principal functions of the Green Belt in this area is to prevent the coalescence of settlements.

**2.19** The Christchurch Local Plan (2001) and the East Dorset Local Plan (2002) have (with the exception of some saved policies) been superseded by the jointly prepared Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014). The statutory development plan also includes two made (adopted) neighbourhood plans:

- The Highcliffe and Walkford Neighbourhood Plan (2023); and
- The Hurn Neighbourhood Plan (2024).

**2.20** The Local Plan Core Strategy includes policy KS3 which discusses the role and function of the Green Belt. This policy strives to protect separate physical identities of individual settlements and to maintain areas of open land around the conurbation. The plan makes limited changes to Green Belt boundaries: i.e. to include areas in the Green Belt that are no longer capable of delivering development; and to remove some land from the Green Belt for development allocations, e.g. proposed for urban extensions and new neighbourhoods, education, employment and Bournemouth Airport.

### Purbeck

**2.21** The South East Dorset Green Belt in Purbeck serves to prevent coalescence of settlements through a westward sprawl of the Poole / Bournemouth conurbation. It bounds Holton Health, Lytchett Matravers, Lytchett Minster, Sandford, Upton and Wareham.

**2.22** The Purbeck Local Plan 2018-2034 was adopted in July 2024. Policy V2 includes amendments to the Green Belt boundary to release land around Lytchett Matravers and Upton to support its strategic policy of spreading housing development across the plan area.

## National Green Belt policy

**2.23** Government policy on the Green Belt and grey belt is set out in policies GB1-GB8 of chapter 13 of the NPPF 'Protecting Green Belt land' **[See reference 1]**. The Government attaches great importance to Green Belt, and for this reason there is a detailed policy framework for both the review of Green Belt for plan-making policies and for determining planning applications for development within the Green Belt.

### Aims and purposes

**2.24** The NPPF states that "the objective of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential features of which are their openness and permanence".

**2.25** This is elaborated on in NPPF policy GB2: Assessing existing Green Belt land, which states that Green Belts serve five purposes, as set out below:

- a) to check the unrestricted sprawl of large built-up areas;

- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

**2.26** The NPPF explains that development in the Green Belt is inappropriate unless covered by one the exceptions set out in policy GB7: Development which is not inappropriate in the Green Belt (see Glossary in Appendix A). Policy GB6 sets out that inappropriate development is by definition harmful to the Green Belt and that, when considering planning applications, 'substantial weight' should be given to any harm to the Green Belt, including harm to its openness.

## Altering and Defining Green Belt Boundaries

**2.27** Policy GB3: Altering existing Green Belt boundaries states that Green Belt boundaries should only be altered through the preparation or updating of plans where exceptional circumstances are fully evidenced and justified. Exceptional circumstances in this context include a local planning authority being unable to meet its identified need for development in full, having examined all other reasonable options for doing so. Notable reasonable options include:

a) "making as much use as possible of suitable previously developed and underutilised land;

b) optimising the density of development in accordance with the policy L1; and

c) assessing whether sufficient suitable sites can be identified outside the Green Belt."

**2.28** Policy GB3 goes on to state that "where a development plan's spatial strategy has identified suitable land around well connected stations for development, exceptional circumstances do not need to be demonstrated to justify altering Green Belt boundaries."

**2.29** Policy GB4: Defining Green Belt boundaries states that "when defining Green Belt boundaries, whether as a result of altering or establishing Green Belts, local plans should:

a) Only include land which it is necessary to keep permanently open as Green Belt;

b) Include villages within the Green Belt where it is necessary to restrict development because of the important contribution the open character of the village makes to the openness of the Green Belt. Such villages should not be identified as 'settlements' for the purpose of the spatial strategy in the development plan;

c) Use other, more relevant, policy approaches, such as conservation area designation where the character of a village needs to be protected for other reasons;

d) Demonstrate that new Green Belt boundaries are broadly consistent with the spatial strategy for accommodating growth and meeting development needs across the plan area and adjoining areas, including those of any relevant spatial development strategies. This includes ensuring that any alterations to Green Belt boundaries promote sustainable patterns of development, including by:

   - i. Giving priority to the release of previously developed land within the Green Belt, then to grey belt land which is not previously developed, and then other Green Belt locations, so long as this promotes a sustainable pattern of development overall; and
   - ii. Not proposing alterations where there is clear evidence these alterations would fundamentally undermine the purposes (taken together) of the remaining Green Belt when considered across the area of the plan.

e) Ensure that allocations for major development involving the provision of housing on land released from the Green Belt can meet the Golden Rules, as set out in policy GB8, and that these requirements are set out within the local plan;

f) Ensure Green Belt boundaries are defined clearly, using physical features that are readily recognisable and likely to be defensible; and

g) Identify areas of safeguarded land, where necessary to meet longer-term development needs well beyond the plan period. It should be made clear that safeguarded land is not allocated for development at the present time (and does not form part of settlements), and that its status will change only when the plan is updated and proposes that the land is released for development.

## Grey belt

**2.30** The concept of 'grey belt' was introduced into the NPPF in December 2024. It is defined in Annex B of the NPPF as "land in the Green Belt comprising previously developed land and/or any other land that, in either case, **does not strongly contribute to any of purposes (a), (b), or (d) in policy GB2"**.

**2.31** The definition of grey belt is important because one of the main purposes of the Green Belt Assessment will be to determine the extent to which land within the Green Belt contributes to the purposes (a-e) set out at policy GB2 of NPPF. In turn, this will then identify grey belt land that does not make a strong contribution to purposes A, B or D.

**2.32** As noted above, the NPPF indicates that, after considering previously developed land, grey belt land should be prioritised for release in order to meet development need. The NPPF's policies regarding development proposals in the Green Belt also indicate, at policy GB7, that development will not be inappropriate if it would utilise grey belt land, as long as:

- It would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- There is an evidenced unmet need for the type of development proposed;
- The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and
- In the case of major development involving the provision of housing, the development proposed complies with policy GB8.

**2.33** The NPPF states that inappropriate development is, by definition, harmful to the Green Belt, including to its openness and should not be approved except in very special circumstances. Development in the Green Belt is inappropriate unless it falls within one of the categories in policy GB7.

# Former footnote 7 Designations

**2.34** In December 2025, the Ministry of Housing, Communities and Local Government (MHCLG) published a wide range of proposed reforms to the NPPF and other changes to the planning system. A consultation on these reforms was undertaken until March 2026 and MHCLG subsequently published a new version of the NPPF in August 2026.

**2.35** This Green Belt assessment was undertaken prior to the publication of the August 2026 NPPF but the revised NPPF does not introduce any changes that affect the Green Belt contribution assessment methodology set out in this report. However, an amendment to the definition of 'grey belt' means that the December 2024 NPPF's requirement to consider the potential impact of development on a number of area/asset designations listed in footnote 7 has been removed. As this change has been implemented, there is no longer a need to classify certain areas in the Green Belt Study as 'provisional' grey belt pending further assessment of whether development would have a significant impact on footnote 7 areas or assets.

**2.36** Importantly, this change does not negate the need to consider the impact, alongside wider sustainability considerations, of specific development proposals on the areas and assets formerly listed in footnote 7; it simply removes its inclusion as part of the definition of grey belt. As the guidance note describing the proposed NPPF changes set out, the revised definition "seeks to enable grey belt to be identified with greater certainty, whilst continuing to ensure that these areas receive the same level of protection as elsewhere in the Framework."

**2.37** The draft outputs from this study, predating the August 2026 NPPF change, contained maps showing footnote 7 designations. Although these designations are no longer used to determine whether grey belt is 'provisional', the Local Authority has requested their retention to help inform future sustainability considerations. They have been renamed 'potential development constraints' now that they are not listed under NPPF footnote 7.

## Annex E: Green Belt assessments

**2.38** The NPPF's Green Belt policies are supplemented by Annex E: Green Belt assessments on Green Belt planning and how to assess Green Belt land. This section of the NPPF is also partially set out in the PPG which was substantially re-written in February 2025. Annex E states that Green Belt assessments should:

"a. Identify the location and appropriate scale of the area or areas to be assessed, and in doing so:

i. Consider all Green Belt within the plan area in the first instance;

ii. Be broadly consistent with any Strategic Green Belt assessment in an adopted Spatial Development Strategy;

iii. Ensure assessment areas are small enough to enable variations in their contribution to the Green Belt purposes to be assessed;

iv. Facilitate identifying areas of grey belt by subdividing areas into smaller assessment units where this is necessary; and

v. Consider where it may be appropriate to vary the size of assessment areas based on local circumstances. For example, the assessment of smaller areas may be appropriate in certain places, such as around existing settlements or public transport hubs or corridors.

b. Identify areas of grey belt land, as defined in the glossary at Annex B, by evaluating the contribution each assessment area makes to Green Belt purposes (a), (b) and (d) set out in policy GB2, using the [illustrative criteria set out in Annex E].

c. Identify whether the release or development of the assessment area(s) would fundamentally undermine the five Green Belt purposes (taken together) of the remaining Green Belt when considered across the area of the plan."

## Grey belt assessment criteria

**2.39** Annex E sets out illustrative criteria for assessing the contribution of land to Green Belt Purposes A, B and D. These criteria are intended to assist in evaluating the performance of assessment areas against the relevant Green Belt purposes and provide illustrative features that may indicate a strong, moderate or weak contribution. These criteria are discussed further in Chapter 3, where they have informed the assessment methodology for this Green Belt assessment.

## Assessing the impact of Green Belt release or development on the remaining Green Belt across the Plan area

**2.40** Annex E requires that Green Belt assessment should not be limited to the impact of release or development of grey belt land but any Green Belt land, and requires consideration of whether the release or development of assessment areas would fundamentally undermine the five Green Belt purposes, taken together, of the remaining Green Belt when considered across the area of the plan.

**2.41** The PPG provides further clarification on this requirement. It states that Green Belt locations should only be discounted for release or development where they would "affect the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way" (PPG Paragraph: 008 Reference ID: 64-008-20250225).

### The appropriate scale of Green Belt assessments

**2.42** Authorities must identify an appropriate scale of Green Belt assessment that delivers clear variations in contribution to the Green Belt purposes, assessing all Green Belt land within a Plan area in the first instance and responding to local circumstances. Local circumstances may dictate, for example, the need for smaller assessment areas in locations where there is greater variation in contribution to the Green Belt purposes, or greater potential for sustainable development, such as around existing settlements or public transport hubs or corridors.

Villages should not be defined as large built-up areas, towns or historic towns. Where there are no historic towns in or adjacent to a plan area, it may not be necessary to provide detailed assessments against Purpose D.

## Planning Practice Guidance

**2.43** The PPG, updated in February 2025, provides supporting guidance on the application of Green Belt policy and Green Belt assessments. Whilst key assessment requirements are now set out in Annex E of the NPPF, the PPG continues to provide additional guidance that is relevant to the preparation of Green Belt assessments

**2.44** The PPG states that strategic planning authorities, local planning authorities, and groups of local planning authorities should produce a Green Belt assessment during the preparation or updating of Local Plans and Spatial Development Strategies that set the strategic context for the release of land where this would be required to meet development needs.

### Assessing Green Belt land to identify grey belt land

**2.45** Authorities must identify grey belt land as part of the necessary review and alteration of Green Belt boundaries in order to:

- prioritise it over other Green Belt locations through the plan-making process, and
- help determine planning applications on Green Belt land in line with policy GB7.

**2.46** Importantly, the guidance is clear that "where grey belt is identified, it does not automatically follow that it should be allocated for development, released from the Green Belt, or for development proposals to be approved in all circumstances. The contribution Green Belt land makes to Green Belt purposes is one consideration in making decisions about Green Belt land. Such decisions should also be informed by an overall application of the relevant policies in the area's adopted Plan and the NPPF" (PPG Paragraph: 001 Reference ID: 64-001-20250225), including consideration of whether:

- development is sustainably located;
- whether it would meet the 'Golden Rules' contribution (where applicable); and
- whether there is a demonstrable unmet need for the type of development proposed.

**2.47** The identification of grey belt land is only one consideration in decisions relating to Green Belt land. Decisions on whether land should be allocated, released from the Green Belt or developed should also be informed by the wider development plan, national policy and sustainability considerations.

## Identifying sustainable locations in a Green Belt

**2.48** Irrespective of the outcomes of reviewing Green Belt boundaries, when determining applications in the Green Belt or identifying appropriate locations for development in a Local Plan, the need to promote sustainable patterns of development remains an important consideration. These principles should help determine whether a site's location is appropriate for the type of development proposed. Accordingly, the identification of land as grey belt does not in itself indicate that it is suitable for development.

**2.49** The sustainability of specific locations should be determined in light of local context and site or development-specific considerations. Thus, in plan making, the fit of locations with the principles of sustainability will take into consideration factors such as: local geography; infrastructure and connectivity; the specific settlements characteristics and function; climate change; effective use of land; and other relevant constraints and opportunities, including the natural and built

environment, physical characteristics, legal covenants, and opportunities for environmental improvement. Furthermore, authorities are required to seek to prioritise sustainable transport solutions in line with NPPF policy TR1.

## Impact of development on the openness of the Green Belt

**2.50** The PPG states that, where necessary, assessments of the impact of proposals on the openness of the Green Belt must be tailored to the circumstances of the case and may include consideration of a proposal's:

- spatial volume, i.e. impact on spatial openness;
- visual impact, i.e. impact on visual openness;
- the duration of development, and its remediability; and
- the degree of activity, such as traffic generation.

**2.51** Although relating to development proposals, this guidance can help inform judgements relating to the impact that existing development has on Green Belt openness, which is one of the factors that needs to be considered when assessing contribution to the Green Belt purposes.

# Chapter 3
# Assessment Methodology

**3.1** This chapter sets out the proposed methodology for the Dorset and BCP Council Green Belt assessment, with reference to key planning policy, practice guidance, appeal decisions and case law. Annex E of the NPPF (outlined above in Chapter 2) is particularly relevant to this method statement.

## General approach

**3.2** The study assesses and presents the contribution that identified parcels of land make to each of the five purposes of the Green Belt (A to E). Contributions to Purposes C and E are not relevant to the identification of grey belt, but Purpose C in particular is still an important consideration in planning decisions related to the Green Belt, particularly in scenarios involving the potential release or development of Green Belt land that is not defined as grey belt land.

**3.3** Having assessed the contribution to the Green Belt purposes, conclusions are provided on any potential for development to fundamentally undermine these purposes (taken together) on the remaining Green Belt across the plan area as a whole.

### Comparison with previous study

**3.4** Fundamentally, there is little change from the 2021 Strategic Green Belt Assessment in terms of the factors that need to be considered to determine contribution to the Green Belt purposes, but the way in which these need to be presented has changed. Our methodology clearly sets out our definition of key terms, taking account of new terminology presented in the PPG.

**3.5** The PPG focuses on assessing the ‘contribution’ land makes to the Green Belt Purposes, whereas the 2021 study comprised a Stage 1 assessment of ‘Contribution’, followed by a Stage 2 assessment of ‘Harm’. Although the term ’contribution’ is used in the NPPF and PPG, the illustrative features of rating grades listed in the latter suggest that the consideration of impact (or the harm) of development is a key element of the assessment. The assessment does not include a separate assessment of harm, but this forms an integrated component of the assessment of contribution in line with the PPG.

**3.6** The most evident change resulting from application of the new national guidance is in relation to the relevance of Purpose A. As discussed under the Purpose A definitions subheading below, all towns in and adjacent to the Dorset Green Belt are now considered to be large built-up areas, whereas in 2021 only the Bournemouth-Christchurch-Poole conurbation was treated as such. This and the methodological changes associated with assessing contribution by purpose rather than overall harm to the Green Belt purposes means that direct comparison with the 2021 findings cannot be made.

## The location and scale of assessment areas

**3.7** The PPG states that local planning authorities must identify an appropriate scale of Green Belt assessment that delivers clear variations in contribution to the Green Belt purposes, assessing all Green Belt land within a Plan area in the first instance and responding to local circumstances.

**3.8** Local circumstances may dictate, for example, the need for smaller assessment areas where there is greater variation in contribution to the Green Belt purposes, such as around existing settlements. In this study we have used the terms ‘assessment areas’, ‘parcels’ and ‘outer areas’ to describe those areas where the contribution assessments are undertaken.

**3.9** In this study, LUC’s approach to parcelling does not predefine parcels but instead uses an analysis process to identify variations in contribution to the purposes, with areas being defined to reflect those variations. The defined areas are the final product of the assessment, reflecting the range of variations in Green Belt contribution to the Green Belt purposes.

**3.10** Assessment areas vary in size depending on the range of factors (within and in their immediate vicinity) affecting their contribution. For example, parcels closer to urban areas are likely to be subject to a greater range of factors influencing their contribution compared to more remote areas in the open countryside, resulting in smaller ‘parcels’ at urban edges and larger ‘outer areas’ in the open countryside respectively. Parcel boundaries typically follow readily recognisable physical features, including natural features such as waterways and water bodies, woodlands and topographical features, and manmade features such as roads and railway lines and field boundaries) where possible.

**3.11** This is an approach that LUC has successfully used in all its recent Green Belt assessments and has been considered robust by inspectors at Local Plan Examinations. The benefits of this approach are that:

- it avoids misleading results where predefined areas have variations in contribution within a parcel that are averaged out.
- it enables the Councils to overlay potential strategic development sites over the findings of the Green Belt assessment to get a clear understanding of the contribution they make to the Green Belt purposes without the need for further evaluation (unless the sites are less than one hectare in size – see below for further information on the granularity of the assessment).

**3.12** A similar approach was adopted for the 2019 Green Belt Review, but methodological adjustments in light of the updates to the PPG have resulted in some changes to parcel boundaries from those previously identified. Some parcel boundaries have also been amended in light of development or allocations that have come forward since the 2019 study was undertaken.

**3.13** Contributions to Purposes C and E are not relevant to the identification of grey belt, but Purpose C in particular is still an important consideration in Green Belt planning decisions, particularly in scenarios involving the release of Green Belt land that is not defined as grey belt land. Purpose C and E have also been assessed in this study.

**3.14** Areas of assessment are typically smaller at urban edges, reflecting the greater variation in factors influencing contribution in these areas. Such locations are referenced as Green Belt ‘parcels’. Larger, remote areas which have a very strong sense of separation from existing urban areas are referenced as Green Belt ‘outer areas’.

**3.15** The granularity of the study in terms of the resultant number of identified assessment parcels and outer areas has been influenced by the rating scale and defined minimum parcel size described below.

## Rating scale

**3.16** Annex E is not prescriptive in terms of the definition of rating scales but provides guidance on assessing how land contributes to Green Belt purposes, classified as ‘strong’, ‘moderate’ and ‘weak/none for (A, B and D). No guidance is provided for purposes C and E. The Green Belt Assessment has followed this rating scale.

**3.17** Even where grey belt areas are defined through the assessment, a plan area’s growth needs, other locationally specific development requirements, the need for development to be in sustainable locations, and the specific constraints

and opportunities of sites, may still require consideration of the release of Green Belt land that does not meet the grey belt definition. Therefore, Green Belt purposes c and e must also be rated. Purposes C is also taken into account in considering whether there is a fundamental impact on the remaining Green Belt.

**3.18** The 'strong' contribution ratings, where applicable to Purposes A, B or Dd, identify land which does not meet the definition of grey belt (given that land which contributes strongly to Purpose C and/or E can still meet the definition of grey belt land).

**3.19** Distinguishing between land that does not perform a strong contribution against a specific Green Belt purpose through two other categories – moderate and weak/no contribution – is in line with Annex E on defining grey belt. This can then alongside sustainability and other relevant considerations, inform more nuanced judgements regarding the suitability of locations (including those classified as grey belt) for release or development.

## Minimum parcel size

**3.20** The number of parcels resulting from the analysis process is also influenced by setting a minimum parcel size. The higher the minimum parcel size, the greater the likelihood that smaller areas may exist within a parcel that performs more weakly in relation to one or more of the Green Belt purposes than the parcel as a whole.

**3.21** In order to make the outputs useful for development management purposes, and to reduce the likelihood of more localised variations in Green Belt contribution being identified at a later stage, the minimum parcel size for the assessment was defined as one hectare.

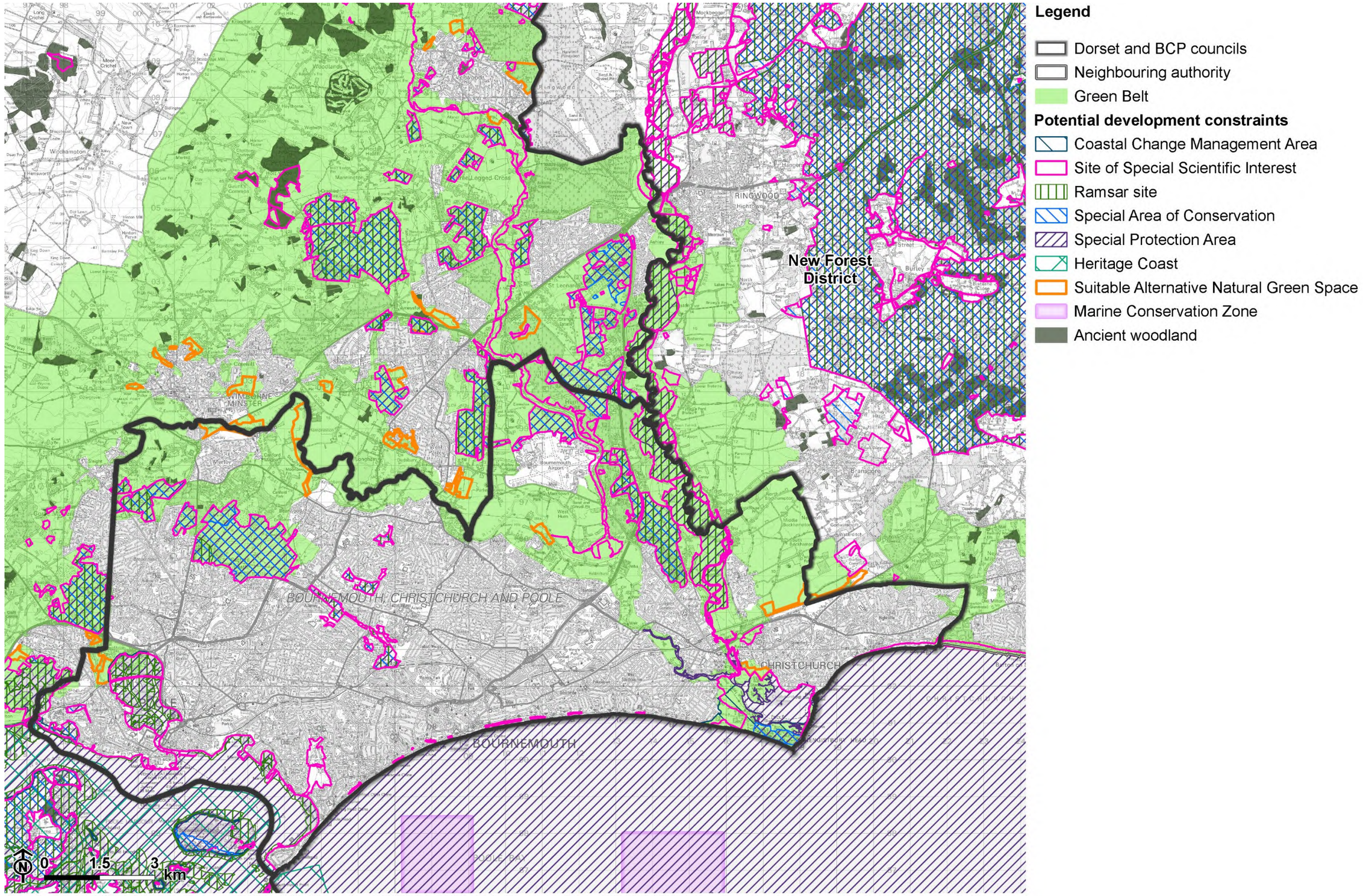
**3.22** This enables the Council to overlay potential strategic development sites over the findings of the Green Belt assessment to get a clear understanding of the contribution they make to the Green Belt purposes without the potential need for further evaluation (unless the sites are less than one hectare in size). It ensures that the Council can have confidence that the findings of the Green Belt assessment are applicable to sites / locations of one hectare or more.

## Potential development constraints

**3.23** Under the December 2024 version of the NPPF, the definition of grey belt included consideration of land affected by the constraints identified in footnote

7. The current NPPF (August 2026) no longer incorporates these footnote 7 constraints within the definition of grey belt. Accordingly, the study does not identify ‘provisional grey belt land’ in the manner required by the previous version of the NPPF. However, the former footnote 7 designations are still mapped and overlaid on the assessment findings, as ‘potential development constraints’. This will provide the Councils with a clear understanding of these constraints and will assist them in their future consideration of the sustainability and suitability of these areas for development. Figures 3.1-3.3 illustrate these potential development constraints across the study area as a whole.

