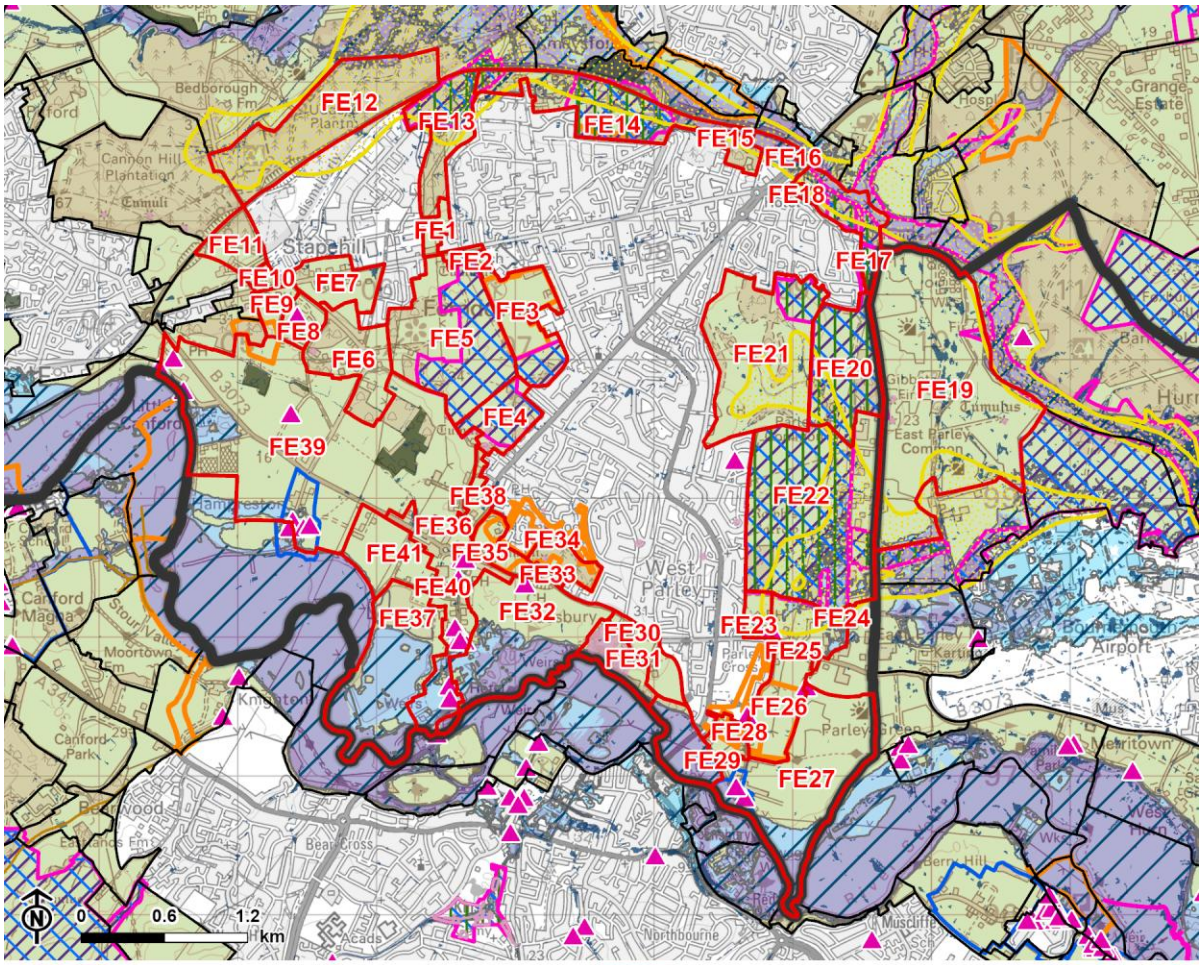
# Ferndown/West Parley




Ferndown/West Parley parcel
Neighbouring parcel
Dorset & BCP councils
Neighbouring authority
Green Belt

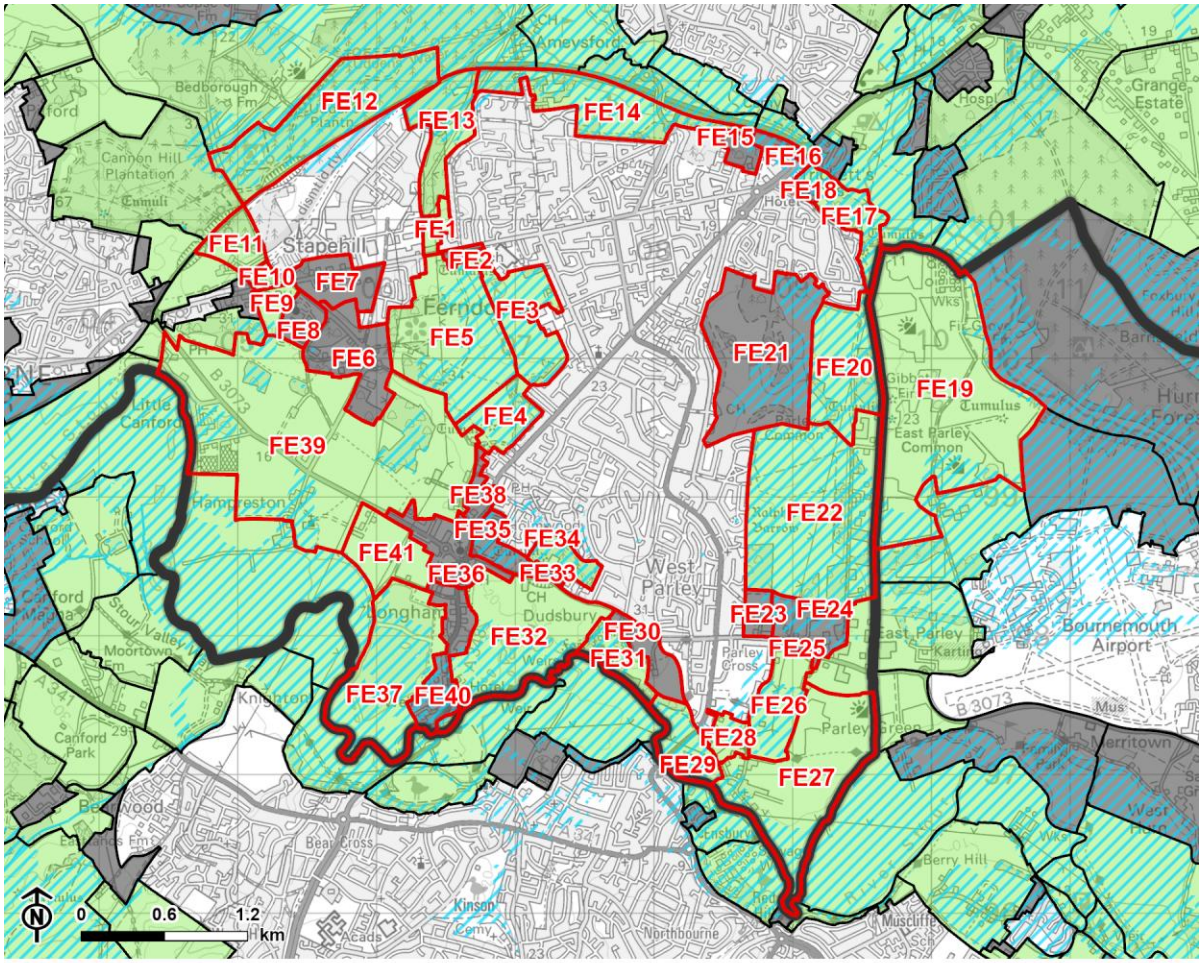
**Potential development constraints**

Listed building
Chalk river
Peaty soil
Site of Special Scientific Interest

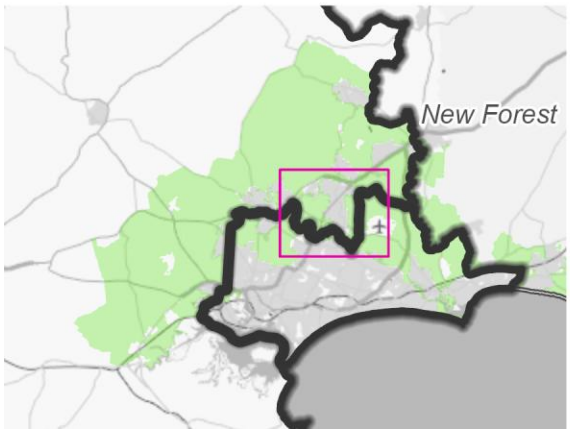
Lowland fens
Conservation area
Ramsar site
Special Area of Conservation
Special Protection Area
Suitable Alternative Natural Green Space
High risk of surface water flooding
Scheduled monument
Ancient woodland
Flood zones plus climate change
Flood zone 2
Flood zone 3



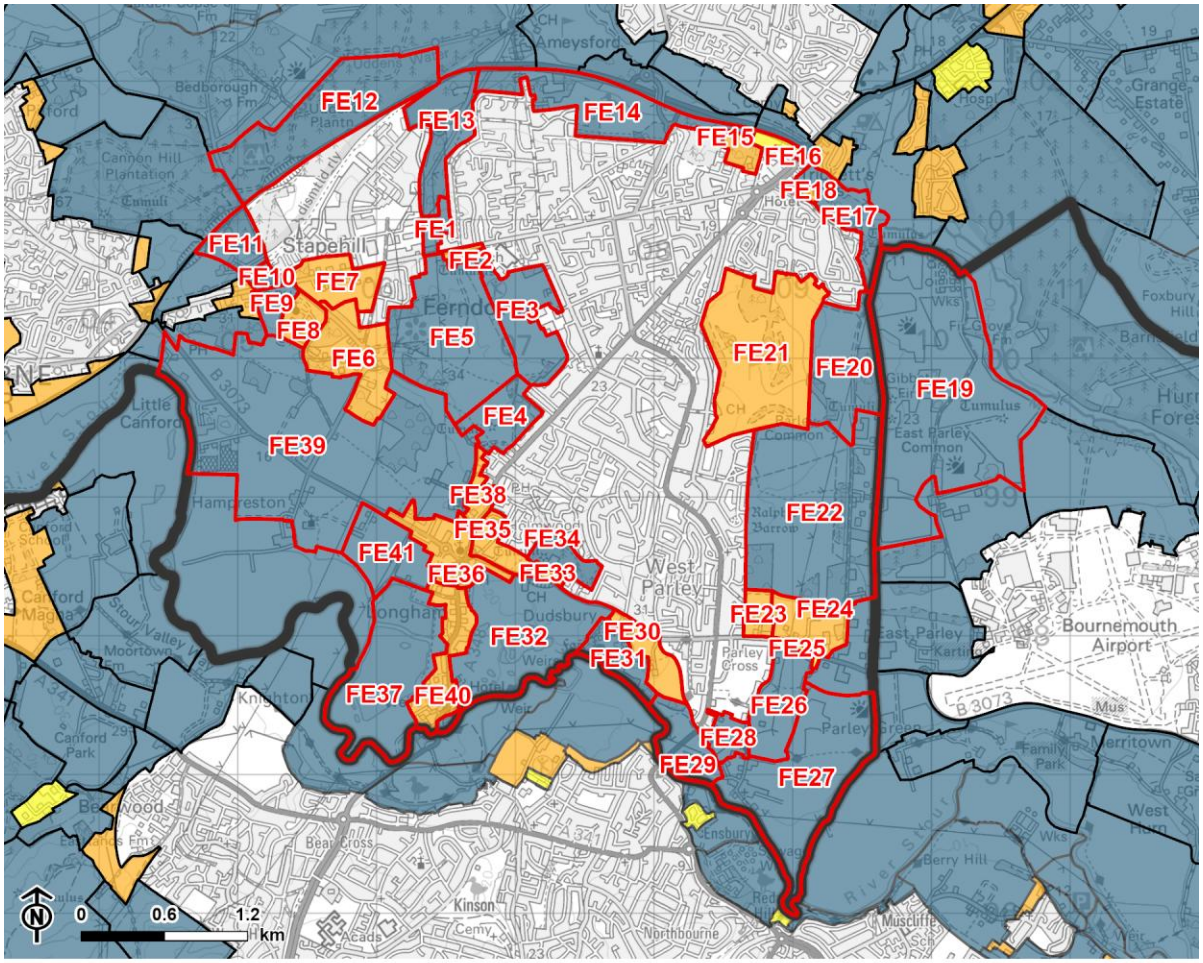
## Ferndown/West Parley




Ferndown/West Parley parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt
Grey belt
Potential development constraints



## Ferndown/West Parley




Ferndown/West Parley parcel

Neighbouring parcel

Dorset and BCP councils

Neighbouring authority

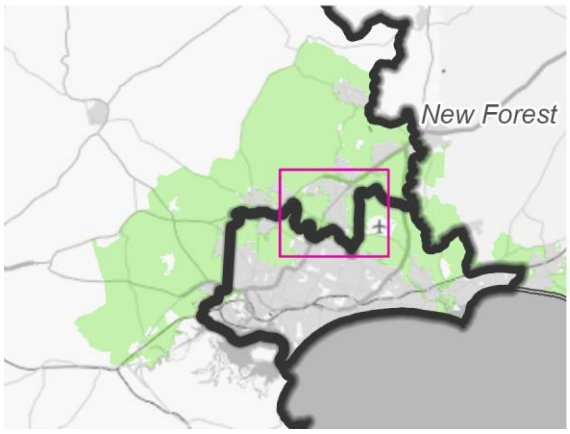
Green Belt

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

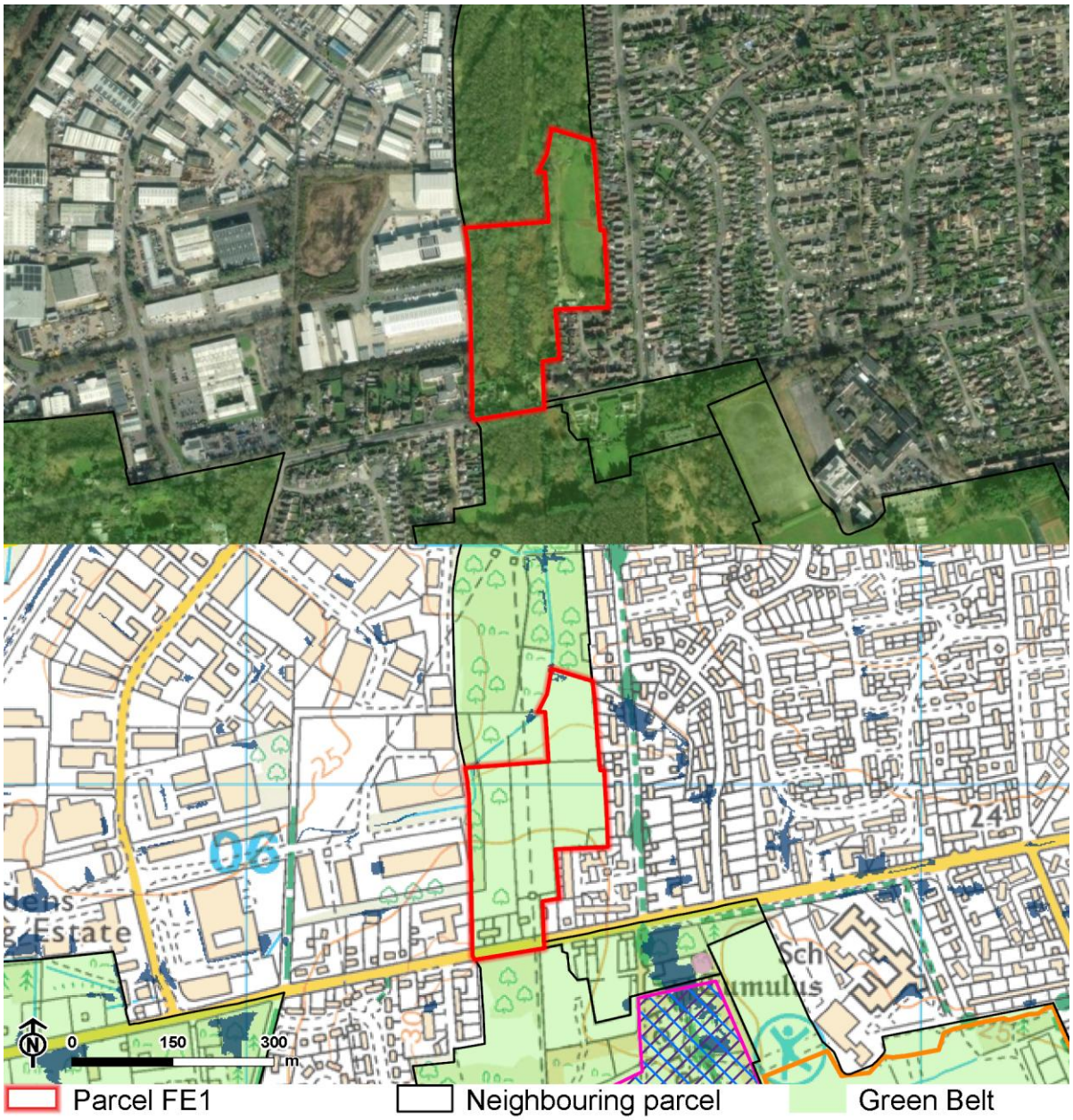
Strong

Moderate

Weak/no



# Parcel FE1




**Potential development constraints**

- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Peaty soil
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE1**

# Contribution of land in Parcel FE1

## Parcel FE1 Assessment Conclusions

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

## Parcel FE1 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the north-west of Ferndown and east of the Ferndown Industrial Estate. The parcel comprises scrubland and a recreational field. Parcel size: 5ha.<br>There are no significant boundary features to separate the parcel from the settlement. Along the Ferndown urban edge, the parcel is defined by rear garden boundaries with occasional mature trees. Along the Ferndown Industrial Estate edge, the boundary is delineated by scrubland cover and occasional mature trees. These features provide only weak boundary separation.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. It abuts the urban edges and, due to its position between Ferndown and the Ferndown Industrial Estate, is subject to a degree of urban influence from the surrounding area.<br>Land use creates some association with the urban area but there is little urbanising activity in the parcel. The land use comprises recreational ground and amenity grassland, which do not exert a significant urbanising influence or materially affect the openness of the Green Belt. A row of houses along Wimborne Road East introduces some urbanising effect in the southern part of the parcel; however, this does not materially impact the overall openness of the Green Belt.<br>Natural features limit perception of the wider countryside. Woodland enclosing the parcel to the north and south limits the perception of the wider countryside. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Ferndown/West Parley is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |

**Parcel FE1**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. The enclosing woodland to the north and south forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Ferndown and Ferndown Trading Estate, causing Ferndown Trading Estate to become part of the large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.The parcel constitutes a large proportion of the gap between the industrial estate and Ferndown. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a very fragile gap between towns. The parcel lies within a gap between Ferndown/West Parley and Wimborne Minster/Colehill. The gap comprises a mix of open farmland, woodland blocks, the Ferndown Industrial Estate, and ribbon development along Wimborne Road, including a small inset settlement. The presence of the industrial estate and ribbon development weakens the perception of separation between settlements and reduces the integrity of the gap.The parcel lacks any strong separating features within the gap. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. The parcel lacks any strong separating features within the gap. Elsewhere,  additional strong separating features maintain the settlement gap. |

**Parcel FE1**

| Assessment Considerations | Assessment |
|---|---|
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. Although Ferndown Industrial Estate and a small inset settlement already occupy part of the gap, the remaining open land continues to maintain the overall integrity of the gap by preserving openness and separation between the towns. This parcel forms part of that remaining undeveloped land. Any new development would further erode the openness of the gap, reducing separation at this location and increasing the perception of coalescence across the wider gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

**Parcel FE1**

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

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

## Grey Belt

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

# Parcel FE2




**Potential development constraints**

- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE2**

# Contribution of land in Parcel FE2

## Parcel FE2 Assessment Conclusions

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

## Parcel FE2 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the north-west of Ferndown. The parcel comprises some residential properties and an electricity substation, along with areas of open grassland and tree cover. Parcel size: 3ha.<br>There is a moderate boundary feature between the settlement and the parcel. The tree belt along Wimborne Road East constitutes a moderate boundary feature along the urban edge.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>Existing development in the Green Belt has some urbanising influence. Residential properties and an electricity substation have a limited impact on the openness of the Green Belt and introduce a degree of urbanising influence.<br>Natural features limit perception of the wider countryside. Tree cover within and enclosing the parcel limits the perception of the wider countryside. |

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

### Moderate contribution

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

**Parcel FE2**

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel lies in a gap between Ferndown/West Parley and Colehill to the west. The gap comprises open farmland, woodland blocks and ribbon development along Wimborne Road West. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a very small part of the gap. The parcel forms a very small part of the gap. Elsewhere in the gap, strong separating features maintain the gap strength. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

**Parcel FE2**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover within and around the parcel forms a strong outer boundary, which would help limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