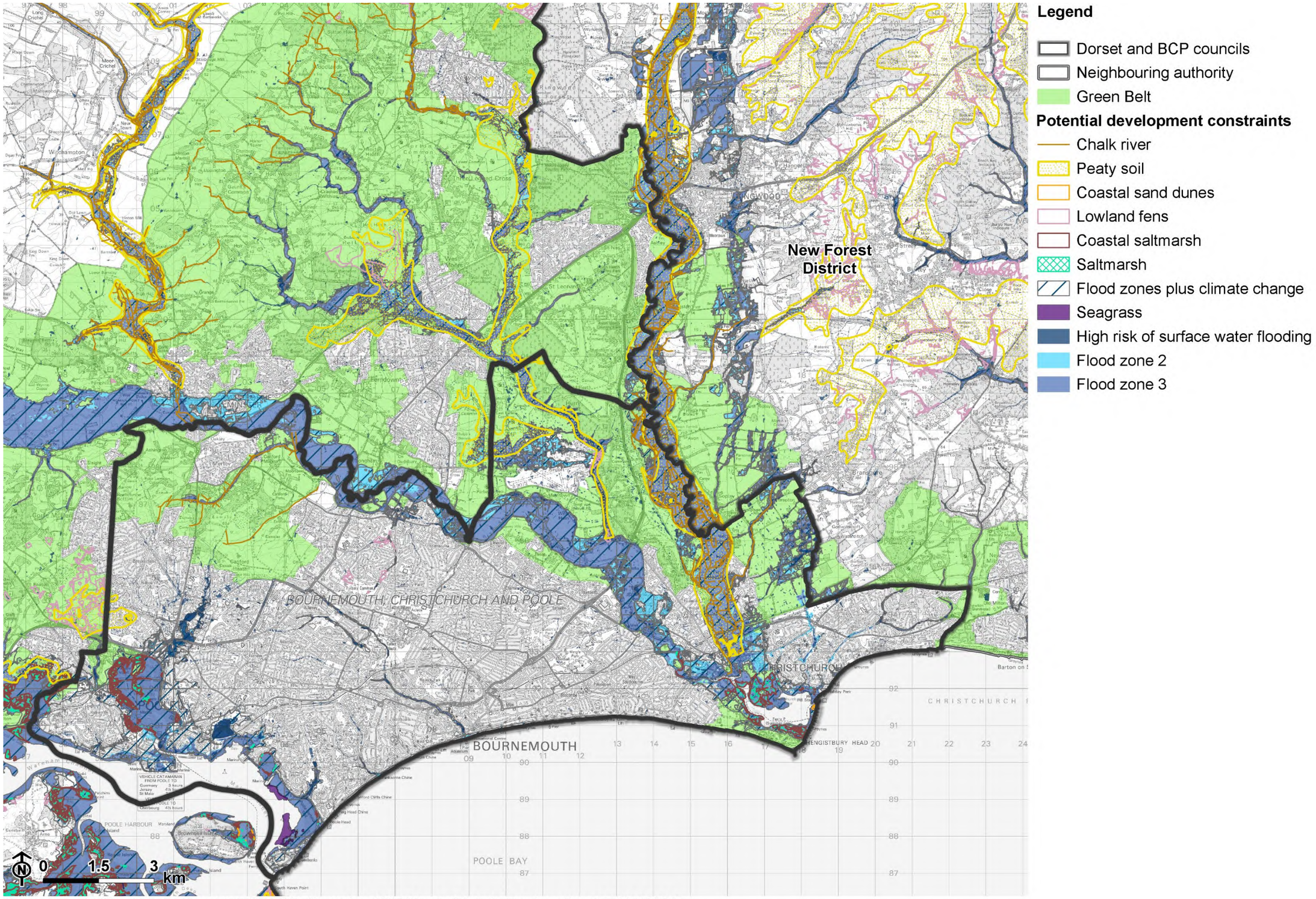
**Figure 3.1: Potential development constraints (formerly footnote 7 areas/assets) – environmental**




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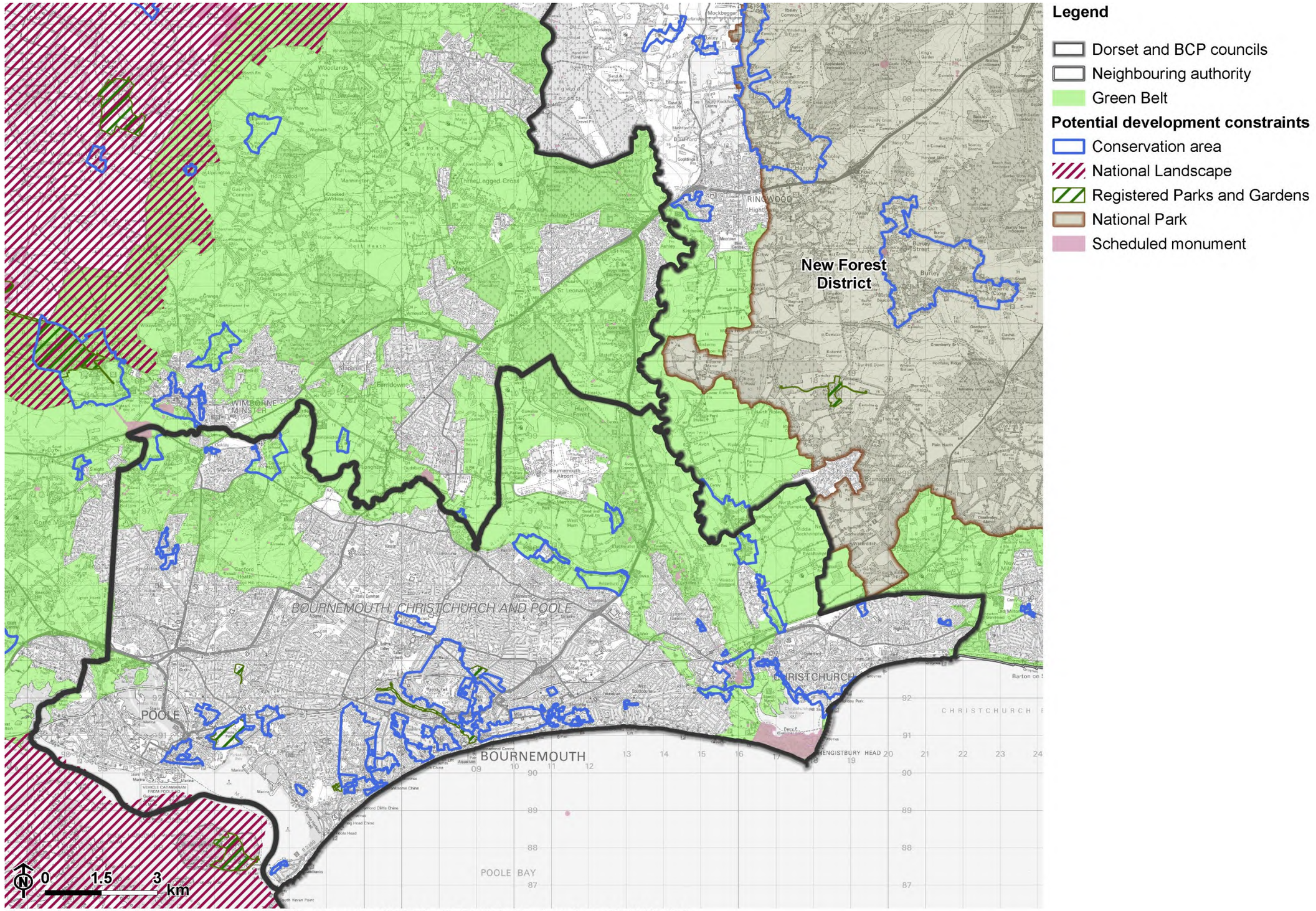
**Figure 3.2: Potential development constraints (formerly footnote 7 areas/assets) - habitats and flood \zones**




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**Figure 3.3: Potential development constraints (formerly footnote 7 areas/assets) - historic and landscape designations**




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## Previously developed land

**3.24** The NPPF defines grey belt 'as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in policy GB2.' The definition makes it clear that only previously developed land (PDL) that does not make a strong contribution to the Green Belt purposes can be defined as grey belt land, i.e. that PDL in isolation is insufficient justification to define Green Belt land as grey belt. This is supported by recent appeal decisions directly relevant to the matter **[See reference 2]**.

**3.25** The NPPF glossary defines Previously Developed Land (PDL) as "Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed but where provision for restoration has been made through development management procedures (including development related to minerals extraction, waste disposal by landfill and renewable and low carbon energy development, where provision for restoration exists); land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape."

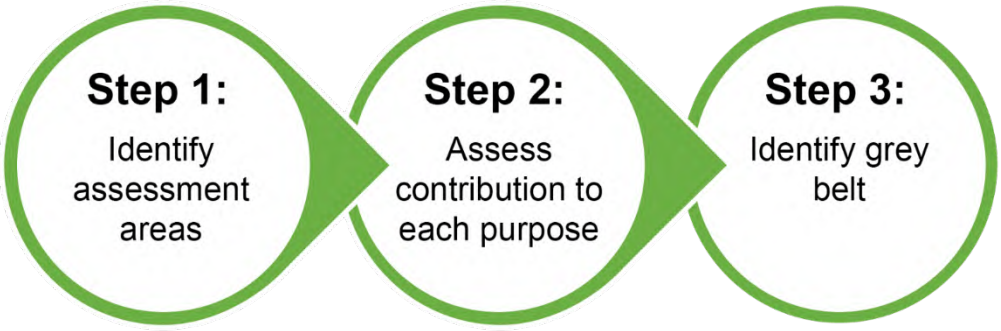
**3.26** The majority of significant (greater than one hectare) activities and land uses that qualify for definition as PDL will need to be assessed to ascertain if they make less than a strong contribution to Green Belt purposes A, B and D (by virtue of their urbanising influence and/or effect on the openness of the Green Belt) and will therefore fall within defined grey belt locations through the strategic assessment process. However, some PDL such as large areas of fixed surface infrastructure (e.g. airport runways, motorways and other transport infrastructure) may in certain locations maintain a strong sense of openness such that they make a strong contribution to Green Belt purposes A, B or D and are not eligible for definition as grey belt land.

**3.27** PDL and grey belt at a scale of less than one hectare in area will not be identified through this strategic assessment.

## Parcel assessment process

**3.28** A flow diagram illustrating the steps in defining and assessing Green Belt parcels is shown in Figure 3.4.

**Figure 3.4: Stages of the parcel assessment process**




### Step 1: Identify Assessment Areas

**3.29** Working outwards from each inset settlement edge, the analysis process identified variations in the relationship between urban and open land. A series of paragraphs, under the heading 'description', sets out these findings in a consistent manner for each identified parcel:

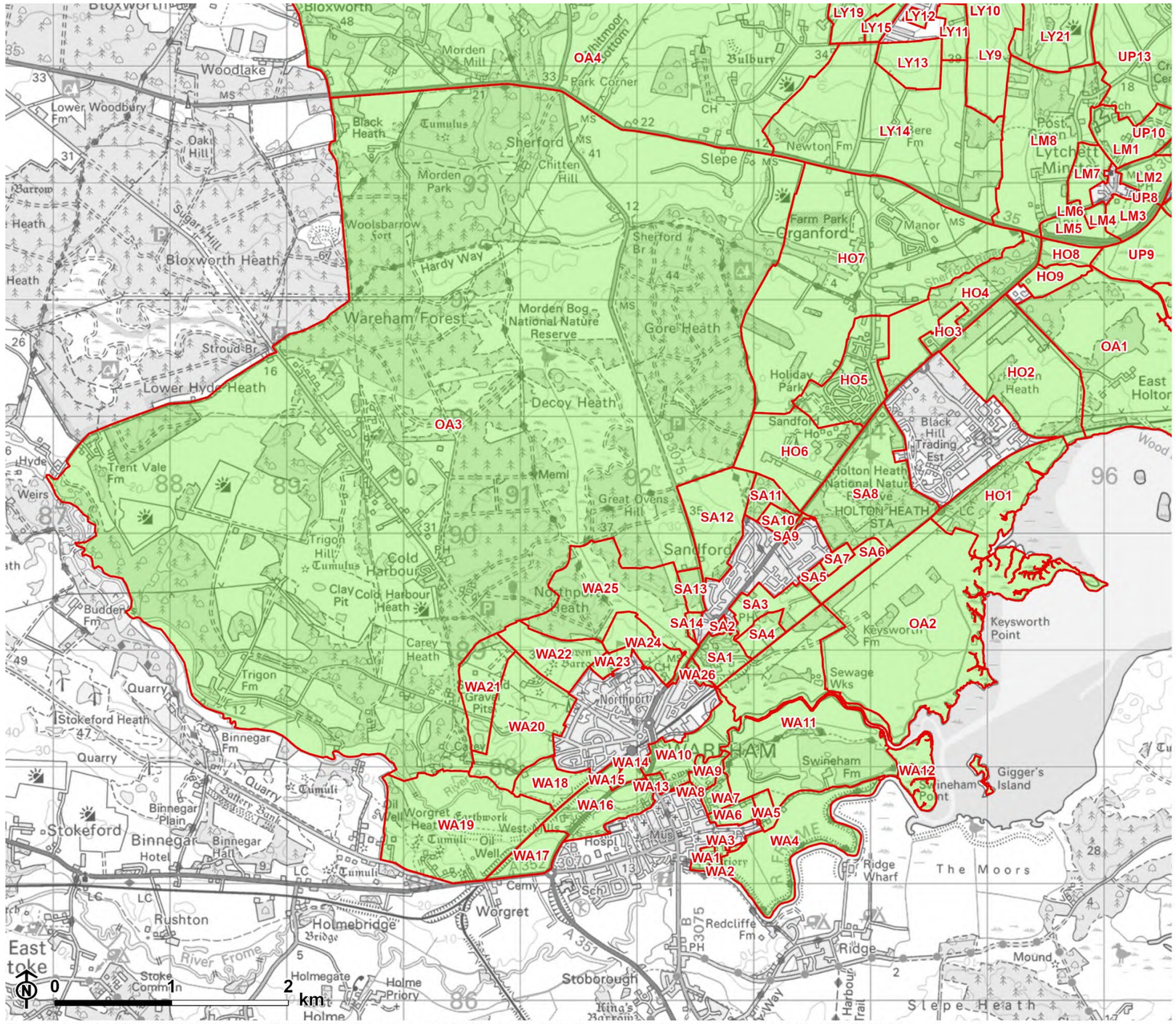
- The first paragraph comments on boundary features between the urban area and the parcel, giving an indication of their strength. Features such as woodlands, major roads and rivers would typically be considered strong boundary features, and consistency of a distinctive boundary feature over distance also adds to its strength. Where a parcel does not lie directly adjacent to an urban area there may be a number of 'layers' of boundary feature to consider. Hedgerows (unless containing a strong component of mature trees), garden fence-lines or minor roads (unless combined with strong hedgerows) are considered weak boundaries.
- The second paragraph notes any changes in landform which strengthen the sense of separation from the urban area. A sharp change in slope or crossing of a ridgeline are examples of changes in landform which would significantly increase the sense of separation from an urban area.
- The third paragraph summarises the degree of urbanising influence from defined urban areas, taking into consideration the above, plus any other

relevant factors, such as the scale of development in the settlement and the distance between the parcel and the settlement edge.

- The fourth paragraph comments on the extent of development and/or activity in the Green Belt that would increase urbanising influence. Locations above the minimum parcel size (1ha) which lack openness, and therefore make no contribution to the Green Belt purposes, are noted. These would generally be considered previously developed land (PDL), but there are also areas of land meeting the definition of 'previously developed' that still retain some openness and therefore still perform a role in relation to one or more of the Green Belt purposes. The NPPF's definition of grey belt makes it clear that only PDL that does not make a strong contribution to the Green Belt purposes can be defined as grey belt land (this is supported by recent case law [See reference Error! Bookmark not defined.]).
- The final paragraph notes the relationship between the parcel and the wider Green Belt, with reference to visual connectivity and the role of natural or built features in limiting this relationship.

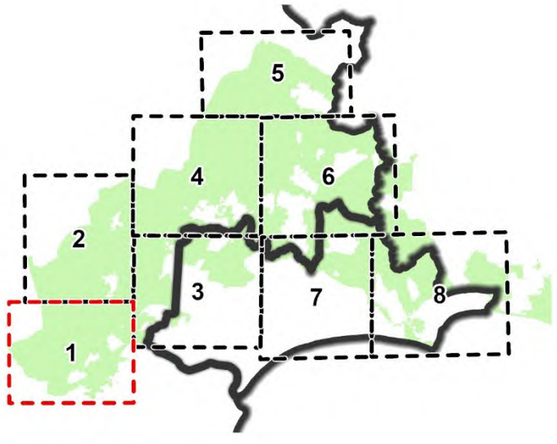
**3.30** Overlaying lines that mark variations in the overall strength of relationship with urban areas, together with consideration of variations in the relevance of each Green Belt purpose, has resulted in the definition of parcels which each make a consistent level of contribution to each assessed Green Belt purpose. Figures 3.5a-3.5h show the parcels used for the Green Belt Assessment.

**Figure 3.5a: Green Belt context**




**Legend**

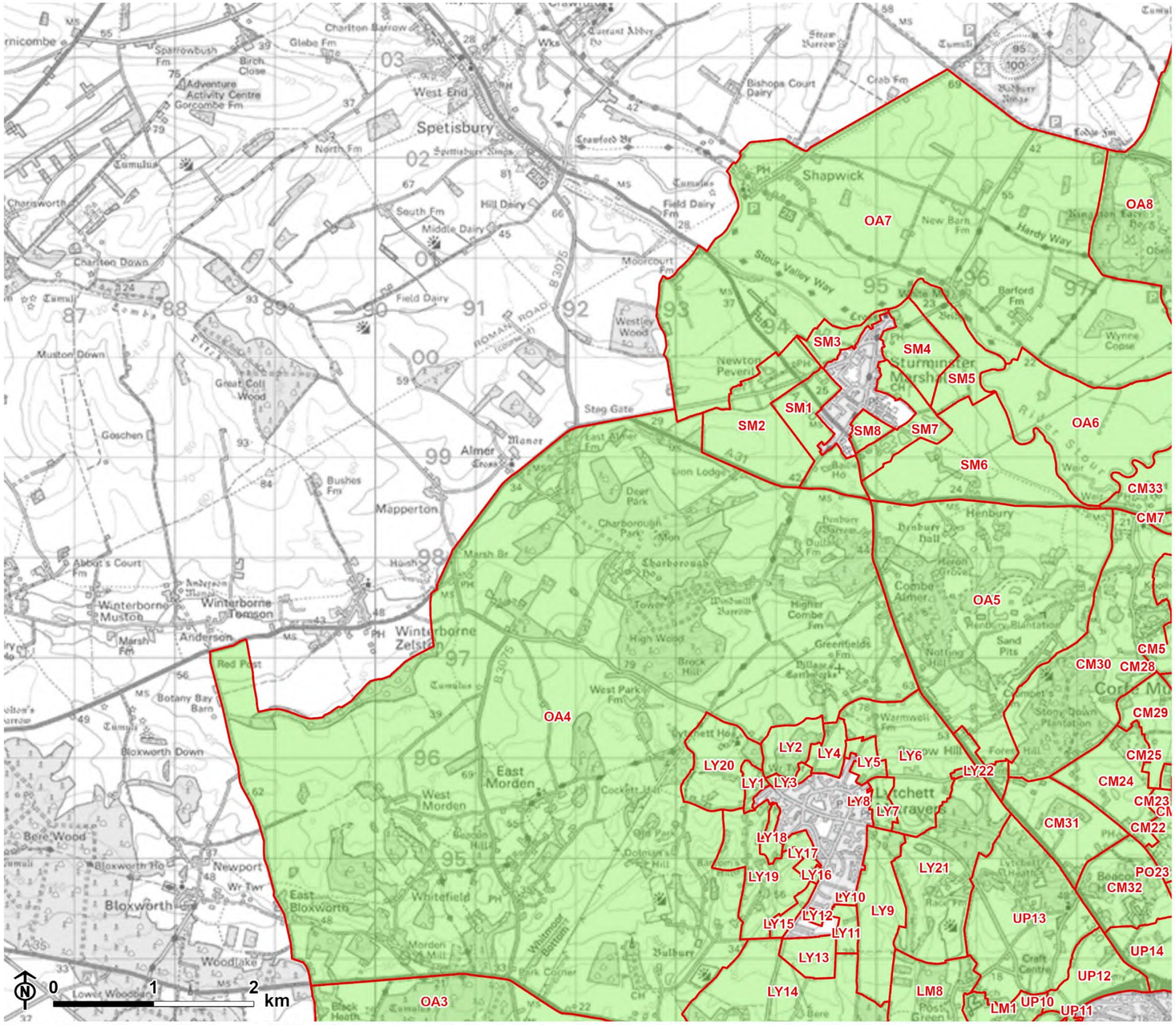
- Dorset and BCP councils
- Neighbouring authority
- Green Belt
- Parcel

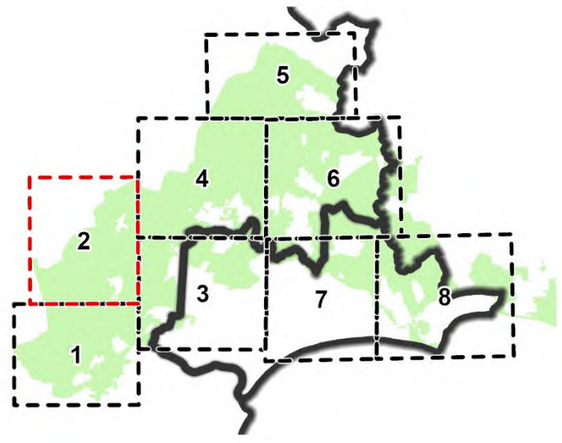



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**Figure 3.5b: Green Belt context**

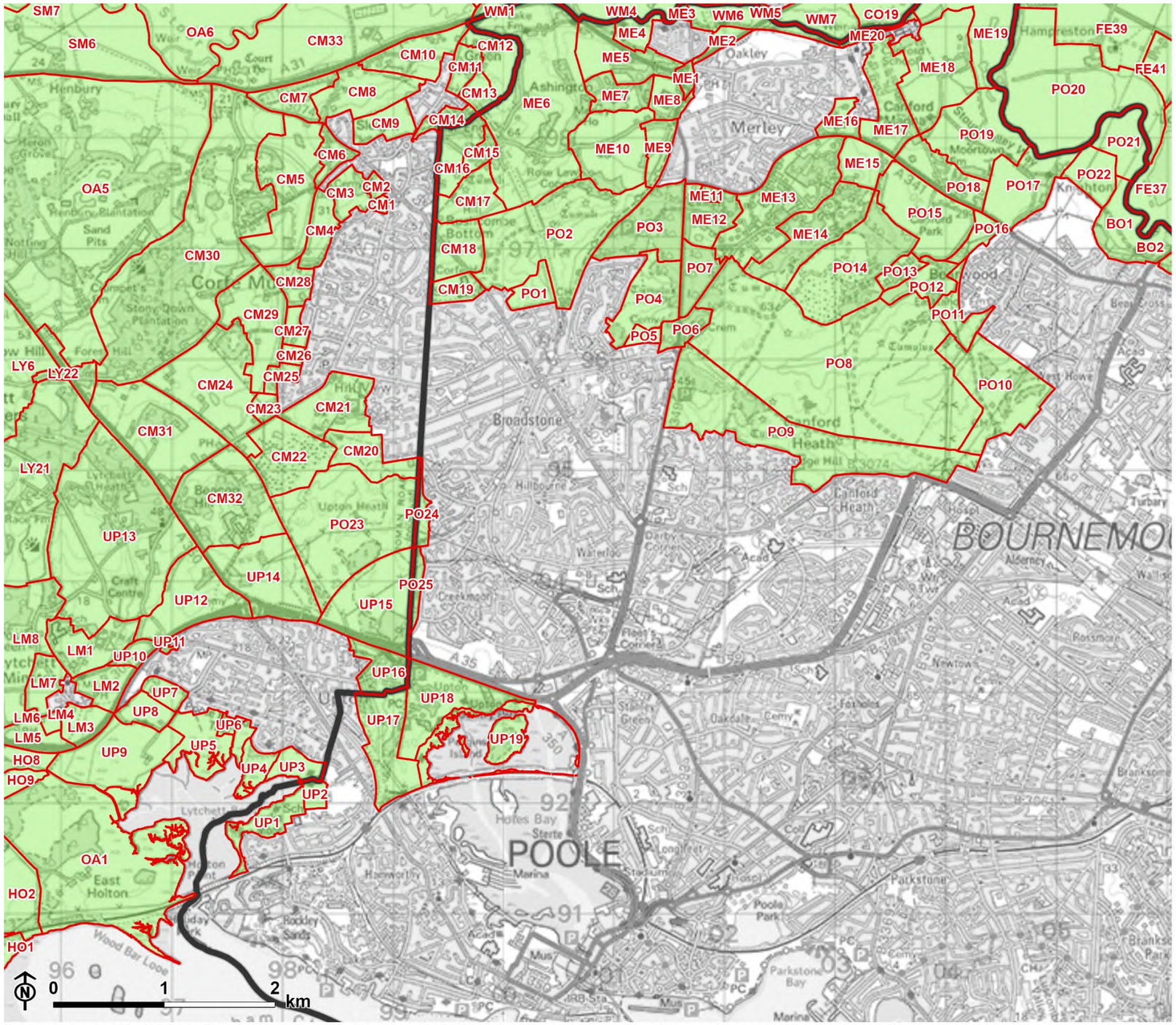



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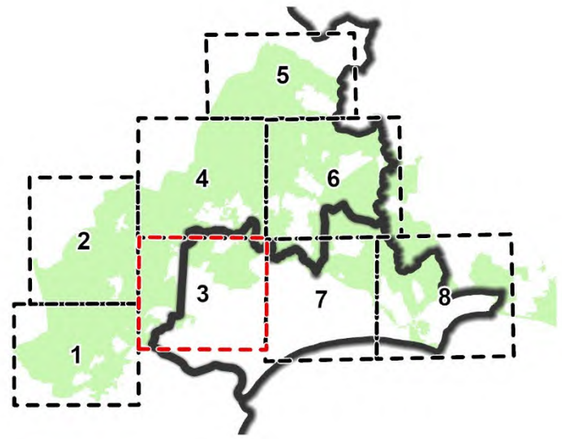
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**Figure 3.5c: Green Belt context**




**Legend**

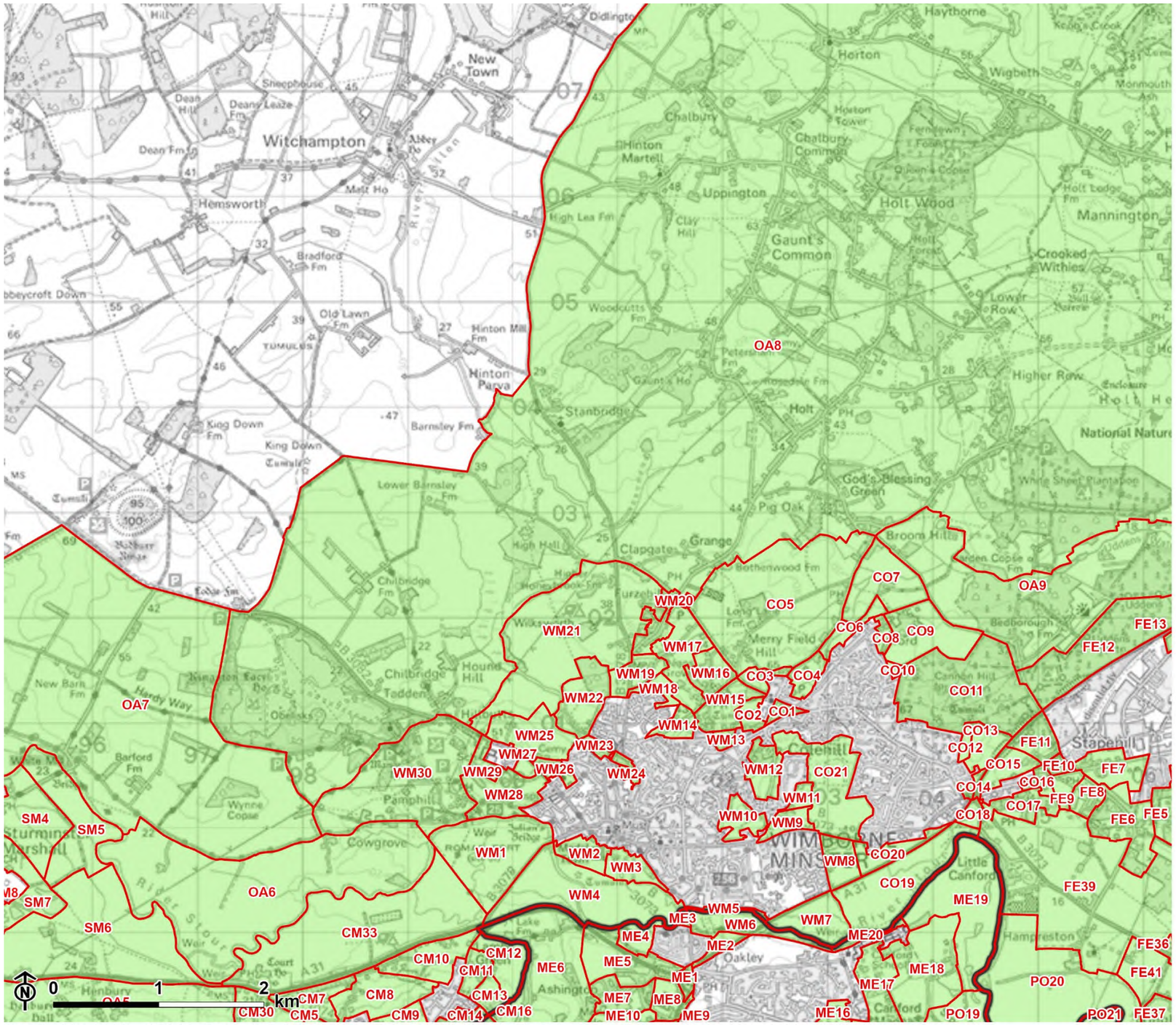
- Dorset and BCP councils
- Neighbouring authority
- Green Belt
- Parcel




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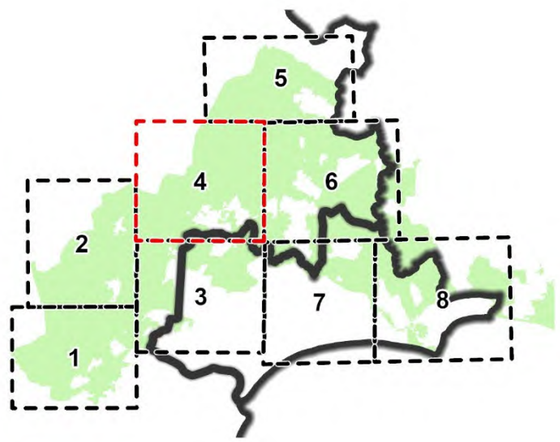
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**Figure 3.5d: Green Belt context**