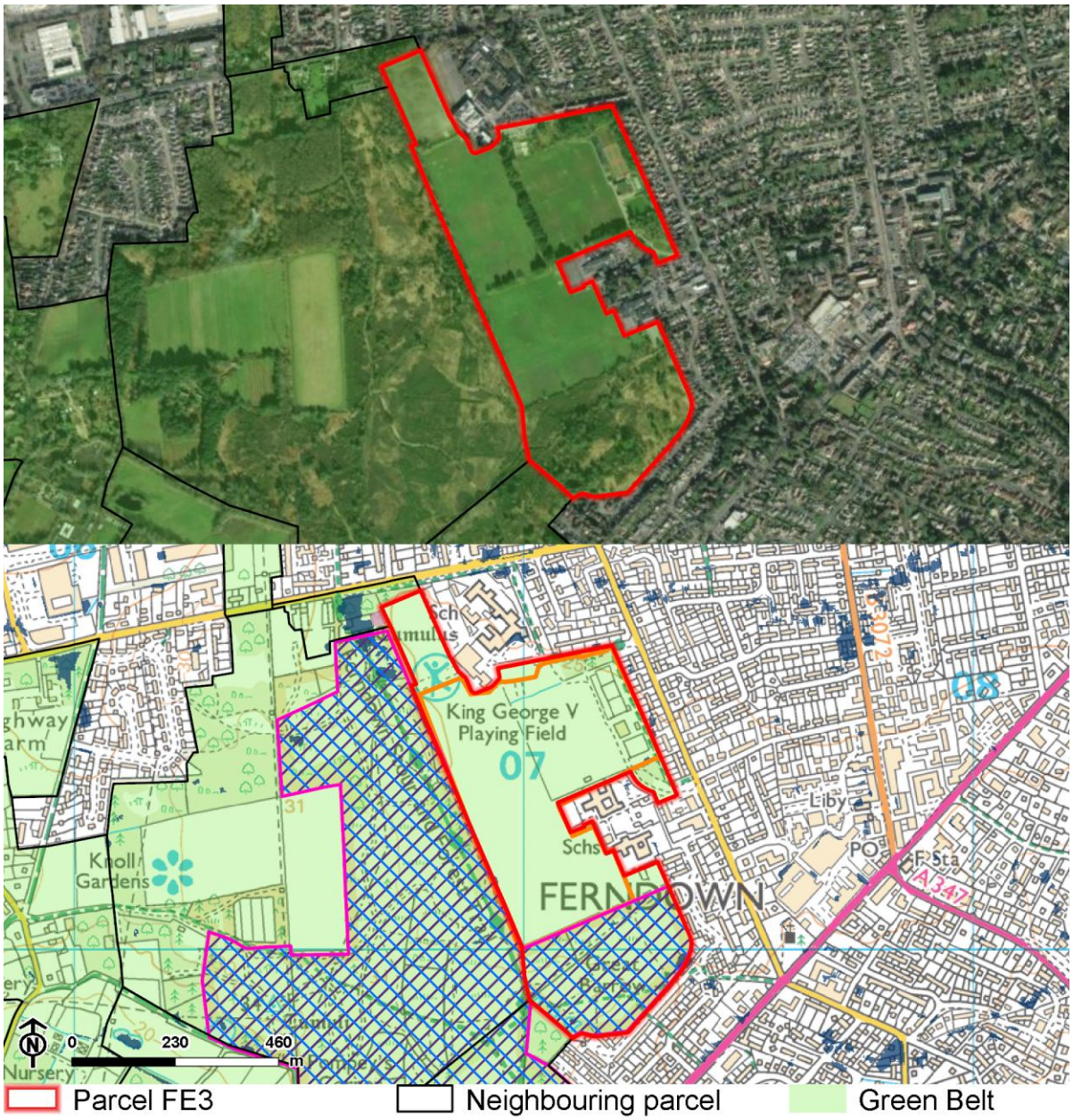
### Equal contribution

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

## Grey Belt

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

# Parcel FE3




**Potential development constraints**

- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE3**

# Contribution of land in Parcel FE3

## Parcel FE3 Assessment Conclusions

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

## Parcel FE3 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the west of Ferndown. The parcel comprises playing fields, as well as areas of heathland. Parcel size: 32ha.<br>There are no significant boundary features to separate the parcel from the settlement. The urban edge is defined by the rear garden boundaries of adjoining residential properties, with intermittent tree cover, including some mature trees.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel.<br>Land use creates some association with the urban area but there is little urbanising activity in the parcel. The sports pitches and playing fields have a functional relationship with the nearby urban area. Outdoor recreation facilities such as pitches are generally appropriate within the Green Belt, and the overall impact on openness is limited.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Views towards the wider countryside to the west are evident, although tree cover in places partially restricts this perception. |

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

### Strong contribution

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

**Parcel FE3**

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel is peripheral to a moderate gap between towns. The parcel lies peripheral to a gap between Ferndown/West Parley and Colehill to the west. The gap comprises open farmland, woodland blocks and ribbon development along Wimborne Road West.The parcel lacks any strong separating features. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. |

**Parcel FE3**

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

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

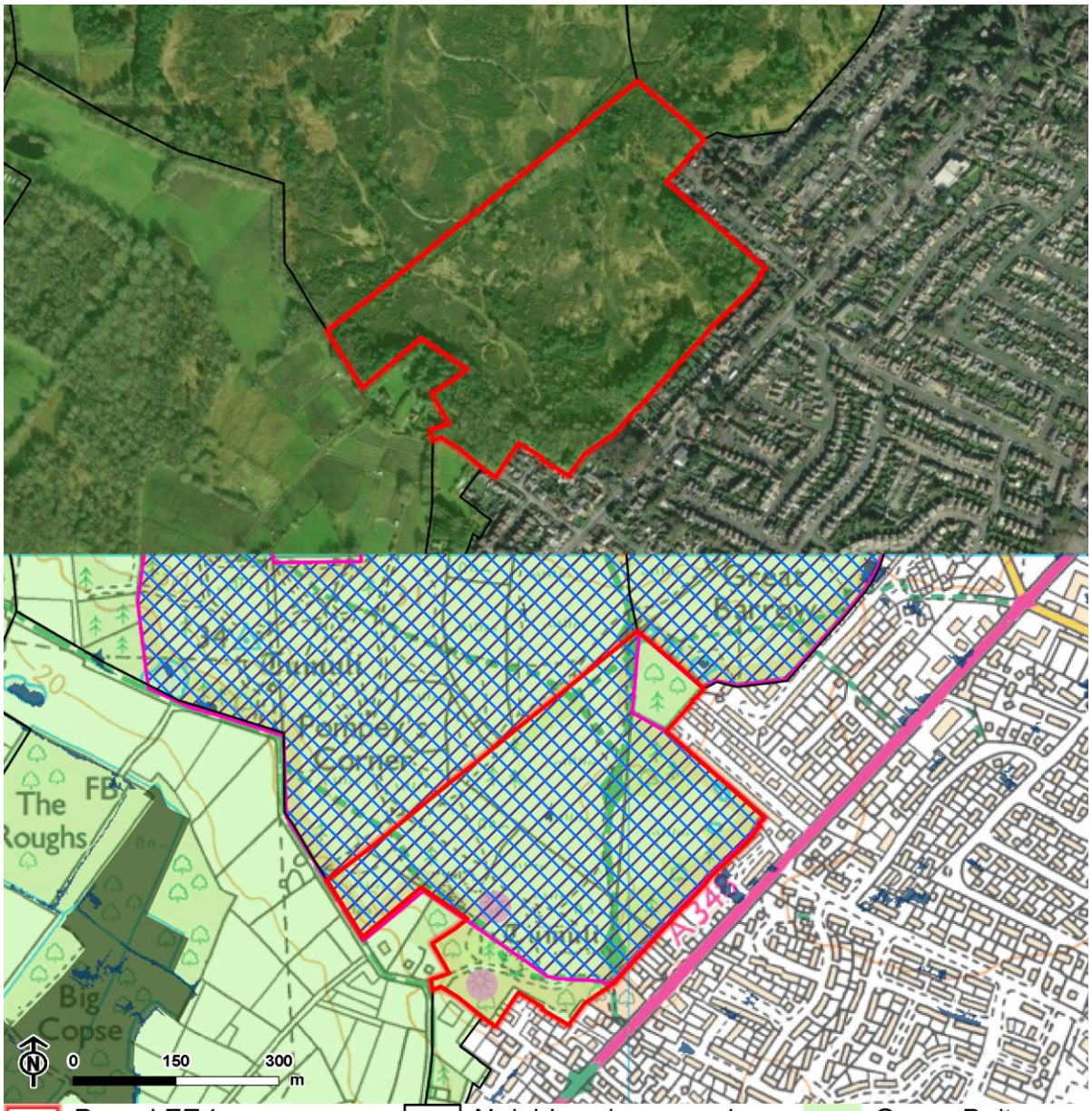
### Equal contribution

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

## Grey Belt

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

# Parcel FE4




**Potential development constraints**

- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient woodland
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE4**

# Contribution of land in Parcel FE4

## Parcel FE4 Assessment Conclusions

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

## Parcel FE4 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the west of Ferndown. The parcel comprises heathland and tree cover. Parcel size: 18ha.<br>There is a moderate boundary feature between the settlement and the parcel. The urban edge is delineated by a largely continuous tree belt, with some limited gaps.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Ferndown/West Parley is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly open boundaries to the north-west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. |

**Parcel FE4**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development means that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel is peripheral to a moderate gap between towns. The parcel lies peripheral to a gap between Ferndown/West Parley and Colehill to the west. The gap comprises open farmland, woodland blocks and ribbon development along Wimborne Road West.The parcel lacks any strong separating features. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |

**Parcel FE4**

| Assessment Considerations | Assessment |
|---|---|
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly open boundaries to the north-west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

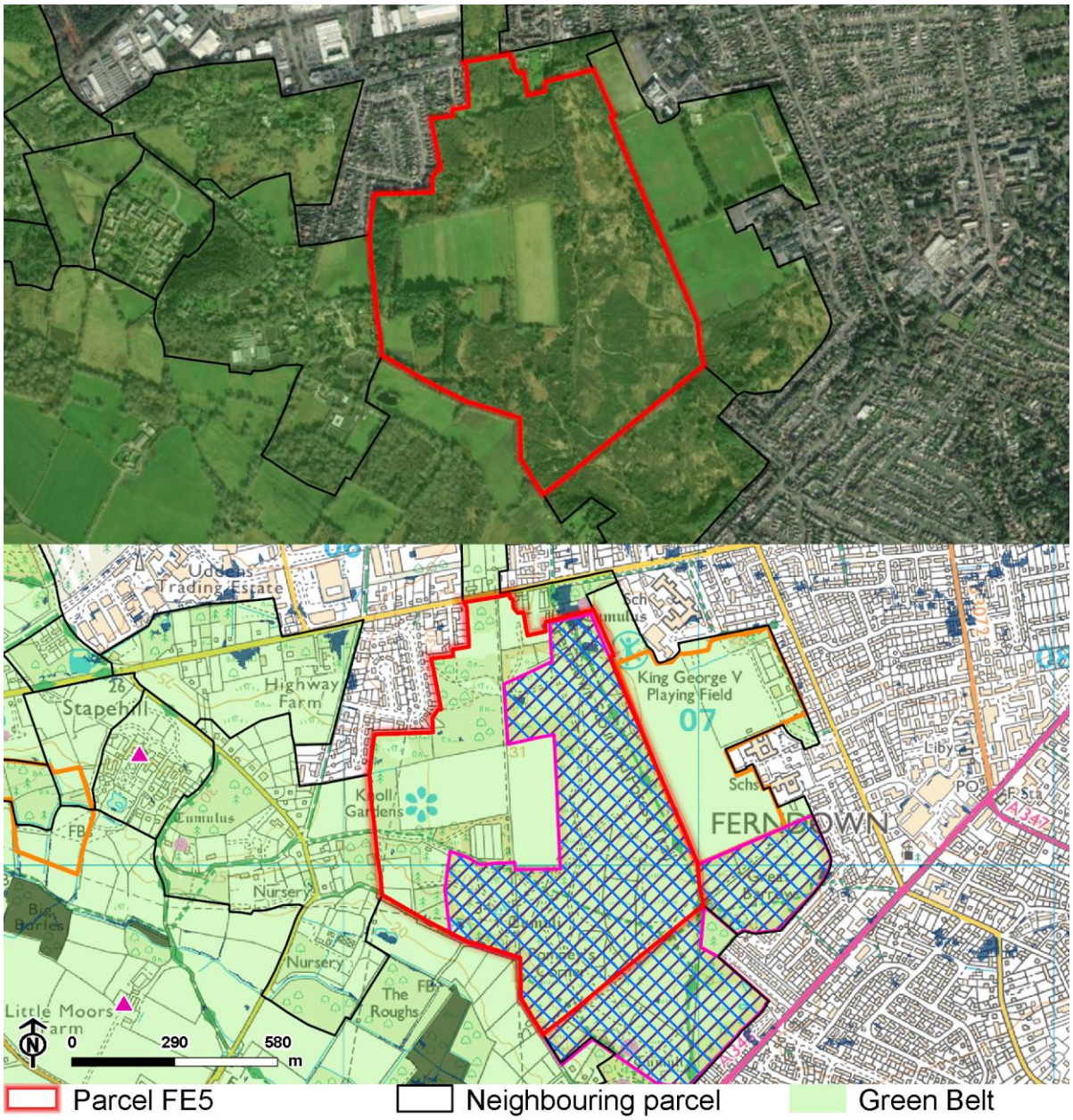
### Equal contribution

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

## Grey Belt

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

# Parcel FE5




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient woodland
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE5**

# Contribution of land in Parcel FE5

## Parcel FE5 Assessment Conclusions

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

## Parcel FE5 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the west of Ferndown. The parcel comprises open farmland, blocks of woodland, and areas of heathland and grassland associated with Ferndown Common. To the north-east, the parcel adjoins Ferndown Industrial Estate and residential development at Forest Drive. Parcel size: 71ha.<br>Boundary features within the gap between the settlement and the parcel combine to create a strong separation. Intervening tree cover, field boundaries and distance combine to create a strong separation from Ferndown. Woodland cover adjacent to the Ferndown Industrial Estate and development at Forest Drive provide a strong boundary feature.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform gradually rises to the south-west away from the urban edge and trading estate.<br>There is a weak perception of urban development outside of the parcel. Woodland along the boundary of the Industrial Estate and development at Forest Drive restrict views of this area, whilst the distance between the parcel and the urban edge of Ferndown reduces the perception of the settlement to the north, east and south.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider countryside. |

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

### Strong contribution

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

**Parcel FE5**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland, which currently forms the inner boundary, contains the existing development, and provides a strong sense of separation between the parcel and the surrounding urbanising influences. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. Any new development would diminish the role of this woodland in containing the existing settlement edge and weakening the distinction between the urban area and the parcel. So, development here would be incongruous with the urban pattern. Furthermore, the perceived reduction in separation between Ferndown and Ferndown Industrial Estate would also weaken the urban pattern and increase the sense of sprawl of the large-built up area. The parcel constitutes a significant proportion of the gap between the industrial estate and Ferndown. |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel lies in a gap between Ferndown/West Parley and Colehill to the west. The gap comprises open farmland, woodland blocks and ribbon development along Wimborne Road West.The parcel comprises blocks of woodland that provide strong separating features within the gap. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |

**Parcel FE5**

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel comprises blocks of woodland that provide strong separating features within the gap. Elsewhere in the gap, additional strong separating features maintain the gap strength. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

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

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. Ferndown/West Parley is not considered to be a historic town. |

**Parcel FE5**

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

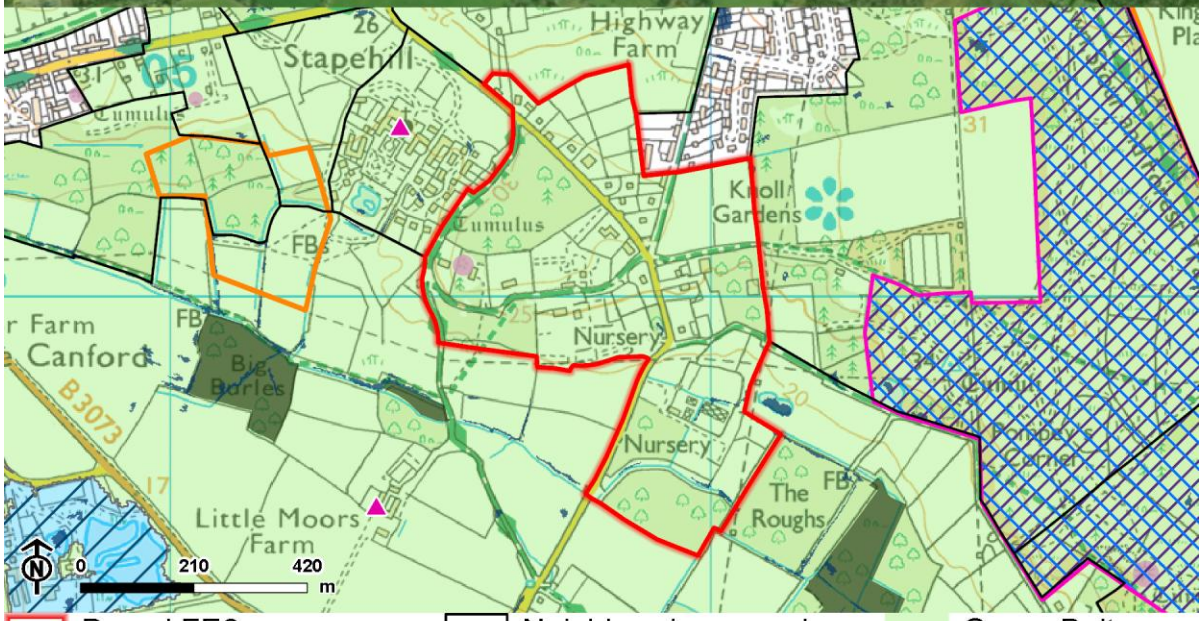
All Green Belt land plays an equal role in relation to this purpose.

## Grey Belt

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

# Parcel FE6






Parcel FE6 | Neighbouring parcel | Green Belt

**Potential development constraints**

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

**Parcel FE6**

# Contribution of land in Parcel FE6

## Parcel FE6 Assessment Conclusions

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

## Parcel FE6 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel lies to the south of Away Road and Forest Way. The parcel comprises a mix of tree cover, agricultural fields, ribbon development along Stapehill Road, and Knoll Gardens. Parcel size: 33ha.<br>There are no significant boundary features to separate the parcel from the settlement. Back garden boundaries and intermittent mature trees form a weak boundary along the urban edge.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform undulates towards River Stour to the south.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>Existing development in the Green Belt has some urbanising influence. Development within the parcel, including residential properties along Stapehill Road and buildings associated with Knoll Garden Centre, diminishes openness and introduces a degree of urbanising influence.<br>Natural features limit perception of the wider countryside. Tree cover within and adjoining the parcel limits the perception of the wider countryside. |

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

### Moderate contribution

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

**Parcel FE6**

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

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel lies within a gap between Ferndown/West Parley and Wimborne Minster/Colehill. The gap comprises a mix of open farmland, woodland blocks, the Ferndown Industrial Estate, and ribbon development along Wimborne Road, including a small inset settlement. The presence of the industrial estate and ribbon development weakens the perception of separation between settlements and reduces the integrity of the gap.Woodland within the parcel forms a strong separating feature within the gap. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a small part of the gap. Woodland within the parcel forms a strong separating feature within the gap. Elsewhere in the gap, additional strong separating features maintain the gap strength. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap |

**Parcel FE6**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Woodland within and enclosing the parcel forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

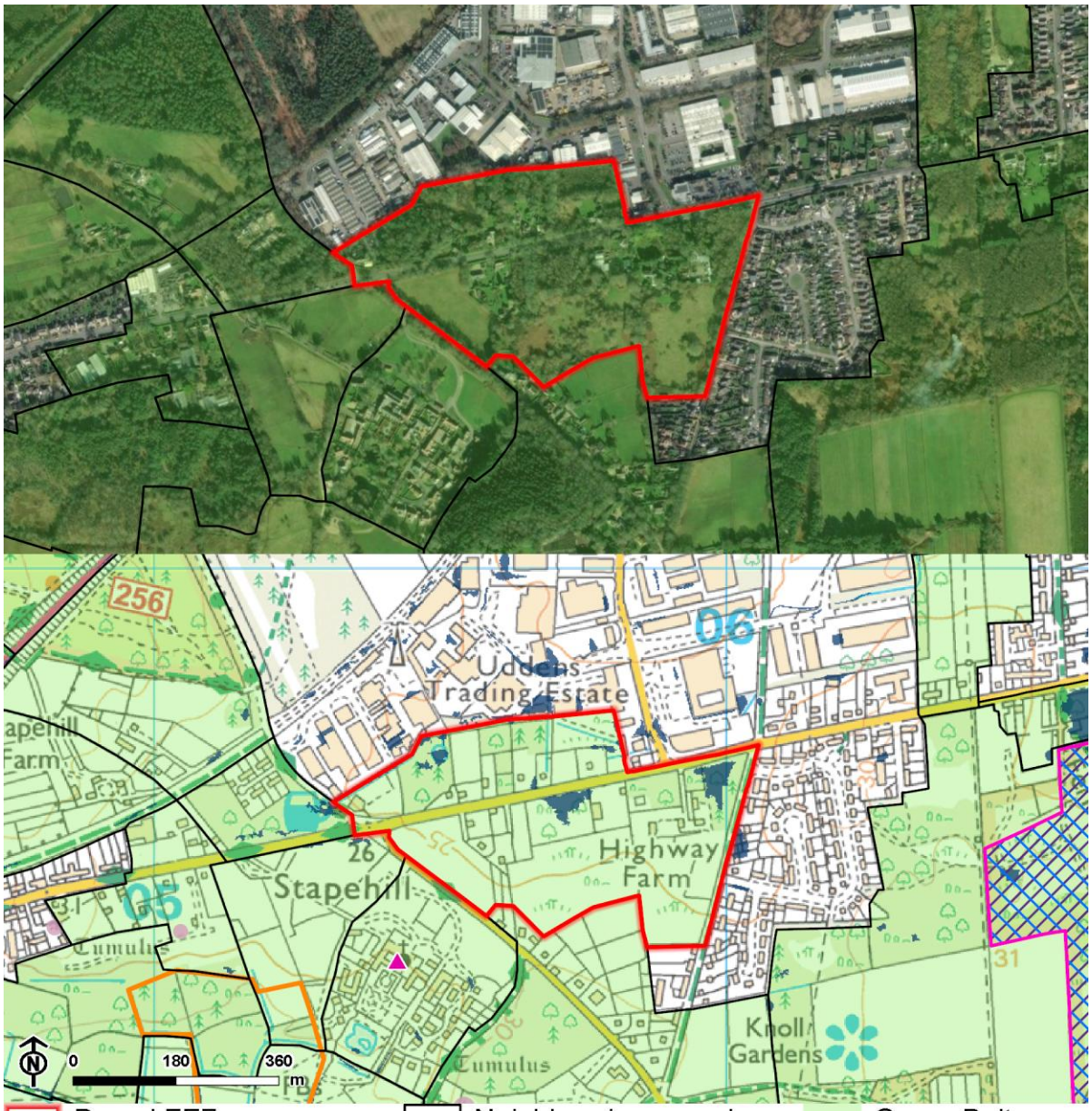
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE6**

## Grey Belt

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

# Parcel FE7




**Potential development constraints**

- Listed building
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE7**

# Contribution of land in Parcel FE7

## Parcel FE7 Assessment Conclusions

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

## Parcel FE7 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land located to the south of Ferndown Industrial Estate. The parcel comprises agricultural fields, tree cover, and some residential properties along Wimborne Road East. Parcel size: 19ha.<br>There is a strong boundary feature between the settlement and the parcel. The urban edge is clearly delineated by a largely continuous belt of woodland and tree cover, with only minor gaps.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the industrial estate and, given its proximity, experiences some urban influence from outside the parcel.<br>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The residential development along Wimborne Road East is set within large plots at a low density, and therefore does not significantly affect the openness of the Green Belt or exert a strong urbanising influence.<br>Natural features limit perception of the wider countryside. Tree cover within the parcel and strong hedgerow tree boundaries limit the perception of the wider countryside. |

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

### Moderate contribution

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

**Parcel FE7**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. The parcel boundary is clearly delineated by tree belts and hedgerow trees. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside. |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel lies within a gap between Ferndown/West Parley and Wimborne Minster / Colehill. The gap comprises a mix of open farmland, woodland blocks, the Ferndown Industrial Estate, and ribbon development along Wimborne Road, including a small inset settlement. The presence of the industrial estate and ribbon development weakens the perception of separation between settlements and reduces the integrity of the gap.The parcel comprises woodland, which provides a strong separating feature within the gap. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a small part of the gap. The parcel comprises woodland, which provides a strong separating feature within the gap. Elsewhere in the gap, strong separating features maintain the gap strength. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap. |

**Parcel FE7**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. The parcel boundary is clearly delineated by tree belts and hedgerow trees. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose C. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

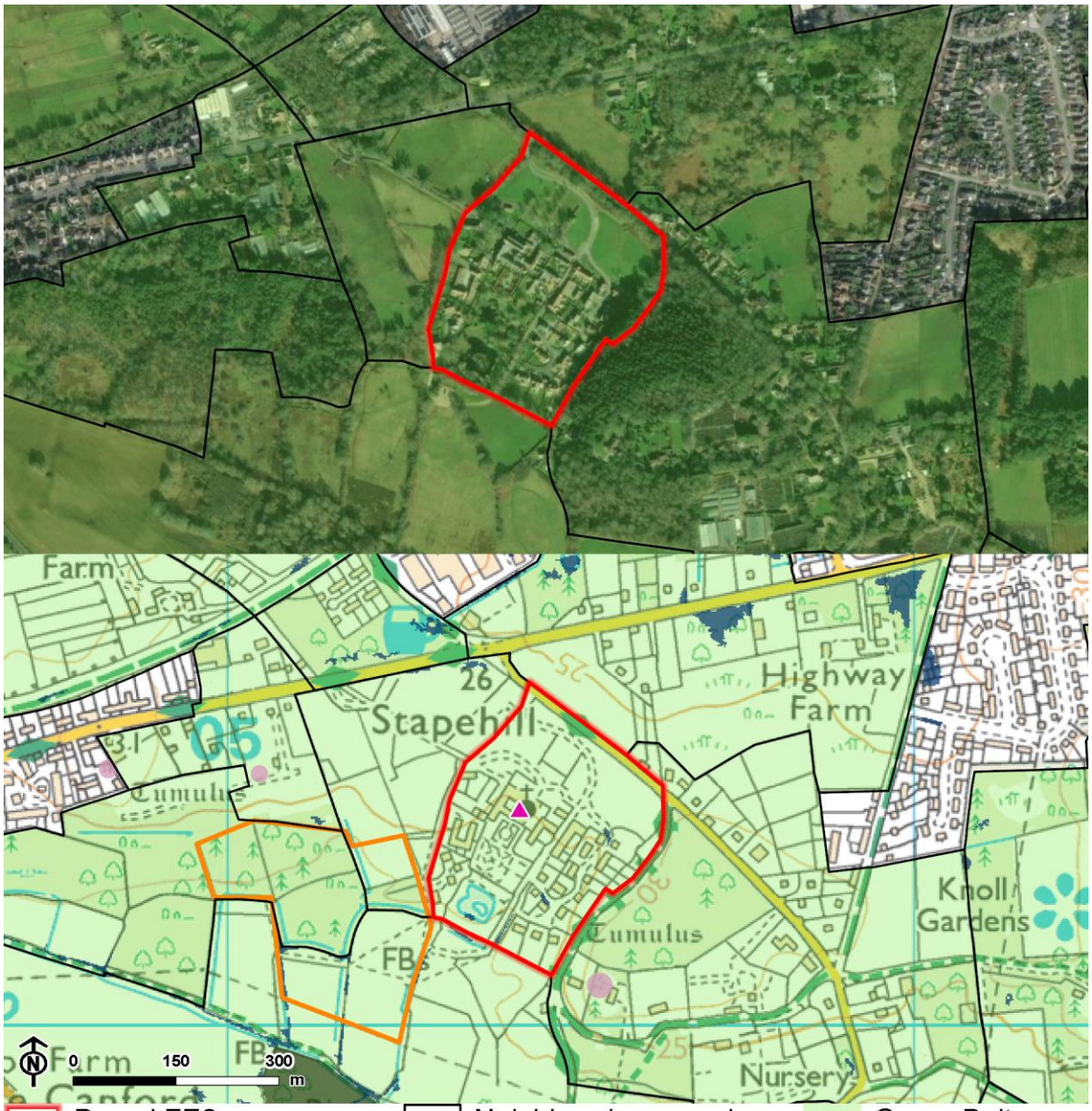
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE7**

## Grey Belt

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

# Parcel FE8




**Potential development constraints**

- Listed building
- Ancient woodland
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE8**

# Contribution of land in Parcel FE8

## Parcel FE8 Assessment Conclusions

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

## Parcel FE8 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| The parcel is located between Ferndown and Colehill. The parcel comprises part of the settlement of Stapehill, including the Stapehill Abbey complex and associated development, which are washed over by the Green Belt. Parcel size: 9ha.<br>The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.The parcel contains modern development associated with Stapehill, reducing its openness and introducing a notable urbanising influence. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is near to a large built-up area. Ferndown/West Parley is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development around it to be associated with the large built-up area. |
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development in the parcel would not represent an incongruous pattern of development because of its existing level of development. |

**Parcel FE8**

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel lies within a gap between Ferndown/West Parley and Wimborne Minster / Colehill. The gap comprises a mix of open farmland, woodland blocks, the Ferndown Industrial Estate, and ribbon development along Wimborne Road, including a small inset settlement. The presence of the industrial estate and ribbon development weakens the perception of separation between settlements and reduces the integrity of the gap.The parcel lacks strong separating features within the gap. |
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a small part of the gap. The parcel lacks strong separating features within the gap. Elsewhere in the gap, strong separating features maintain the gap strength. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. Given that the parcel is largely developed, any further development would be unlikely to significantly increase urbanising influence on adjacent land within the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

**Parcel FE8**

| Assessment Considerations | Assessment |
|---|---|
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is already largely developed such that its further development would not have a significant urbanising impact on adjacent Green Belt. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

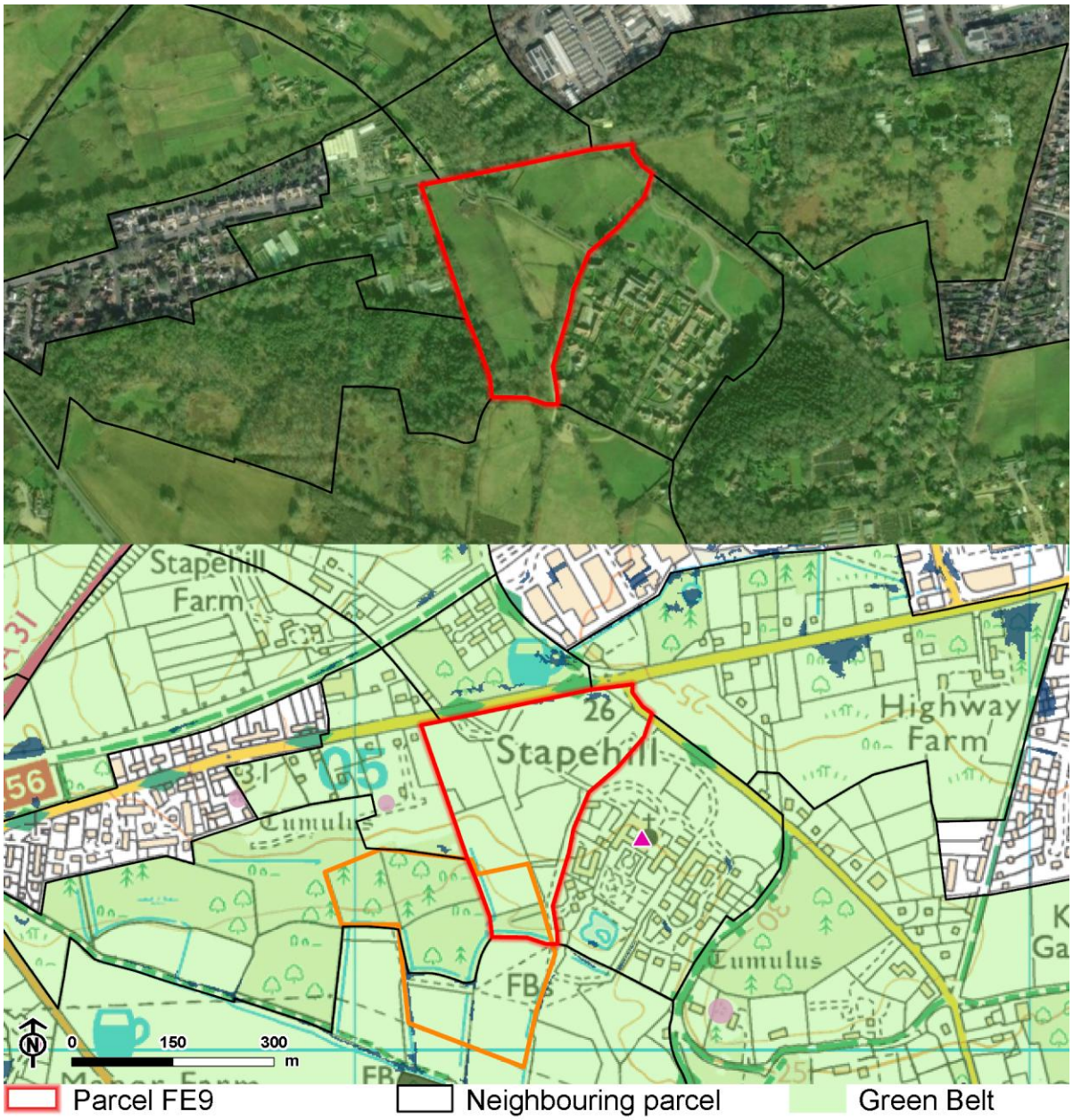
### Equal contribution

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

## Grey Belt

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

# Parcel FE9




**Potential development constraints**

- Listed building
- Ancient woodland
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE9**

# Contribution of land in Parcel FE9

## Parcel FE9 Assessment Conclusions

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

## Parcel FE9 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of Ferndown Industrial Estate. The parcel comprises a series of paddocks, likely used for equestrian grazing or small-scale livestock. Parcel size: 7ha.<br>Areas of tree cover near to adjacent development form a boundary of moderate strength between the settlement and the parcel.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>Development at Stapehill Abbey to the east and Wimborne Road to the west create some perception of urban development outside of the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider Countryside. |

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

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is near to a large built-up area. Ferndown/West Parley is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development around it to be associated with the large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the strongest part of the gap between Ferndown and Colehill. Any partial development of the parcel would weaken the remainder. |

**Parcel FE9**

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

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel lies within a gap between Ferndown/West Parley and Wimborne Minster / Colehill. The gap comprises a mix of open farmland, woodland blocks, the Ferndown Industrial Estate, and ribbon development along Wimborne Road, including a small inset settlement. The presence of the industrial estate and ribbon development weakens the perception of separation between settlements and reduces the integrity of the gap. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. The ribbon development along Wimborne Road West (including the inset settlement) reduces the integrity of the gap; however, the openness of the parcel plays an important role in maintaining separation between Ferndown and Colehill. |

**Parcel FE9**

| Assessment Considerations | Assessment |
|---|---|
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. Although Ferndown Industrial Estate and a small inset settlement already occupy part of the gap, the remaining open land continues to maintain the overall integrity of the gap by preserving openness and separation between the towns. This parcel forms part of that remaining undeveloped land. Any new development would further erode the openness of the gap, reducing separation at this location and increasing the perception of coalescence across the wider gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover to the south forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. |

**Parcel FE9**

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

## Purpose E – Assisting in urban regeneration:

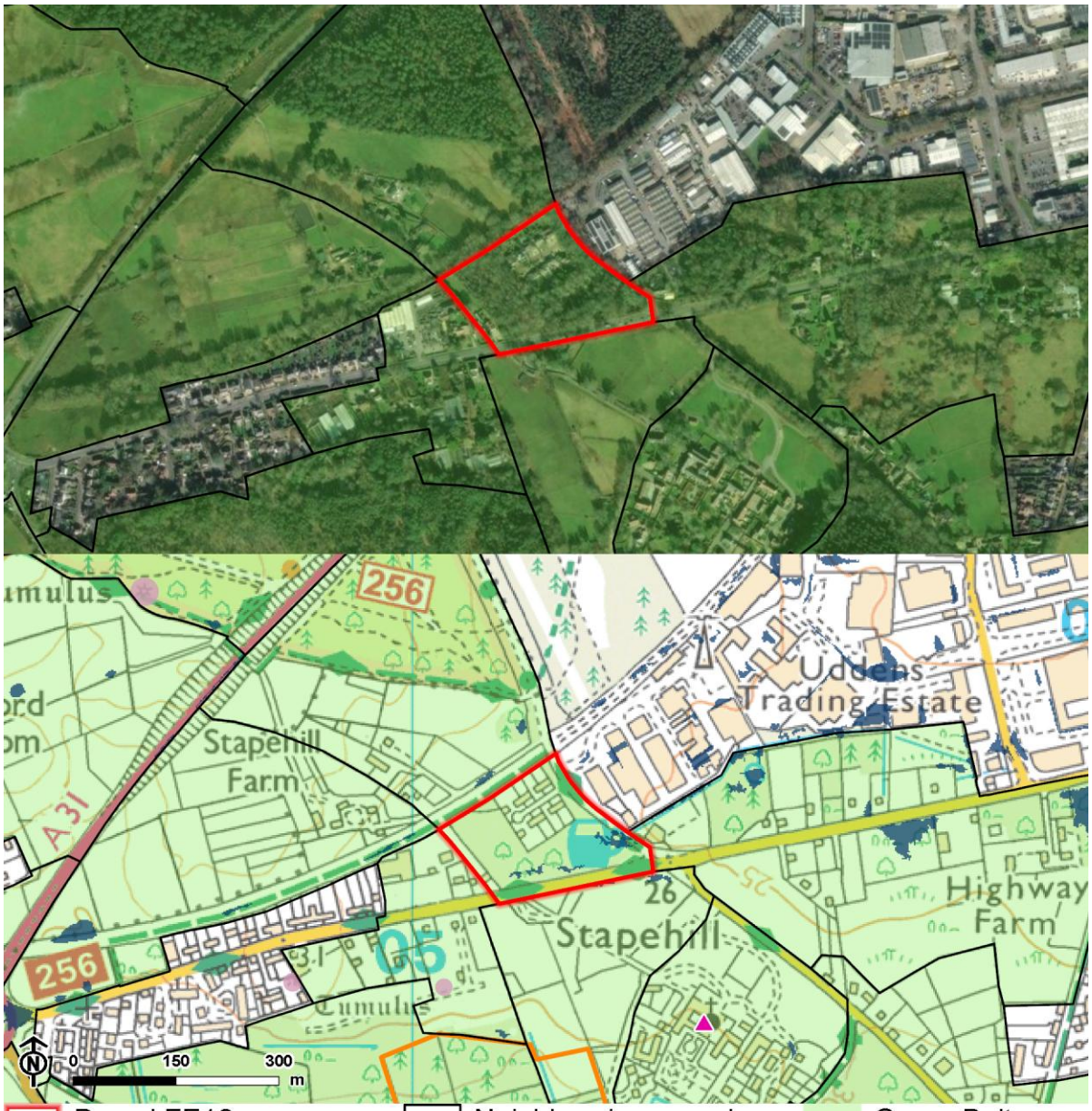
### Equal contribution

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

## Grey Belt

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

# Parcel FE10




**Potential development constraints**

- Listed building
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE10**

# Contribution of land in Parcel FE10

## Parcel FE10 Assessment Conclusions

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

## Parcel FE10 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of Ferndown Industrial Estate. The parcel comprises woodland containing a small cluster of houses at Chestnut Grove. Parcel size: 4ha.<br>There is a strong boundary feature between the settlement and the parcel. Woodland provides a strong boundary feature along the urban edge.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>Existing development in the Green Belt has some urbanising influence. The group of houses at Chestnut Grove introduces some urbanising influence and affects the openness of the parcel; however, the surrounding woodland contains this influence to some extent.<br>Natural features limit perception of the wider countryside. Woodland limits the perception of the wider countryside. |

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

### Moderate contribution

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

**Parcel FE10**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. Tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The loss of separation between Ferndown Industrial Estate and Stapehill, causing the two to become a single built-up area, would be a significant change to the urban pattern. The tree cover in this parcel is playing a role in preventing that. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel lies within a gap between Ferndown/West Parley and Wimborne Minster / Colehill. The gap comprises a mix of open farmland, woodland blocks, the Ferndown Industrial Estate, and ribbon development along Wimborne Road, including a small inset settlement. The presence of the industrial estate and ribbon development weakens the perception of separation between settlements and reduces the integrity of the gap.The parcel includes woodland, which provides a strong separating feature within the gap. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a small part of the gap. The parcel includes woodland, which provides a strong separating feature within the gap. To the south, ribbon development along Wimborne Road West (including the inset settlement) reduces the integrity of the gap; however, the openness of the parcel plays an important role in maintaining separation between Ferndown and Colehill. |

**Parcel FE10**

| Assessment Considerations | Assessment |
|---|---|
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. Although Ferndown Industrial Estate and a small inset settlement already occupy part of the gap, the remaining open land continues to maintain the overall integrity of the gap by preserving openness and separation between the towns. This parcel forms part of that remaining undeveloped land. Any new development would further erode the openness of the gap, reducing separation at this location and increasing the perception of coalescence across the wider gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. The woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. |

**Parcel FE10**

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

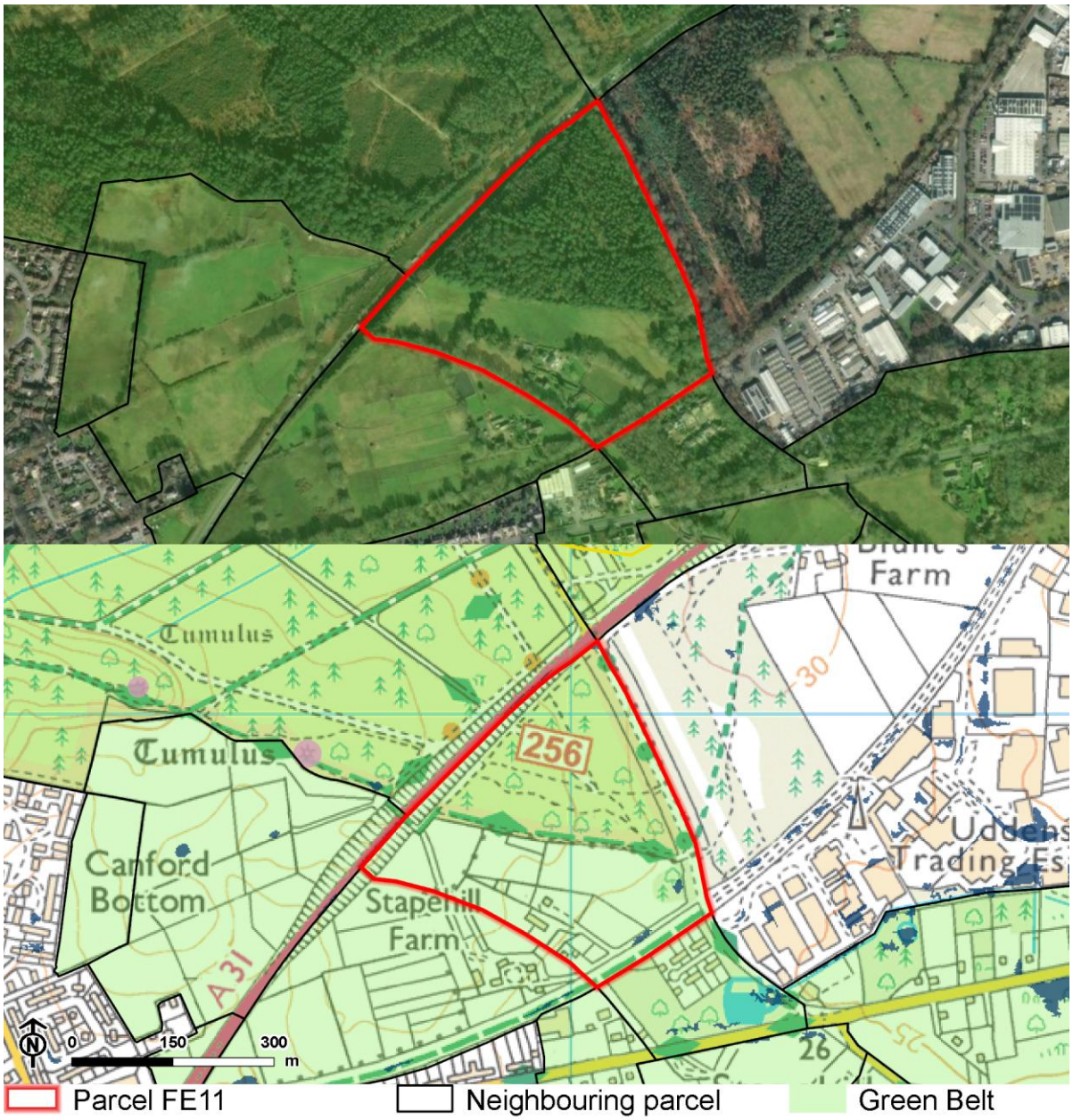
### Equal contribution

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

## Grey Belt

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

# Parcel FE11




**Potential development constraints**

- Peaty soil
- High risk of surface water flooding
- Scheduled monument

# Contribution of land in Parcel FE11

## Parcel FE11 Assessment Conclusions

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

## Parcel FE11 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the west of Ferndown Industrial Estate. The parcel is predominantly wooded, with some agricultural fields and scattered residential development. Parcel size: 14ha.<br>There is a consistent, strong boundary feature between the settlement and the parcel. Cannon Hill Plantation is located in the parcel and forms the urban edge.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slightly rises towards Cannon Hill.<br>There is a weak perception of urban development outside of the parcel. The mature woodland limits the perception of the urban area.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Residential development within the parcel is isolated and scattered; it does not materially affect the openness of the Green Belt or exert a significant urbanising influence.<br>Natural features limit perception of the wider countryside. Woodland and mature hedgerow boundaries limit outward views. |