**Legend**

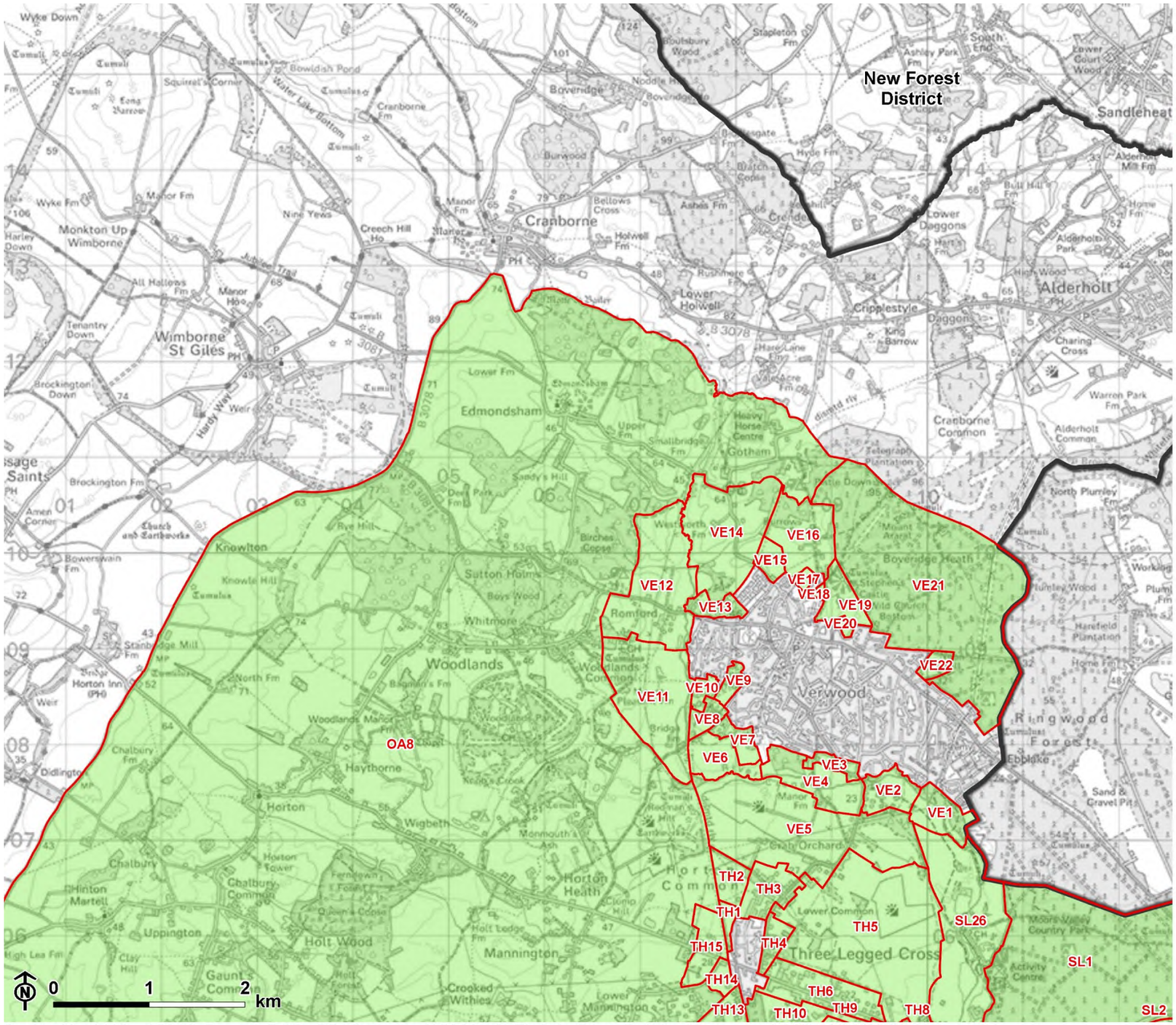
- Dorset and BCP councils
- Neighbouring authority
- Green Belt
- Parcel




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**Figure 3.5e: Green Belt context**



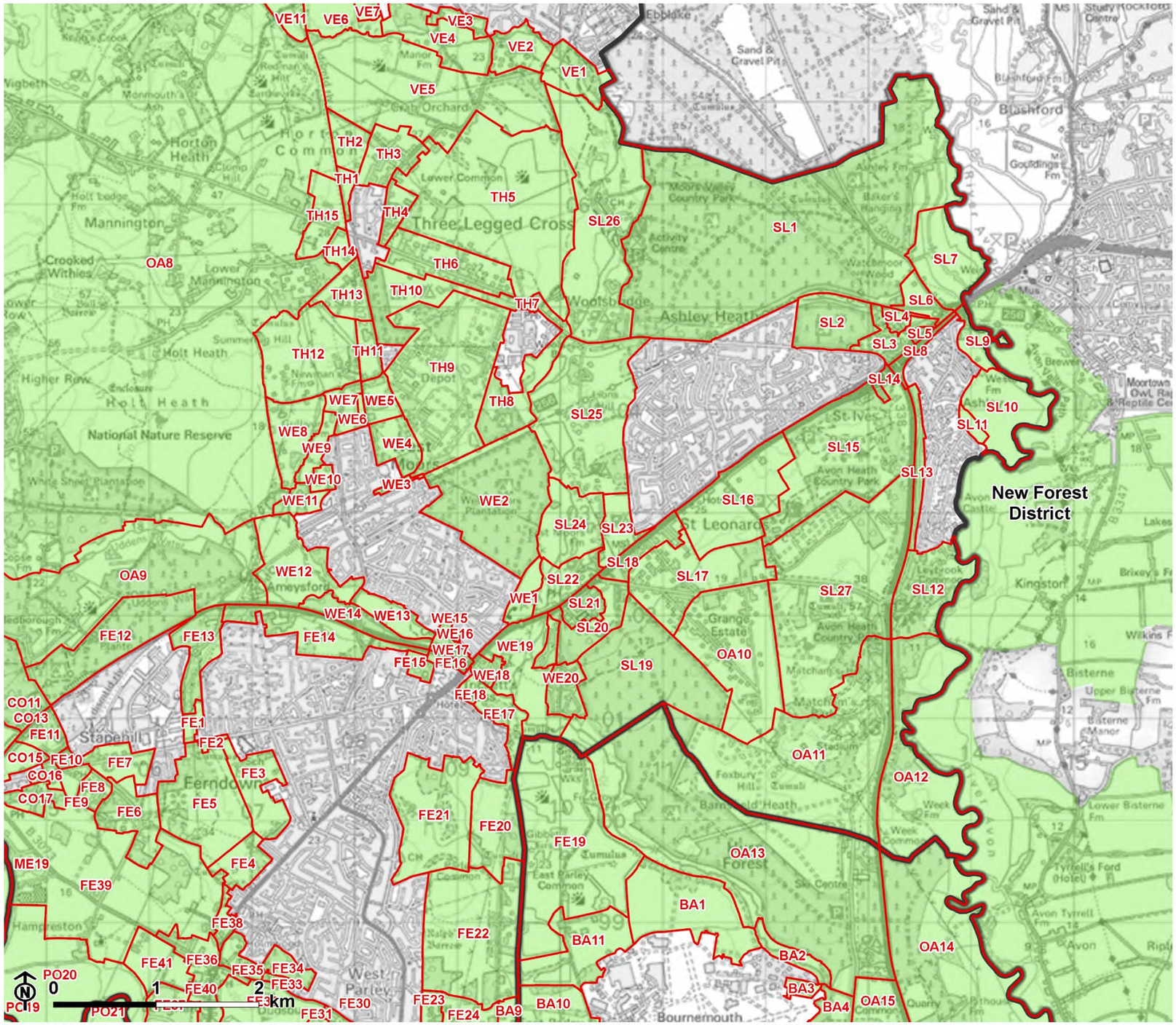




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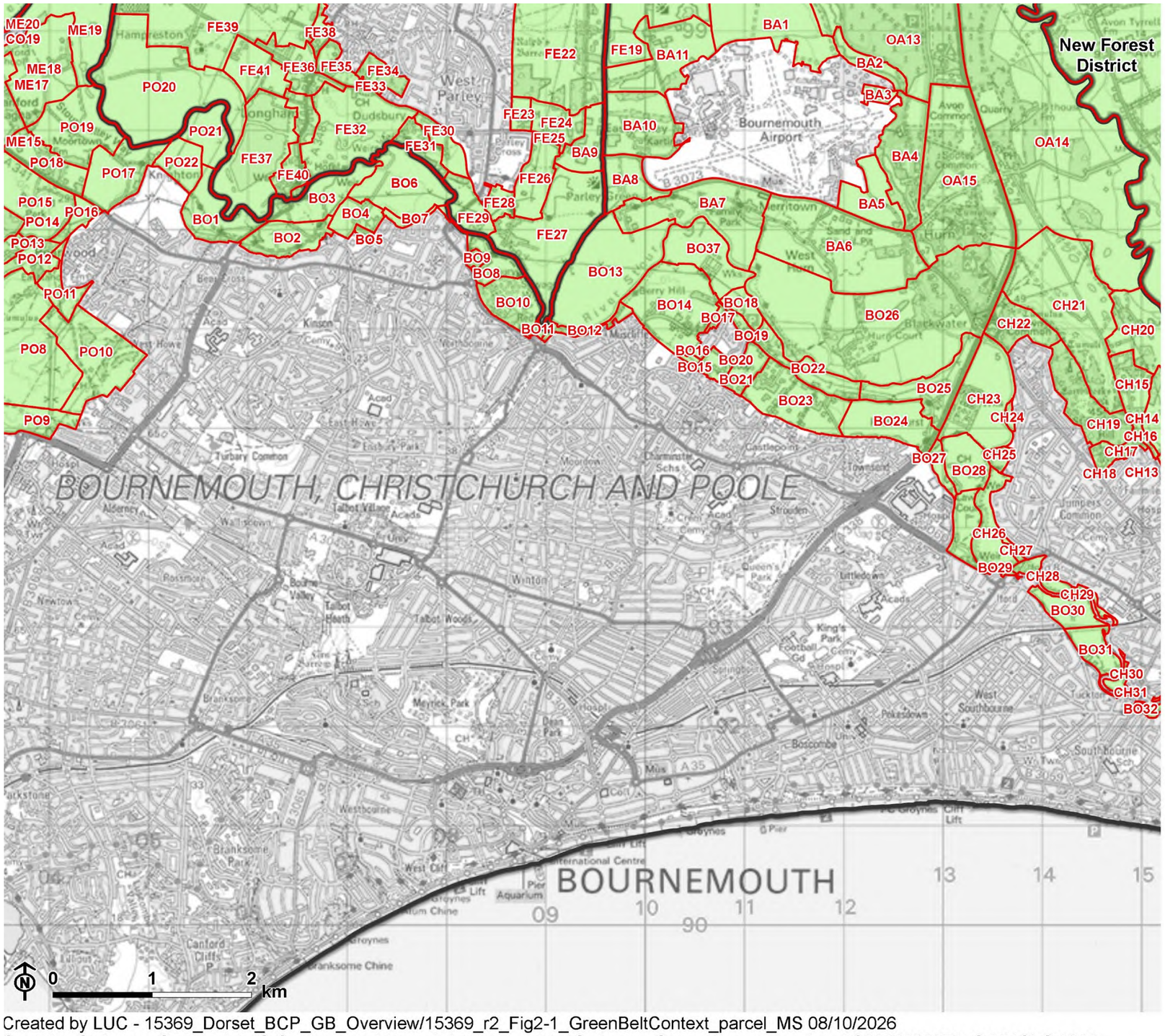
**Figure 3.5f: Green Belt context**




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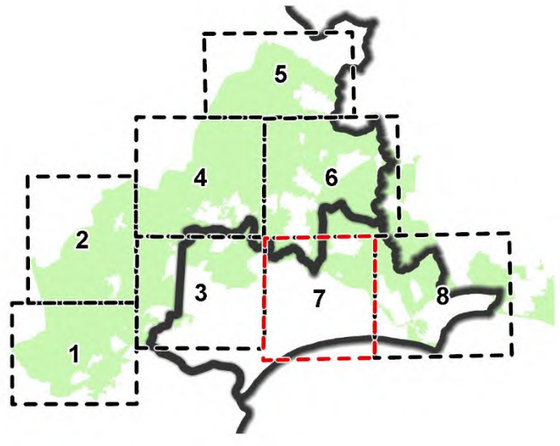
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**Figure 3.5g: Green Belt context**




**Legend**

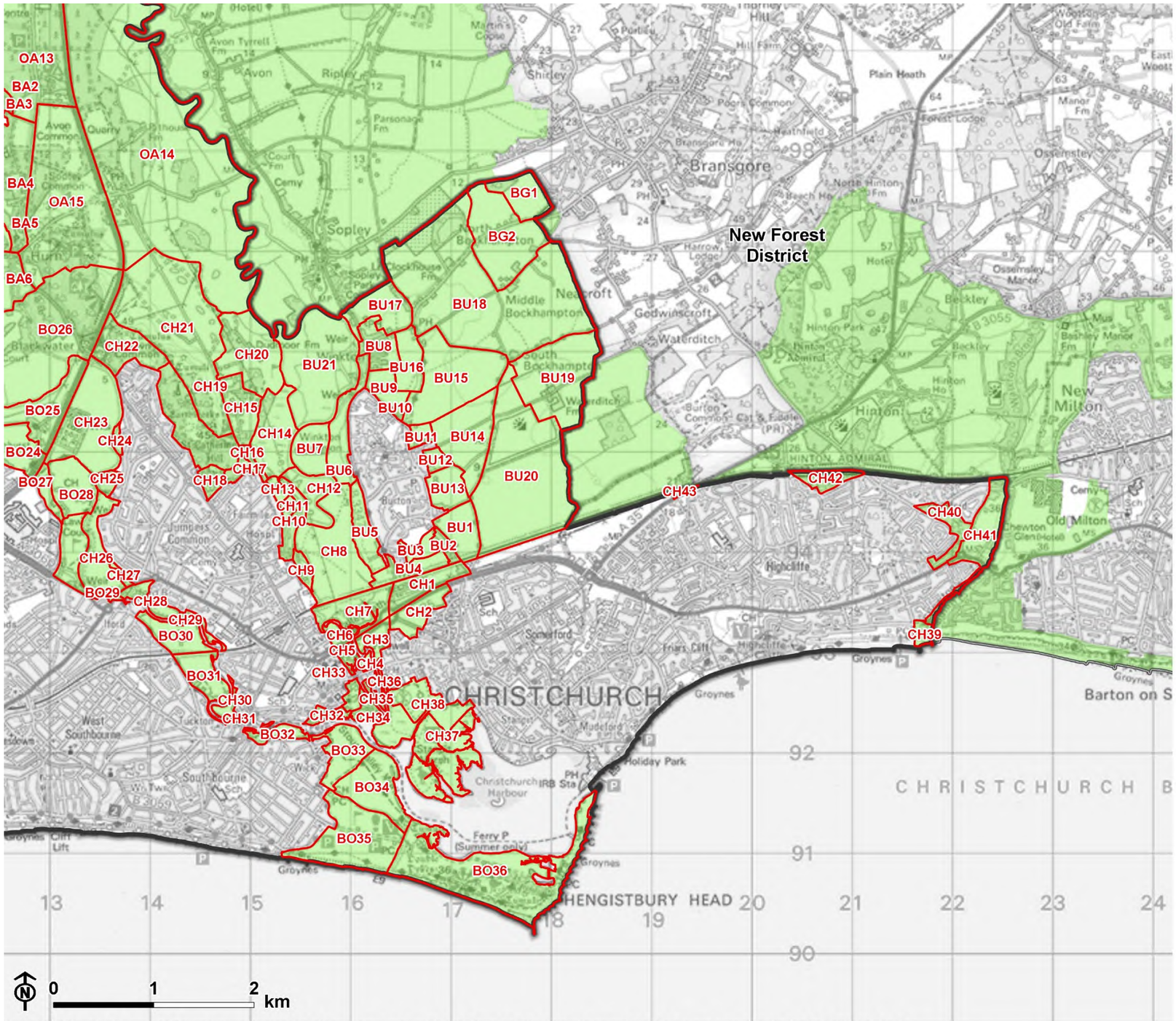
- Dorset and BCP councils
- Neighbouring authority
- Green Belt
- Parcel




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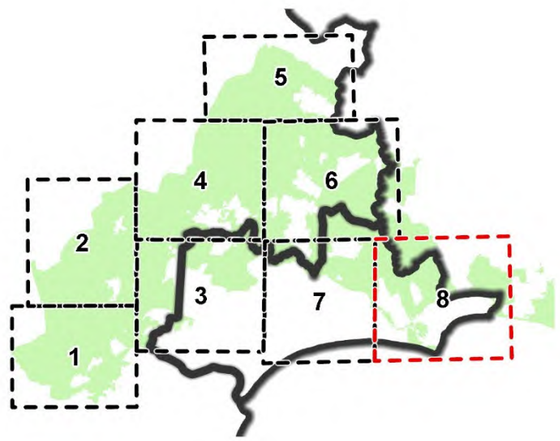
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**Figure 3.5h: Green Belt context**




**Legend**

- Dorset and BCP councils
- Neighbouring authority
- Green Belt
- Parcel




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**3.31** The paragraphs below identify the factors relevant to the assessment of each of the Green Belt purposes and detail the assessment outputs specific to each purpose.

## Step 2: Assess contribution to each purpose

## Purpose A – to check the unrestricted sprawl of large built-up areas

### NPPF Annex E illustrative criteria for Purpose A

**3.32** The following features in combination are identified as being illustrative of a '**strong'** contribution:

- Absence of existing development.
- 'Near to' to a large built-up area.
- Lack physical features in reasonable proximity that could restrict and contain development.
- A location which, if developed, would form an incongruous pattern in relation to the large built-up area.

**3.33** The presence of one or more of the following features, in addition to being near to a large built-up area, is identified as being illustrative of a '**moderate'** contribution to Purpose A:

- Presence of, or containment by, development such that any new development would not result in an incongruous pattern of development.
- Being subject to other urbanising influences.
- Having physical feature(s) in reasonable proximity that could restrict and contain development.

**3.34** Either lack of proximity to a large built-up area or the presence of, or containment by, significant existing development, is identified as being illustrative of a '**weak/no'** contribution to Purpose A.

## Purpose A definitions

**3.35** Annex E uses several terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

### ‘Large built-up area’

**3.36** Annex E states that ‘villages should not be considered large built-up areas’. The implication of this is that towns and cities are large built-up areas.

**3.37** For the purposes of this study, large built-up areas have been informed by the Dorset Council Local Plan Settlement Hierarchy Background Paper. The contiguous area of Bournemouth, Christchurch and Poole are a single large built-up area for the purposes of the Green Belt study. Corfe Mullen and Upton are the only parts of the main built-up area outside of the Bournemouth, Christchurch and Poole conurbation. These are located within the Dorset Council area and are also defined as part of the large built-up area for the purposes of this Green Belt assessment.

**3.38** Other settlements defined as large built-up areas (defined as ‘Towns and other main settlements’ in the Dorset Council Local Plan Settlement Hierarchy Background Paper) include:

- Ferndown & West Parley
- Verwood
- Wareham
- Wimborne Minster/Colehill
- West Moors
- St Leonards and St Ives
- Upton and Hamworthy
- Merley/Canford Magna/Oakley

### ‘Near to’

**3.39** Purpose A is relevant to land which is ‘adjacent or near to’ a large built-up area. The extent to which land in the vicinity of a large built-up area relates to it is a question of judgement based on a range of factors including:

- Distance proportional to the size and proximity of large built-up areas.
- Features that create a sense of physical and/or visual separation.
- Features that weaken the sense of separation through physical and/or visual connection.
- Urbanising development and activity within the Green Belt.

**3.40** Although villages are not large built-up areas, villages or other urban developments that lack significant separation from, or are relatively close to, a large built-up area as a result of one or more of the factors outlined above are considered to be 'near to' a large built-up area. Land between such a settlement (which can be termed a 'satellite') and the large built-up area, as defined above, will contribute to Purpose A. Where the gap between a satellite and the large built-up area is very fragile, expansion of the satellite away from the large built-up area would also be considered sprawl associated with the large built-up area.

**3.41** The point beyond which Green Belt land is not considered to be 'near to' a large built-up area is where development, whether it be the expansion of existing villages or the creation of new settlements would be sufficiently distinct from the large built-up area as to not be perceived as sprawl associated with it.

**3.42** The assessment process has identified settlements that are near enough to a large built-up area for Purpose A to be relevant to adjacent land, such as Three Legged Cross and Burton.

**'Free of existing development'**

**3.43** Existing development' is not considered to include the appropriate development 'exceptions' listed in policy GB7 such as agricultural buildings, which case law **[See reference 3]** generally considers does not affect the openness of the Green Belt. 'Free of' is not considered to mean 'no existing inappropriate development'. The influence of existing inappropriate development is judged on the basis of a combination of an area's visual and spatial openness.

**'Physical features in reasonable proximity...that could restrict and contain development'**

**3.44** Many features could be considered to define the edge of a developed area, including features created in association with new development, but the

concept of ‘restricting’ and ‘containing’ development is considered to relate to the extent to which new development would be prevented from having an urbanising influence on land immediately beyond by intervening physical features. Urbanising influence (defined under the header ‘other urbanising influences’ directly below) is one of the factors identified in Annex E as being indicative of a ‘moderate’ contribution to Purpose A. If adjacent land which currently makes a ‘strong’ contribution to Purpose A would, as a result of increased urbanising influence, make a weaker contribution, such that it became grey belt, then physical features would not be deemed to ‘restrict and contain’ development.

**3.45** For the purposes of a strategic assessment of existing Green Belt land, this judgement is based on existing physical features in reasonable proximity of existing urban areas, without consideration of potential strengthening of boundaries that could be associated with particular development proposals. Physical features that restrict and contain development would typically be:

- strong natural landscape elements such as woodlands or changes in topography, which limit views or create a stronger sense of separation between urban and open land; or
- natural or manmade features that present a physical barrier to movement, and which have some visual screening role, such as tree-lined rivers or canals, motorways and railway lines with embankments, or main roads with strong boundary vegetation.

**3.46** Such features are not considered to restrict and contain development if they emanate out from a large built-up area.

**3.47** As assessment parcels are defined to reflect variations in contribution to the Green Belt purposes, physical features that restrict and contain development are typically parcel boundaries. Where this is the case, they are judged to be in reasonable proximity. The question of the extent to which a physical feature that is some distance away would limit impact on undeveloped Green Belt land is more likely to arise when harm of the release of a specific site is being addressed.

### ‘Enclosed by existing development’ (‘partially’ or ‘largely’)

**3.48** The extent to which land can be considered to be enclosed by development is a judgement which depends both on the strength of the existing development’s urbanising influence on neighbouring Green Belt land and the

strength of the neighbouring Green Belt land's physical and/or visual relationship with the wider countryside.

**3.49** The greater the proportion of a parcel's boundary that adjoins urban development (whether that is inset from the Green Belt or washed-over by it) the greater its enclosure. However, strong urban edge boundary features which limit urbanising influence can limit the sense of enclosure or containment by adjoining development, as long as there is some sense of connectivity with the wider countryside. Conversely, a lack of physical and visual connectivity with the wider countryside can increase the sense of enclosure, even if urban development around a Green Belt area is not strongly visible.

**'Other urbanising influences'**

**3.50** Separate to the consideration of existing development within the Green Belt, 'other urbanising influences' could be a land use or activity without built development which is generally associated with urban areas, or it could be an urbanising influence from adjacent development, either inset within the Green Belt or outside but adjacent to Green Belt land.

**3.51** The PPG refers to activity in the Green Belt, such as traffic generation, having an impact on openness. In some cases, there may be land uses which, although appropriate and not therefore affecting openness, still have an association with the urban area that constitutes a degree of urbanising influence. Notable examples could include sport and recreational playing fields or 'large areas of fixed surface infrastructure such as large areas of hardstanding [that have not blended into the landscape]', the latter of which is defined in the NPPF as PDL.

**3.52** The urbanising influence of renewable energy and power infrastructure will be judged on a case-by-case basis based on their permanence and scale of fixed surface infrastructure, such as large areas of hardstanding, associated with them. For example, renewable energy and power infrastructure permitted for temporary periods of time (often in the open countryside) are not permanent and therefore will not be judged as notable urbanising influences affecting contribution to the Green Belt purposes in perpetuity, whereas permanent substations set on fixed surface infrastructure, do affect the contribution to the Green Belt purposes over the long term.

**3.53** The strength of urbanising influence associated with such areas will depend on a number of factors, including the presence or lack of intervening physical boundary features, the scale/visibility of development in the associated

urban area, landform change, distance from the existing urban edge and strength of relationship with the wider countryside.

**'An incongruous pattern of development'**

**3.54** Annex E cites an extended "finger" of development into the Green Belt as an example of an incongruous pattern of development. Where parcels are defined to reflect variations in contribution to the Green Belt purposes they are unlikely to be finger-like in form, so this scenario would more typically relate to the assessment of specific development proposals. There may, however, be smaller 'satellite' settlements around large built-up areas (as noted in paragraph 3.40 above) which lie close enough to them to be at risk of merging were development to reduce separation between them. Significant loss of separation in such a gap, could, in effect, lead to the satellite settlement becoming an extended finger of the large built-up area.

**3.55** The merging of individual towns that are part of the larger Bournemouth, Christchurch and Poole conurbation would also be considered incongruous.

**3.56** Any breaching of a significant existing physical feature, or a significant combination of adjacent physical features, that currently serve to restrict and contain the existing large built-up area, would also form an incongruous pattern of development. Examples of this sort of step-change in settlement form would be development crossing a major retaining and containing road, railway or river, or extending out from a valley onto a hilltop into open Green Belt land that does not relate well to existing development.

## Purpose A outputs

**3.57** The contribution to Purpose A is determined in line with the illustrative factors listed in Annex E, denoting strong, moderate and weak/no contributions.

**3.58** The supporting analysis of contribution to Purpose A is set out in parcel assessment outputs in five boxes, each with a header. These draw on information set out in the 'description' section:

- The first box indicates whether the parcel is adjacent or near to a large built-up area, with additional text to note if the parcel is close to a smaller developed area which is near enough to the large built-up area to contribute to preventing its sprawl (termed a 'satellite' settlement).
- The second box indicates whether the parcel is free from development.

- The third box indicates whether the parcel is subject to urbanising influences from outside of the parcel.
- The fourth box notes whether there are physical features which could restrict and contain development.
- The fifth box states whether development in the parcel would have an incongruous impact on the pattern of development.

## Purpose B – to prevent neighbouring towns merging into one another

### NPPF Annex E illustrative criteria for Purpose B

**3.59** The following features in combination are identified as being illustrative of a '**strong'** contribution:

- Land forming a substantial part of a gap between towns.
- Absence of existing development.
- Development would result in the loss of visual separation of towns.

**3.60** The presence of one or more of the following features in a gap between towns is identified as being illustrative of a '**moderate'** contribution to Purpose B:

- Land forming a small part of a gap between towns.
- Development would not result in the loss of visual separation of towns, for example due to the close proximity of structures, natural landscape elements or topography that preserve visual separation.

**3.61** Green Belt land that is not part of a gap between towns or forms only a very small part of a gap between towns, such that it makes no contribution to visual separation, is identified as being illustrative of a '**weak/no'** contribution to Purpose B.

### Purpose B definitions

**3.62** Annex E uses several terms which require further definition to be applied as part of the assessment process for Purpose B. These are addressed in the paragraphs below.

**‘Town’**

**3.63** Annex E states that ‘this purpose relates to the merging of towns, not villages’ and that ‘for this purpose ‘towns’ includes cities’. As all towns and cities have been treated as ‘large built-up areas’ for Purpose A, the following can be identified as separate ‘towns’:

- The contiguous urban area of Bournemouth and Poole (including Corfe Mullen)
- Christchurch and Highcliffe
- Upton and Hamworthy
- Merley, Canford Magna and Oakley
- Ferndown (including West Parley)
- Wimborne Minster/Colehill
- Verwood
- West Moors
- St Leonards and St Ives
- Wareham
- Ringwood (New Forest District)
- New Milton (with Barton-on-Sea) (New Forest District)

**‘A substantial part of a gap’**

**3.64** Whether part of a gap can be described as substantial is a function not just of its relative size to a gap as a whole but also the physical features in it. Some ‘separating’ physical features, such as woodlands, landform features, major roads, railways and rivers strengthen perceived separation, particularly where they contribute to visual separation. Roads and railways can also be ‘connecting’ features that strengthen the link between towns, reducing the time taken to pass through a gap and weakening the role of visual separators.

**3.65** Other areas of built form, such as villages and hamlets, industrial, educational and retail estates, between towns can be physically and visually connecting features. However, if the scale of intervening development and/or the size of gap between the towns means that they are not considered ‘neighbouring’ then Purpose B is typically less directly relevant. In these cases, the contribution of open land in gaps between towns and smaller urban areas is

addressed through Purpose A, which recognises the role of such land in preventing smaller ‘satellite’ settlements/developments from merging with towns.

**3.66** A parcel will contribute more to the ‘substance’ of a gap between towns if it contains key separating physical features. The more fragile a gap, the more likely that a smaller part of a gap might be considered substantial.

**3.67** The fragility of a gap is a key consideration in establishing if an assessment area is or is not substantial within or adjacent to a gap between neighbouring towns. Gap fragility is judged on a combination of factors including the relative size of the gap and/or the presence/absence of connecting and separating features:

- A robust gap will typically be relatively wide and contain significant physical features that maintain visual separation.
- A moderate gap may be relatively wide but lack significant physical features that maintain visual separation or be relatively narrow but contain physical features that maintain visual separation.
- A fragile gap will typically be relatively narrow and lack physical features that maintain visual separation.

**3.68** Green Belt land can play a peripheral role and therefore make a more limited contribution to a gap between towns where it does not lie directly in a gap but its development would weaken Green Belt land in a gap. Green Belt land on the periphery of fragile gaps may still be judged to be a substantial part of it but otherwise will generally not. Green Belt land within a gap may also to an extent be considered peripheral if the neighbouring towns in question are already to a significant extent connected by development. This may be because the functional role of the gap has already been eroded by the partial merging of the towns.

**3.69** Development expanding a town out into the core of a gap, removing a relatively large part of it, would clearly represent a substantial impact. However, this area of Green Belt would generally be recorded as making a ‘strong’ contribution to Purpose A and is more appropriately considered relative to this purpose. In this scenario, as a consequence of a likely resulting incongruous pattern of development, the assessment area would not be eligible for definition as grey belt.

**3.70** Relatively wide gaps between towns generally have scope for some new development within them without significant loss of visual separation between

neighbouring towns. Consequently, large parcels within or on the periphery of relatively wide gaps that only represent 'a substantial part of a gap' between towns by virtue of their size are generally rated as making a 'moderate' contribution to Purpose B, in acknowledgement of their potential to accommodate development in smaller parts of them without loss of visual separation of towns. Thus, the assessment findings also help point to areas of search where there could be potential (in Green Belt terms) for development. This could include new settlements.

**A 'small' or 'very small' part of a gap'**

**3.71** 'A small part of a gap' is judged to be an 'insubstantial' part of it – that is, land in a gap that does not meet the 'substantial' definition above – but one which still provides a degree of visual separation.

**3.72** A 'very small' part of gap is an area which does not contribute to visual separation, generally as a result of their existing development and/or containment and significant urbanisation. These areas will generally also make a weak/no contribution to Purpose A.

**3.73** It is not appropriate to define fixed gap widths for the terms 'substantial', 'small' and 'very small'. As with the definition of 'near to' set out above, this will depend on site-specific factors, including the distance in proportion to the size of towns, the degree of visual separation, and the presence of urbanising development or activity within the Green Belt.

**'Loss of visual separation'**

**3.74** 'Loss' is interpreted as a 'significant reduction' in visual separation, rather than its complete removal. Typically, the development of a substantial part of a gap has the potential to equate to a significant loss of visual separation. However, as noted in the section above, relatively wide gaps between towns could accommodate a degree of new development, isolated from any town, without a significant loss of visual separation, i.e. no more than a minor reduction in visual separation. Negligible reductions in visual separation are likely to be limited to areas already containing existing development and/or are contained and significantly urbanised by urban influences.

**‘Free of existing development’**

**3.75** ‘Existing development’ has not been considered to include the appropriate development ‘exceptions’ listed in NPPF policy GB7, such as agricultural buildings, which case law **[See reference 4]** generally considers does not affect the openness of the Green Belt. The NPPF policy GB6 states ‘In the case of proposals for renewable and low carbon energy development, very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources’, renewable energy and power infrastructure permitted for temporary periods of time (often in the open countryside) are not permanent and therefore has not been judged as existing development affecting contribution to the Green Belt purposes in perpetuity.

**3.76** ‘Free of’ is not considered to mean ‘no existing inappropriate development’. The influence of existing inappropriate development is judged on the basis of a combination of an area’s visual and spatial openness.

## Purpose B assessment outputs

**3.77** The contribution of a parcel to Purpose B is determined in line with the illustrative factors listed in the Annex E guidance, denoting strong, moderate and weak/no contributions.

**3.78** The supporting analysis of contribution to Purpose B is set out in parcel assessment outputs in three boxes, each with a header. These draw on information set out in the ‘description’ section:

- The first box states whether the parcel lies in a gap between towns and, if so, gives an indication of the strength of the gap, with reference to distance, separating and connecting features and visual openness. This helps to support judgments as to whether the parcel forms a substantial part of the gap.
- The second box indicates whether the parcel is free from development.
- The third box states whether the parcel forms a substantial, small or very small part of the gap, with reference to separating features that would be lost were development to take place.
- The fourth box comments on the extent of loss of visual separation.

## Purpose C – to protect the countryside from encroachment

**3.79** Purpose C is not relevant to the identification of grey belt and is not referenced in Annex E, but it is still one of the five purposes of Green Belt set out in the NPPF. Ratings of contribution to Purpose C can still help inform judgements regarding which grey belt areas are more suitable for release than others in Green Belt terms. In addition, if the release and/or development of Green Belt land outside of defined grey belt areas is to be considered, contribution ratings for Purpose C are an important consideration. For example, in locations not near to and remote from towns and cities, variations in contribution to Purpose C will likely provide the only source of comparison in the contribution of Green Belt land to the Green Belt purposes.

### Purpose C definitions

**3.80** Purpose C is assessed by determining the extent to which a location can be considered part of the countryside, the level of urbanising influence affecting it and whether or not development in the parcel would significantly increase urbanising influence on adjacent open land.

#### ‘Part of the countryside’

**3.81** Green Belt land is part of the countryside where it is open and has a clear connection with the wider open countryside. Physical isolation from the wider countryside, uses which create a strong association with an urban area, or the presence of existing urban development can affect what is judged to be countryside in Green Belt terms. This is not a judgement which considers the scenic beauty, ecological value or condition of land.

#### ‘Urbanising influence’

**3.82** This is defined as a combination of both the influences of ‘existing development’ and ‘other urbanising influences’ (both defined under Purpose A above). This includes urbanising development washed over by, inset within or directly adjacent to the outer edges of Green Belt, such as villages and hamlets, industrial, educational and/or retail estates.

**3.83** Relevant factors influencing the significance of urbanising influence include separating/screening physical boundary features, the scale/visibility of urbanising development and associated land uses and activity, landform

change, distance from the urban areas, and the strength of relationship with the wider countryside.

## Purpose C assessment outputs

**3.84** The contribution of a parcel to Purpose C is determined in terms of whether land makes a strong, moderate and weak /no contribution to this Purpose.

**3.85** The following features in combination are identified as being illustrative of a '**strong'** contribution:

- Land is part of the countryside.
- None or no significant urbanising influence with a lack of features to restrict and contain development, such that were development to take place there would be a stronger urbanising impact on adjacent Green Belt land than is currently the case.

**3.86** The following features in combination are identified as being illustrative of a '**moderate'** contribution:

- Land is part of the countryside.
- Some urbanising influence.
- The presence of features to restrict and contain development, such that were development to take place, there would be no stronger urbanising impact on adjacent Green Belt land.

**3.87** The following features in combination are identified as being illustrative of a '**weak/no'** contribution:

- Land is wholly or largely contained from the wider countryside by development, or openness is significantly limited by existing development.
- Significant urbanising influence.
- Were development to take place, there would be no stronger urbanising impact on adjacent Green Belt land.

**3.88** The supporting analysis of contribution to Purpose C is set out in parcel assessment outputs under four bullet points. These draw on information set out in the 'description' section:

- The first bullet point indicates whether the parcel is perceived as part of the countryside or whether urban containment or development weaken its relationship with the wider countryside.
- The second bullet point indicates whether the parcel is free from development.
- The third bullet point indicates whether the parcel is subject to urbanising influences from outside of the parcel.
- The fourth bullet point states whether development in the parcel would significantly increase urbanising influence on adjacent open land.

## Purpose D – to preserve the setting and special character of historic towns

### NPPF Annex E illustrative criteria for Purpose D

**3.89** The following features in combination are identified as being illustrative of a '**strong'** contribution to Purpose D:

- Absence of existing development.
- Form part of the setting of a historic town.
- Land makes a considerable contribution to a historic town's special character – being within, adjacent, or of significant visual importance to historic aspects.

**3.90** The presence of one or more of the following features, in addition to being part of the setting and/or contributing to the special character of a historic town, is identified as being illustrative of a '**moderate'** contribution to Purpose D:

- Containing existing development.
- Separated from historic aspects of the historic town by existing development or topography.
- No important visual, physical, or experiential relationship to historic aspects of a historic town.

**3.91** Land that does not form part of the setting of a historic town, with no visual, physical, or experiential connection to the historic aspects of a town is illustrative of a '**weak/no'** contribution to Purpose D.

## Purpose D definitions

**3.92** Annex E uses several terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

### 'Historic town'

**3.93** Annex E is clear that this purpose relates to historic towns, not villages An extract from Hansard in 1988 clarified which historic settlements in England were certainly considered 'historic towns' in the context of the Green Belt purposes. The Secretary of State for the Environment clarified in answer to a parliamentary question that the purpose of preserving the special character of historic towns is especially relevant to the Green Belts of York, Chester, Bath, Oxford and Cambridge **[See reference** 5**]**. Durham has since been added to this list.

**3.94** It has been LUC's experience through consultation with Historic England on several Green Belt study method statements, that Historic England do not consider the list on towns quoted in Parliament to be exclusive. Therefore, the settlements referenced under the definitions of 'town' (see section titled Purpose B definitions) above all have the potential to be defined as 'historic towns' relevant to the assessment of Purpose D, subject to the definition of their historic settings or special character.

**3.95** Clearly, there are historic aspects to towns and smaller settlements within the study area, but the important aspect in terms of contribution to this purpose is that there needs to be a significant relationship between Green Belt land and historic aspects of a settlement's setting, such that some degree of special character results. Many towns have designated conservation areas, but these are commonly focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than key to special character.

### 'Setting and special character'

**3.96** The extent to which the Green Belt contributes to the setting and/or special character of a historic town is related to the visual, physical and/or experiential relationship between Green Belt land and historic aspects of a town.

**3.97** What forms part of a historic town's setting and/or contributes to the setting and/or special character of a historic town is a matter of professional judgement

that cannot be defined in general terms. It is unique to each historic town's character, townscape and connections to the wider landscape.

**3.98** The connection between a historic town's historic character and the wider countryside does not have to be physical; indeed, successive waves of development often isolate core historic areas from the surrounding countryside, meaning it is often more a visual connection. This visual connection can be defined through movement through the area, or views into or out of the settlement.

**'Historic aspects'**

**3.99** In order to establish the relevance of Green Belt land to historic aspects of a historic town it is necessary to review and research each historic town's historic aspects in turn. This was undertaken with reference to historic environment evidence for each historic town, such as historic town setting studies and conservation area appraisals.

**3.100** Recorded references to the open countryside or key physical features and/or landmarks in the Green Belt are useful in judging and justifying the appropriate level of contribution relevant Green Belt land makes to a historic town's setting and special character.

**3.101** Some historic towns have historic characteristics that do not rely on their wider setting to define their special character. Many historic towns contain historic areas focused on historic buildings and spaces within towns, with any views of the Green Belt countryside being incidental rather than part of the historic town's setting and special character. Where this is the case, contribution to Purpose D can often be ruled out, noting that this does not mean such places do not have special and unique characteristics worthy of preservation, just that these characteristics are not directly relevant to an assessment of Green Belt Purpose D.

**'Free of existing development'**

**3.102** 'Free of existing development' is defined under Purpose A and B above. The same definition applies to Purpose D.

## Historic towns in the South East Dorset Green Belt

**3.103** Within and close to the South East Dorset Green Belt, the following settlements are considered as 'historic towns' for the assessment of Purpose D.

### Christchurch

**3.104** The historic core of Christchurch has a very distinct physical setting between the River Stour and River Avon, just to the north of their confluence. Christchurch Priory is a dominant landmark, important in local and longer views from and across Green Belt land lying to the south (including from conservation areas at Stanpit and Mudeford) and adjacent to the main approach to the town from the north. Development further north is more recent, but St Catherine's Hill is a prominent local landmark which defines the northern edge of the town. Other conservation areas within Christchurch are associated principally with the character of built development rather than on any strong association with the Green Belt landscape.

### Wimborne Minster

**3.105** Wimborne has several conservation areas, but the historic core of the town lies between the River Allen and the River Stour, just north of the latter's floodplain. The area of Green Belt land of key importance is low-lying landscape of the Stour Valley, which abuts the historic core of the town and includes The Leaze, the location of a medieval area of the town that was abandoned probably at the time of the Black Death. The Minster is a prominent feature in views not only from the valley floor but from adjacent higher ground. The River Allen originally marked the northern extent of the town, and although modern development has now gone beyond the river the narrow valley to the north/west of the historic river crossing at Walford retains a rural character that still contributes to the town's historic setting. Other Green Belt land around Wimborne, such as the area to the north forming part of the Burts Hill Conservation Area, contributes to preserving a 'small town' character but lacks the direct association with the historic core that is of more importance to Wimborne's special character.

### Wareham

**3.106** Wareham has two distinct halves: Northport, to the north of the River Piddle, and the area to the south of the river which largely comprises the historic core, defined by earth banks which mark the extent of the Saxon walled

town. Wareham's historic character is associated principally with its conservation area in which there is a high density of historic buildings set within a Saxon layout and contained by remnant earth boundary walls. Development beyond the walls to the east and west has weakened the degree to which the town can be considered enclosed by its banks (a Scheduled Monument) but the valley of the River Piddle to the north, and the River Frome to the south, still provide a very distinct visual setting to the historic settlement area, which is located on a low ridge, and much of this land lies within the Green Belt. The popular Wareham Wall Walk offers many opportunities to appreciate the distinction between the historic town and its floodplain-dominated setting. Also, Lady St Mary's Church and its graveyard are an important historic part of the settlement that is designated as Green Belt.

### Ringwood

**3.107** Ringwood, which lies close to the eastern boundary of Dorset (within New Forest District), is also considered to constitute a historic town. Ringwood was recognised in the 2009 New Forest District Core Strategy as a historic town, the setting of which the Green Belt designation has helped to preserve. The Ringwood Local Distinctiveness SPD notes the settlement's relationship with the River Avon and its floodplain is a key aspect of its historic character. Its historic core lies on the western side of the town, adjacent to the river floodplain and close to development on the other side of the river valley in Dorset.

## Purpose D outputs

**3.108** For any settlements identified as historic towns to which Green Belt land contributes in terms of setting or special character the contribution of a parcel to Purpose D is determined in line with the illustrative factors listed in Annex E guidance, denoting strong, moderate and weak/no contributions

**3.109** The supporting analysis of contribution to Purpose D is set out in parcel assessment outputs under three bullet points. These, in part, draw on information set out in the 'description' section:

- The first bullet point states whether the parcel forms part of the setting of a historic town.
- The second bullet point indicates whether the parcel is free from development.

- The third bullet point indicates whether the parcel makes a considerable contribution to special character, some contribution or little/no contribution, with supporting text to justify this judgement.

## Purpose E – to assist in urban regeneration

**3.110** Purpose E is not relevant to the identification of grey belt and is not referenced in Annex E, but it is one of the five purposes of Green Belt set out in the NPPF.

**3.111** Most Green Belt studies do not assess individual Green Belt land parcels against Purpose E, and either do not rate them or rate them all equally, on the grounds that outside the definition of PDL, it is difficult to justify why the release and/or development of one area of Green Belt land has a greater impact on encouraging re-use of urban land than another. This is supported by planning inspector's judgements on the matter, such as the inspector's report re: the London Borough of Redbridge's Local Plan (January 2018), which noted that with regards to Purpose E 'this purpose applies to most land' but that 'it does not form a particularly useful means of evaluating sites' **[See reference 6].**

**3.112** More generally regarding plan-making, policy GB3 of the NPPF sets out that exceptional circumstances for altering Green Belt boundaries must be fully evidenced and justified, having examined all other reasonable options for doing so, including, a) making as much use as possible of suitable previously developed and underutilised land; b. Optimising the density of development in accordance with policy L1; and c. Assessing whether sufficient suitable sites can be identified outside the Green Belt. In other words, Purpose E must have already been followed before options in the Green Belt are considered further.

**3.113** Using evidence to inform meaningful judgements on the collective contribution Green Belt land makes to Purpose E is also difficult. In the absence of any clear guidance on what percentage of recorded brownfield land enables a Green Belt to play a stronger or more limited role in encouraging urban regeneration, all Green Belt land in the study area is considered to contribute equally to Purpose E.

**3.114** Reflecting the above, Dorset has a 'brownfield first' approach to site allocations for sustainability in the emerging Dorset Local Plan. A uniform level of 'equal' contribution to Purpose E is applied to all areas of Green Belt in the study area.

### Step 3: Identify grey belt

Having assessed strength of contribution to Green Belt purposes A, B and D, areas of potential grey belt have been defined and are mapped. A line of text at the end of each parcel assessment concludes on whether land is grey belt.

**3.116** Following the assessment of the Green Belt purposes, the next step is to identify parcels of land which meet the definition of grey belt in the National Planning Policy Framework (NPPF). As previously outlined, grey belt comprises Green Belt land which is previously developed and/or other land which does not strongly contribute to Green Belt purposes A, B or D. Parcels which do not strongly contribute to these purposes have been identified as grey belt. The results are mapped for land surrounding each settlement and for the study area as a whole.

The identification of grey belt is a separate exercise from determining whether land should be released from the Green Belt or whether development would be appropriate. Accordingly, the identification of an area as grey belt does not, in itself, establish that the land is suitable for development, or that it should be allocated through a development plan.

## Fundamental impact on remaining Green Belt land

**3.118** Green Belt assessments must also consider the extent to which release or development of Green Belt land (including but not limited to grey belt land) would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as whole. Annex E states that this judgement should focus on evaluating the effect of release or development on ‘the ability of all the remaining Green Belt across the area of the plan from serving all five of the Green Belt purposes in a meaningful way’.

**3.119** What is fundamental and meaningful could vary significantly based on the scale and nature of the plan area and the range, significance and extent of contribution Green Belt land makes to the Green Belt purposes within it.

### Fundamental impact definitions

**3.120** Annex E uses a few terms which require further definition to be applied as part of the assessment process. These are addressed in the paragraphs below.

**‘Plan area’**

**3.121** The plan area is the area to be covered by the emerging Local Plans for Dorset and BCP Councils.

**‘Purposes (taken together)’**

**3.122** Most Green Belt land does not contribute to all Green Belt purposes to the same degree, with large areas of Green Belt land not contributing or contributing weakly to multiple purposes. Consequently, what constitutes a fundamental and meaningful impact will vary depending on which purposes are important. Release or development that fundamentally and meaningfully impacts Green Belt land contributing to one Green Belt purpose would in effect affect its ability to serve the purposes (taken together) in a meaningful way.

**‘Fundamental’ and ‘meaningful’**

**3.123** Some proposals may only fundamentally undermine the ability of the remaining Green Belt land in the plan area to serve a single important purpose to have a meaningful impact. Other proposals may undermine multiple purposes to a degree that in combination their impact is meaningful.

**3.124** The scale and contiguity of Green Belt land within a district may also play a role in what is meaningful. Release or development of smaller areas of Green Belt land are likely to be more meaningful in a district with smaller areas of Green Belt land. Release or development of pockets of Green Belt land that are isolated from the wider designation within urban areas are less likely to have a meaningful impact.

**3.125** A fundamental and meaningful impact on Purpose A (to check the unrestricted sprawl of large built-up areas) may include, but is not limited to, where release or development of land would result in the physical or perceived merging of a large built-up area with an adjacent satellite settlement such that the adjacent settlement would be perceived to be part of a larger ‘sprawling’ large built-up area. How fundamental and meaningful the loss of a such a gap would be is dependent on the strength of the existing gap and the size and character of the smaller settlement. Most sprawl of a large built-up area will not fundamentally undermine the ability of remaining Green Belt land to continue to fulfil this function.

**3.126** A fundamental and meaningful impact on Purpose B (to prevent neighbouring towns from merging into one another) could include, but is not

limited to, release or development that would result in the physical or perceived merging of two currently distinctly separate neighbouring towns, or where release or development would result in the loss of the most substantial part of a gap separating neighbouring towns to such a degree that the remaining gap no longer played a meaningful role in relation to Purpose B. The extent to which the towns are currently perceived as separated by Green Belt would be an important consideration in this judgement.

**3.127** A fundamental and meaningful impact on Purpose C (to assist in safeguarding the countryside from encroachment) may include but is not limited to where release or development would sever and isolate an area of Green Belt land contributing strongly to Green Belt Purpose C from the wider designation. The vast majority of Green Belt land has at least some countryside function. The release or development of the vast majority of Green Belt land would likely not fundamentally and meaningfully influence the function of adjacent Green Belt land such that it would be cease be considered countryside.

**3.128** A fundamental and meaningful impact on Purpose D (to preserve the setting and special character of historic towns) may include but is not limited to the release or development of an important or very important part of the setting of a historic town, integral to its special character.

**3.129** A fundamental and meaningful impact on Purpose E (to assist in urban regeneration, by encouraging the recycling of derelict and other urban land) is not considered likely given that other Green Belt policy prioritise the use of non-Green Belt locations first followed by previous developed land in the Green Belt, i.e. it is unlikely that Green Belt release or development could be justified having not already demonstrated that this purpose has not been fundamentally and meaningfully undermined.

## Fundamental impact outputs

**3.130** Without a clear understanding of the location of release or development, its scale and land use, including what Green Belt land would remain within a plan area, it is not possible to make a definitive judgement on fundamental impact. Specific development proposals are not considered within the scope of this study, so the variations in contribution to each Green Belt purpose identified in this assessment highlight the areas where Green Belt contribution is at its greatest. These areas of highest contribution are reviewed in the round to identify areas where release or development of sites could (individually or cumulatively) fundamentally and meaningfully undermine the purposes. These judgements have been justified.

**3.131** This analysis can be considered alongside sites being reviewed as part of the plan-making process in order to make more definitive judgements as to whether developments would (individually or cumulatively) fundamentally undermine the purposes (taken together) of the remaining Green Belt across the whole local authority area.

# Chapter 4
# Summary of Findings

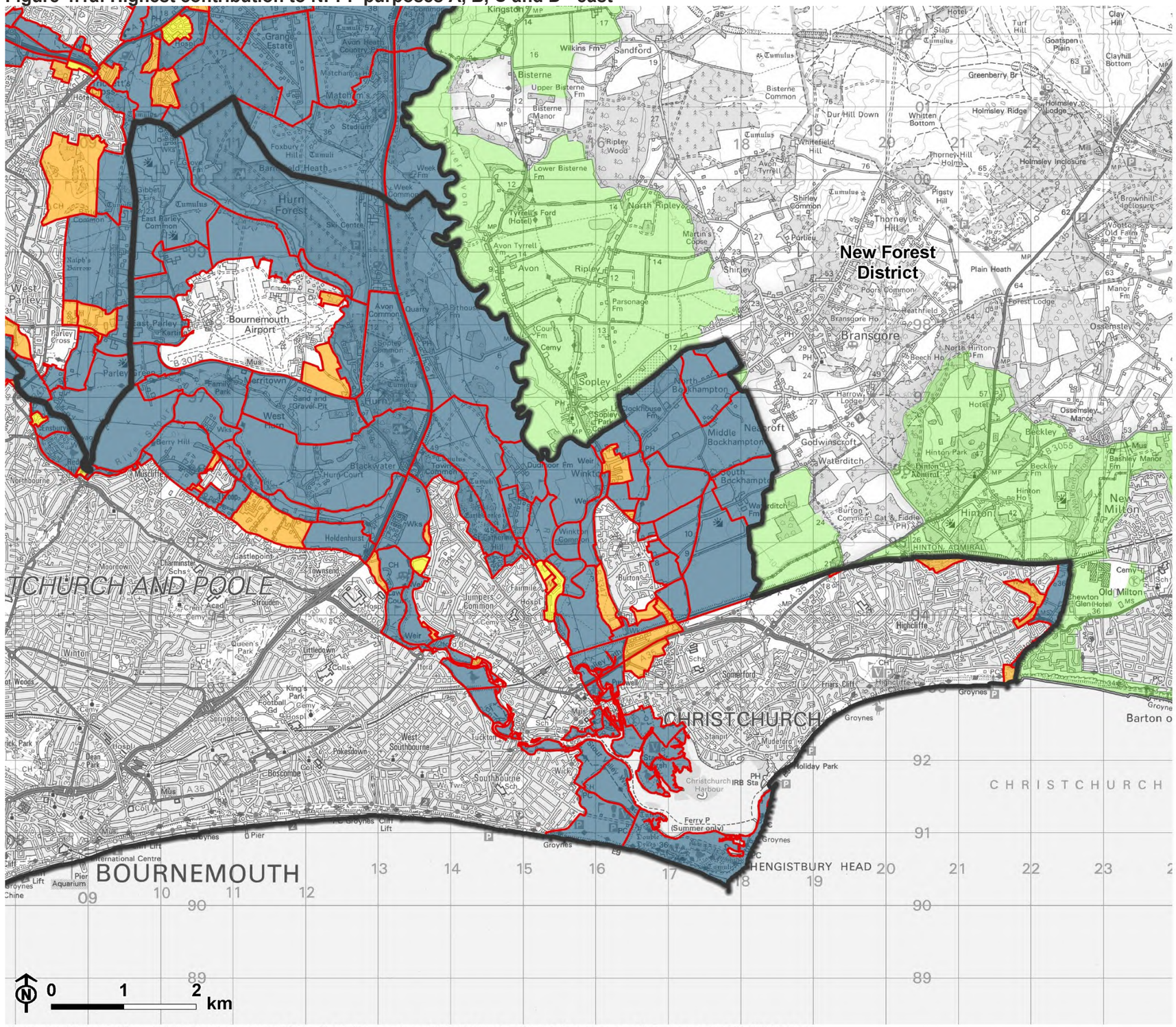
## Summary table and overview maps

**4.1 Table 4.1** below lists the ratings, by settlement, for each parcel and indicates which are grey belt.

**4.2 Figures 4.1 - 4.7** provide summary maps of the Green Belt assessment results. These maps show:

- The highest contribution rating for each parcel (**Figures 4.1a-c**)
- Contribution to Purpose A (**Figures 4.2a-c**)
- Contribution to Purpose B (**Figures 4.3a-c**)
- Contribution to Purpose C (**Figures 4.4a-c**)
- Contribution to Purpose D (**Figures 4.5a-c**)
- Contribution to Purpose E (**Figures 4.6a-c**)
- Land identified as grey belt (**Figures 4.7a-c**)

**Figure 4.1a: Highest contribution to NPPF purposes A, B, C and D - east**




**Legend**

- Dorset and BCP councils
- Neighbouring authority
- Green Belt
- Parcel

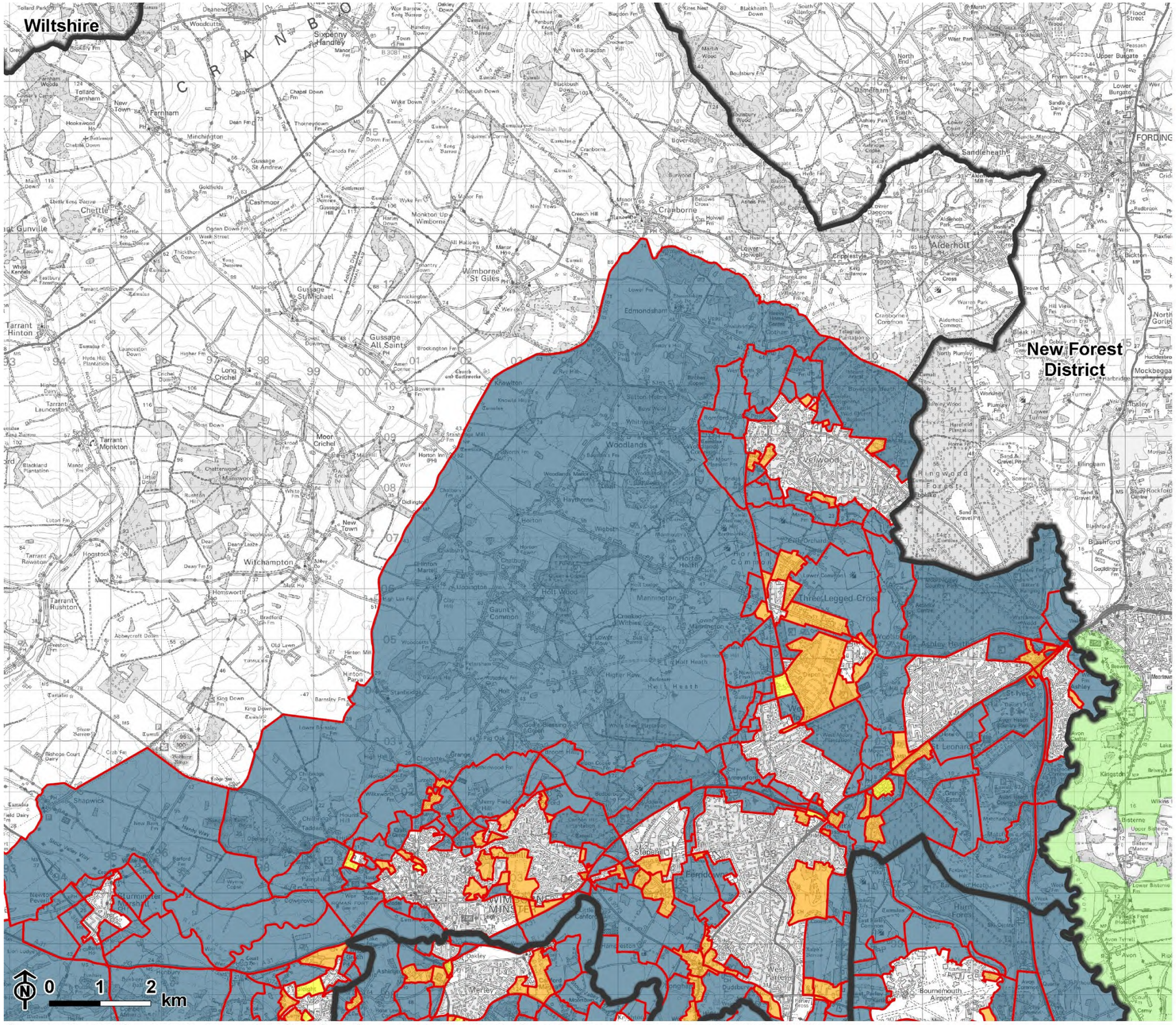
**Highest Contribution to NPPF purposes A, B, C and D:**