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

### Strong contribution

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

**Parcel FE11**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of woodland, which currently forms the inner boundary, contains the existing existing development, and provides a strong sense of separation between the parcel and the surrounding urbanising influences. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland between the parcel and the urban edge means that the parcel has a strong sense of separation from the urban area. Any new development would diminish the role of this woodland in containing the existing settlement edge and weakening the distinction between the urban area and the parcel. So development here would be incongruous with the urban pattern. Any development within the parcel would represent encroachment into the countryside and would be perceived as sprawl associated with Ferndown. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel lies within a gap between Ferndown/West Parley and Wimborne Minster/Colehill. The gap comprises a mix of open farmland, woodland blocks, the Ferndown Industrial Estate, and ribbon development along Wimborne Road, including a small inset settlement. The presence of the industrial estate and ribbon development weakens the perception of separation between settlements and reduces the integrity of the gap.The parcel comprises woodland, which provides a strong separating feature within the gap. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |

**Parcel FE11**

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. The parcel comprises woodland, which provides a strong separating feature within the gap. To the south, ribbon development along Wimborne Road West (including the inset settlement) reduces the integrity of the gap; however, the openness of the parcel plays an important role in maintaining separation between Ferndown and Colehill. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover and the A31 form a strong outer boundary which would limit the urbanising impact of development on adjacent open land. The parcel's strong inner boundaries mean that land here has a stronger relationship with the countryside than the urban area. |

**Parcel FE11**

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

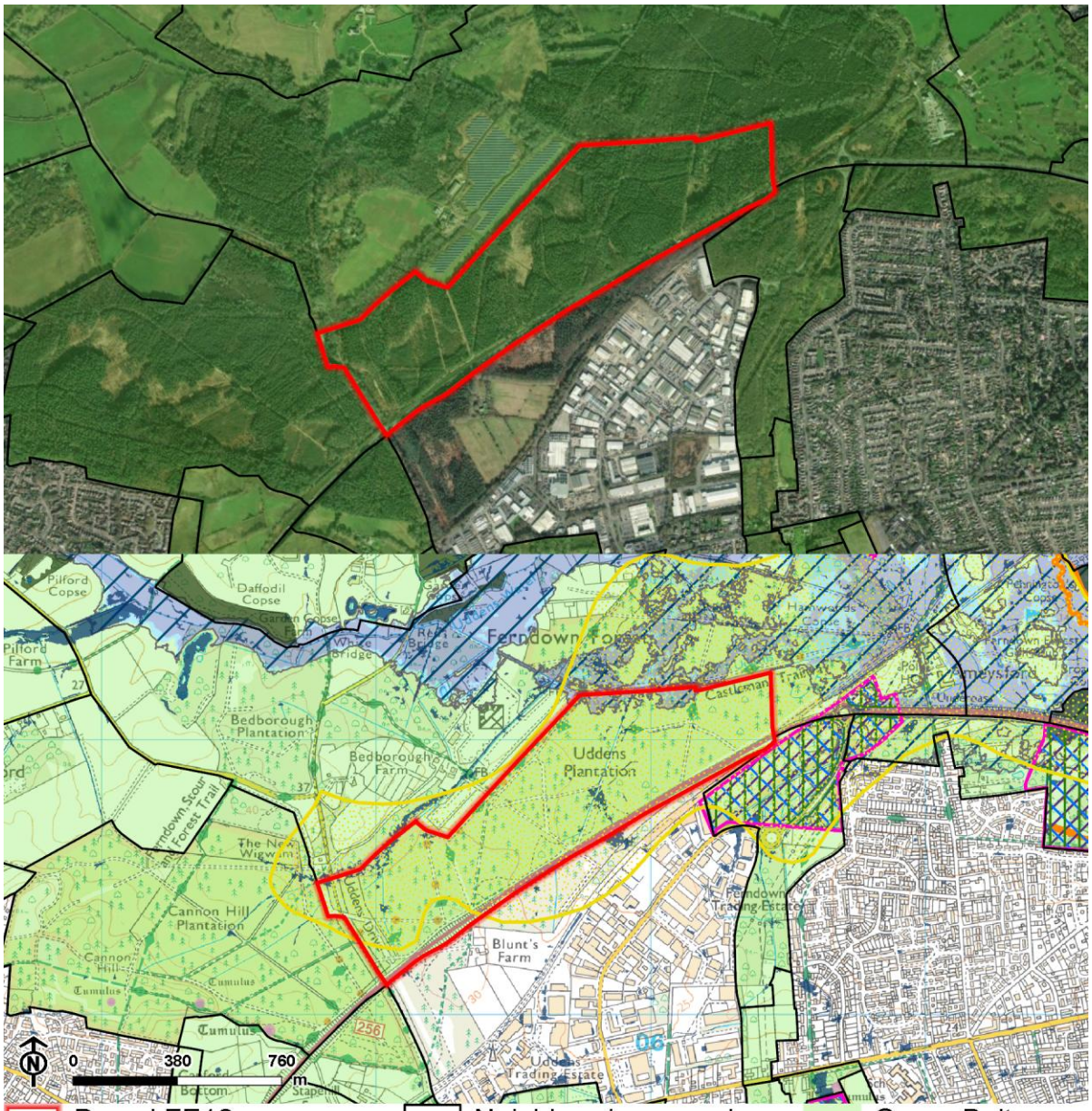
### Equal contribution

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

## Grey Belt

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

# Parcel FE12




**Potential development constraints**

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

**Parcel FE12**

# Contribution of land in Parcel FE12

## Parcel FE12 Assessment Conclusions

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

## Parcel FE12 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the north-west of Ferndown Industrial Estate. The parcel comprises plantation woodland north of the A31. Parcel size: 67ha.<br>There is a consistent strong boundary feature between the settlement and the parcel. The A31 and adjacent plantation woodland form a strong, consistent boundary feature.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. Woodland limits the perception of the adjacent urban area.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider countryside. Woodland limits the perception of the wider countryside. |

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

### Strong contribution

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

**Parcel FE12**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of A31 and woodland, which currently gives the parcel a strong sense of separation from urbanising influences. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The A31 and woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.Any development within the parcel would represent encroachment into the countryside and would be perceived as sprawl associated with Ferndown. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel lies within the gap between Colehill, Ferndown/West Parley and West Moors. The gap is predominantly characterised by plantation woodland, with some agricultural fields, Uddens Water and the A31. Woodland, Uddens Water and the A31 form strong separating features within the gap.The parcel comprises woodland, which provides a strong separating feature within the gap. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a large part of the gap. The parcel comprises woodland, which provides a strong separating feature within the gap. Elsewhere, additional strong separating features maintain the gap strength. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely |

| Assessment Considerations | Assessment |
|---|---|
| | to increase urbanising influence on remaining land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

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

### Weak/No contribution

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

**Parcel FE12**

## Purpose E – Assisting in urban regeneration:

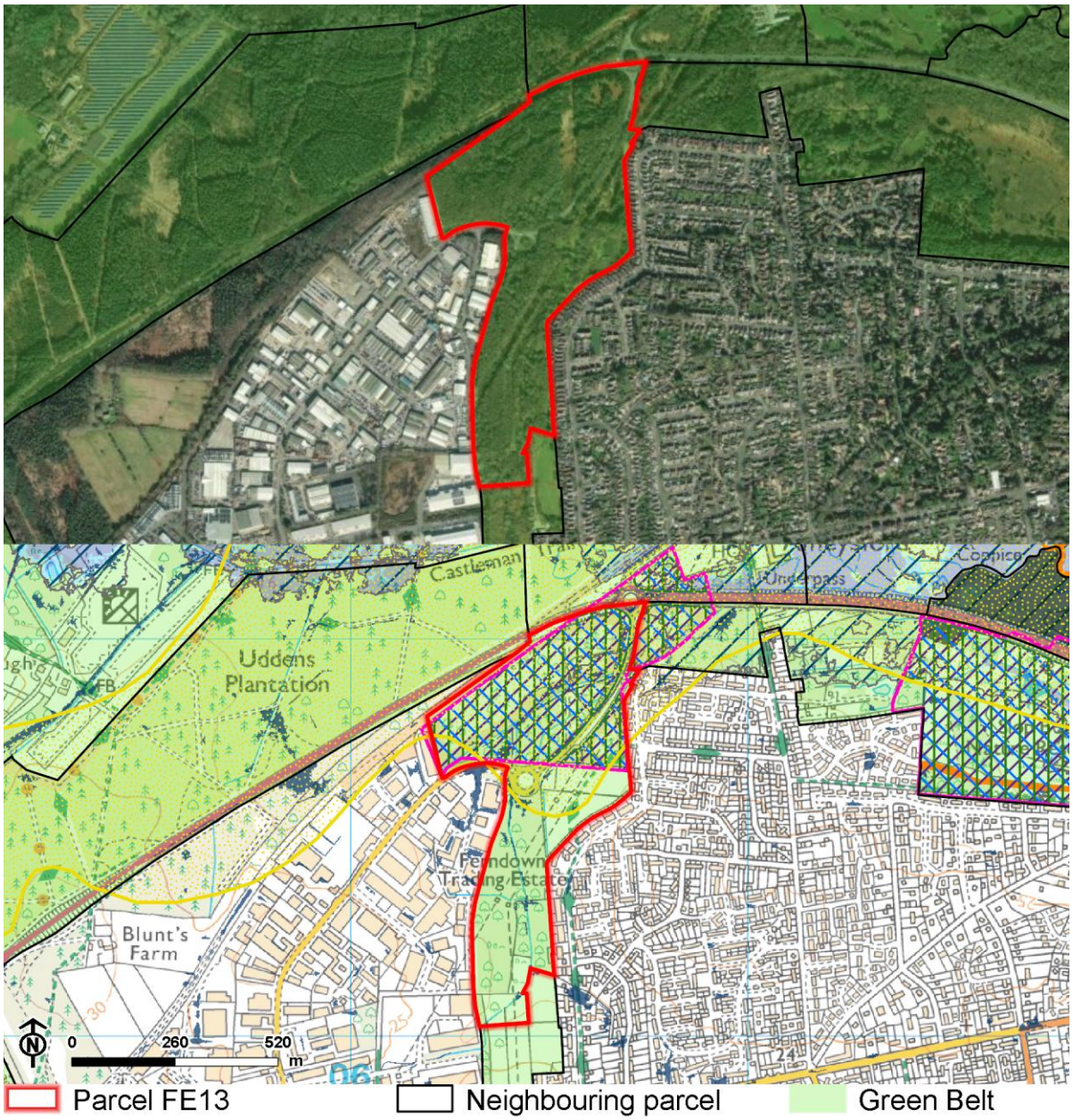
### Equal contribution

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

## Grey Belt

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

# Parcel FE13




**Potential development constraints**

- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

**Parcel FE13**

# Contribution of land in Parcel FE13

## Parcel FE13 Assessment Conclusions

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

## Parcel FE13 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the north-west of Ferndown and east of the Ferndown Industrial Estate. The parcel comprises woodland. Parcel size: 28ha.<br>There is a strong boundary feature between the settlement and the parcel. Woodland cover provides a strong boundary along the urban edges.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. Although there is a degree of containment provided by Ferndown and the industrial estate to the east and west, respectively, the woodland along the urban edges effectively restricts views of both the settlement and the industrial estate.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider countryside. |

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

### Strong contribution

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

| Assessment Considerations | Assessment |
|---|---|
| | development, and provides a strong sense of separation between the parcel and the surrounding urbanising influences. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland between the parcel and the urban edge means that the parcel has a strong sense of separation from the urban area. Any new development would diminish the role of this woodland in containing the existing settlement edge and weaken the distinction between the urban area and the parcel. So development here would be incongruous with the urban pattern. Furthermore, the perceived reduction in separation between Ferndown and Ferndown Industrial Estate would also weaken the urban pattern and increase the sense of sprawl of the large built-up area. The parcel constitutes a significant proportion of the gap between the industrial estate and Ferndown. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel lies between Ferndown/West Parley and Wimborne Minster/Colehill. The gap comprises a mix of open farmland, woodland blocks, the Ferndown Industrial Estate, and ribbon development along Wimborne Road, including a small inset settlement. The presence of the industrial estate and ribbon development weakens the perception of separation between settlements and reduces the integrity of the gap. The parcel comprises woodland, which provides a strong separating feature within the gap. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. The parcel comprises woodland, which provides a strong separating feature within the gap. Elsewhere, additional strong separating features maintain the settlement gap. |

**Parcel FE13**

| Assessment Considerations | Assessment |
|---|---|
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. Although Ferndown Industrial Estate and a small inset settlement already occupy part of the gap, the remaining open land continues to maintain the overall integrity of the gap by preserving openness and separation between the towns. This parcel forms part of that remaining undeveloped land. Any new development would further erode the openness of the gap, reducing separation at this location and increasing the perception of coalescence across the wider gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

**Parcel FE13**

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

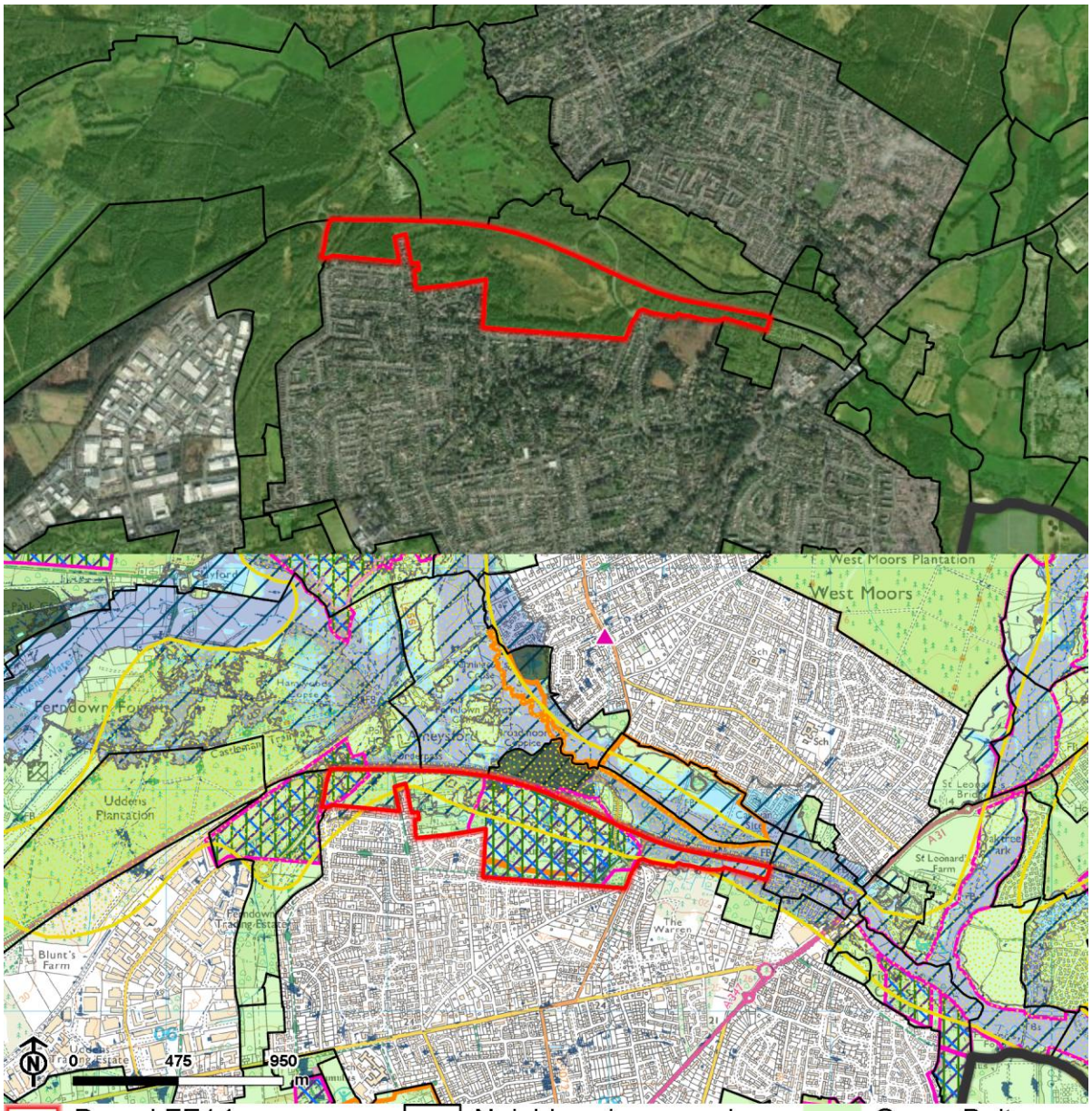
### Equal contribution

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

## Grey Belt

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

# Parcel FE14




Parcel FE14
Dorset and BCP councils
Neighbouring parcel
Green Belt

**Potential development constraints**

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

# Contribution of land in Parcel FE14

## Parcel FE14 Assessment Conclusions

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

## Parcel FE14 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the north of Ferndown. The parcel comprises woodland and heathland, including Slop Bog Nature Reserve. Parcel size: 44ha.<br>There is a strong boundary feature between the settlement and the parcel. Woodland constitutes a strong boundary feature along the urban edge.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. The woodland along the urban edge effectively restricts views of the settlement.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider countryside. |

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

### Strong contribution

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

**Parcel FE14**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The eastern part of the parcel lies within a fragile gap between Ferndown/West Parley and West Moors to the north. In contrast, the western part sits within a more moderate gap between the two settlements, with the separation widening towards the west and narrowing towards the east.This gap comprises areas of grassland, substantial bands of woodland, Uddens Water, and the A31, with the latter three forming strong separating features. The parcel comprises areas of woodland which provide a strong separating feature within the gap. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. The parcel comprises areas of woodland which provide a strong separating feature within the gap. Elsewhere in the gap, additional strong separating features mainly maintain the gap strength between the settlements. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. |

**Parcel FE14**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover and the A31 form a strong outer boundary which would limit the urbanising impact of development on adjacent open land. The parcel's strong inner boundaries mean that land here has a stronger relationship with the countryside than the urban area. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

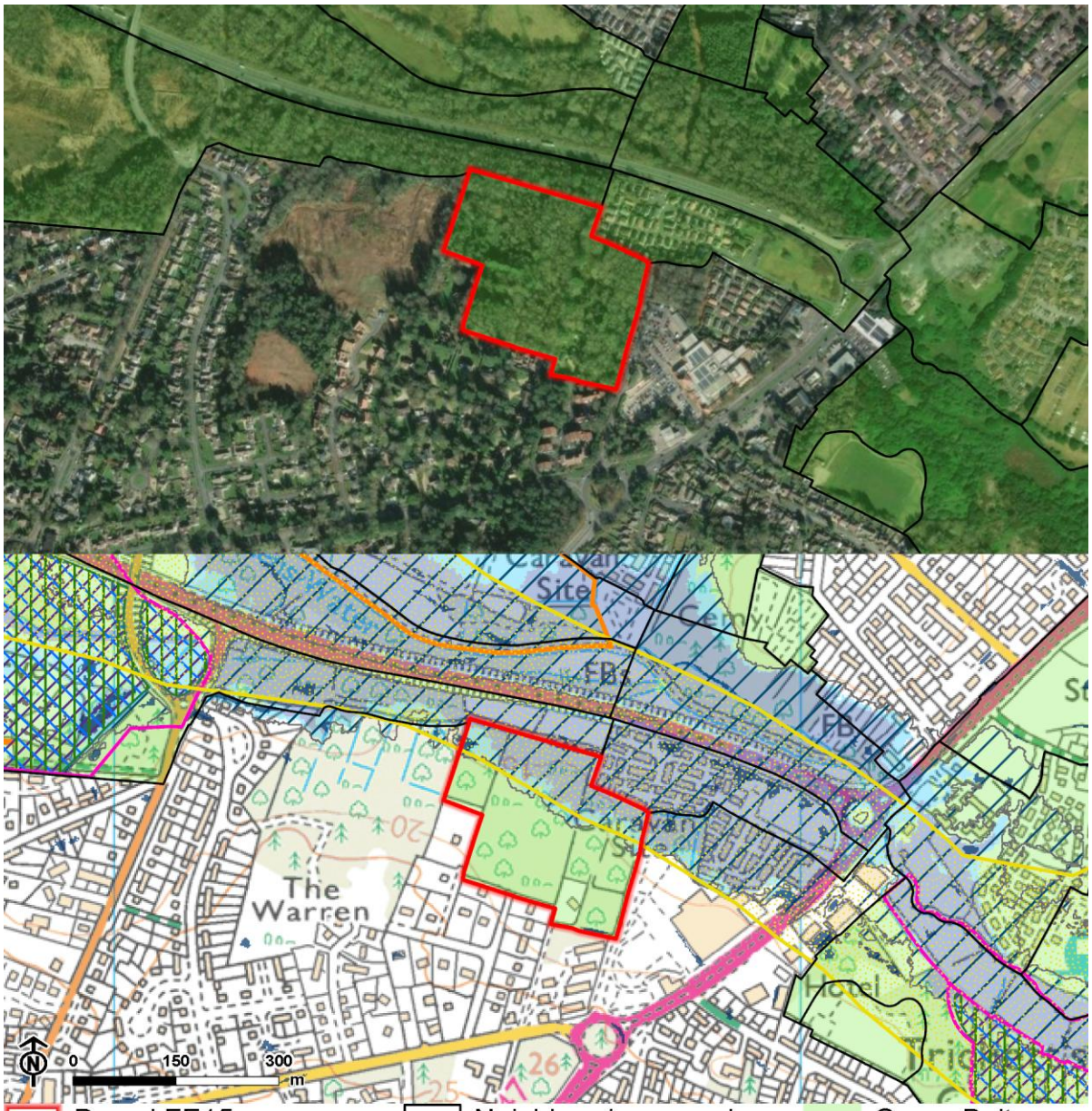
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE14**

## Grey Belt

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

# Parcel FE15




Parcel FE15 | Neighbouring parcel | Green Belt

**Potential development constraints**

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

**Parcel FE15**

# Contribution of land in Parcel FE15

## Parcel FE15 Assessment Conclusions

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

## Parcel FE15 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the north-east of Ferndown. The parcel is characterised by extensive woodland cover, forming Tom's Coppice. Parcel size: 6ha.<br>There is a strong boundary feature between the settlement and the parcel. Woodland constitutes a strong boundary feature along the urban edge.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. While woodland cover limits the perception of the adjacent urban area to some extent, the parcel is enclosed by urban development on three sides.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider countryside. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Ferndown/West Parley is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. The surrounding woodland and the A31 could restrict and contain development in this parcel. |

**Parcel FE15**

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel is peripheral to a fragile gap between towns. The parcel is peripheral to a fragile gap between Ferndown/West Parley and West Moors to the north. This gap comprises areas of grassland, substantial bands of woodland, Uddens Water and the A31, with the latter three forming strong separating features. The parcel comprises woodland, which serves as a strong separating feature. The gap between the settlements is at its narrowest to the north-east. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns. To the north, strong separating features maintain the gap strength. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

**Parcel FE15**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

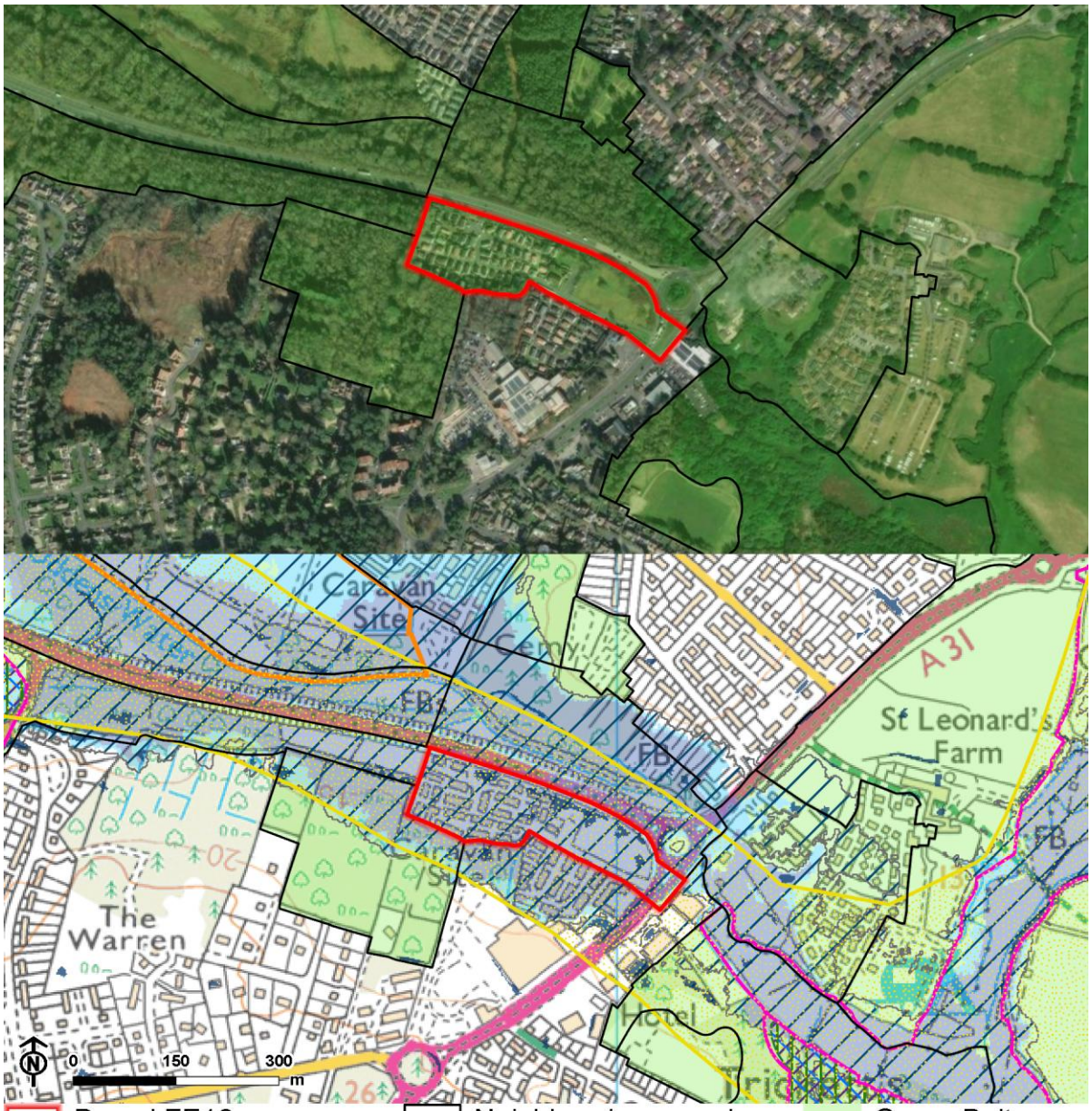
### Equal contribution

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

## Grey Belt

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

# Parcel FE16




**Potential development constraints**

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

**Parcel FE16**

# Contribution of land in Parcel FE16

## Parcel FE16 Assessment Conclusions

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

## Parcel FE16 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the north-east of Ferndown. The parcel comprises a residential park home site and a small area of grassland and shrubland adjacent to Palmersford Roundabout. Parcel size: 4ha.<br>The Gladelands Parkland Road forms a weak boundary along the urban edge. Woodland immediately south of the park home provides a strong boundary; however, this applies only to a small section of the parcel.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>Existing development in the Green Belt has some urbanising influence. The parcel is strongly influenced by existing development to the west, where the residential park homes at Gladelands Park reduce perceived openness and introduce a clear urbanising influence. Whilst the undeveloped grassland to the east retains a degree of openness, it is also affected by nearby urban influences.<br>Urbanising development limits perception of the wider countryside. The A31 and adjacent woodland to the north, together with Ferndown to the south and existing development within the parcel, limit perceptions of the wider countryside. |

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

### Weak/No contribution

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

**Parcel FE16**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. The A31 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside. The western part of the parcel is developed, comprising residential park homes at Gladelands Park, whilst the eastern part remains open but is subject to some urbanising influence from Ferndown and the adjacent development within the parcel. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel lies in a gap between Ferndown/West Parley and West Moors to the north. This gap comprises a cemetery, a mobile home park, amenity grassland, bands of woodland, Uddens Water and the A31, with the latter three forming strong separating features.The parcel is located within the narrowest part of the gap between the settlements. The gap is approximately 0.2 km wide, narrowing further to around 0.08 km towards the east. The parcel lacks strong separating features within the gap. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a very small part of the gap. The parcel lacks strong separating features. To the north, strong separating features maintain the gap strength. The western part of the parcel is developed, whereas the eastern part remains open but only makes a limited contribution to separation, given the influence of surrounding development. |

**Parcel FE16**

| Assessment Considerations | Assessment |
|---|---|
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | There is substantial urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A31 forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

**Parcel FE16**

## Purpose E – Assisting in urban regeneration:

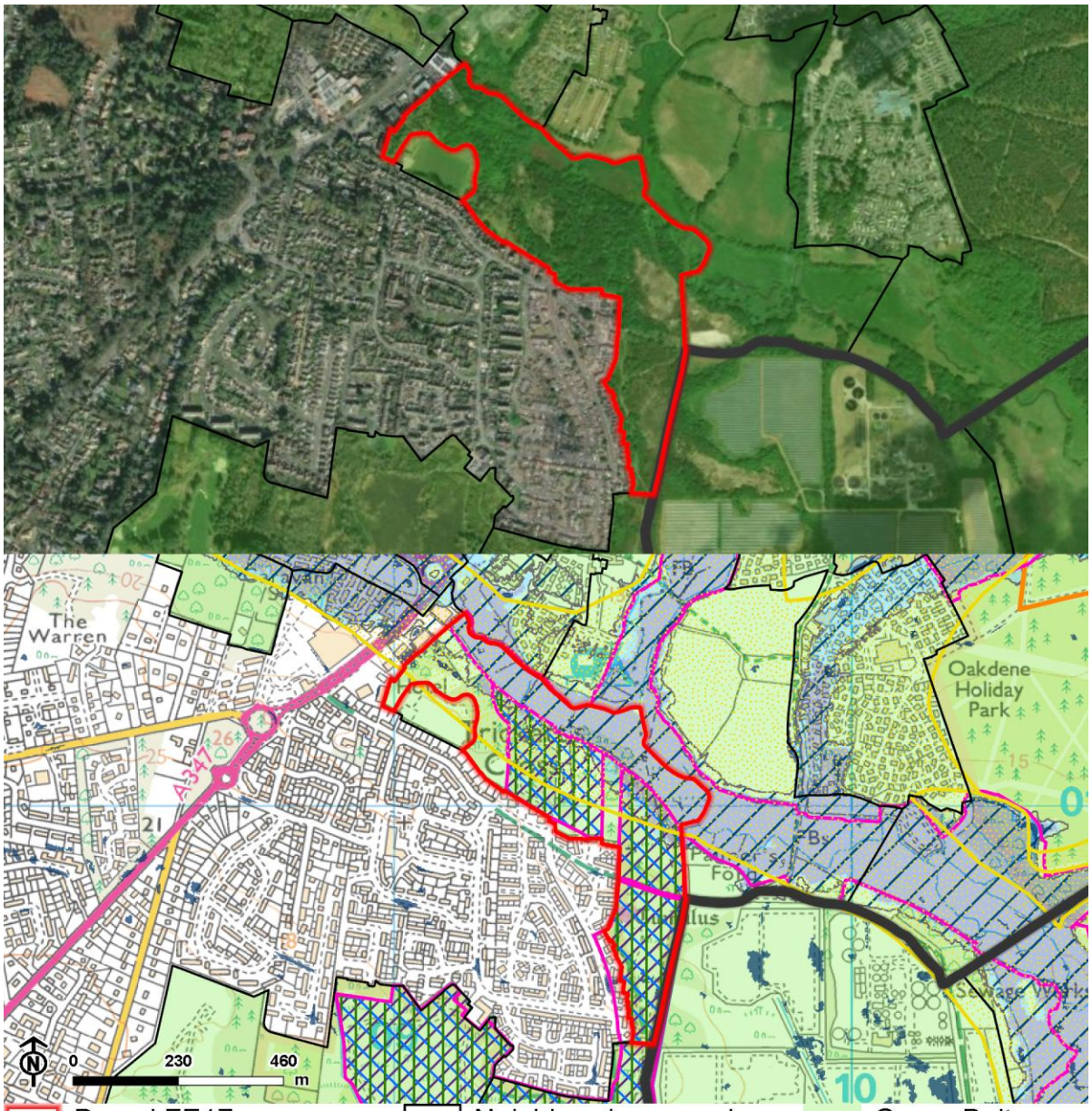
### Equal contribution

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

## Grey Belt

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

# Parcel FE17


The Warren
A347
Oakdene Holiday Park
0
230
460
m
Parcel FE17
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Peaty soil
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Scheduled monument
Suitable Alternative Natural Green Space

**Parcel FE17**

# Contribution of land in Parcel FE17

## Parcel FE17 Assessment Conclusions

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

## Parcel FE17 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the north-east of Ferndown. The parcel comprises woodland and parts of the shallow valleys of Uddens Water and the Moors River, including their floodplains. The parcel also comprises part of a supermarket car park. Parcel size: 20ha.<br>There is a strong boundary feature between the settlement and the parcel. Woodland provides a strong boundary feature along the urban edge.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform descends towards the shallow valleys of Uddens Water and the Moors River, with the north of the parcel extending across their associated floodplains.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Part of a supermarket car park extends into the northern portion of the parcel; however, the limited scale of this development does not materially diminish Green Belt openness nor result in a significant urbanising influence.<br>Natural features limit perception of the wider countryside. Woodland cover within the parcel limits the perception of the wider countryside. |

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

### Strong contribution

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

**Parcel FE17**

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

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The western and central parts of the parcel lie within a moderate gap between Ferndown/West Parley and West Moors to the north. This gap comprises open farmland, areas of woodland, and the Moors River and Uddens Water, with the latter three forming strong separating features within the gap.The eastern part of the parcel lies on the periphery of a fragile gap between Ferndown and West Moors. The pinch point within this gap occurs at Palmersford Roundabout, where the gap is at its narrowest, widening on either side of this location.The parcel comprises woodland, together with Uddens Water and the Moors River, which collectively provide a strong separating feature between the two settlements. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |

**Parcel FE17**

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a small part of the gap. The central and western parts of the parcel form a small part of the gap. The parcel comprises woodland, together with Uddens Water and the Moors River, which collectively provide a strong separating feature between the two settlements. Elsewhere in the gap, additional strong separating features maintain the gap strength. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover within the parcel forms a strong inner and outer boundary which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. Ferndown/West Parley is not considered to be a historic town. |

**Parcel FE17**

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

## Purpose E – Assisting in urban regeneration:

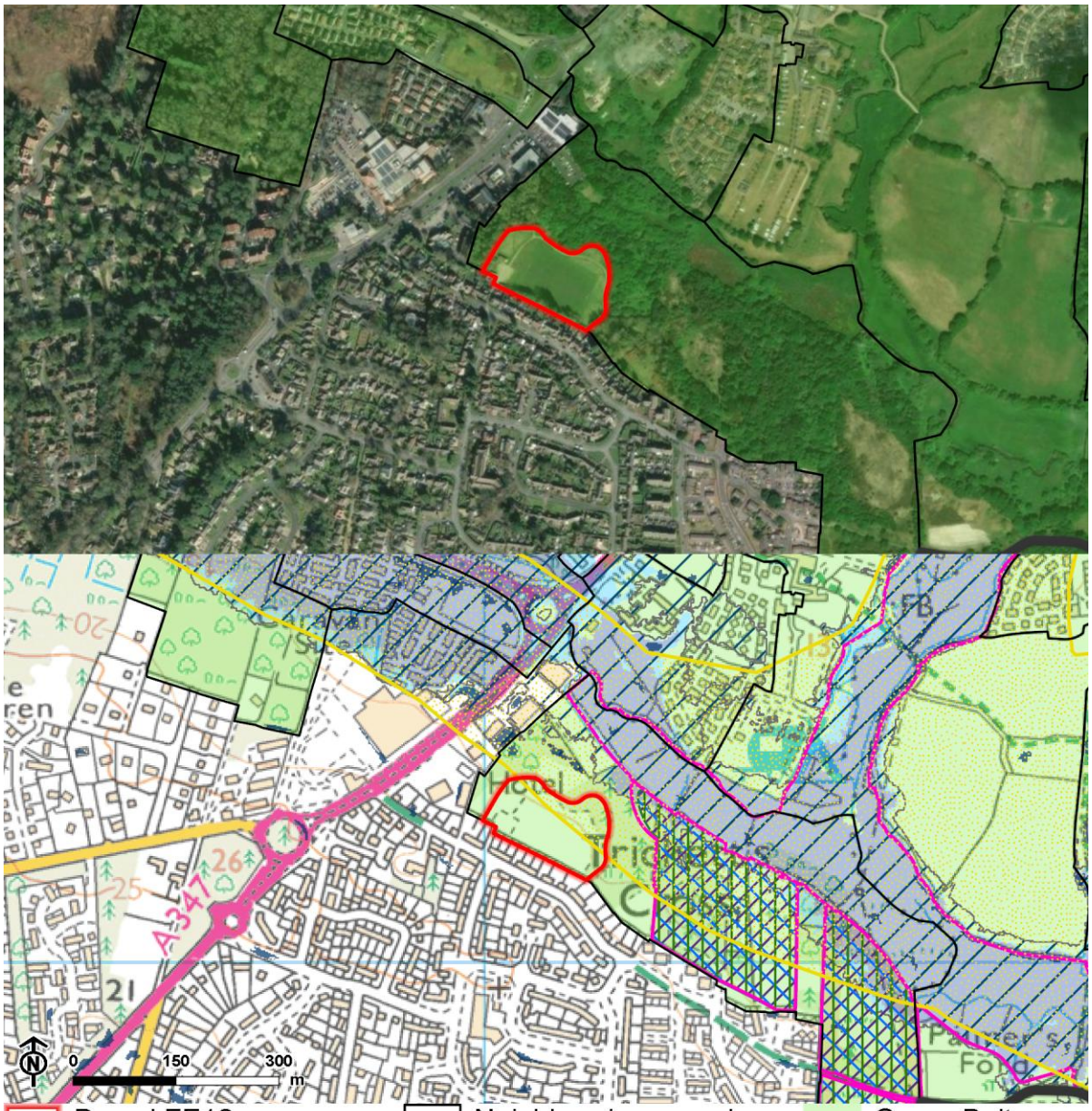
### Equal contribution

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

## Grey Belt

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

# Parcel FE18


A347
0
150
300
m
Parcel FE18
Dorset and BCP councils
Neighbouring parcel
Green Belt
Potential development constraints
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Peaty soil
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding

# Contribution of land in Parcel FE18

## Parcel FE18 Assessment Conclusions

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

## Parcel FE18 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the north-east of Ferndown. The parcel comprises Ford Lane Recreation Ground and associated ancillary buildings. Parcel size: 2ha.<br>There are no significant boundary features to separate the parcel from the settlement. The parcel abuts the urban edge and the boundary is defined by back garden fences and occasional mature trees.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement and weak boundary features, experiences some urban influence from outside the parcel.<br>Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel is used as recreational ground, which does not adversely affect openness nor exert a significant urbanising influence on the Green Belt.<br>Natural features limit perception of the wider countryside. The parcel is enclosed by woodland, which limits the perception of the wider countryside. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Ferndown/West Parley is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. The enclosing woodland forms a strong outer boundary |

| Assessment Considerations | Assessment |
|---|---|
| | which would limit the urbanising impact of development on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel is peripheral to a fragile gap between towns. The parcel is peripheral to a fragile gap between Ferndown/West Parley and West Moors to north. The narrowest part of the gap lies to the north. The parcel lacks any strong separating features. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

**Parcel FE18**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The enclosing woodland forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