- Strong
- Moderate
- Weak/no

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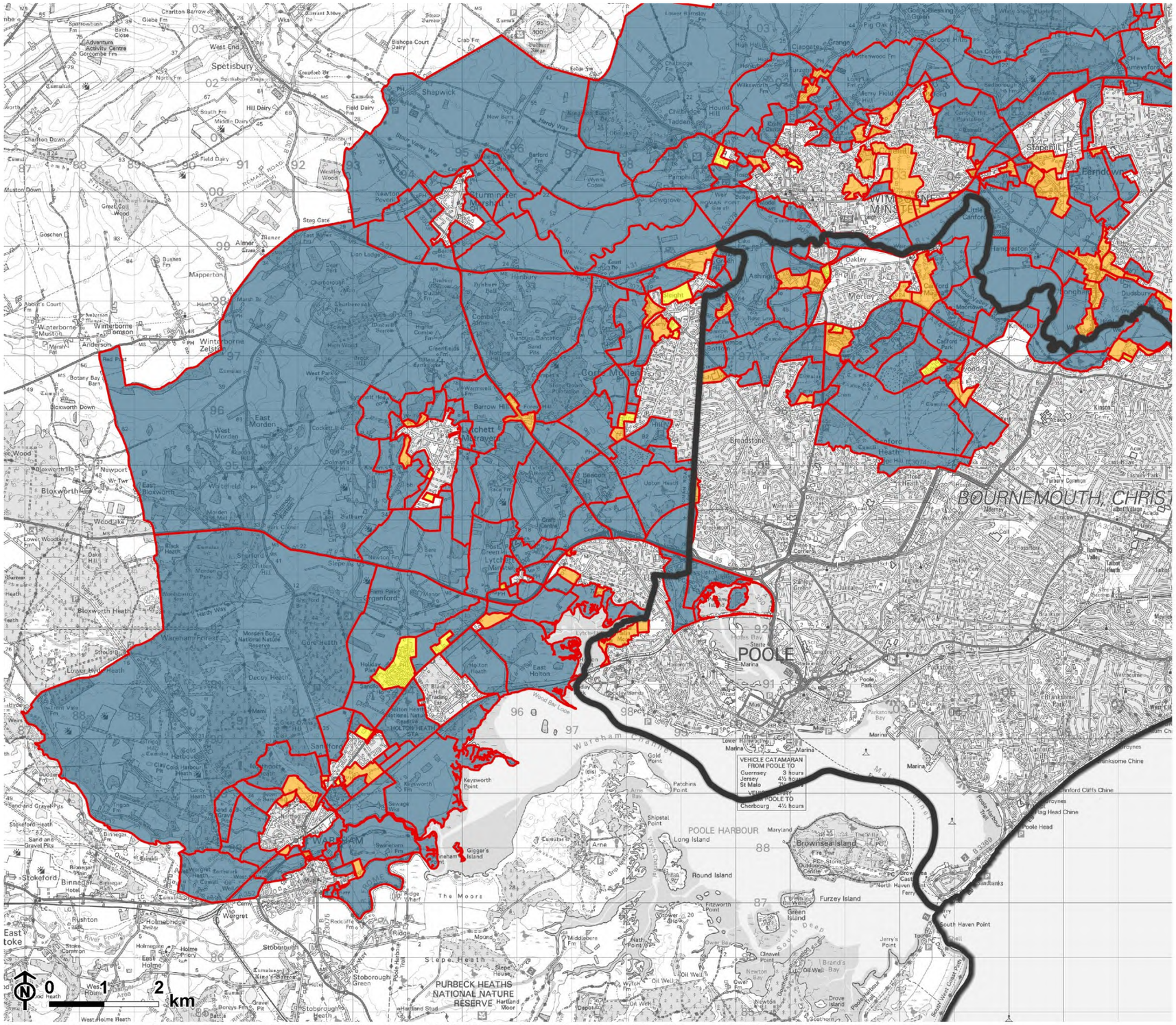
**Figure 4.2b: Highest contribution to NPPF purposes A, B, C and D - north**




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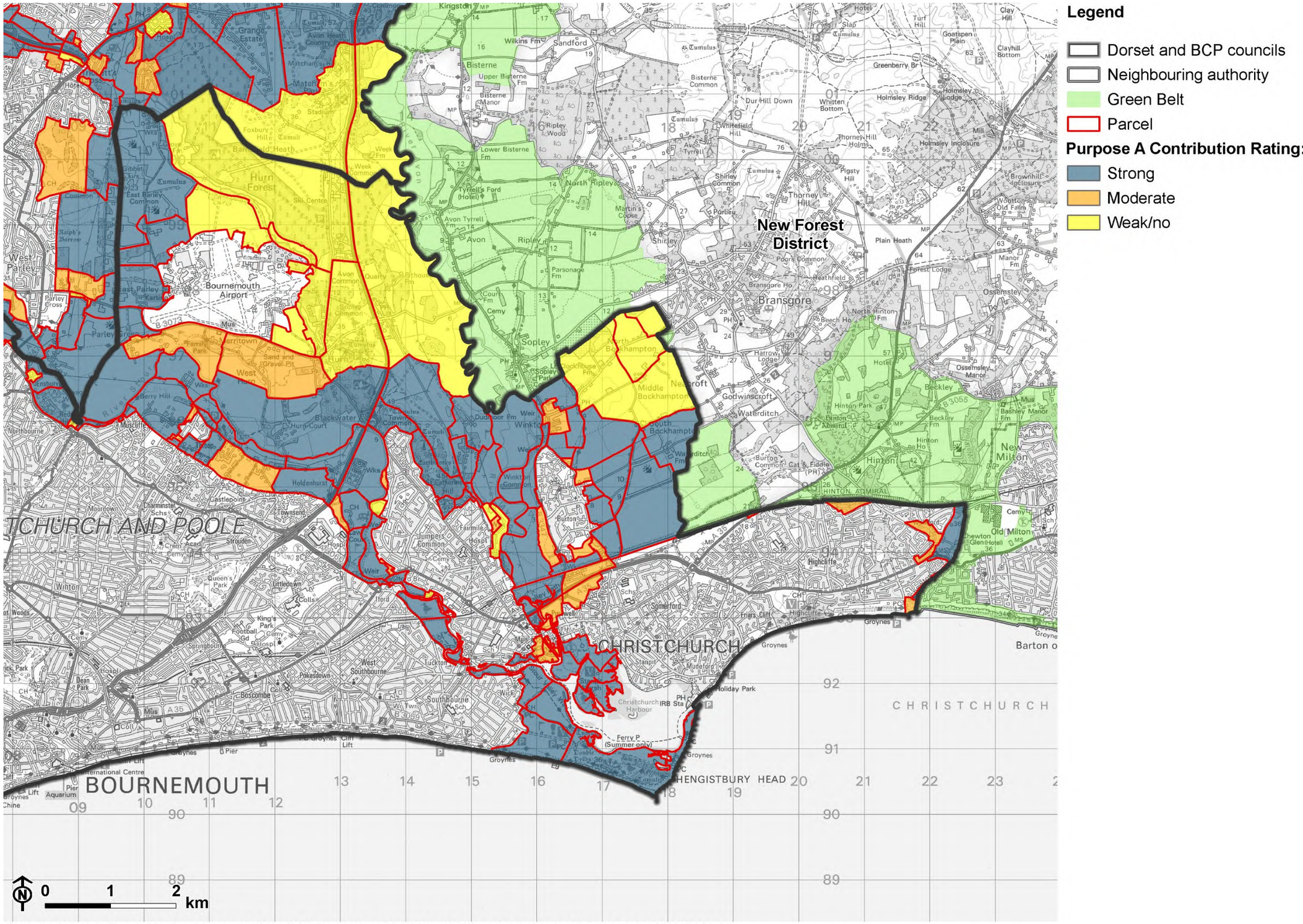
**Figure 4.3c: Highest contribution to NPPF purposes A, B, C and D - west**




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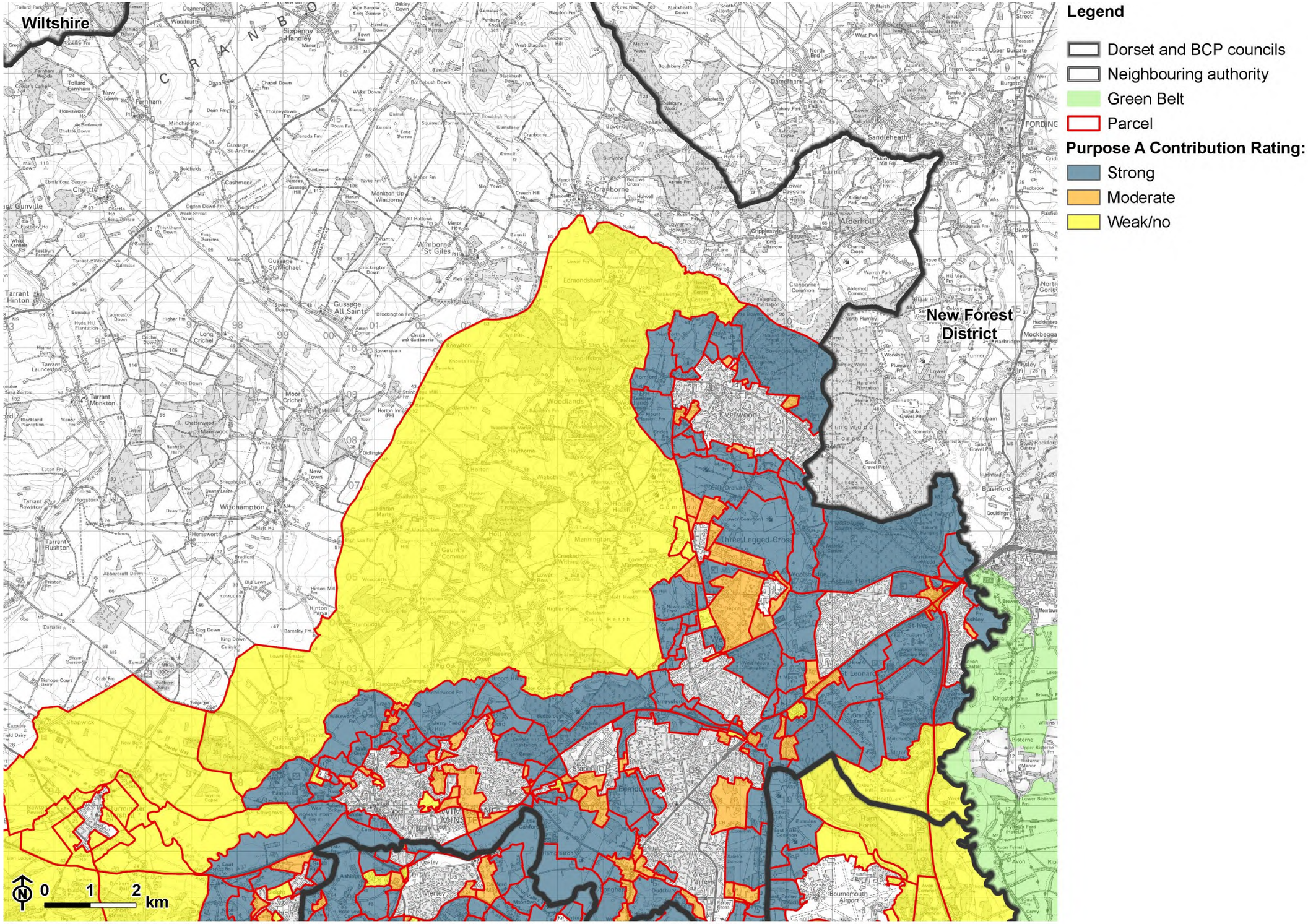
**Figure 4.4a: Contribution to Purpose A - check the unrestricted sprawl of large built-up areas - east**




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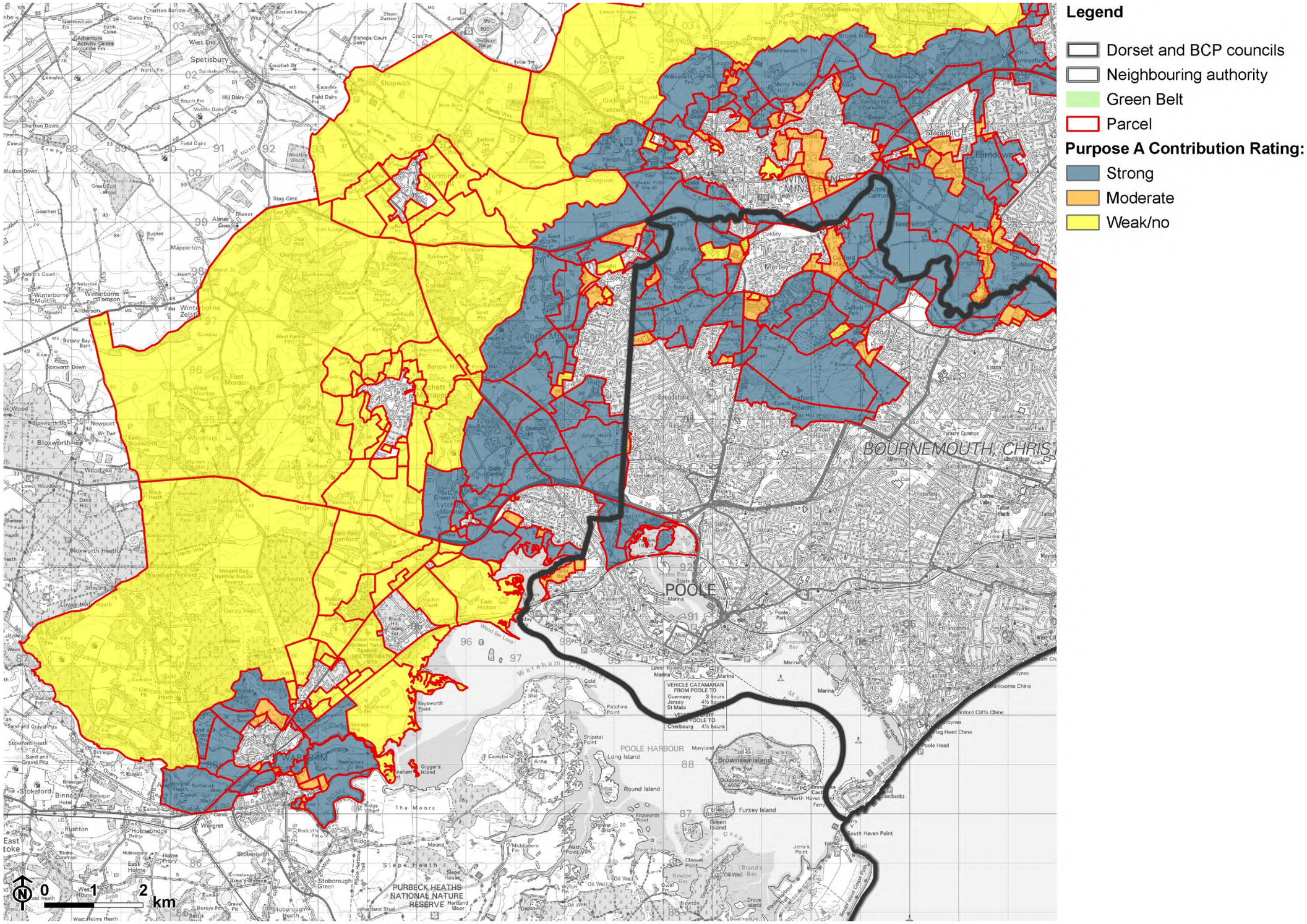
**Figure 4.5b: Contribution to Purpose A - check the unrestricted sprawl of large built-up areas - north**




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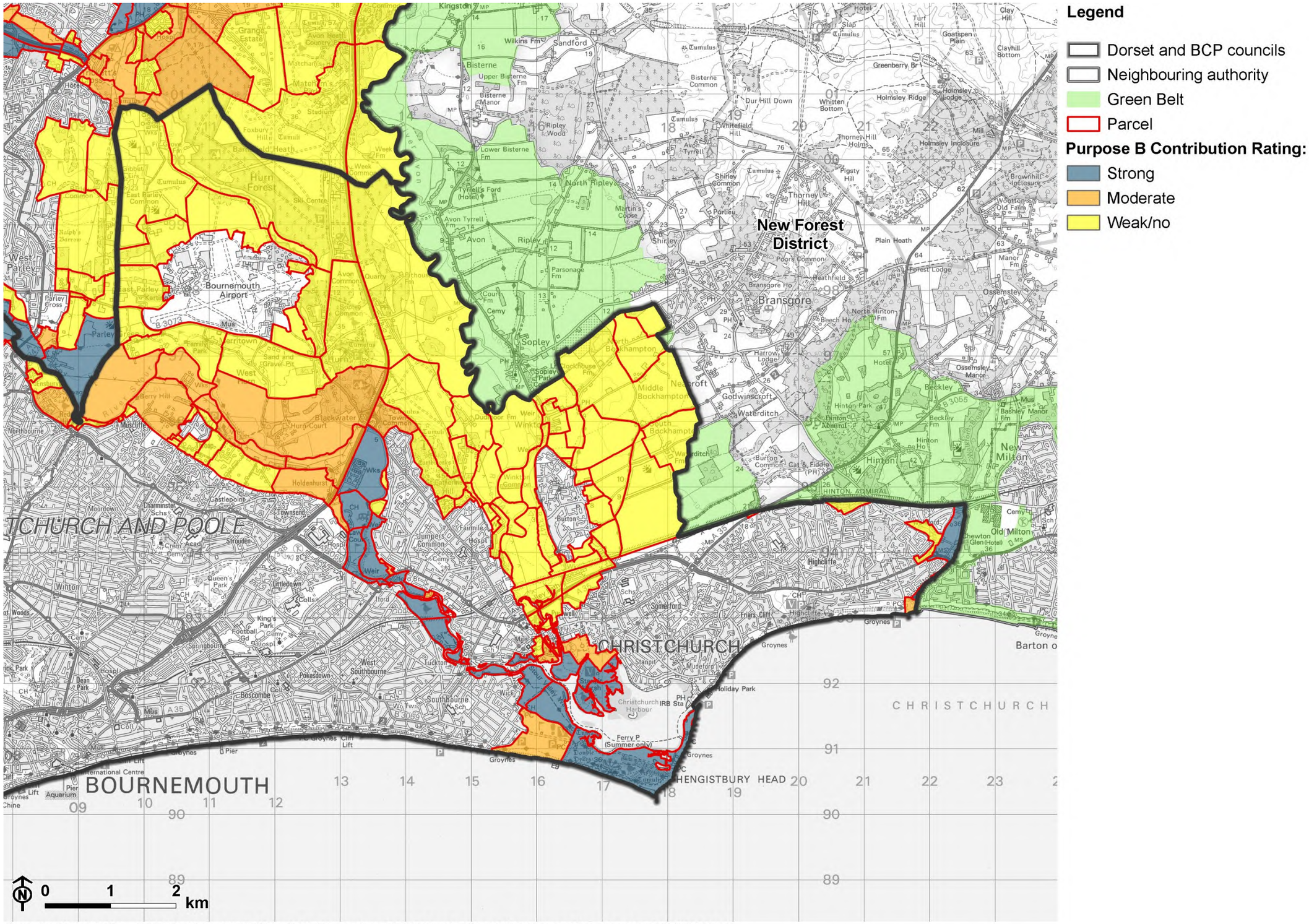
**Figure 4.6c: Contribution to Purpose A - check the unrestricted sprawl of large built-up areas - west**




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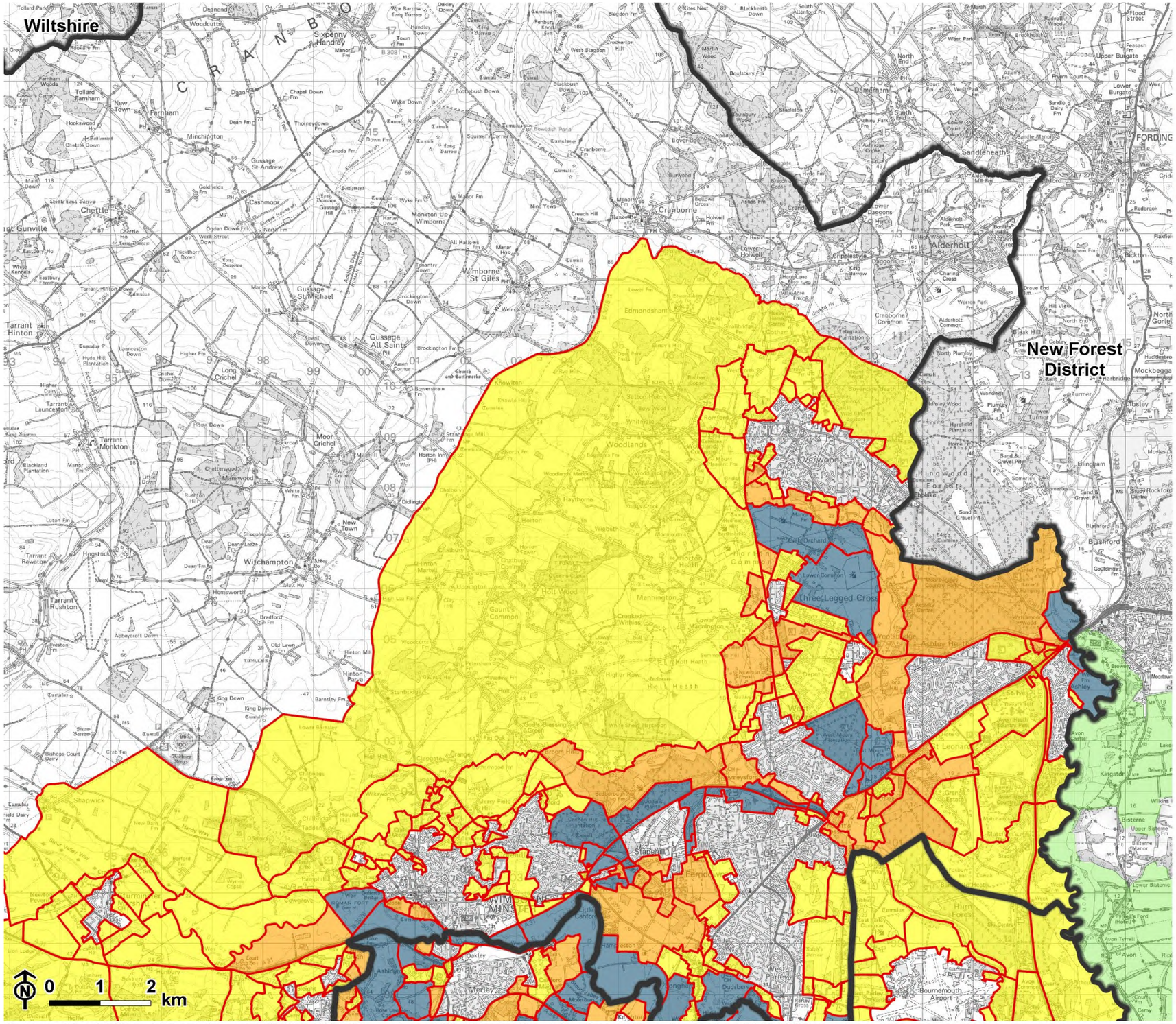
**Figure 4.7a: Contribution to Purpose B - prevent neighbouring towns merging into one another - east**




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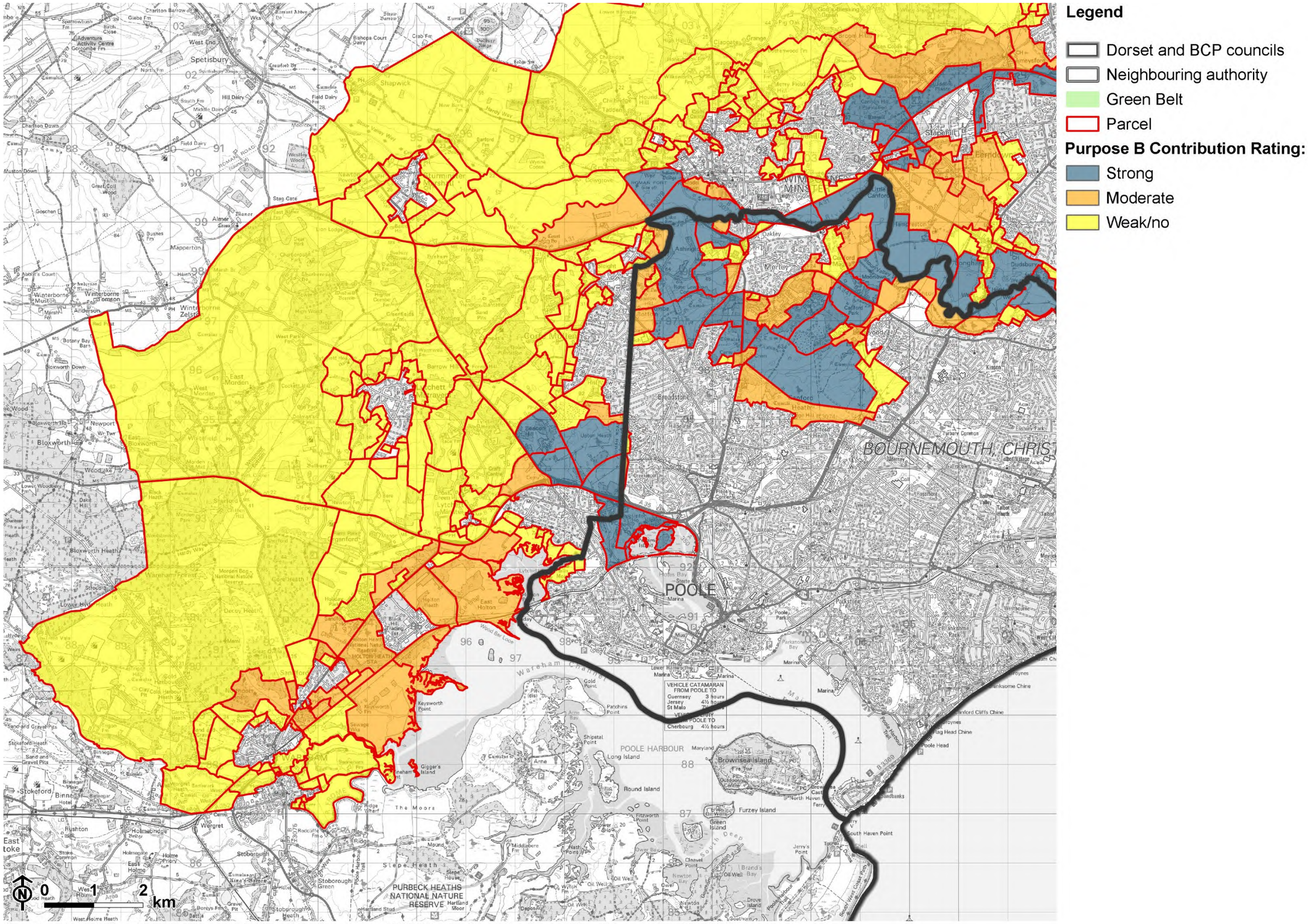
**Figure 4.8b: Contribution to Purpose B - prevent neighbouring towns merging into one another - north**