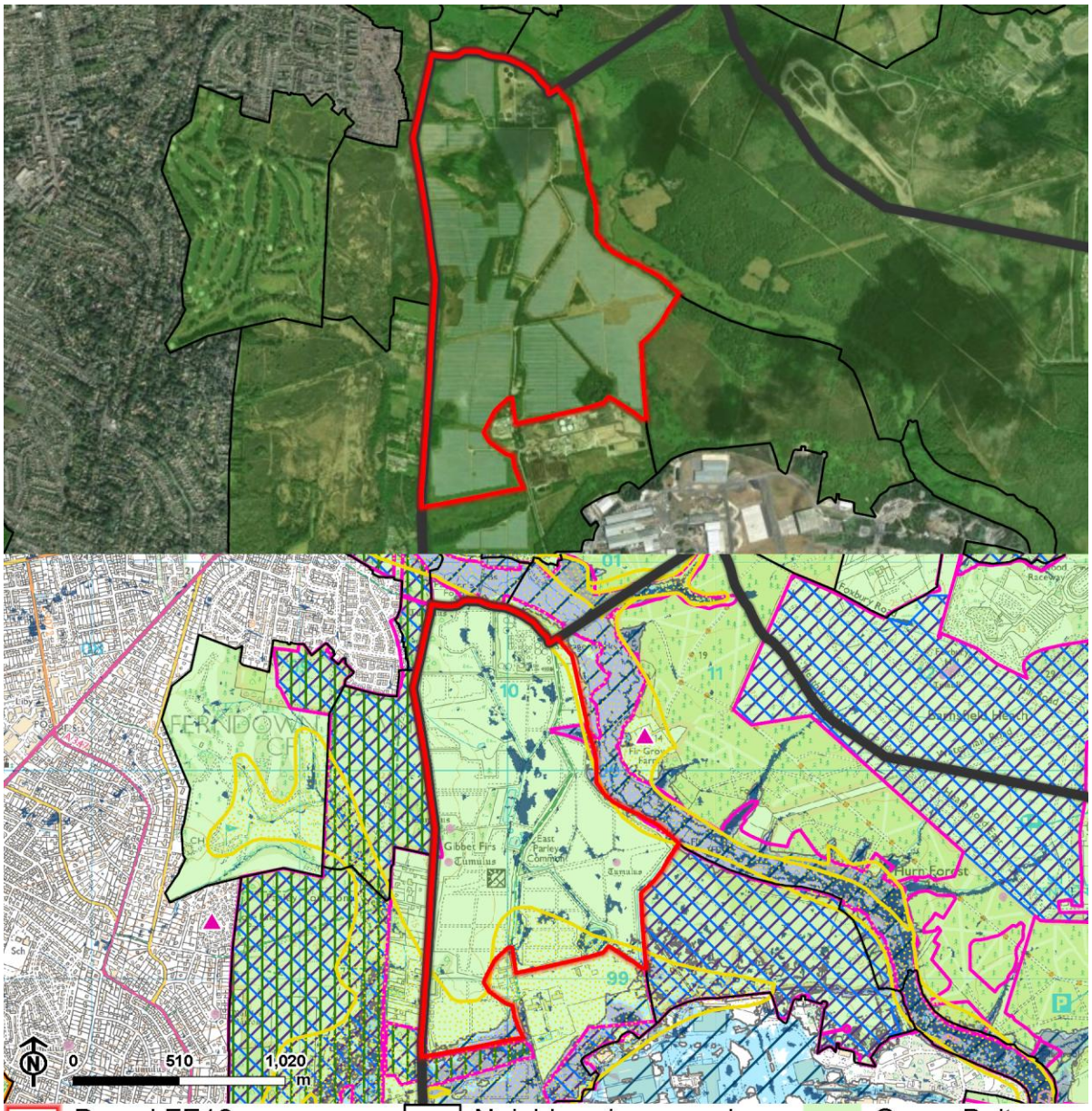
### Equal contribution

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

## Grey Belt

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

# Parcel FE19


0
510
1,020
m
Parcel FE19
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Lowland fens
Peaty soil
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Scheduled monument
Suitable Alternative Natural Green Space

**Parcel FE19**

# Contribution of land in Parcel FE19

## Parcel FE19 Assessment Conclusions

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

## Parcel FE19 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the east of Ferndown/West Parley. The parcel primarily comprises a large solar farm (Chapel Lane Solar Farm), woodland tree cover, and a wastewater treatment works in the north-east. Parcel size: 166ha.<br>There is a strong boundary feature between the settlement and the parcel. Mature lines of trees and occasional linear blocks of woodland, particularly along the east of the parcel.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform in the parcel gradually slopes down to the east and south-east away from the settlement edge.<br>There is a weak perception of urban development outside of the parcel. The mature trees and occasional woodland blocks surrounding the parcel as well as the distance from the urban area, combine to limit perception.<br>There is some urbanising activity in the parcel, but land use also associates the area with the wider countryside. The solar farm, wastewater treatment works and residential properties along Barrack Road are low density and do not materially affect the openness of the Green Belt or exert a significant urbanising influence; collectively, their impact is limited.<br>Natural features limit perception of the wider countryside. Mature lines of trees often limit outwards views from within the parcel. |

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

### Strong contribution

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

**Parcel FE19**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development on the parcel would negate the role of mature tree belts and woodland blocks that enclose it, which currently provide a strong sense of separation from urbanising influences. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. Mature tree cover and sloping landform in combination with the distance between the parcel and the urban edge, mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

**Parcel FE19**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

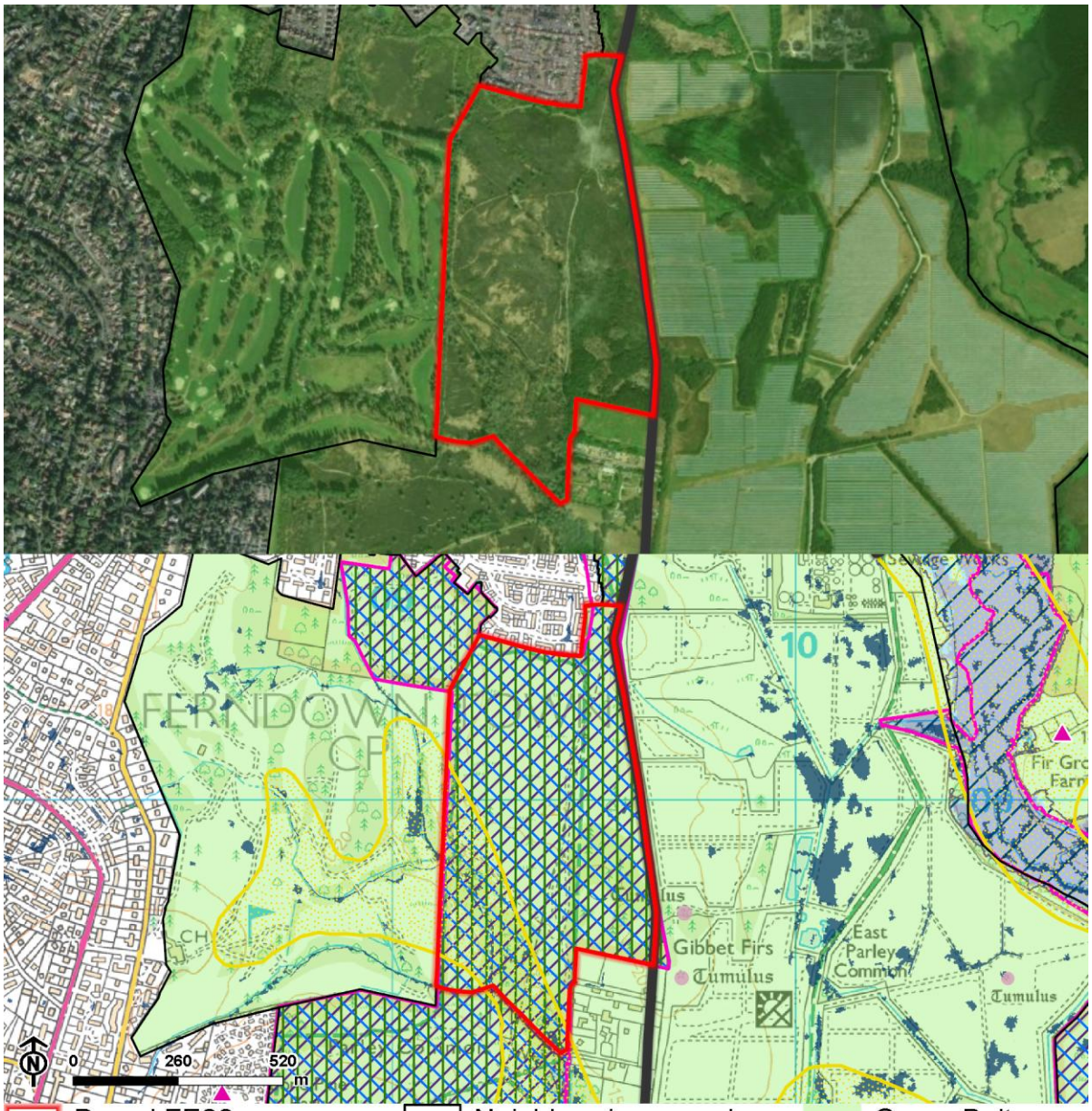
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE19**

## Grey Belt

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

# Parcel FE20




Parcel FE20
Neighbouring parcel
Green Belt
Dorset and BCP councils

**Potential development constraints**

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

**Parcel FE20**

# Contribution of land in Parcel FE20

## Parcel FE20 Assessment Conclusions

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

## Parcel FE20 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the west of Ferndown/West Parley. The parcel comprises the northern part of Parley Common. Parcel size: 42ha.<br>There is a moderate boundary feature between the settlement and the parcel. Mature tree cover along the golf course to the west and the settlement edge to the north, creates a moderate boundary.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge to the north. The proximity and scale of Ferndown mean that there is some urbanising influence from beyond the parcel. Mature trees predominantly limit views to the west, whilst the perception of the urban edge is greater to the north of the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. Parley Common forms part of the Dorset Heaths SAC and is open in Green Belt terms.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The open character of common land permits views of the wider landscape, especially to the east. Sporadic tree cover within the parcel results in localised effects on views to the south. |

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

### Strong contribution

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

**Parcel FE20**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel comprises common land and is open; therefore, development within it would increase the urbanising impact on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The parcel has a strong relationship with the wider countryside, and boundary features do not provide meaningful containment. Development would extend built form into adjacent open land. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

**Parcel FE20**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel comprises common land and is open; therefore, development within it would increase the urbanising impact on adjacent open land. |

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

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. Ferndown/West Parley is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | N/A |
| To what extent does the parcel contribute to the setting and special character of historic town(s)? | N/A |

## Purpose E – Assisting in urban regeneration:

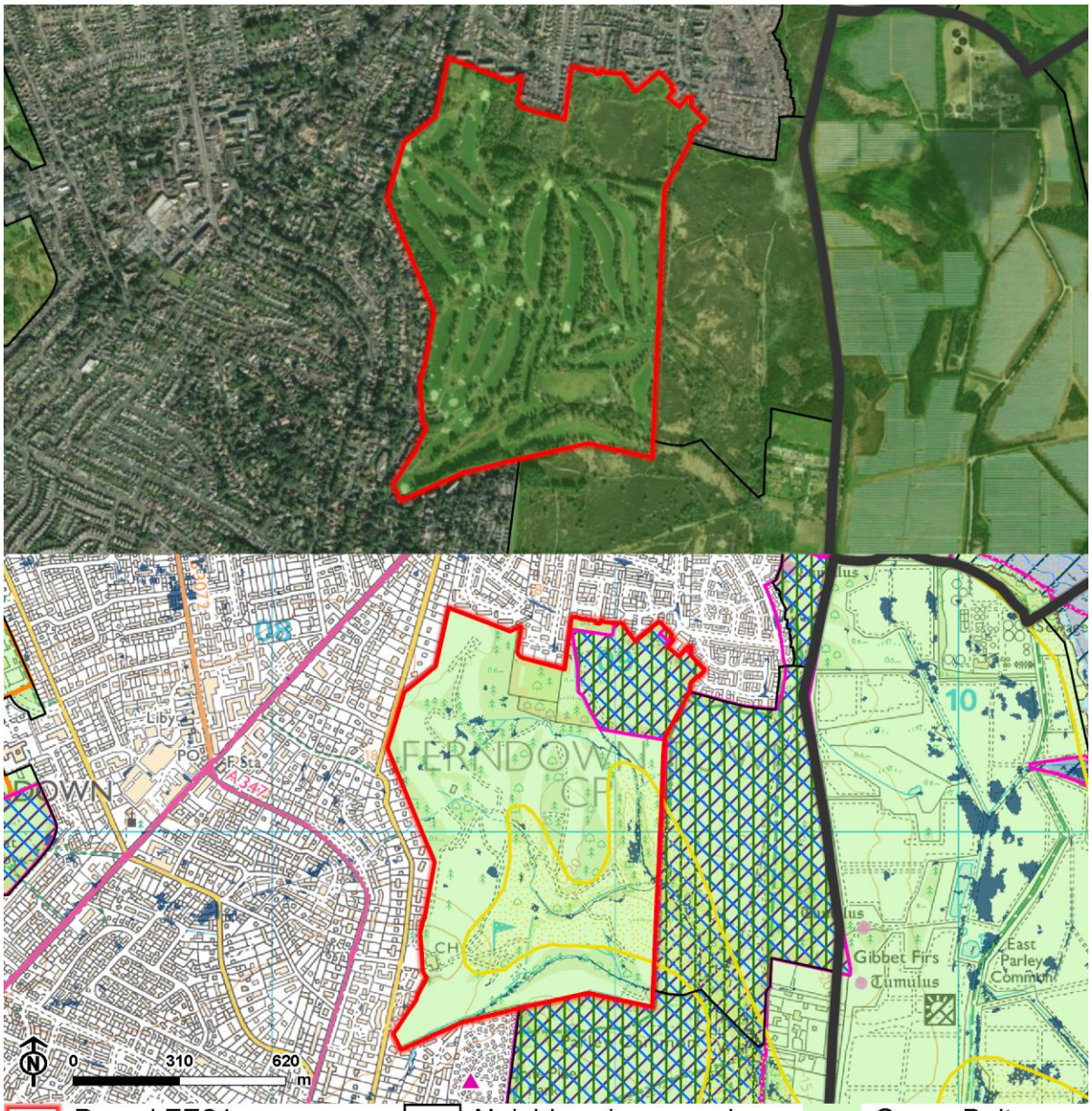
### Equal contribution

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

## Grey Belt

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

# Parcel FE21




Parcel FE21
Dorset and BCP councils
Neighbouring parcel
Green Belt

**Potential development constraints**

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

**Parcel FE21**

# Contribution of land in Parcel FE21

## Parcel FE21 Assessment Conclusions

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

## Parcel FE21 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the west of Ferndown/West Parley. The parcel predominantly comprises Ferndown Golf Club, together with parts of Parley Common to the north. Parcel size: 80ha.<br>There is a moderate boundary feature between the settlement and the parcel. The urban edge is primarily defined by a mature tree line within the golf course. The urban edge to the north is relatively inconsistent, with tree cover on Parley Common forming some of the boundary.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. Whilst tree cover within the parcel screens most views of urban development, there remains a perception of urban influence due to the size and proximity of the settlement.<br>Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel is primarily open and used as a golf course, including the club house in the south western corner of the parcel.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The tree cover within the parcel limits views of the wider countryside, although there is a stronger relationship with the wider countryside in the south of the parcel where the tree line is less dense. |

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

### Moderate contribution

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

**Parcel FE21**

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

**Parcel FE21**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature tree line and tree cover within the golf course form a strong outer boundary, which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

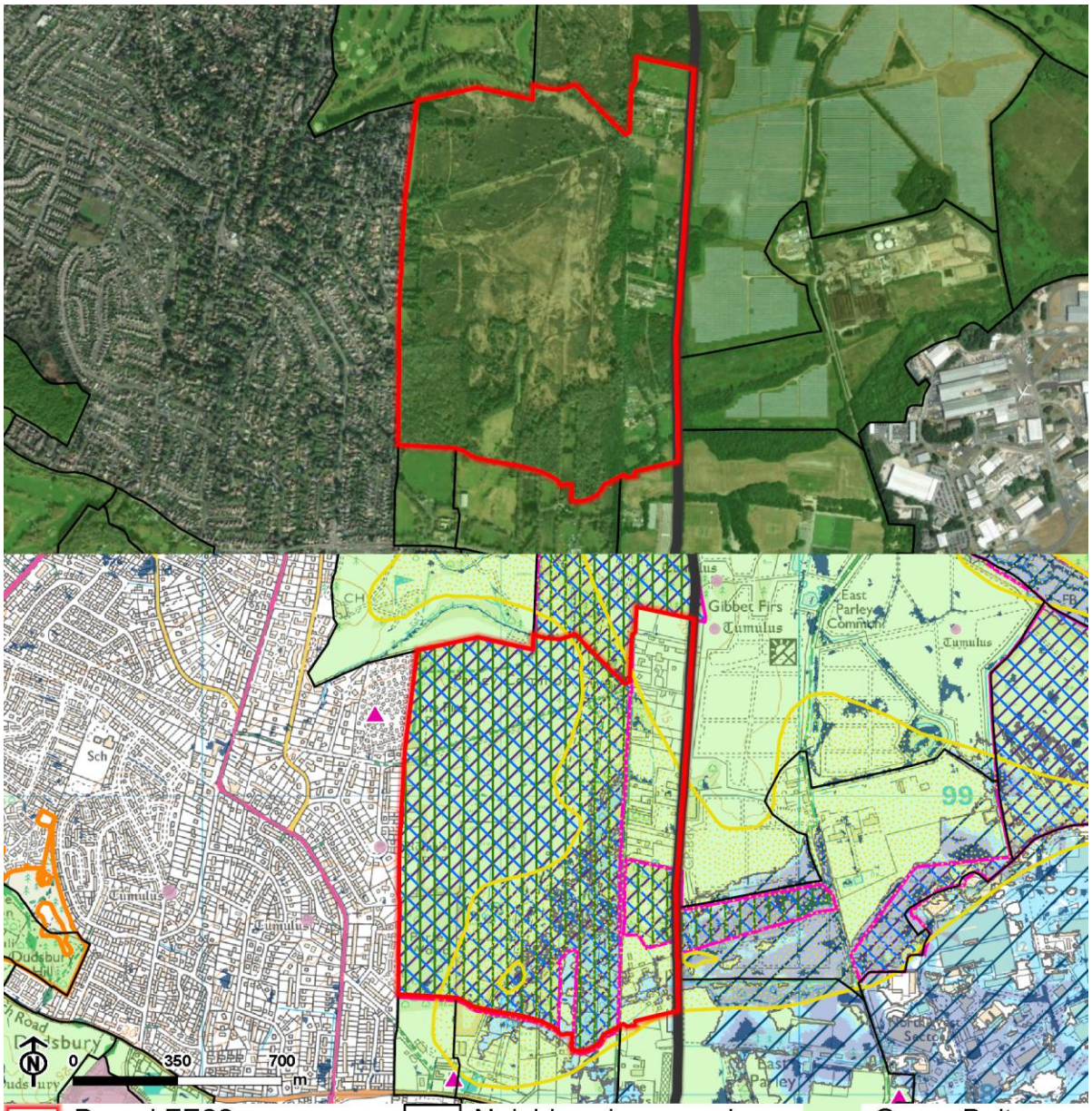
### Equal contribution

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

## Grey Belt

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

# Parcel FE22




Parcel FE22
Dorset and BCP councils
Neighbouring parcel
Green Belt

**Potential development constraints**

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

**Parcel FE22**

# Contribution of land in Parcel FE22

## Parcel FE22 Assessment Conclusions

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

## Parcel FE22 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the west of Ferndown/West Parley. The parcel comprises the southern portion of Parley Common and areas of woodland and tree cover. Parcel size: 118ha.<br>There is a combination of features creating a strong boundary between the settlement and the parcel. Mature tree lines, rear garden boundaries, and tree cover combine to form a strong boundary along the urban edge.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform in the parcel gradually rises to the east and north-east away from the urban edge.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The land forms part of Parley Common and comprises areas of woodland and trees; the parcel retains an open, rural character.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The openness of the common facilitates views across the adjacent land, with only localised and intermittent limitations of wider views by sporadic trees. |

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

### Strong contribution

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

**Parcel FE22**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. The parcel predominantly comprises common land and is open; therefore, development within it would increase the urbanising impact on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The combination of boundary features and landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

**Parcel FE22**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel comprises common land and is open; therefore, development within it would increase the urbanising impact on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

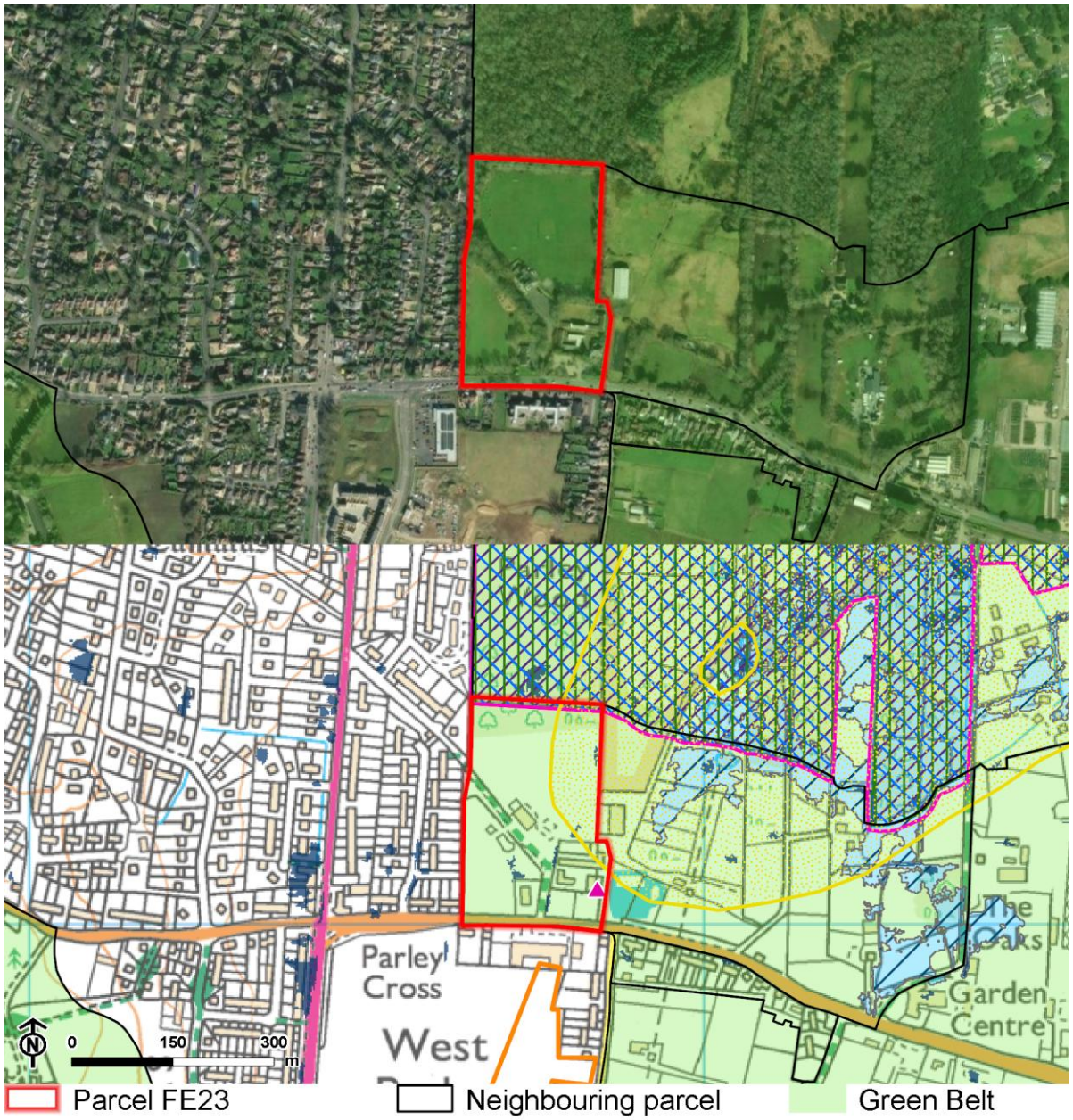
### Equal contribution

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

## Grey Belt

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

# Parcel FE23




**Potential development constraints**

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

**Parcel FE23**

# Contribution of land in Parcel FE23

## Parcel FE23 Assessment Conclusions

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

## Parcel FE23 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-east of Ferndown/West Parley. The parcel comprises recreational and playing fields, along with a public house. Parcel size: 7ha.<br>A combination of features forms a boundary of moderate strength between the settlement and the parcel. The urban edge is defined by a combination of rear garden boundaries and mature garden trees to the west, and Christchurch Road with associated mature roadside vegetation to the south, which together provide a moderate level of separation from the settlement.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>Land use creates some association with the urban area but there is little urbanising activity in the parcel. West Parley playground and recreation ground, along with Parley Country Club, do not materially affect the openness of the parcel. The public house in the south of the parcel also does not have a significant urbanising influence or impact on openness.<br>Natural features limit perception of the wider countryside. Mature hedgerow field boundaries and enclosing woodland (to the north) limit the perception of the wider countryside. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Ferndown/West Parley is a town and so is defined as a large built-up area. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. Existing built features within the parcel, including the club and pub, do not exert a significant urbanising influence on the Green Belt. |