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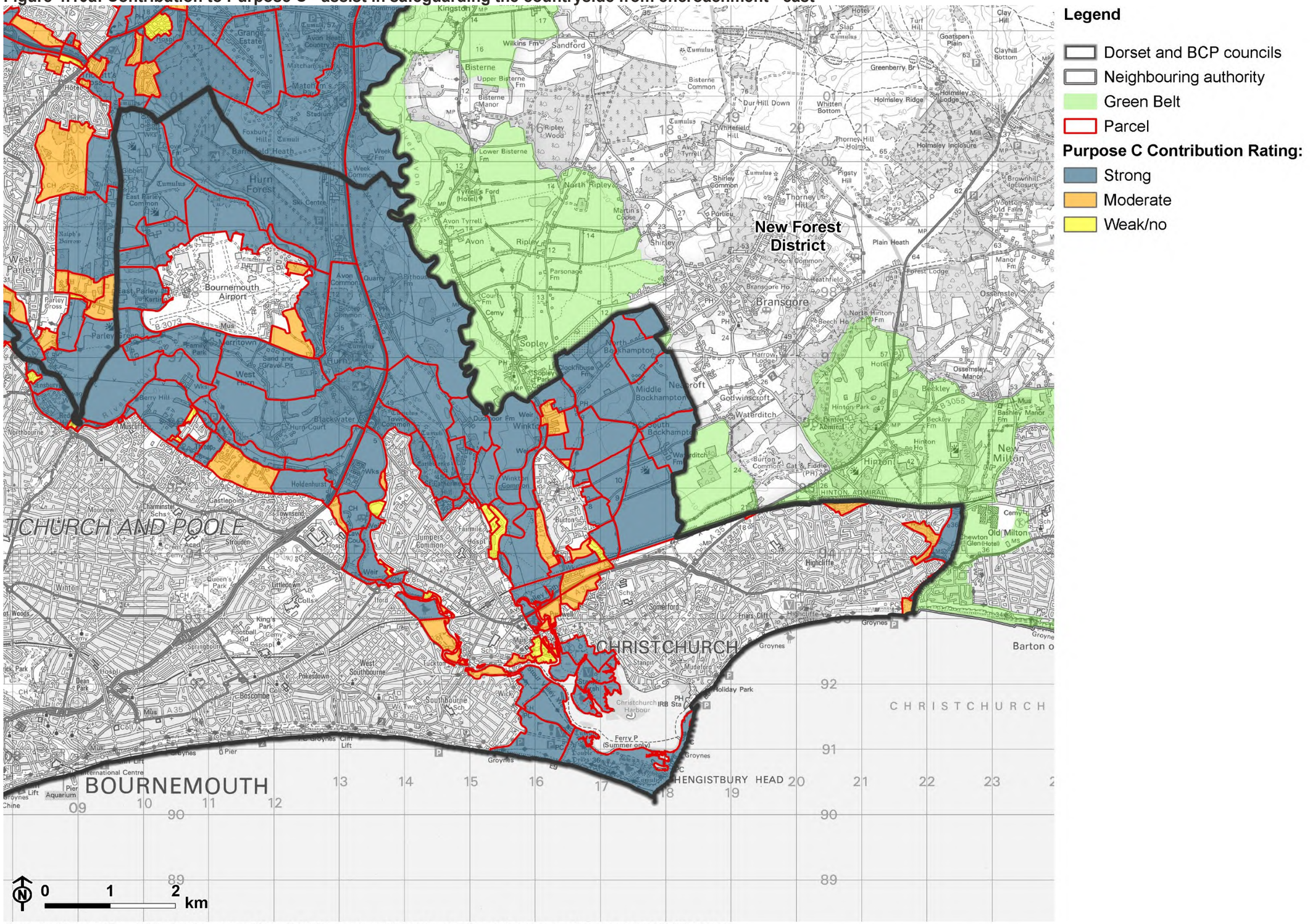
**Figure 4.9c: Contribution to Purpose B - prevent neighbouring towns merging into one another - west**




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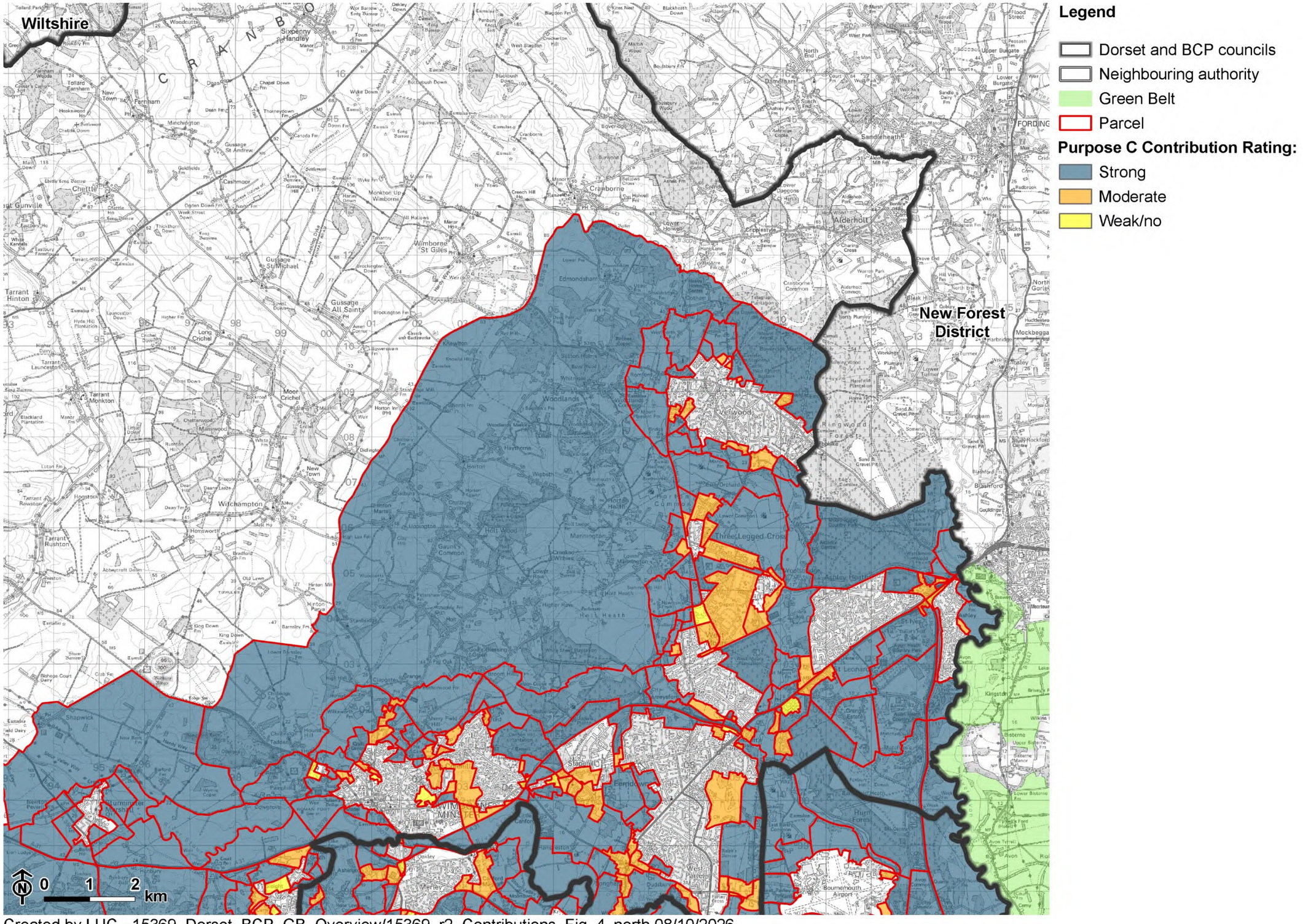
**Figure 4.10a: Contribution to Purpose C - assist in safeguarding the countryside from encroachment - east**




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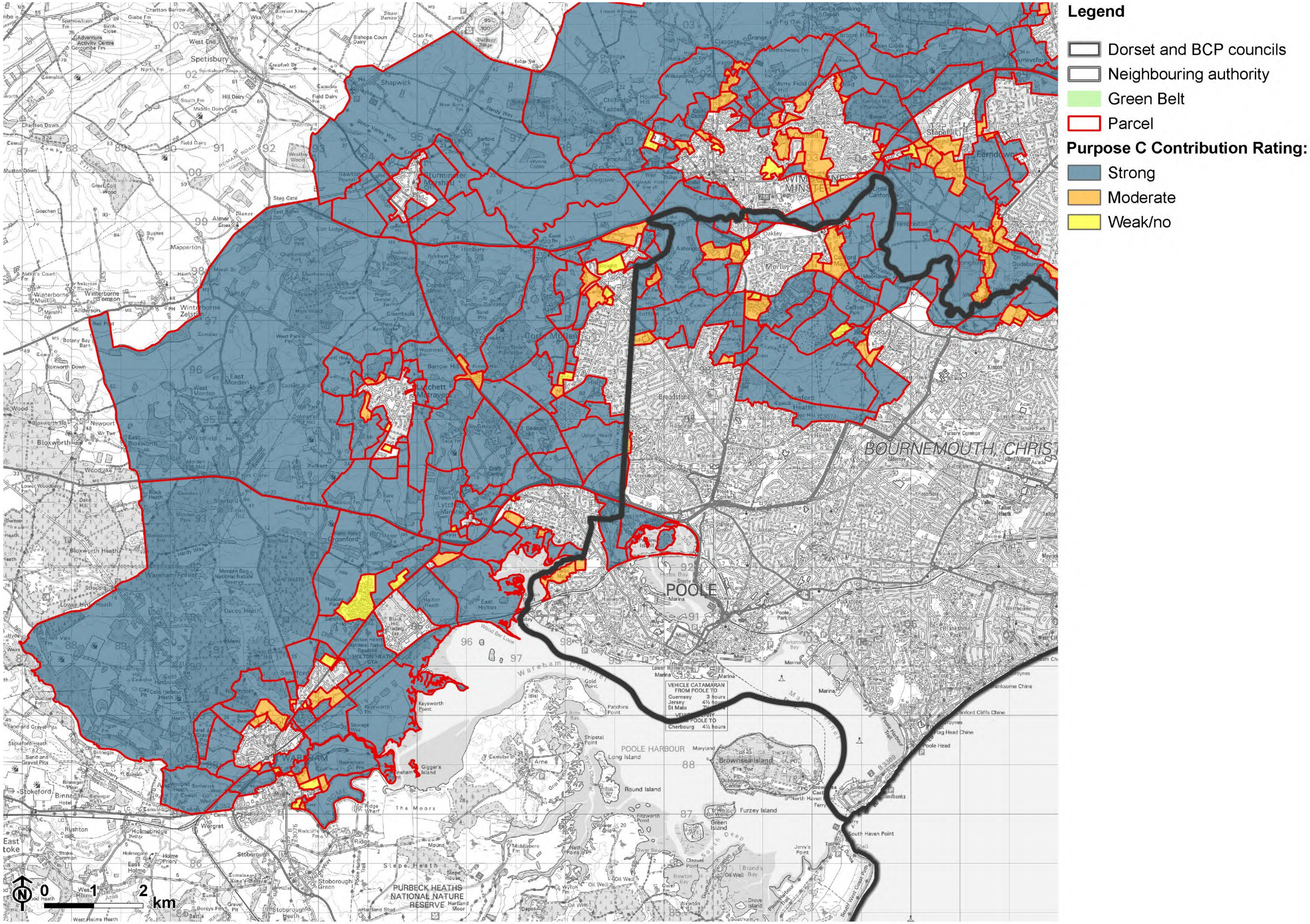
**Figure 4.11b: Contribution to Purpose C - assist in safeguarding the countryside from encroachment - north**




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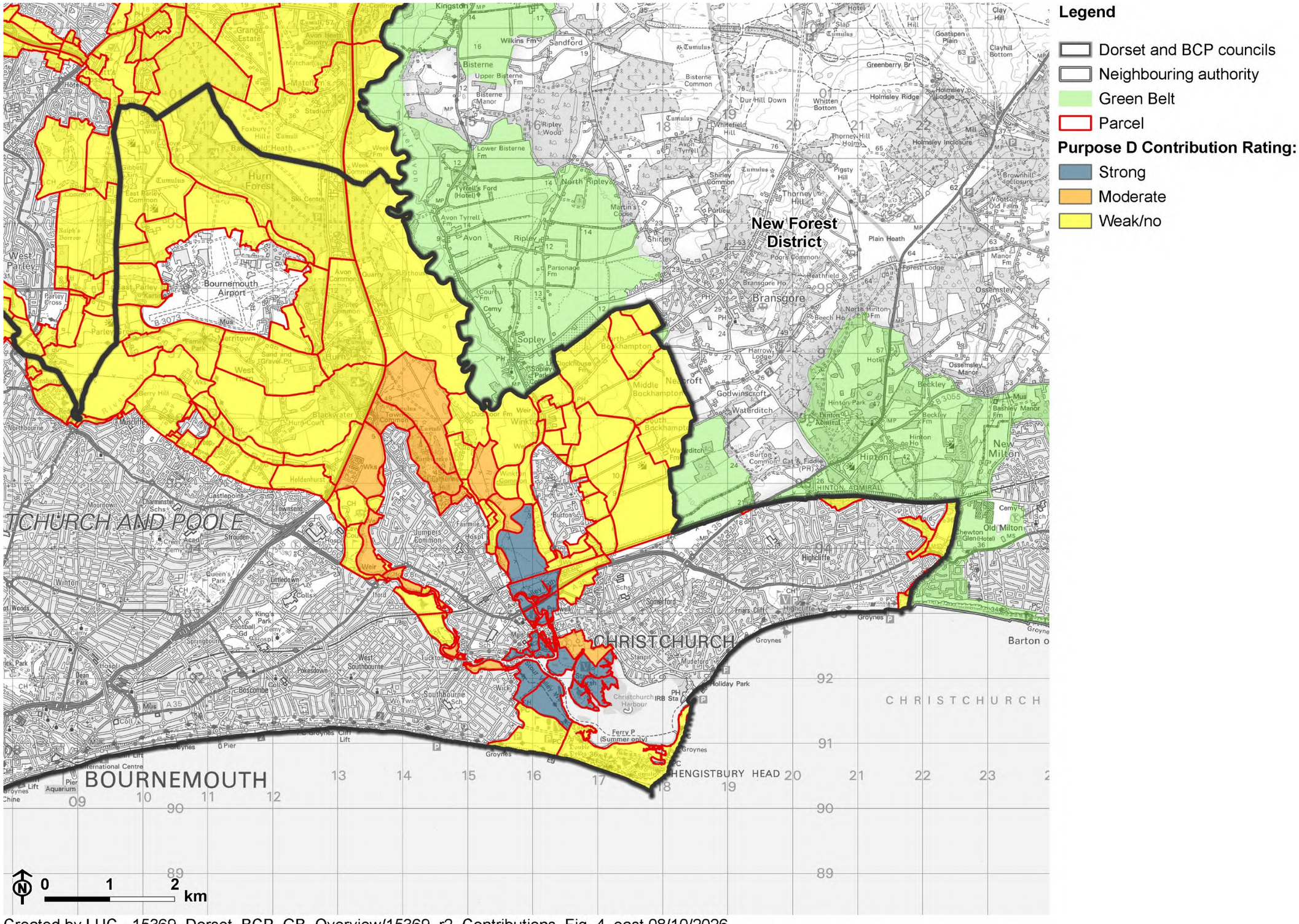
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**Figure 4.12c: Contribution to Purpose C - assist in safeguarding the countryside from encroachment - west**




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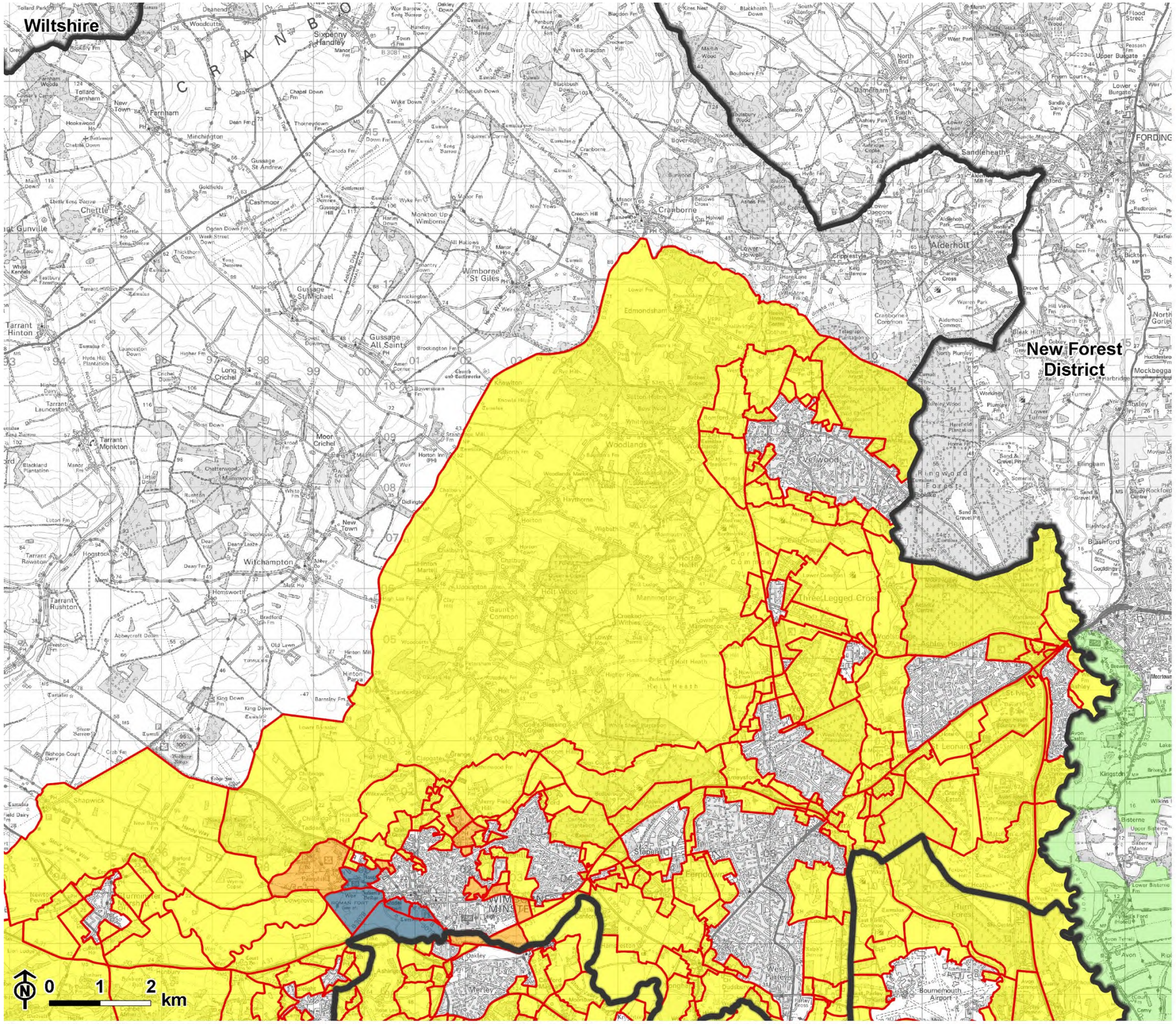
**Figure 4.13a: Contribution to Purpose D - preserve the setting and special character of historic towns - east**




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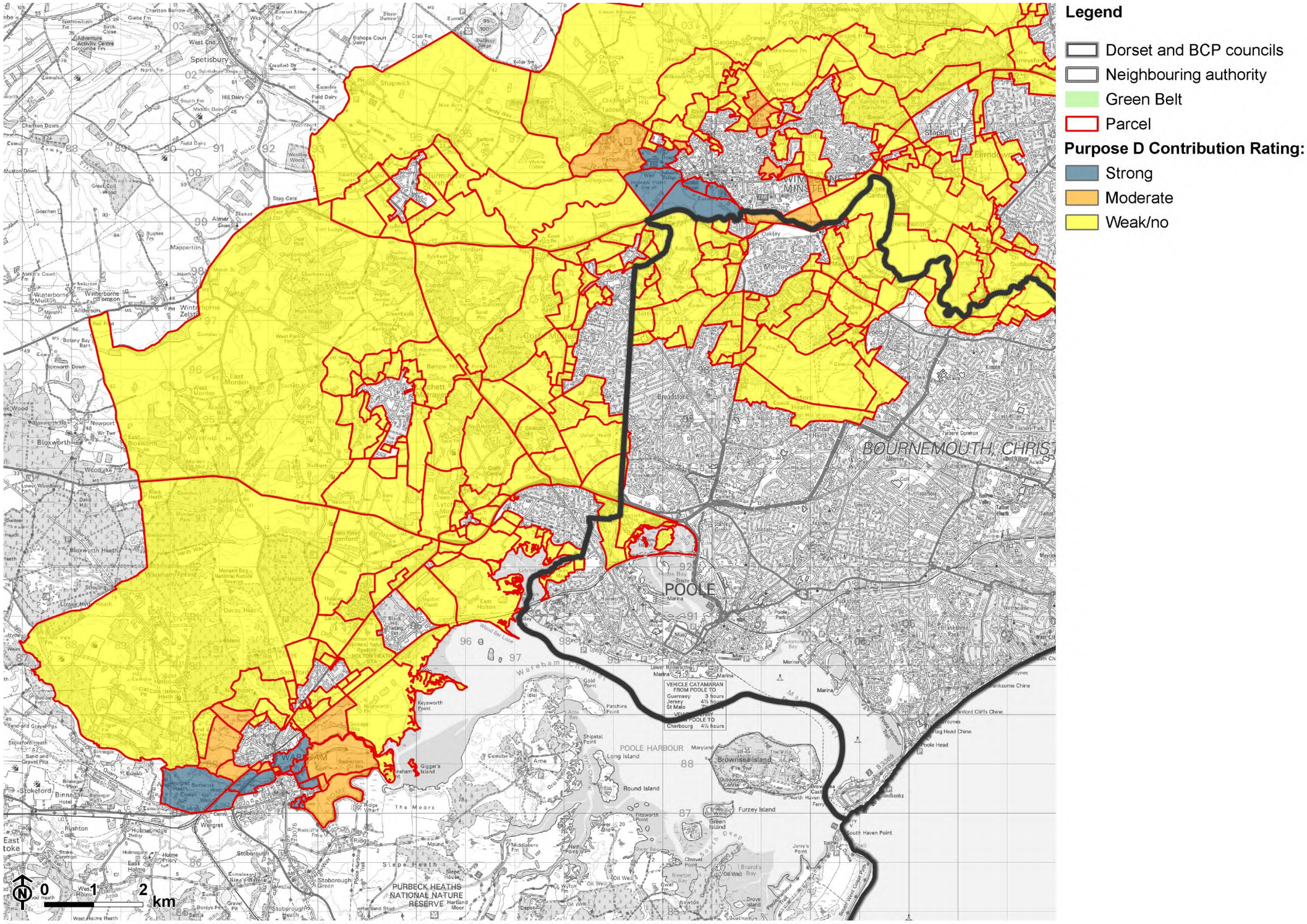
**Figure 4.14b: Contribution to Purpose D - preserve the setting and special character of historic towns - north**




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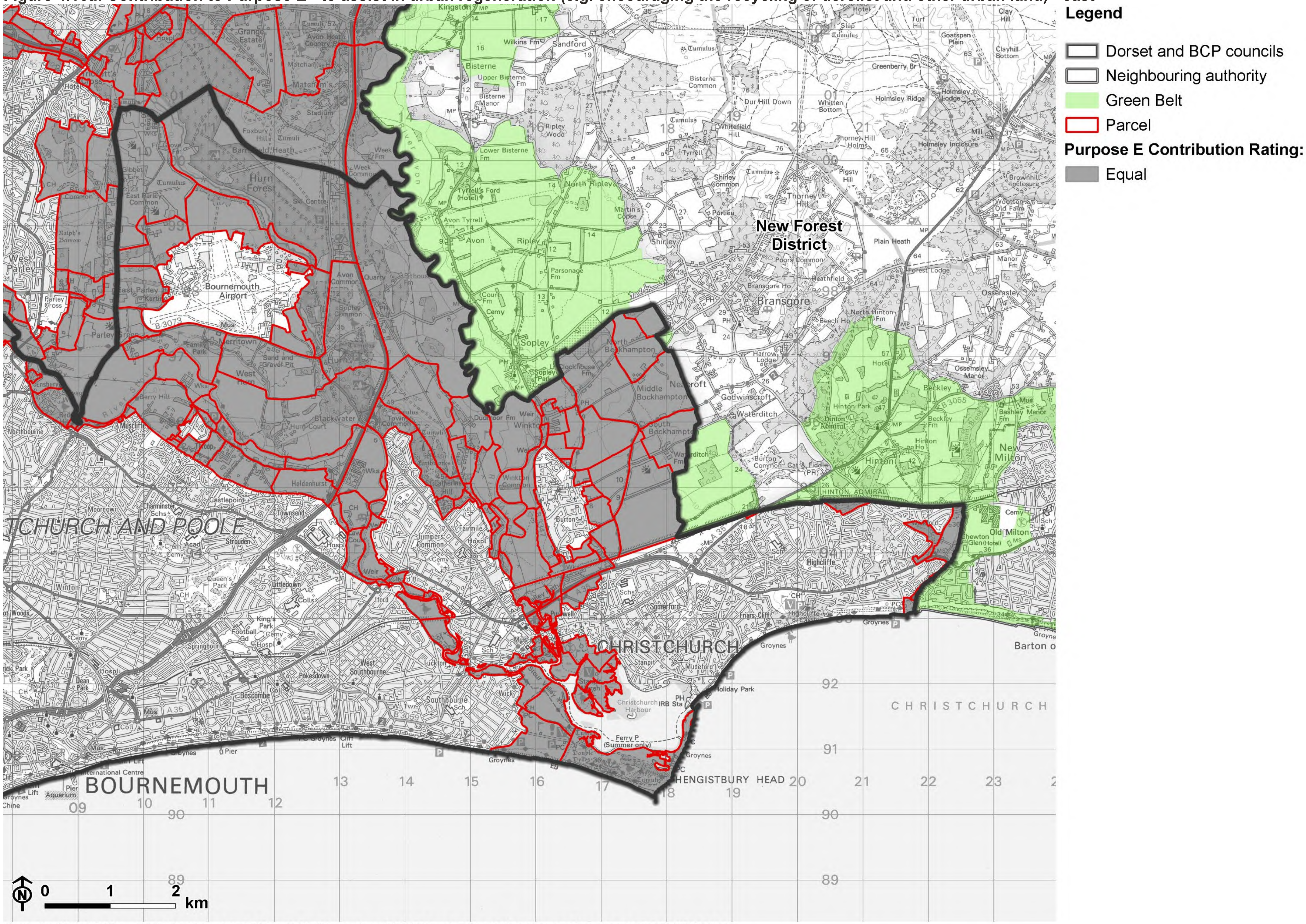
**Figure 4.15c: Contribution to Purpose D - preserve the setting and special character of historic towns - west**