**Parcel FE23**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. Mature hedgerow boundaries clearly define the parcel boundary to the east, with enclosing woodland to the north. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

**Parcel FE23**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. Existing built features within the parcel, including the club and pub, do not exert a significant urbanising influence on the Green Belt. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature hedgerow boundaries clearly define the parcel boundary to the east, with enclosing woodland to the north. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose C. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

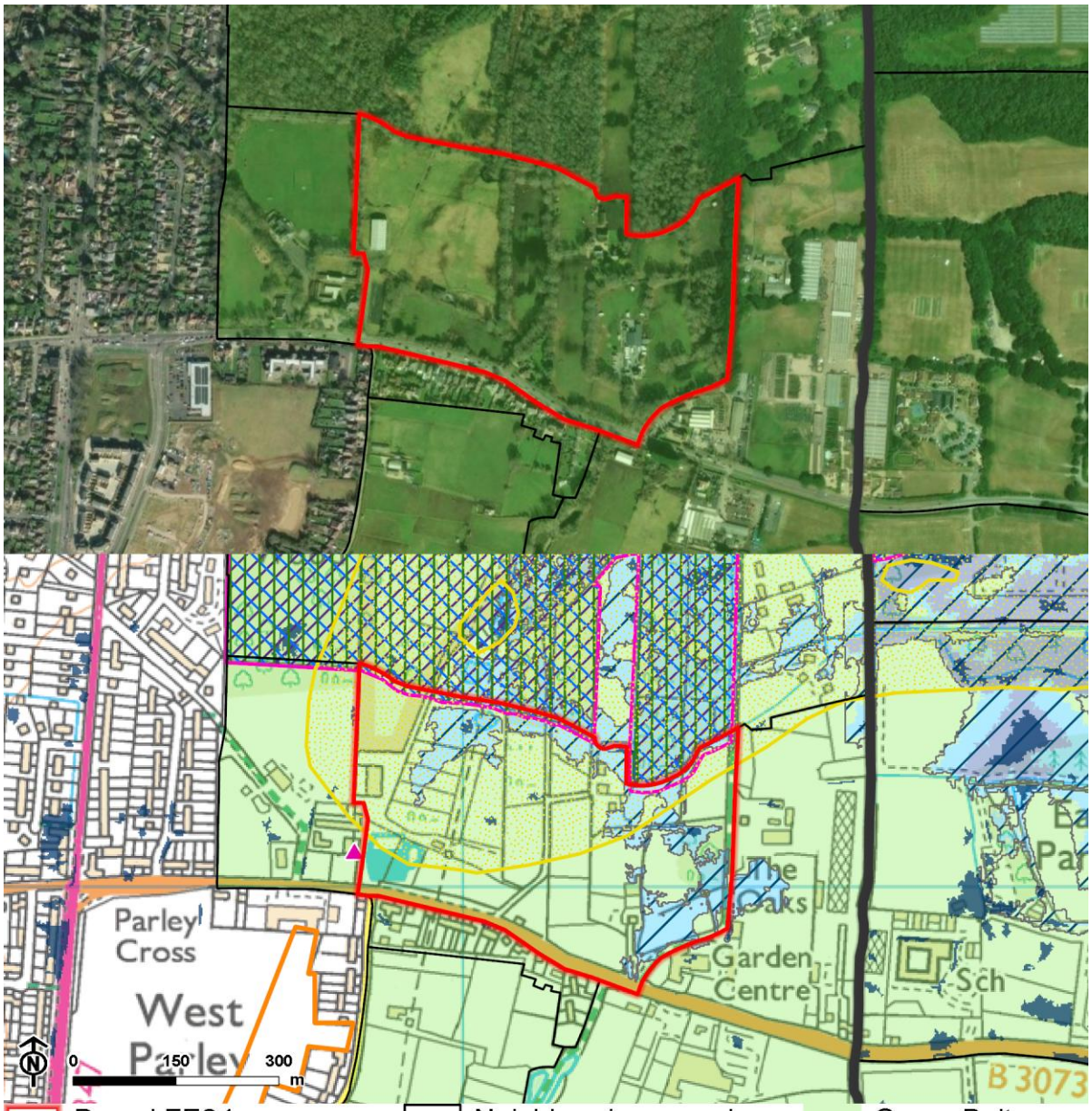
### Equal contribution

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

## Grey Belt

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

# Parcel FE24




Parcel FE24
Neighbouring parcel
Green Belt
Dorset and BCP councils

**Potential development constraints**

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

**Parcel FE24**

# Contribution of land in Parcel FE24

## Parcel FE24 Assessment Conclusions

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

## Parcel FE24 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-east of Ferndown/West Parley. The parcel comprises agricultural fields and tree belts, with a caravan site in the south-west, including static caravans, associated buildings, and parking. Parcel size: 17ha.<br>There is a moderate boundary feature between the settlement and the parcel. A line of mature hedgerow trees between the parcel and the urban edge forms a moderate boundary.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. Given the parcel's proximity to the settlement, it experiences some urban influence from outside the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The caravan site in the south-west, including static caravans, associated buildings, and parking, does not materially affect openness or exert a significant urbanising influence.<br>Natural features limit perception of the wider countryside. Tree cover within and enclosing the parcel limits the perception of the wider countryside. |

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

### Moderate contribution

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

**Parcel FE24**

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

**Parcel FE24**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The tree belts and enclosing woodland form a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

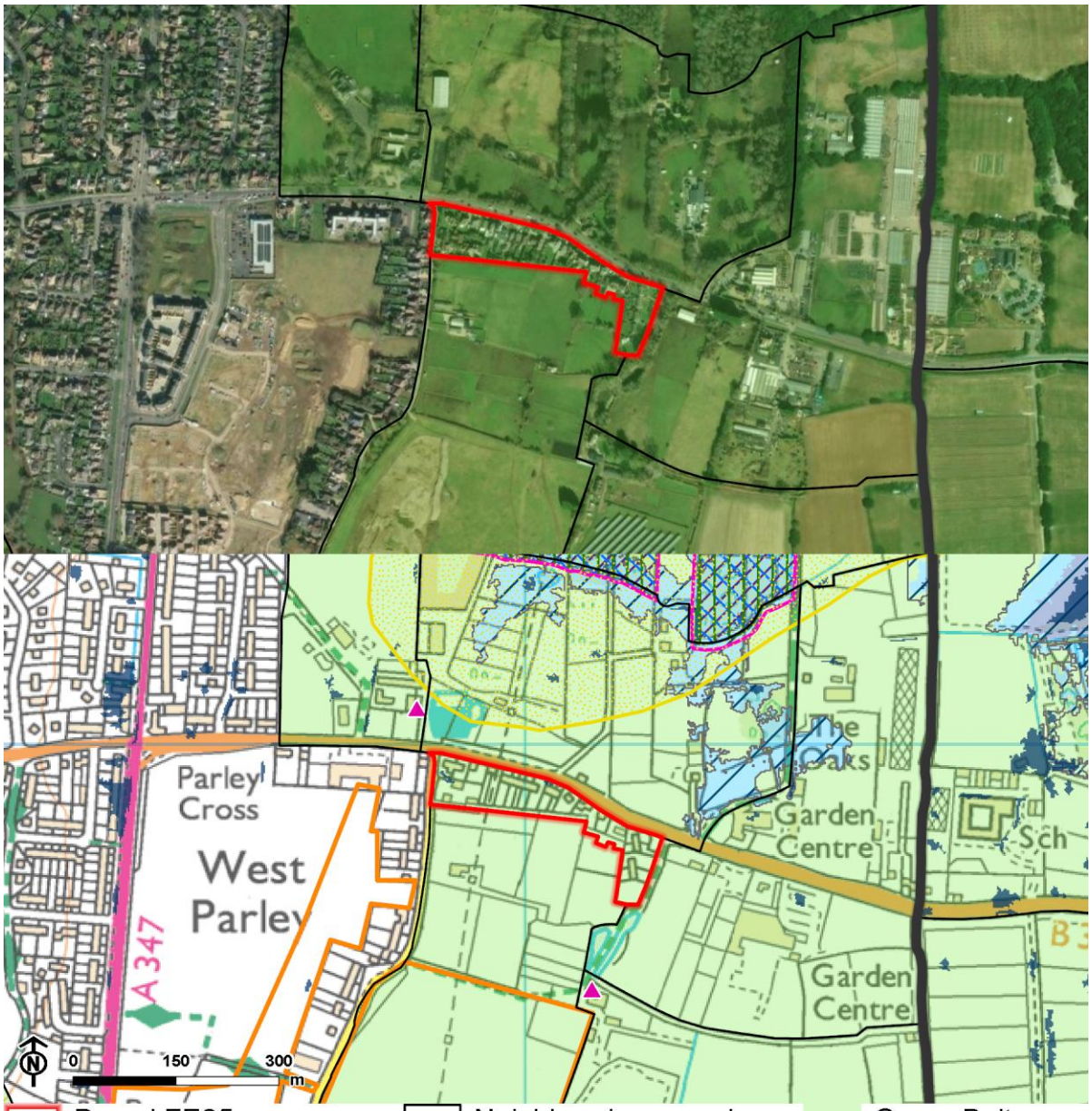
### Equal contribution

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

## Grey Belt

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

# Parcel FE25




Parcel FE25
Neighbouring parcel
Green Belt
Dorset and BCP councils

**Potential development constraints**

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

**Parcel FE25**

# Contribution of land in Parcel FE25

## Parcel FE25 Assessment Conclusions

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

## Parcel FE25 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-east of Ferndown/West Parley. The parcel comprises linear residential development along Christchurch Road. Parcel size: 2ha.<br>There are no significant boundary features to separate the parcel from the settlement. The urban edge is delineated by garden boundaries.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>There is development that is urban in character, with remaining open spaces not contributing significantly to the openness of the Green Belt.<br>Urbanising development limits perception of the wider countryside. |

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

### Weak/No contribution

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

**Parcel FE25**

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Weak/No contribution

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

**Parcel FE25**

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

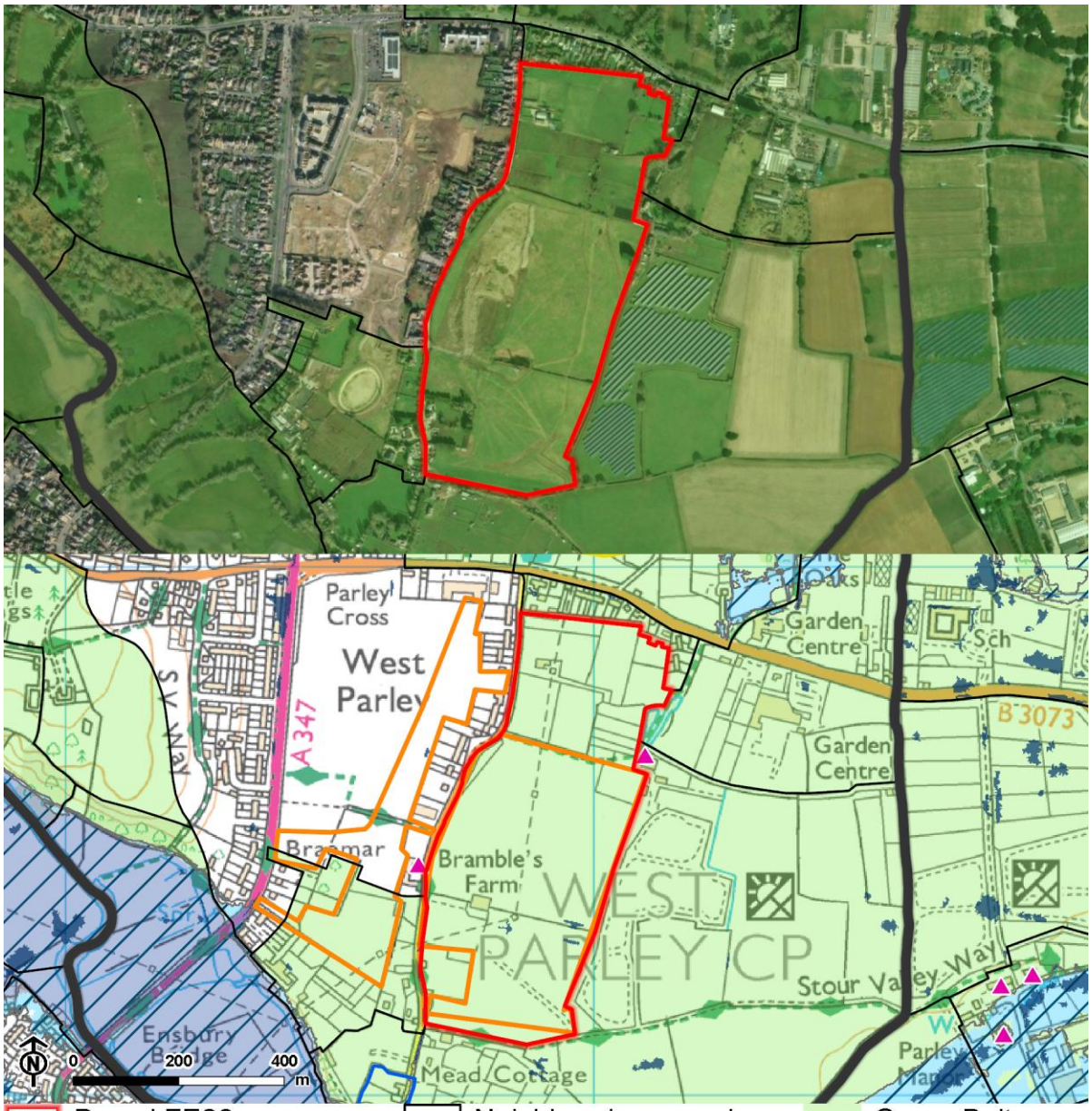
### Equal contribution

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

## Grey Belt

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

# Parcel FE26




Parcel FE26
Neighbouring parcel
Green Belt
Dorset and BCP councils

**Potential development constraints**

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

**Parcel FE26**

# Contribution of land in Parcel FE26

## Parcel FE26 Assessment Conclusions

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

## Parcel FE26 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-east of Ferndown/West Parley. The parcel comprises agricultural fields with associated farm buildings and a residential dwelling. Parcel size: 24ha.<br>There are no significant boundary features to separate the parcel from the settlement. The urban edge is delineated by garden boundaries.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel. The urban edge is delineated by garden boundaries.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. A residential dwelling in the south of the parcel and scattered farm buildings do not impact the openness of the parcel or exert any urbanising influence within the Green Belt.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Hedgerow field boundaries allow for the perception of the wider countryside to the east and south. |

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

### Strong contribution

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

**Parcel FE26**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development means that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. Any new development within the parcel, especially to the south, would result in an extension of the existing pinch point between Ferndown and the wider conurbation. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel is peripheral to a moderate gap between towns. The southern part of the parcel is peripheral to a gap between Ferndown (including West Parley) and Bournemouth. The gap comprises open farmland, woodland and River Stour. The latter two provide strong separating features within the gap. The parcel lacks strong separating features. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

**Parcel FE26**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

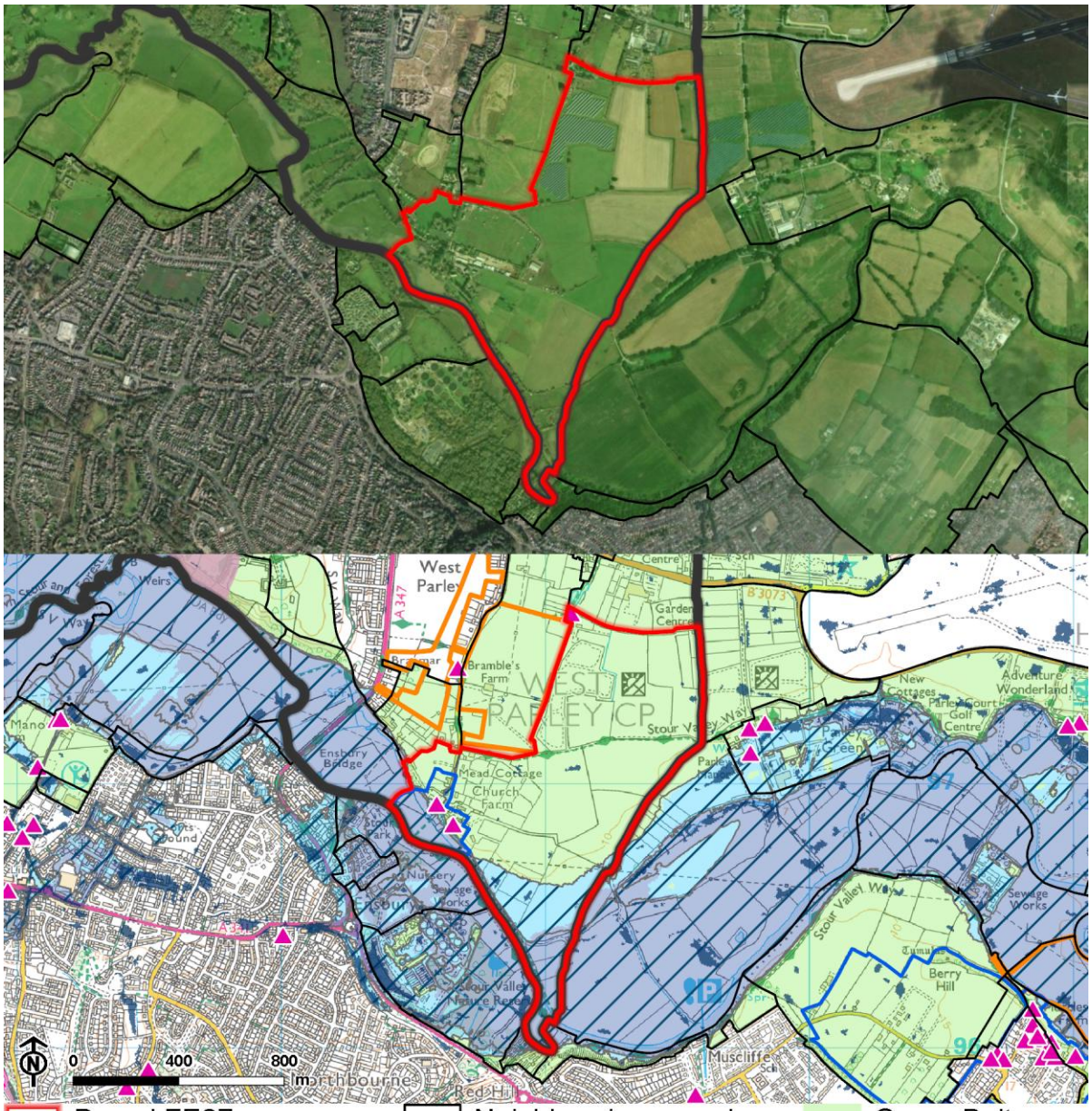
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE26**

## Grey Belt

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

# Parcel FE27




Parcel FE27
Neighbouring parcel
Green Belt
Dorset and BCP councils

**Potential development constraints**

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

**Parcel FE27**

# Contribution of land in Parcel FE27

## Parcel FE27 Assessment Conclusions

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

## Parcel FE27 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-east of Ferndown (including West Parley). The parcel comprises agricultural land and associated farm buildings. There is also a church in the south of the parcel and a solar farm in the north-east. Parcel size: 80ha.<br>Boundary features within the gap between the settlement and the parcel combine to create strong separation. Hedgerow field boundaries combine to create a moderate degree of separation from Ferndown, whilst the River Stour to the south creates a strong degree of separation from Bournemouth.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel slopes down away from the urban edge, and the floodplain landform in the south of the parcel also represents a distinct change in landform from the nearby urban areas.<br>There is a weak perception of urban development outside of the parcel. The distance and boundary features between the parcel and the settlement edge weakens any perception of Ferndown to the west and Bournemouth to the south.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The solar farm in the north-east and the church in the south of the parcel do not materially affect openness or exert a significant urbanising influence.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is a perception of the wider countryside to the east and south-east. Vegetation along the River Stour limits views to the south, whilst there are views towards Ferndown to the west. |