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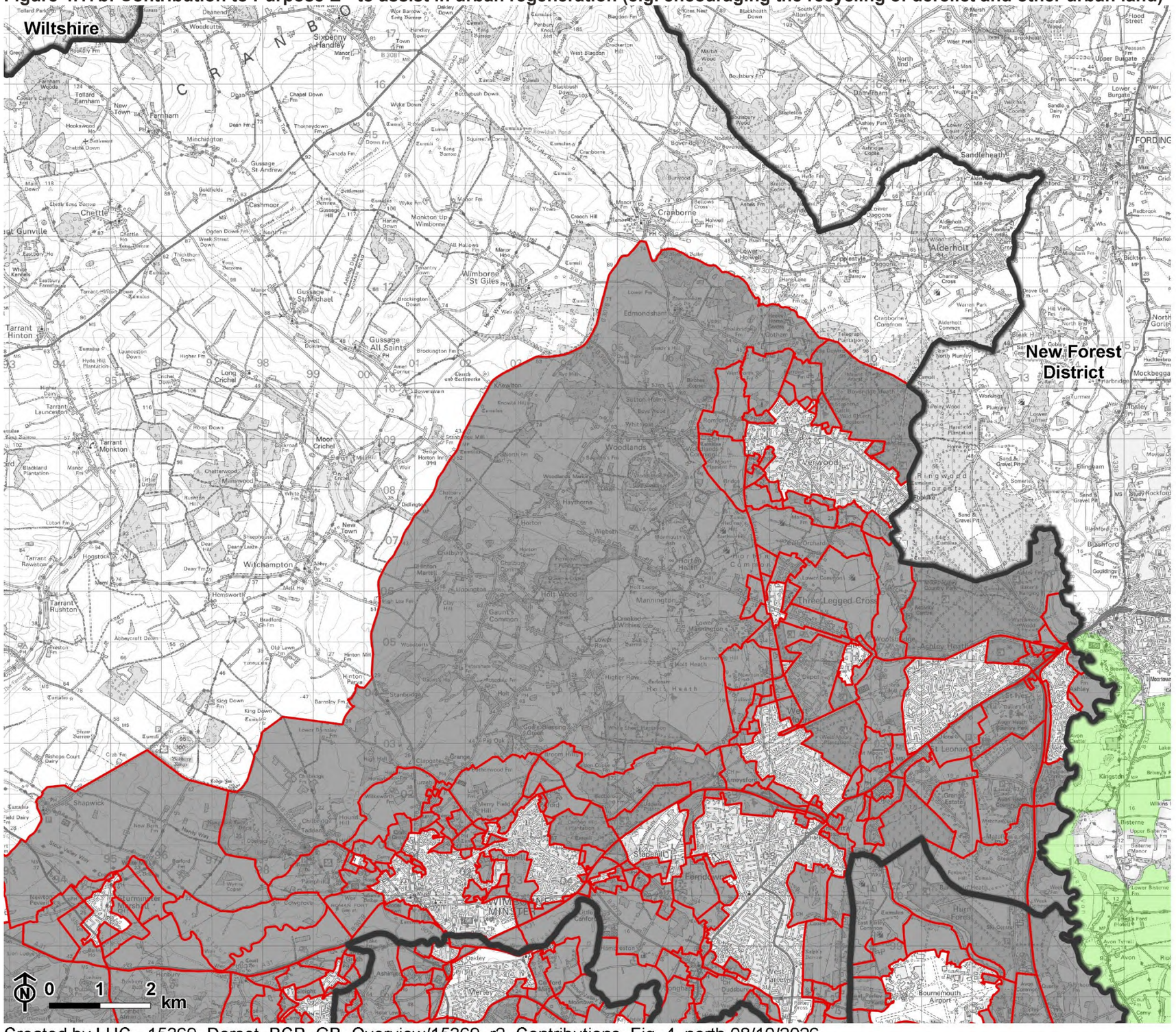
**Figure 4.16a: Contribution to Purpose E - to assist in urban regeneration (e.g. encouraging the recycling of derelict and other urban land) - east**




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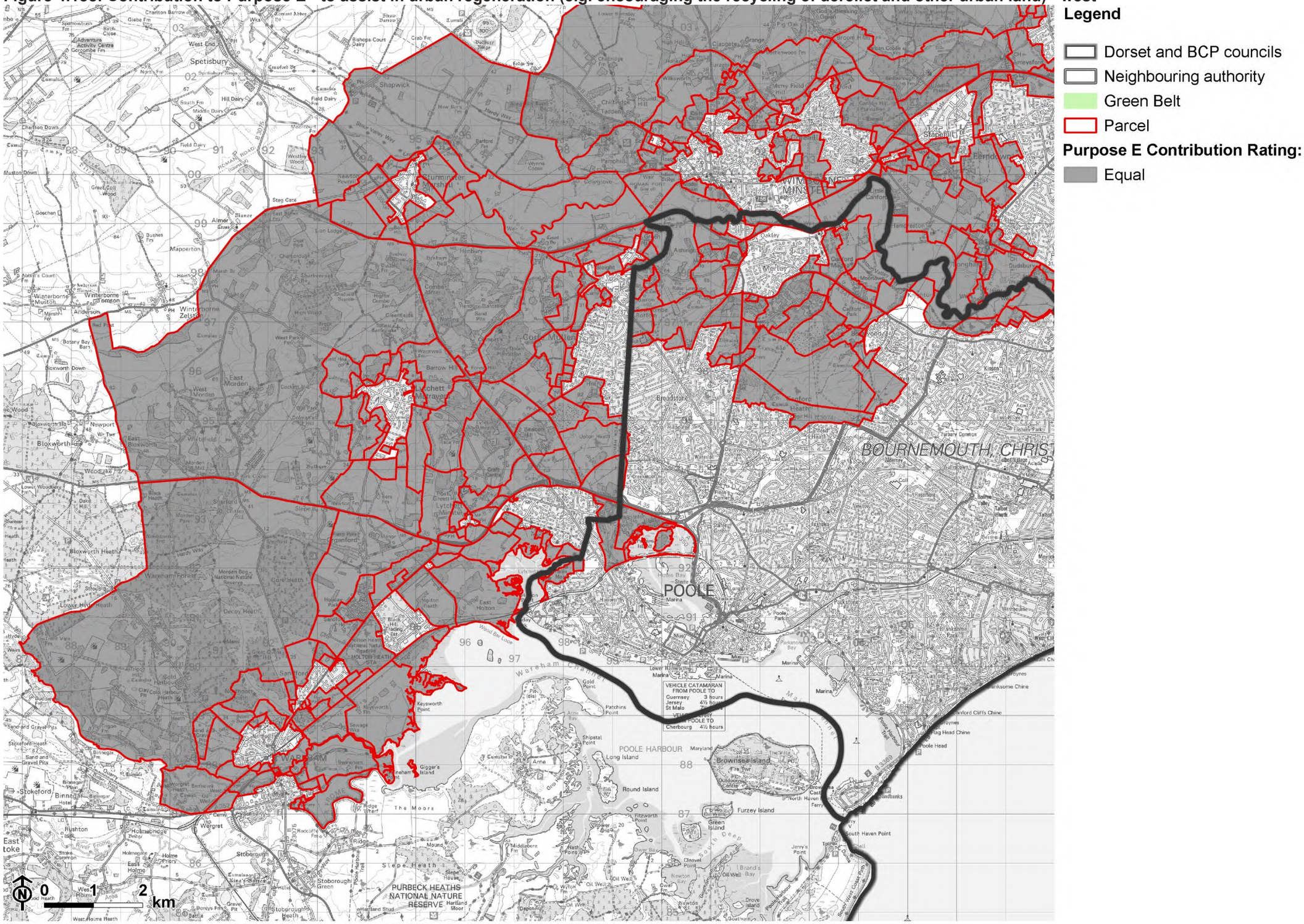
**Figure 4.17b: Contribution to Purpose E - to assist in urban regeneration (e.g. encouraging the recycling of derelict and other urban land) - north**




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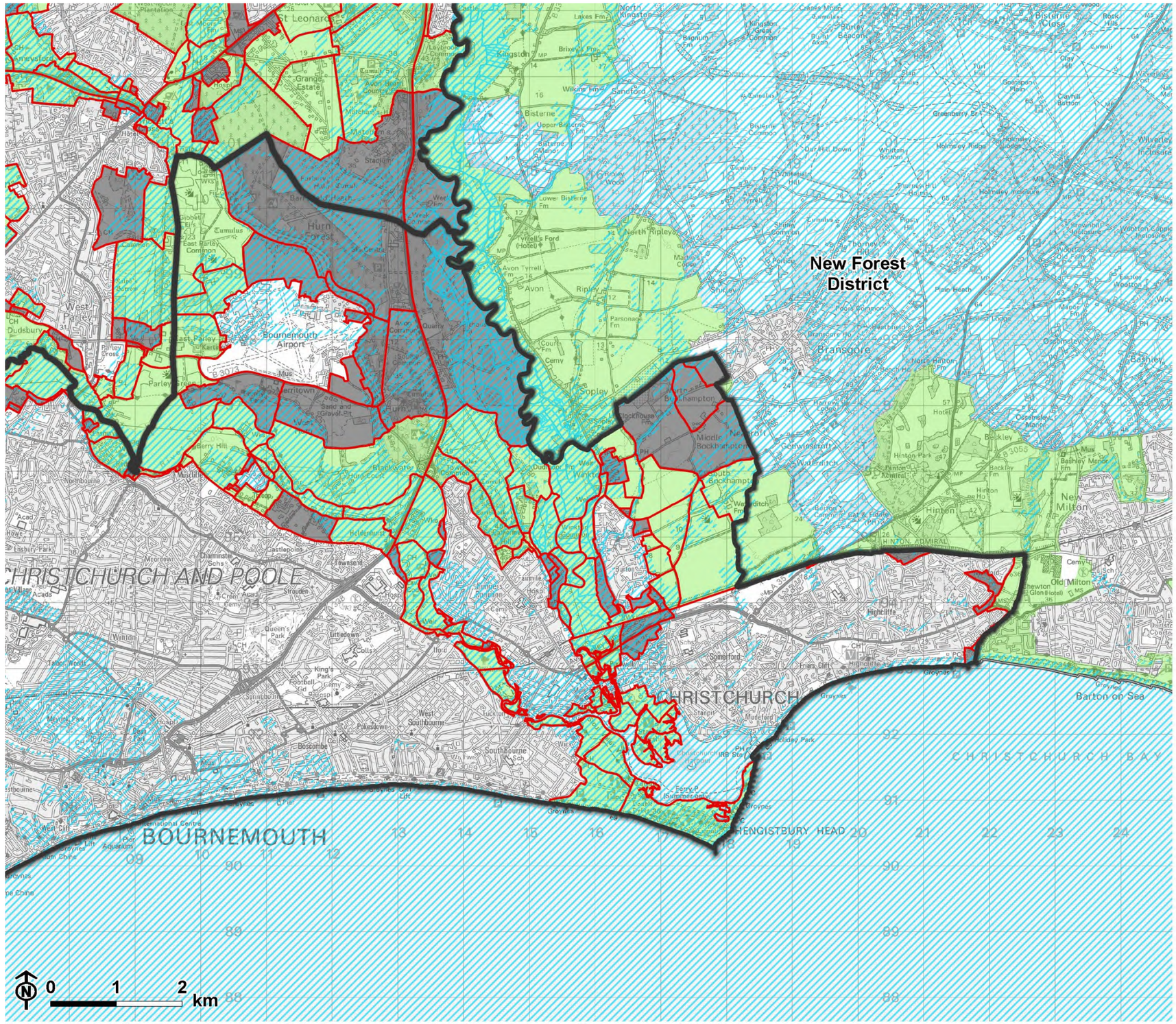
**Figure 4.18c: Contribution to Purpose E - to assist in urban regeneration (e.g. encouraging the recycling of derelict and other urban land) - west**




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**Figure 4.19a: Areas suitable for definition as grey belt – east**




**Legend**

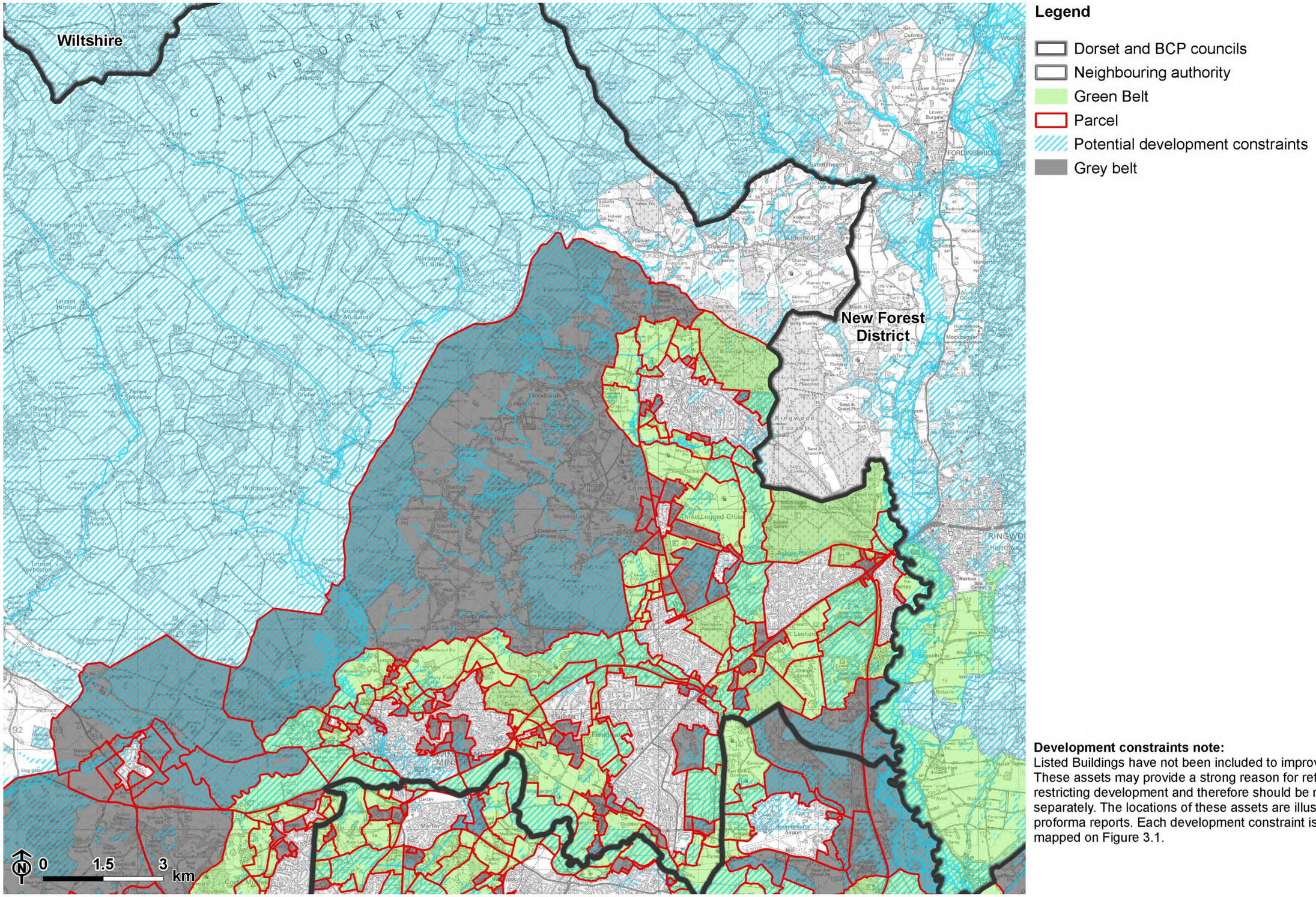
- Dorset and BCP councils
- Neighbouring authority
- Green Belt
- Parcel
- Potential development constraints
- Grey belt

**Development constraints note:**
Listed Buildings have not been included to improve legibility. These assets may provide a strong reason for refusing or restricting development and therefore should be reviewed separately. The locations of these assets are illustrated in parcel proforma reports. Each development constraint is individually mapped on Figure 3.1.

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**Figure 4.7b: Areas suitable for definition as grey belt – north**

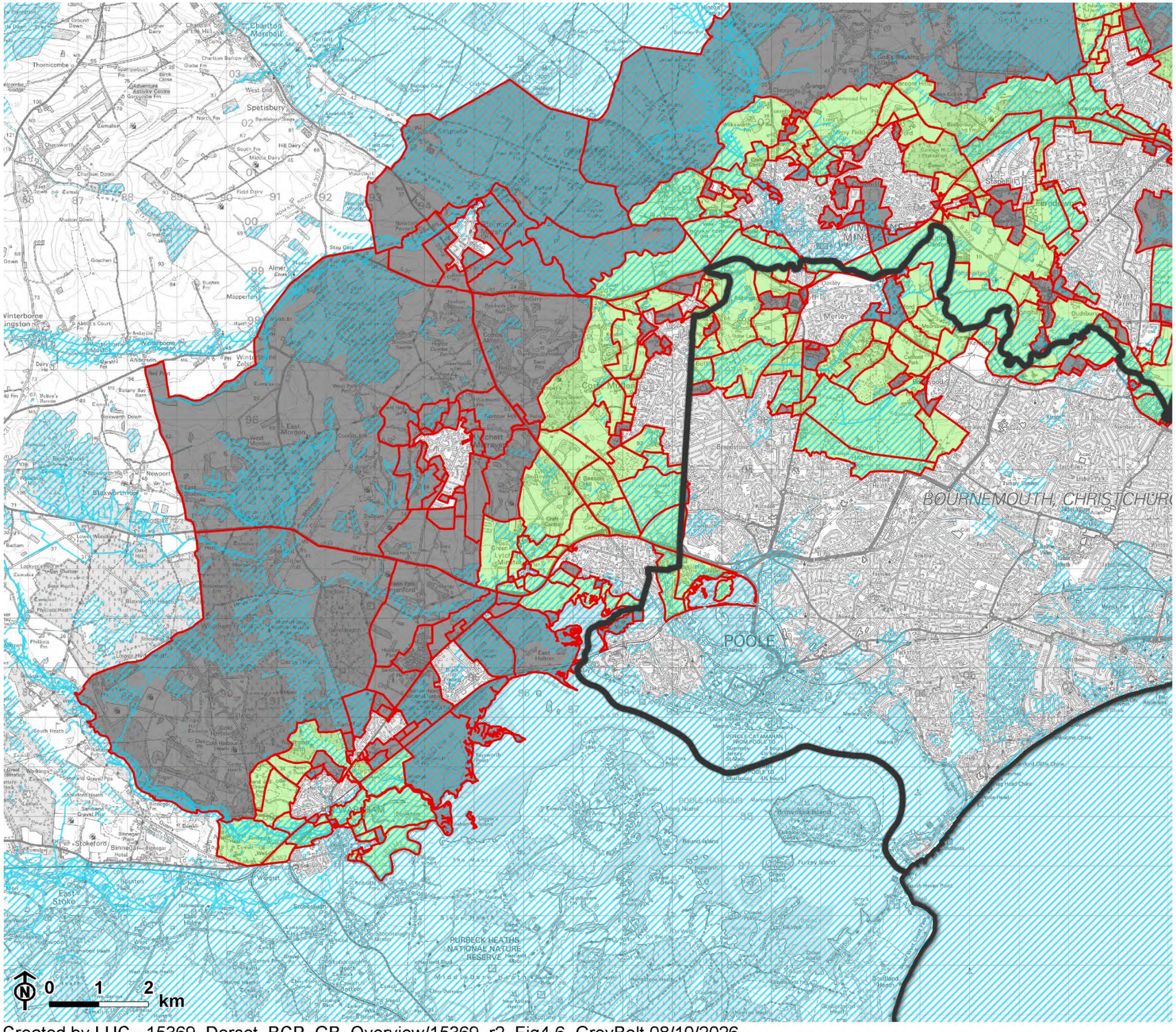



**Development constraints note:**
Listed Buildings have not been included to improve legibility. These assets may provide a strong reason for refusing or restricting development and therefore should be reviewed separately. The locations of these assets are illustrated in parcel proforma reports. Each development constraint is individually mapped on Figure 3.1.

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**Figure 4.20c: Areas suitable for definition as grey belt – west**




**Development constraints note:**
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**Table 4.1: Summary of assessment findings**

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| BA1 | Bournemouth Airport | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| BA2 | Bournemouth Airport | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| BA3 | Bournemouth Airport | Weak/No | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| BA4 | Bournemouth Airport | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| BA5 | Bournemouth Airport | Weak/No | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| BA6 | Bournemouth Airport | Moderate | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| BA7 | Bournemouth Airport | Moderate | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| BA8 | Bournemouth Airport | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BA9 | Bournemouth Airport | Strong | Weak/No | Moderate | Weak/No | Equal | Strong | No |
| BA10 | Bournemouth Airport | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BA11 | Bournemouth Airport | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BG1 | Bransgore | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| BG2 | Bransgore | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| BO1 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| BO2 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO3 | Bournemouth | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| BO4 | Bournemouth | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| BO5 | Bournemouth | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| BO6 | Bournemouth | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| BO7 | Bournemouth | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| BO8 | Bournemouth | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BO9 | Bournemouth | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| BO10 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO11 | Bournemouth | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| BO12 | Bournemouth | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BO13 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO14 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO15 | Bournemouth | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BO16 | Bournemouth | Moderate | Weak/No | Weak/No | Weak/No | Equal | Moderate | Yes |
| BO17 | Bournemouth | Moderate | Weak/No | Weak/No | Weak/No | Equal | Moderate | Yes |
| BO18 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO19 | Bournemouth | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BO20 | Bournemouth | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BO21 | Bournemouth | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BO22 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO23 | Bournemouth | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| BO24 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO25 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO26 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO27 | Bournemouth | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| BO28 | Bournemouth | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| BO29 | Bournemouth | Strong | Strong | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| BO30 | Bournemouth | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| BO31 | Bournemouth | Strong | Strong | Moderate | Weak/No | Equal | Strong | No |
| BO32 | Bournemouth | Strong | Strong | Moderate | Moderate | Equal | Strong | No |
| BO33 | Bournemouth | Strong | Strong | Strong | Strong | Equal | Strong | No |
| BO34 | Bournemouth | Strong | Strong | Strong | Strong | Equal | Strong | No |
| BO35 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BO36 | Bournemouth | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| BO37 | Bournemouth | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| BU1 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU2 | Burton | Moderate | Weak/No | Weak/No | Weak/No | Equal | Moderate | Yes |
| BU3 | Burton | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| BU4 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU5 | Burton | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| BU6 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU7 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU8 | Burton | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| BU9 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU10 | Burton | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| BU11 | Burton | Moderate | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| BU12 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU13 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU14 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU15 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU16 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU17 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU18 | Burton | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| BU19 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| BU20 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| BU21 | Burton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CH1 | Christchurch | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CH2 | Christchurch | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CH3 | Christchurch | Moderate | Weak/No | Moderate | Strong | Equal | Strong | No |
| CH4 | Christchurch | Moderate | Weak/No | Moderate | Strong | Equal | Strong | No |
| CH5 | Christchurch | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| CH6 | Christchurch | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| CH7 | Christchurch | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| CH8 | Christchurch | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| CH9 | Christchurch | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| CH10 | Christchurch | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| CH11 | Christchurch | Moderate | Weak/No | Weak/No | Weak/No | Equal | Moderate | Yes |
| CH12 | Christchurch | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| CH13 | Christchurch | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| CH14 | Christchurch | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| CH15 | Christchurch | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CH16 | Christchurch | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CH17 | Christchurch | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| CH18 | Christchurch | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| CH19 | Christchurch | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| CH20 | Christchurch | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CH21 | Christchurch | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| CH22 | Christchurch | Strong | Moderate | Strong | Moderate | Equal | Strong | No |
| CH23 | Christchurch | Strong | Strong | Strong | Moderate | Equal | Strong | No |
| CH24 | Christchurch | Moderate | Weak/No | Moderate | Moderate | Equal | Moderate | Yes |
| CH25 | Christchurch | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| CH26 | Christchurch | Strong | Strong | Strong | Moderate | Equal | Strong | No |
| CH27 | Christchurch | Moderate | Moderate | Weak/No | Weak/No | Equal | Moderate | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| CH28 | Christchurch | Strong | Strong | Strong | Moderate | Equal | Strong | No |
| CH29 | Christchurch | Weak/No | Moderate | Weak/No | Weak/No | Equal | Moderate | Yes |
| CH30 | Christchurch | Strong | Strong | Moderate | Moderate | Equal | Strong | No |
| CH31 | Christchurch | Strong | Strong | Moderate | Moderate | Equal | Strong | No |
| CH32 | Christchurch | Strong | Strong | Moderate | Strong | Equal | Strong | No |
| CH33 | Christchurch | Moderate | Weak/No | Weak/No | Strong | Equal | Strong | No |
| CH34 | Christchurch | Moderate | Moderate | Weak/No | Strong | Equal | Strong | No |
| CH35 | Christchurch | Weak/No | Weak/No | Weak/No | Strong | Equal | Strong | No |
| CH36 | Christchurch | Weak/No | Weak/No | Weak/No | Strong | Equal | Strong | No |
| CH37 | Christchurch | Strong | Strong | Strong | Strong | Equal | Strong | No |
| CH38 | Christchurch | Strong | Moderate | Strong | Moderate | Equal | Strong | No |
| CH39 | Christchurch | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| CH40 | Christchurch | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CH41 | Christchurch | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| CH42 | Christchurch | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CH43 | Christchurch | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CM1 | Corfe Mullen | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| CM2 | Corfe Mullen | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| CM3 | Corfe Mullen | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CM4 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM5 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM6 | Corfe Mullen | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CM7 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM8 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM9 | Corfe Mullen | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| CM10 | Corfe Mullen | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CM11 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM12 | Corfe Mullen | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| CM13 | Corfe Mullen | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| CM14 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM15 | Corfe Mullen | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CM16 | Corfe Mullen | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| CM17 | Corfe Mullen | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| CM18 | Corfe Mullen | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| CM19 | Corfe Mullen | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CM20 | Corfe Mullen | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| CM21 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM22 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM23 | Corfe Mullen | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CM24 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM25 | Corfe Mullen | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| CM26 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM27 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM28 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM29 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM30 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM31 | Corfe Mullen | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CM32 | Corfe Mullen | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| CM33 | Corfe Mullen | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| CO1 | Colehill | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CO2 | Colehill | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CO3 | Colehill | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CO4 | Colehill | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CO5 | Colehill | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CO6 | Colehill | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CO7 | Colehill | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| CO8 | Colehill | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CO9 | Colehill | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CO10 | Colehill | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CO11 | Colehill | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| CO12 | Colehill | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CO13 | Colehill | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| CO14 | Colehill | Moderate | Weak/No | Weak/No | Weak/No | Equal | Moderate | Yes |
| CO15 | Colehill | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| CO16 | Colehill | Weak/No | Moderate | Weak/No | Weak/No | Equal | Moderate | Yes |
| CO17 | Colehill | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| CO18 | Colehill | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| CO19 | Colehill | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| CO20 | Colehill | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| CO21 | Colehill | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE1 | Ferndown/ West Parley | Moderate | Strong | Moderate | Weak/No | Equal | Strong | No |
| FE2 | Ferndown /West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE3 | Ferndown/ West Parley | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| FE4 | Ferndown/ West Parley | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| FE5 | Ferndown/ West Parley | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| FE6 | Ferndown /West Parley | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| FE7 | Ferndown/ West Parley | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt ? |
|---|---|---|---|---|---|---|---|---|
| FE8 | Ferndown/ West Parley | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| FE9 | Ferndown/ West Parley | Strong | Strong | Moderate | Weak/No | Equal | Strong | No |
| FE10 | Ferndown/ West Parley | Moderate | Strong | Moderate | Weak/No | Equal | Strong | No |
| FE11 | Ferndown/ West Parley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| FE12 | Ferndown/ West Parley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| FE13 | Ferndown/ West Parley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| FE14 | Ferndown/ West Parley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| FE15 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE16 | Ferndown/ West Parley | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| FE17 | Ferndown/ West Parley | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| FE18 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE19 | Ferndown/ West Parley | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| FE20 | Ferndown/ West Parley | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| FE21 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt ? |
|---|---|---|---|---|---|---|---|---|
| FE22 | Ferndown/ West Parley | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| FE23 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE24 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE25 | Ferndown/ West Parley | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| FE26 | Ferndown/ West Parley | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| FE27 | Ferndown/ West Parley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| FE28 | Ferndown/ West Parley | Strong | Moderate | Moderate | Weak/No | Equal | Strong | No |
| FE29 | Ferndown/ West Parley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| FE30 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE31 | Ferndown/ West Parley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| FE32 | Ferndown/ West Parley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| FE33 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE34 | Ferndown/ West Parley | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| FE35 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| FE36 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE37 | Ferndown/ West Parley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| FE38 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE39 | Ferndown/ West Parley | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| FE40 | Ferndown/ West Parley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| FE41 | Ferndown/ West Parley | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| HO1 | Holton Heath | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| HO2 | Holton Heath | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| HO3 | Holton Heath | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| HO4 | Holton Heath | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| HO5 | Holton Heath | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| HO6 | Holton Heath | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| HO7 | Holton Heath | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| HO8 | Holton Heath | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| HO9 | Holton Heath | Weak/No | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| LM1 | Lytchett Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| LM2 | Lytchett Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| LM3 | Lytchett Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| LM4 | Lytchett Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt ? |
|---|---|---|---|---|---|---|---|---|
| LM5 | Lytchett Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| LM6 | Lytchett Minster | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| LM7 | Lytchett Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| LM8 | Lytchett Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| LY1 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY2 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY3 | Lytchett Matravers | Weak/No | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| LY4 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY5 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY6 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY7 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY8 | Lytchett Matravers | Weak/No | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| LY9 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY10 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| LY11 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY12 | Lytchett Matravers | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| LY13 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY14 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY15 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY16 | Lytchett Matravers | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| LY17 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY18 | Lytchett Matravers | Weak/No | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| LY19 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY20 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY21 | Lytchett Matravers | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| LY22 | Lytchett Matravers | Weak/No | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| ME1 | Merley | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| ME2 | Merley | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| ME3 | Merley | Moderate | Strong | Moderate | Weak/No | Equal | Strong | No |
| ME4 | Merley | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| ME5 | Merley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| ME6 | Merley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| ME7 | Merley | Weak/No | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| ME8 | Merley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| ME9 | Merley | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| ME10 | Merley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| ME11 | Merley | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| ME12 | Merley | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| ME13 | Merley | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| ME14 | Merley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| ME15 | Merley | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| ME16 | Merley | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| ME17 | Merley | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| ME18 | Merley | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| ME19 | Merley | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| ME20 | Merley | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| PO1 | Poole | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| PO2 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO3 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO4 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO5 | Poole | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| PO6 | Poole | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| PO7 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO8 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO9 | Poole | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| PO10 | Poole | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| PO11 | Poole | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| PO12 | Poole | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| PO13 | Poole | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| PO14 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO15 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO16 | Poole | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| PO17 | Poole | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| PO18 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO19 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO20 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO21 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO22 | Poole | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| PO23 | Poole | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| PO24 | Poole | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| PO25 | Poole | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SA1 | Sandford | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SA2 | Sandford | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| SA3 | Sandford | Weak/No | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| SA4 | Sandford | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| SA5 | Sandford | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| SA6 | Sandford | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| SA7 | Sandford | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| SA8 | Sandford | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| SA9 | Sandford | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| SA10 | Sandford | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| SA11 | Sandford | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| SA12 | Sandford | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| SA13 | Sandford | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| SA14 | Sandford | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| SL1 | St Leonards | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SL2 | St Leonards | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt ? |
|---|---|---|---|---|---|---|---|---|
| SL3 | St Leonards | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| SL4 | St Leonards | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SL5 | St Leonards | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| SL6 | St Leonards | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SL7 | St Leonards | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| SL8 | St Leonards | Moderate | Weak/No | Weak/No | Weak/No | Equal | Moderate | Yes |
| SL9 | St Leonards | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| SL10 | St Leonards | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| SL11 | St Leonards | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| SL12 | St Leonards | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| SL13 | St Leonards | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| SL14 | St Leonards | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| SL15 | St Leonards | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| SL16 | St Leonards | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| SL17 | St Leonards | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SL18 | St Leonards | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| SL19 | St Leonards | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SL20 | St Leonards | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SL21 | St Leonards | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| SL22 | St Leonards | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| SL23 | St Leonards | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| SL24 | St Leonards | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| SL25 | St Leonards | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SL26 | St Leonards | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| SL27 | St Leonards | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| SM1 | Sturminster Marshall | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| SM2 | Sturminster Marshall | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| SM3 | Sturminster Marshall | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| SM4 | Sturminster Marshall | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| SM5 | Sturminster Marshall | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| SM6 | Sturminster Marshall | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| SM7 | Sturminster Marshall | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| SM8 | Sturminster Marshall | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| TH1 | Three Legged Cross | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| TH2 | Three Legged Cross | Moderate | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| TH3 | Three Legged Cross | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| TH4 | Three Legged Cross | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| TH5 | Three Legged Cross | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| TH6 | Three Legged Cross | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| TH7 | Three Legged Cross | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| TH8 | Three Legged Cross | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| TH9 | Three Legged Cross | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| TH10 | Three Legged Cross | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| TH11 | Three Legged Cross | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| TH12 | Three Legged Cross | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| TH13 | Three Legged Cross | Moderate | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| TH14 | Three Legged Cross | Weak/No | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| TH15 | Three Legged Cross | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| UP1 | Upton | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| UP2 | Upton | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| UP3 | Upton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| UP4 | Upton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| UP5 | Upton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| UP6 | Upton | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| UP7 | Upton | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| UP8 | Upton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| UP9 | Upton | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| UP10 | Upton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| UP11 | Upton | Moderate | Weak/No | Weak/No | Weak/No | Equal | Moderate | Yes |
| UP12 | Upton | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| UP13 | Upton | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| UP14 | Upton | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| UP15 | Upton | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| UP16 | Upton | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| UP17 | Upton | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| UP18 | Upton | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| UP19 | Upton | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| VE1 | Verwood | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| VE2 | Verwood | Strong | Moderate | Moderate | Weak/No | Equal | Strong | No |
| VE3 | Verwood | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| VE4 | Verwood | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| VE5 | Verwood | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| VE6 | Verwood | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| VE7 | Verwood | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| VE8 | Verwood | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| VE9 | Verwood | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| VE10 | Verwood | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| VE11 | Verwood | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| VE12 | Verwood | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| VE13 | Verwood | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| VE14 | Verwood | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| VE15 | Verwood | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| VE16 | Verwood | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| VE17 | Verwood | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| VE18 | Verwood | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| VE19 | Verwood | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| VE20 | Verwood | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| VE21 | Verwood | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| VE22 | Verwood | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| WA1 | Wareham | Strong | Weak/No | Weak/No | Strong | Equal | Strong | No |
| WA2 | Wareham | Moderate | Weak/No | Moderate | Strong | Equal | Strong | No |
| WA3 | Wareham | Moderate | Weak/No | Strong | Strong | Equal | Strong | No |
| WA4 | Wareham | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| WA5 | Wareham | Moderate | Weak/No | Moderate | Moderate | Equal | Moderate | Yes |
| WA6 | Wareham | Moderate | Weak/No | Weak/No | Strong | Equal | Strong | No |
| WA7 | Wareham | Moderate | Weak/No | Moderate | Strong | Equal | Strong | No |
| WA8 | Wareham | Moderate | Weak/No | Moderate | Strong | Equal | Strong | No |
| WA9 | Wareham | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| WA10 | Wareham | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| WA11 | Wareham | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| WA12 | Wareham | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| WA13 | Wareham | Moderate | Weak/No | Weak/No | Weak/No | Equal | Moderate | Yes |
| WA14 | Wareham | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| WA15 | Wareham | Moderate | Weak/No | Moderate | Moderate | Equal | Moderate | Yes |
| WA16 | Wareham | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| WA17 | Wareham | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| WA18 | Wareham | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| WA19 | Wareham | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| WA20 | Wareham | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| WA21 | Wareham | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WA22 | Wareham | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| WA23 | Wareham | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| WA24 | Wareham | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| WA25 | Wareham | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| WA26 | Wareham | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| WE1 | West Moors | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| WE2 | West Moors | Strong | Strong | Strong | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| WE3 | West Moors | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| WE4 | West Moors | Strong | Weak/No | Moderate | Weak/No | Equal | Strong | No |
| WE5 | West Moors | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| WE6 | West Moors | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WE7 | West Moors | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| WE8 | West Moors | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WE9 | West Moors | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WE10 | West Moors | Strong | Weak/No | Moderate | Weak/No | Equal | Strong | No |
| WE11 | West Moors | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WE12 | West Moors | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| WE13 | West Moors | Strong | Moderate | Moderate | Weak/No | Equal | Strong | No |
| WE14 | West Moors | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| WE15 | West Moors | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WE16 | West Moors | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| WE17 | West Moors | Strong | Strong | Strong | Weak/No | Equal | Strong | No |
| WE18 | West Moors | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |
| WE19 | West Moors | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| WE20 | West Moors | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| WM1 | Wimborne Minster | Strong | Strong | Strong | Strong | Equal | Strong | No |
| WM2 | Wimborne Minster | Strong | Moderate | Strong | Strong | Equal | Strong | No |
| WM3 | Wimborne Minster | Strong | Moderate | Strong | Strong | Equal | Strong | No |
| WM4 | Wimborne Minster | Strong | Strong | Strong | Strong | Equal | Strong | No |
| WM5 | Wimborne Minster | Moderate | Moderate | Moderate | Weak/No | Equal | Moderate | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt ? |
|---|---|---|---|---|---|---|---|---|
| WM6 | Wimborne Minster | Strong | Strong | Strong | Moderate | Equal | Strong | No |
| WM7 | Wimborne Minster | Strong | Strong | Strong | Moderate | Equal | Strong | No |
| WM8 | Wimborne Minster | Moderate | Weak/No | Moderate | Moderate | Equal | Moderate | Yes |
| WM9 | Wimborne Minster | Moderate | Weak/No | Strong | Moderate | Equal | Strong | Yes |
| WM10 | Wimborne Minster | Weak/No | Weak/No | Weak/No | Moderate | Equal | Moderate | Yes |
| WM11 | Wimborne Minster | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| WM12 | Wimborne Minster | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| WM13 | Wimborne Minster | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| WM14 | Wimborne Minster | Moderate | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| WM15 | Wimborne Minster | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| WM16 | Wimborne Minster | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| WM17 | Wimborne Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WM18 | Wimborne Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WM19 | Wimborne Minster | Strong | Weak/No | Moderate | Weak/No | Equal | Strong | No |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| WM20 | Wimborne Minster | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| WM21 | Wimborne Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WM22 | Wimborne Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WM23 | Wimborne Minster | Moderate | Weak/No | Moderate | Weak/No | Equal | Moderate | Yes |
| WM24 | Wimborne Minster | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| WM25 | Wimborne Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WM26 | Wimborne Minster | Moderate | Weak/No | Moderate | Moderate | Equal | Moderate | Yes |
| WM27 | Wimborne Minster | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| WM28 | Wimborne Minster | Strong | Weak/No | Strong | Strong | Equal | Strong | No |
| WM29 | Wimborne Minster | Weak/No | Weak/No | Weak/No | Weak/No | Equal | Weak/no | Yes |
| WM30 | Wimborne Minster | Strong | Weak/No | Strong | Moderate | Equal | Strong | No |
| OA1 | Outer Area | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| OA2 | Outer Area | Weak/No | Moderate | Strong | Weak/No | Equal | Strong | Yes |
| OA3 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| OA4 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| OA5 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| OA6 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| OA7 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |

| Parcel | Settlement | Purpose A contribution rating | Purpose B contribution rating | Purpose C contribution rating | Purpose D contribution rating | Purpose E contribution rating | Highest contribution rating | Grey belt? |
|---|---|---|---|---|---|---|---|---|
| OA8 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| OA9 | Outer Area | Strong | Moderate | Strong | Weak/No | Equal | Strong | No |
| OA10 | Outer Area | Strong | Weak/No | Strong | Weak/No | Equal | Strong | No |
| OA11 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| OA12 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| OA13 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| OA14 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |
| OA15 | Outer Area | Weak/No | Weak/No | Strong | Weak/No | Equal | Strong | Yes |

## Potential for fundamental impacts

**4.3** As noted in Chapter 3, until a specific set of development proposals can be assessed it is not possible to make definitive judgements on the potential fundamental for development to fundamentally undermine the Green belt purposes (taken together) across the plan area. At this strategic assessment stage the variations in contribution to each Green Belt purpose identified in this assessment highlight the areas where Green Belt contribution is at its greatest within the Local Plan area. These areas of highest contribution help give an indication of where release or development may have the potential to fundamentally and meaningfully undermine the purposes, but the fact that a parcel contributes strongly to one or more purposes does not mean that its development will fundamentally undermine the Green Belt.

**4.4** A fundamental undermining of the Green Belt purposes is more likely to occur as a result of development across multiple parcels than through development of land in a single parcel, so the comments in the paragraphs below on potential for fundamental undermining are an identification of general areas where Green Belt's role is most important, rather than a specific parcel-by-parcel judgement.

### Role of the Green Belt purposes

**4.5** As noted in Chapter 2 above, the South East Dorset Green Belt emerged principally to preserve a buffer of open land around the conurbation and to maintain gaps between individual settlements. As all towns are also treated as large built-up areas, there is a strong correlation between ratings for contribution to Purpose A – checking the unrestricted sprawl of large built-up areas – and Purpose B – preventing the coalescence of towns. The loss of a gap between towns is also going to represent a significant change in urban form.

**4.6** Natural features and protections preserve many gaps but there is still potential for development to change the character of narrow gaps, creating a sense of urbanising containment that could outweigh any sense of rural separation between urban areas, and connectivity with the wider countryside. It is where these circumstances occur that there is considered to be the greatest potential for the Green Belt purposes to be fundamentally undermined.

**4.7** Areas where, in addition to Purposes A and B, contribution to Purpose C – safeguarding the countryside from encroachment – is also strong, are likely playing a valuable role in retaining rural character. However, areas where urbanising influences limit contribution in this regard may still be very important in preventing fragile but valuable gaps from becoming weak and less valuable gaps. Much land in the northern and western parts of the Green Belt is remote from large settlements, and so clearly makes a strong contribution to Purpose C, but loss of contribution to Purpose C alone will not be sufficient to fundamentally undermine the function of the Green Belt.

**4.8** Purpose D plays a strong role in relation to land around a small number of towns, but in terms of the key role of GB land in Dorset and BCP Council area it is not of fundamental importance. So, although there are areas of land which contribute strongly to Purpose D their development would not fundamentally undermine the GB purposes (taken together) across the plan area as a whole. Also, policies associated with development constraints such as the settings of listed buildings or scheduled monuments, or flood zone designations, would be likely to limit the extent to which development in such locations would be sustainable.

**4.9** The following sections consider potential for fundamental undermining of the Green Belt purposes by geographical area.

## West of the Conurbation

**4.10** The South East Dorset Conurbation is contained to the south-west by Poole Harbour. Hamworthy and Upton are close enough to Poole to be considered part of the same large built-up area, but still form a distinct town, separated by Holes Bay. Loss of openness in the gap north of the railway line (UP16-19) would significantly weaken this separation but as the bay would still retain some sense of physical distinction, because they are considered part of the same large built-up area and because they are both contained to the west by Lytchett Bay, development here would not be considered to fundamentally undermine Purpose A.

**4.11** To the north of Upton, the A31 forms a strong boundary, and the Castleman Trailway (following the course of the Roman Road running from Hamworthy towards Wimborne) forms a clear edge to Poole to the east, with tree cover to provide visual screening. Corfe Mullen has a less distinct southern edge, but the homogeneous, sloping and visually open landscape of Upton Heath forms a strongly distinct area, development into which would be a very significant sprawl of the LBUA (Purpose A), particularly if it took the form of an

expansion of Upton or Poole, across strong boundary features. In terms of the separation of towns, the extent to which there are already linkages limits impact on Purpose B, but the encroachment on countryside (Purpose C) would be significant. Overall, development in this area could be considered to fundamentally undermine containment of the conurbation, but it is recognised that in practice ecological designations provide a very strong constraint.

**4.12** Much of the western side of Corfe Mullen is defined by a north-south valley, beyond which lies the wooded high ground of Stoney Down Plantation, Henbury Plantation and Beacon Hill. There are no nearby urban areas, so for development to fundamentally undermine the Green Belt's purpose of retaining open land around the conurbation it would need to extend the large built-up area as far as this higher ground.

## North of the Conurbation

**4.13** The Stour Valley is a very distinctive landform to the north of the Conurbation, although the valley floor itself is in the river's floodplain, and so unlikely to be suitable for any significant development. Where there is a strong slope down from the urban area to the valley floor, as is the case north of Corfe Mullen, retention of openness is important to the sense of constraining the large built-up area; however, the presence of existing development at Lamb's Green and the containing role of the A31 limit potential for development here to fundamentally undermine the purposes.

**4.14** To the east of Corfe Mullen and west of Bearwood (Poole) large areas of heathland form a distinctive and heavily protected band of countryside but with several narrow gaps. Development into and beyond these gaps which diminished the extent to which the heathlands are perceived as forming a buffer to the large built-up area – which would particularly be the case if it was to significantly weaken the separation between the conurbation and Merley – could constitute a fundamental undermining of the Green Belt purposes.

**4.15** The northern edge of Bournemouth already extends up to the River Stour's floodplain edge in places, so any sense of breaching this boundary would be a fundamental undermining of Purpose A. Where there is potential to expand Bournemouth without flood zone or other development constraints, a key consideration will be the proximity of urban areas to the north of the valley. To function as a strong buffer around the conurbation it is important that the valley should retain a strong rural character. Any development which creates a sense of increased urbanising containment around the valley floor, weakening its integrity as a natural corridor, would be likely to constitute a fundamental

undermining of the Green Belt purposes. The greatest potential for this is in the vicinity of the Oakley/Merley/Canford Magna large built-up area, where Wimborne and Colehill extend to the northern edge of the floodplain, and between Bournemouth and Ferndown/West Parley.

**4.16** Where the River Stour passes between Bournemouth and Christchurch its character inevitably changes, but any development significantly detracting from its open linear form would nonetheless detract from the integrity of the wider valley. Ecological and flood zone constraints limit development between the Stour and Avon, then north of the eastern part of Christchurch the railway line forms a strong, consistent boundary. Breaching this would be a significant change to the settlement form, particularly if it weakened the separation of Bransgore or Sopley from the large built-up area, so there is potential for fundamentally undermining of the purposes in this area. The gap between Burton and Christchurch is too narrow for its loss to constitute a fundamental undermining.

## East of the Conurbation

**4.17** To the east of Christchurch (Highcliffe) there is only fragile separation from New Milton, but the development of Green Belt land within the BCP Council area would not narrow the gap sufficiently to fundamentally undermine this purpose given its location in relation to existing development and the separating role of the narrow, wooded valley that marks the district boundary.

## Settlement gaps between Wimborne and Ringwood

**4.18** To the north of the Stour Valley, the potential for fundamental undermining of the purposes is associated with loss of gaps in the chain of settlements between Wimborne/Colehill and Ringwood. Taking into consideration the urbanising influence of small inset urban areas and washed-over development, there are fragile gaps between Colehill/Canford Bottom and Ferndown, between Ferndown and West Moors, between West Moors and St Leonards/St Ives, and between St Leonards/St Ives and Ringwood.

**4.19** Narrow gaps are typically protected by ecological and flood zone designations associated with river systems and/or woodland plantations but where there are slightly wider gaps there is still a danger of new development increasing urbanising influence on adjacent open land and diminishing the sense of passing through open countryside between towns. Substantial

development in such scenarios could, therefore, fundamentally undermine the Green Belt purposes.

## Making judgements

**4.20** It is not possible to make any more definitive judgements on what constitutes a fundamental impact without a clearer understanding of the exact location of release or development in the borough, its scale and land use, including what Green Belt land would remain within a plan area.

**4.21** If the Council determines that Green Belt release is necessary and identifies potential allocations for development, a further detailed assessment should be undertaken at that stage to establish whether those proposals, either individually or cumulatively, would fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area as a whole.

# Chapter 5
# Next Steps

**5.1** This chapter sets out the key issues that the Council will need to consider when considering the findings of this report and if they decide to proceed with the release of land from the Green Belt.

## Exceptional Circumstances

**5.2** In considering the potential release of Green Belt land, whether identified as grey belt or otherwise, the Council will need to weigh a number of interrelated factors to ensure decisions are both robust and consistent with national policy.

**5.3** For plan-making purposes, the first step will be to consider whether exceptional circumstances exist to justify changes to Green Belt boundaries. NPPF Policy GB3 states that exceptional circumstances include a local planning authority being unable to meet its identified need for development in full, having examined all other reasonable options for doing so, including:

a. Making as much use as possible of suitable previously developed and underutilised land;

b. Optimising the density of development in accordance with policy L1; and

c. Assessing whether sufficient suitable sites can be identified outside the Green Belt.

**5.4** The NPPF goes on to make it clear that where a development plan's spatial strategy has identified suitable land around well-connected stations for development, exceptional circumstances do not need to be demonstrated to justify altering Green Belt boundaries. This is a distinct change from previous versions of the NPPF as no exceptional circumstance case is needed in this instance.

## Prioritisation

**5.5** Should it be considered that exceptional circumstances are justified then priority should be given to Green Belt land in the following order:

- Previously developed land (PDL), including land that is grey belt;
- Grey belt which is not previously developed land;
- Other Green Belt locations (prioritising least strong areas).

**5.6** PDL, by definition, generally makes a more limited contribution to the purposes of the Green Belt and is generally regarded as being more suitable for development, subject to detailed considerations. Where PDL is not available or insufficient to meet identified needs, attention may then focus on other areas of grey belt.

**5.7** Any assessment of the impact of releasing sites for development will also need to address the potential for the purposes of the Green Belt to be fundamentally undermined across the plan area as a whole. For a local plan, this will require the cumulative effect of any proposed allocations to be considered, drawing on the analysis of potential for fundamental undermining in Chapter 4 of this assessment and considering any scope for mitigation of harm to the Green Belt purposes. While the incremental release of individual sites may appear limited the combined impact could be greater.

## Sustainability

**5.8** Notwithstanding the above hierarchy of Green Belt land, in all instances the need to promote sustainable development in accordance with the NPPF is determinative. In short, where land is not in a location that is, or can reasonably be made, sustainable, its release for development would be inappropriate. The question of sustainability should be judged in relation to local context and the characteristics of the site or proposed development (particularly if development is “significant”), though authorities are expected to maximise opportunities for sustainable transport solutions in line with NPPF (albeit whilst acknowledging these opportunities will vary between urban and rural areas).

**5.9** It is important to recognise that despite grey belt policy seeking to unlock more Green Belt locations for development, in practice the Council is still required to meet its development needs in a sustainable way.

**5.10** Where identified development needs cannot be met through previously developed land (PDL) and grey belt land alone, and the release of other Green Belt locations is therefore required, the Sustainability Appraisal underpinning the Local Plan evidence base should be considered alongside this assessment to inform the selection of site options that best support the delivery of sustainable development.

## Definition of Green Belt Boundaries

**5.11** NPPF policy GB4 requires Green Belt boundaries to be defined clearly, "using physical features that are readily recognisable and likely to be permanent".

**5.12** Boundary treatment can help to limit the impact of development on remaining Green Belt land, so the Council could give consideration to the following:

- Using landscape to help integrate a new Green Belt boundary with the existing edge, aiming to maximise consistency over a longer distance. This can help to maintain a sense of separation between urban and open land. A boundary that is relatively homogeneous over a relatively long distance, such as a main road, is likely to be stronger than one which has more variation.
- Strengthening boundaries at weak points – for example where 'breached' by roads. This can help reduce opportunities for sprawl. The use of buildings and landscaping can create strong 'gateways' to strengthen settlement-edge function.
- Defining Green Belt edges using strong, natural elements which form a visual barrier – for example a woodland belt. This can help to reduce the perception of urbanisation and may also screen residents from intrusive landscape elements within the Green Belt (for example major roads). Boundaries that create visual and movement barriers can however potentially have detrimental effects on the character of the enclosed urban areas and the amenity of residents so this needs to be carefully considered.
- The ownership and management of landscape elements which contribute to Green Belt purposes. Control of boundary features can help to ensure the permanence of Green Belt: trees and hedgerows require management to maintain their value in Green Belt terms, and the visual screening value

that can be attributed to them is more limited if they are under private control (for example within back gardens).

- Use of sustainable drainage features to define/enhance separation between settlement and countryside. This can help to strengthen the separation between urban and open land. It is important however to determine if local topography and ground conditions are suitable.

## Enhancement of Green Belt

**5.13** Policy GB5 of the NPPF states that local planning authorities should plan positively to enhance the beneficial uses of the Green Belt. Aligned with this, the 'Golden Rules' (set out in GB8), which are applicable where land is released for development through plan preparation or review, include a requirement for contributions to the provision of accessible green spaces.

**5.14** The 'Golden Rules' are supported by the PPG which suggests the following considerations:

- New residents and the wider public should be able to access good quality green spaces which are safe; visually stimulating and attractive; well-designed; sustainably managed and maintained; and seek to meet the needs of the communities which they serve.
- Accessible green spaces are areas of vegetation set within a landscape or townscape, often including blue space, which are available for public use free of charge and with limited time restrictions.
- Where possible access to green spaces should include safe active travel routes and should be served by public transport, which also means providing the necessary infrastructure (such as footpaths and bridleways).
- Proposals should consider how the creation or enhancement of existing green spaces can contribute to the priorities for nature recovery set out within the relevant Local Nature Recovery Strategies, providing greater benefit to nature and contributing to the delivery of wider environmental outcomes.
- Where appropriate, authorities should consider the use of conditions or planning obligations. The Community Infrastructure Levy can also be used to fund improvements to existing greenspaces or the provision of new ones. Local authorities should consider arrangements for the long-term maintenance of green spaces.

**5.15** It is therefore important that the Council considers where and how the borough's Green Belt can be enhanced, particularly the relationship between the Council's preferred sustainable pattern of development and the designations' potential for new and improved appropriate uses. Introducing or enhancing uses of Green Belt land that add to its value will strengthen the case for that land's future protection. Some examples are provided in the list below:

- Improving access. Enhancing the coverage and condition of the rights of way network and increasing open space provision is a key enhancement opportunity.
- Providing locations for outdoor sport. Some outdoor sports can represent an urbanising influence; an emphasis on activities which do not require formal facilities is less likely to harm Green Belt purposes.
- Landscape and visual enhancement. Using landscape character assessment as guidance, intrusive elements can be reduced and positive characteristics reinforced.
- Increasing biodiversity. Most Green Belt land has potential for increased biodiversity value – for example the management of hedgerows and agricultural field margins, provision of habitat connectivity and planting of woodland. There may also be opportunities to link enhancements with requirements to deliver 'biodiversity net gain' associated with development proposals.
- Improving damaged and derelict land. Giving land a functional, economic value is a key aspect in avoiding damage and dereliction through lack of positive management, but this needs to be achieved with minimum harm to characteristics/qualities which help it contribute to Green Belt purposes.

**5.16** Beneficial uses could be achieved through planning conditions, Section 106 obligations and/or the Community Infrastructure Levy. We understand that Dorset Council currently operates an adopted Community Infrastructure Levy (CIL) Charging Schedule covering the East Dorset area of this study, inherited from the former East Dorset District Council and implemented on 3 January 2017. Dorset Council also administers separate adopted CIL Charging Schedules for the former Purbeck, West Dorset, and Weymouth & Portland areas. The Council has stated that a single CIL Charging Schedule covering the whole Dorset Council administrative area will be developed alongside the future Dorset Local Plan.

**5.17** BCP Council currently operates three separate adopted Community Infrastructure Levy (CIL) Charging Schedules for the Bournemouth,

Christchurch and Poole areas. These were inherited from the former local planning authorities, with the Bournemouth CIL Charging Schedule taking effect on 1 March 2016 and the Christchurch CIL Charging Schedule taking effect in January 2017.

**5.18** There is benefit in early engagement with landowners and other interested parties, to obtain the necessary local consents, establish a detailed scope of works and identify a means of funding design, construction and management.

# Appendix A
Parcel Assessments

## Assessment layout

**A.1** The following parcel assessments are grouped by settlement, with three overview maps per settlement illustrating:

- Context, with individual parcels labelled
- Areas suitable for definition as grey belt, with individual parcels labelled
- Highest contribution rating, with individual parcels labelled

**A.2** The individual parcel assessment proformas include

- A map of each parcel with potential development constraints (for information only), and an aerial view
- A summary of contribution ratings
- A description of the parcel location and relationship between the settlement, the parcel and the wider countryside
- A summary of the key factors supporting the assessed contribution ratings
- Concluding text to indicate whether the parcel is identified as grey belt, on the basis of its contribution ratings and in line with the August 2026 NPPF.

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# References


1 Ministry of Housing, Communities and Local Government (2026) National Planning Policy Framework. Available at: https://www.gov.uk/guidance/national-planning-policy-framework

2 Robin Buchanan, January 2025 with regards to Suite 1, The Stables, Cannons Mill Lane, Bishop's Stortford CM23 2BN (Appeal Ref: APP/J1915/W/24/3339916)

3 The Court of Appeal decision in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 included reference to openness in relation to appropriate development, with the judgement that appropriate development cannot be considered to have an urbanising influence and therefore harm Green Belt purposes.

4 The Court of Appeal decision in R (Lee Valley Regional Park Authority) v Epping Forest DC [2016] EWCA Civ 404 included reference to openness in relation to appropriate development, with the judgement that appropriate development cannot be considered to have an urbanising influence and therefore harm Green Belt purposes.

5 Hansard HC Deb 08 November 1988 vol 140 c148W 148W; referenced in Historic England (2018) response to the Welwyn Hatfield Local Plan – Green Belt Review – Stage 3.

6 Planning Inspectorate, David Smith, Report to the Council of the London Borough of Redbridge regarding the Examination of the Redbridge Local Plan 2015-2030 (January 2018). Available at: https://www.redbridge.gov.uk/media/4732/redbridge-local-plan-inspectors-report.pdf

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