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

### Strong contribution

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

**Parcel FE27**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has primarily hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land. The River Stour and its associated vegetation provide containment only along the southern boundary. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The sloping landform in conjunction with distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The south of the parcel lies a gap between Bournemouth and Ferndown/West Parley to the north. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The A347 New Road acts as a key connecting feature between the settlements, reducing the integrity and perceived separation of the gap. The gap between the settlements is at its narrowest to the west.The south of the parcel is also peripheral to a fragile gap between Bournemouth and Ferndown/West Parley. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. The River Stour provides a strong separating feature along the southern part of the parcel. |

| Assessment Considerations | Assessment |
|---|---|
| Would development result in loss of visual separation between towns? | In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

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

### Weak/No contribution

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

**Parcel FE27**

## Purpose E – Assisting in urban regeneration:

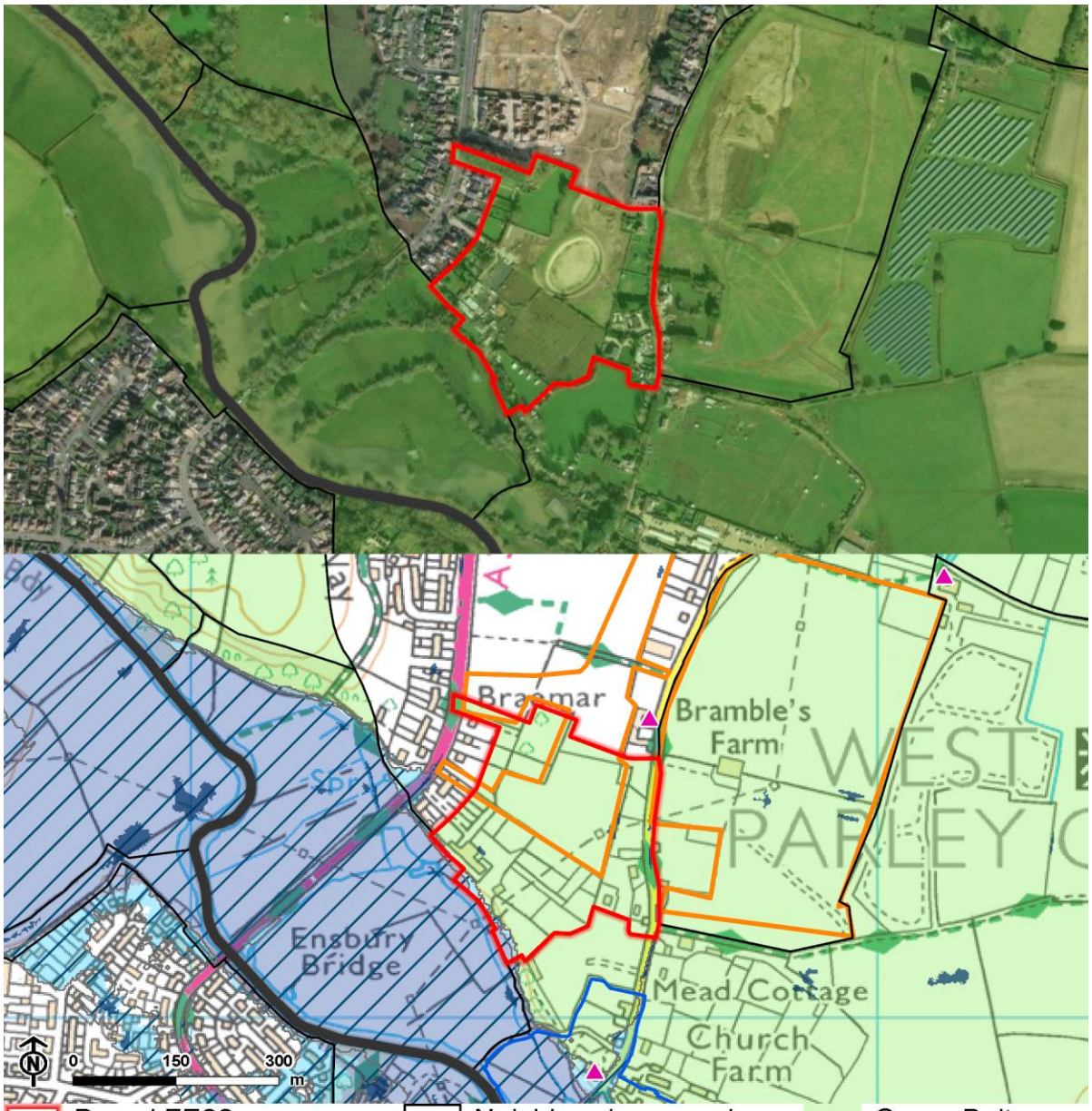
### Equal contribution

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

## Grey Belt

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

# Parcel FE28


Bramble's Farm
Ensbury Bridge
Mead Cottage
Church Farm
0
150
300
m
Parcel FE28
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Suitable Alternative Natural Green Space

**Parcel FE28**

# Contribution of land in Parcel FE28

## Parcel FE28 Assessment Conclusions

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

## Parcel FE28 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south of Ferndown/West Parley. The parcel comprises rear gardens of properties along New Road, some residential properties, but is primarily in equestrian use, including a riding arena, associated paddocks, and related facilities. Parcel size: 8ha.<br>There are no significant boundary features to separate the parcel from the settlement. The urban edge is defined by the rear garden boundaries of adjoining residential properties.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>Existing development in the Green Belt has some urbanising influence. Residential properties and associated equestrian buildings exert some urbanising influence and impact the openness of the parcel.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Hedgerow boundaries allow for views of the wider countryside to the east and south-east. |

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

### Strong contribution

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

**Parcel FE28**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development means that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. Any new development within the parcel, especially to the south, would result in an extension of the existing pinch point between Ferndown and the wider conurbation. |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel is peripheral to a fragile gap between towns. The parcel is peripheral to a gap between Ferndown/West Parley and Bournemouth to the south. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The A347 New Road acts as a key connecting feature between the settlements, reducing the integrity and perceived separation of the gap. The gap between the settlements is at its narrowest to the south and south-west. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel does not lie in the gap between towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but the impact would not be significant given the strength of separation in the remainder of the gap. |

**Parcel FE28**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

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

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

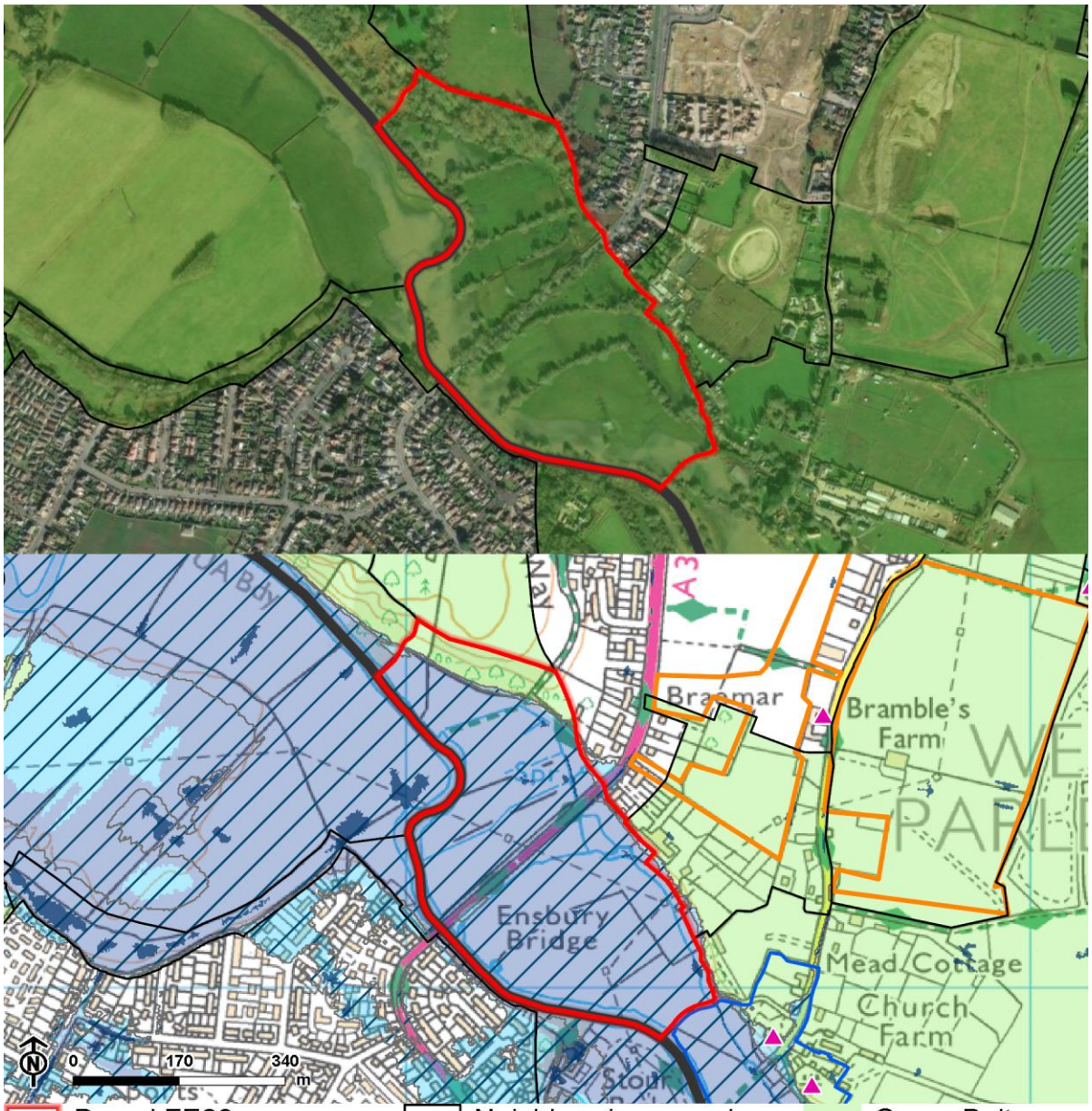
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE28**

## Grey Belt

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

# Parcel FE29


A3
Bramble's Farm
Ensbury Bridge
Mead Cottage
Church Farm
0
170
340
m
Parcel FE29
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument
Suitable Alternative Natural Green Space

**Parcel FE29**

# Contribution of land in Parcel FE29

## Parcel FE29 Assessment Conclusions

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

## Parcel FE29 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south of Ferndown/West Parley. The parcel comprises agricultural fields within the floodplain of the River Stour. Parcel size: 19ha.<br>There is a moderate boundary feature between the settlement and the parcel. Only a small portion of the parcel adjoins the urban edge, which is defined by mature trees; however, this boundary is inconsistent in places. The River Stour, which bounds the south-west of the parcel, is a strong boundary feature that creates separation from the inset settlement of Bournemouth to the south.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel is located within the floodplain of the River Stour.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge of Ferndown/West Parley and, given its proximity to the settlement, experiences some urban influence from beyond the parcel. It is also in close proximity to Bournemouth to the south.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. A single building is located in the north-east of the parcel; however, it is not of sufficient scale to impact openness.<br>Natural features limit perception of the wider countryside. Mature hedgerow tree field boundaries limit the perception of the wider countryside. |

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

### Strong contribution

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

**Parcel FE29**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel forms the strongest part of the gap between Ferndown/West Parley and Bournemouth. Any partial development of the parcel would weaken the remainder. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The floodplain landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a fragile gap between towns. The parcel lies in a gap between Ferndown/West Parley and Bournemouth to the south. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The A347 New Road acts as a key connecting feature between the settlements, reducing the integrity and perceived separation of the gap. The gap between the settlements is at its narrowest at this location, forming a pinch point, and broadens to the east and west. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. The parcel includes the River Stour, which provides a strong separating feature within the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. |

**Parcel FE29**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

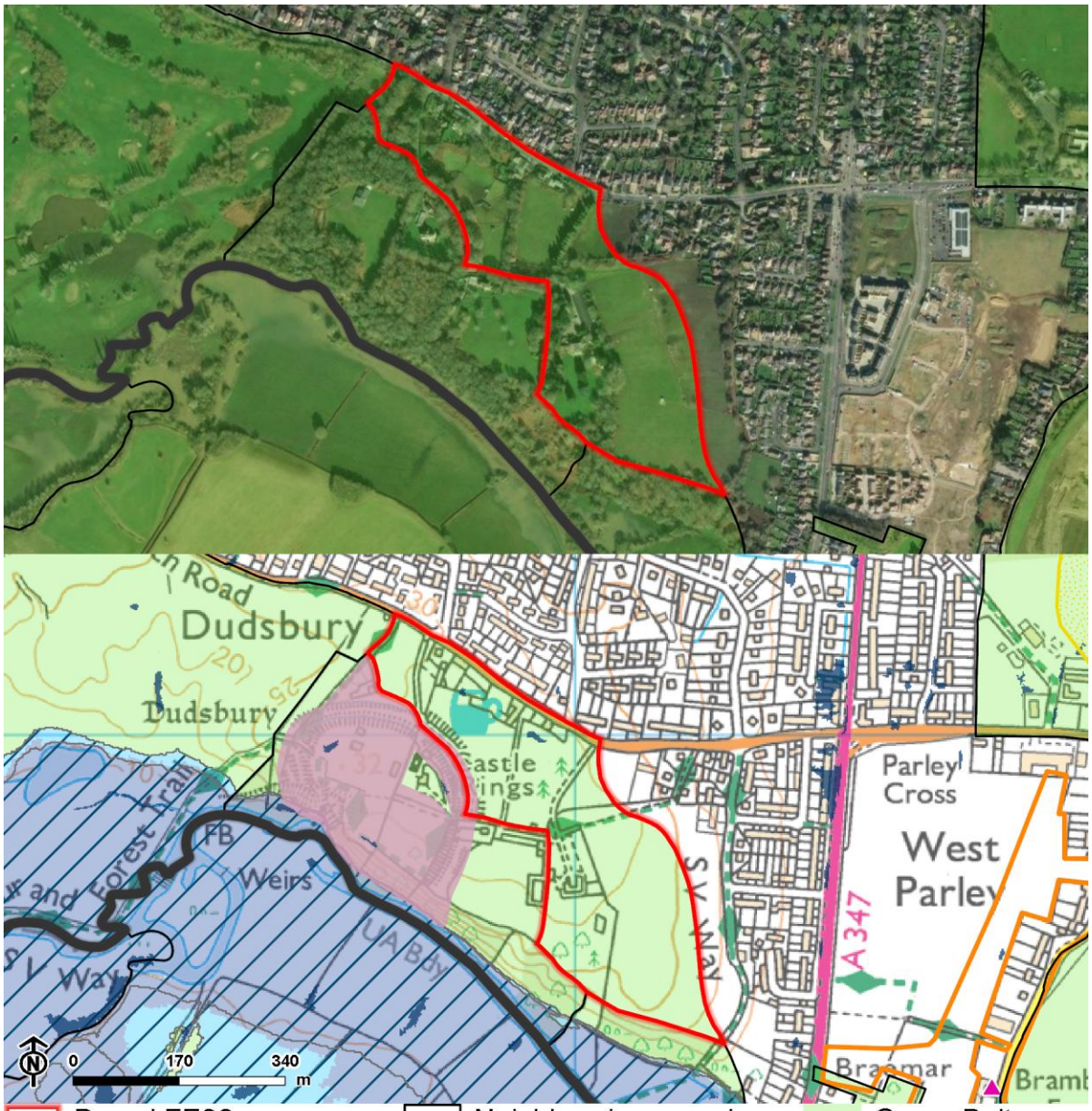
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE29**

## Grey Belt

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

# Parcel FE30




Parcel FE30
Neighbouring parcel
Green Belt
Dorset and BCP councils

**Potential development constraints**

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

**Parcel FE30**

# Contribution of land in Parcel FE30

## Parcel FE30 Assessment Conclusions

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

## Parcel FE30 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of West Parley. The parcel comprises agricultural fields with some residential properties along Church Road and a public house to the south. Parcel size: 13ha.<br>There is a moderate boundary between the settlement and the parcel. The boundary transitions from Church Road, with roadside hedgerows, to a lack of defined boundaries as the parcel extends across open fields. The former represents a moderate boundary feature, whilst the latter is weak.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Low-density residential properties along Church Road and a public house in the south, with associated parking, do not affect openness or exert a significant urbanising influence.<br>Natural features limit perception of the wider countryside. The enclosing woodland to the south limits the perception of the wider countryside. |

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

### Moderate contribution

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

**Parcel FE30**

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel lies in a gap between Ferndown (including West Parley) and Bournemouth. It is also peripheral to a more fragile gap, where the separation between the settlements is at its narrowest to the south-east. However, the majority of the parcel lies to the west of this fragile gap. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The A347 New Road acts as a key connecting feature between the settlements, reducing the integrity and perceived separation of the gap. The gap between the settlements is at its narrowest at this location, forming a pinch point, and broadens to the east and west.The parcel lacks any strong separating feature within this gap. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a small part of the gap. The parcel lacks any strong separating features. Elsewhere, additional separating features maintain the gap strength. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

**Parcel FE30**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The enclosing woodland to the south forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

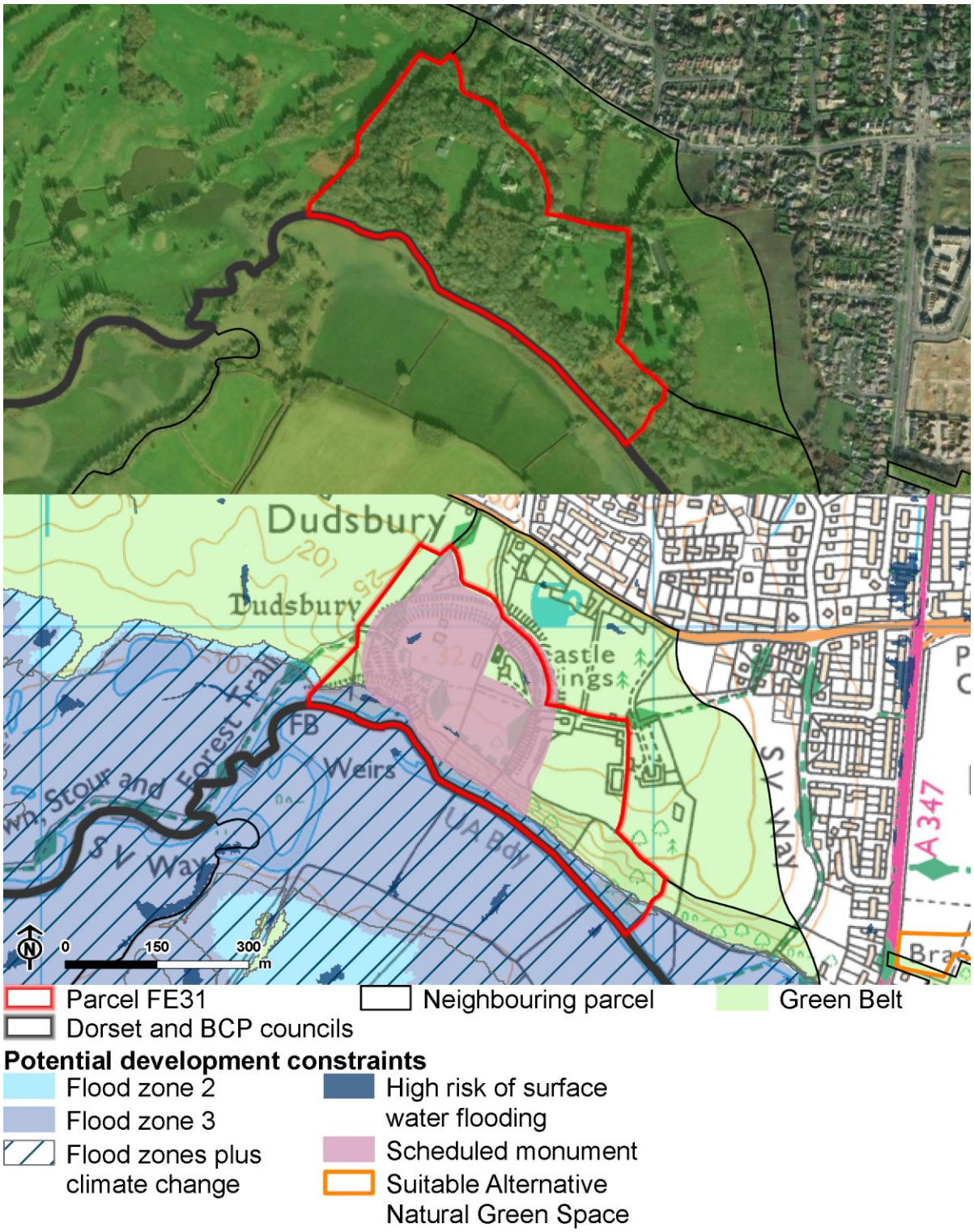
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE30**

## Grey Belt

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

# Parcel FE31


Dudsbury
Dudsbury
Castle
Rings
FB
Weirs
Stour and Forest Trail
SV Way
A347
0
150
300
m
Parcel FE31
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Scheduled monument
Suitable Alternative Natural Green Space

**Parcel FE31**

# Contribution of land in Parcel FE31

## Parcel FE31 Assessment Conclusions

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

## Parcel FE31 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of West Parley. The parcel predominantly comprises woodland and agricultural fields, with associated farm buildings and isolated residential properties. Parcel size: 14ha.<br>Boundary features within the gap between the settlement and the parcel combine to create strong separation. The intervening mature field boundaries and tree belt combine to create a strong separation from the urban area.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform comprises a locally elevated ridge at Castle Rings, forming a distinct high point, with the land falling away to the south and south-west into the River Stour floodplain.<br>There is a weak perception of urban development outside of the parcel. The distance between the parcel and the settlement edge weakens any perception of Ferndown/West Parley to the north.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel. The isolated residential development and farm buildings do not materially affect the openness of the Green Belt, nor do they exert a significant urbanising influence.<br>Natural features limit perception of the wider countryside. Woodland within the parcel limits the perception of the wider countryside. |

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

### Strong contribution

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

**Parcel FE31**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of tree cover and the gap, which currently give the parcel a strong sense of separation from urbanising influences. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland, the locally elevated ridge and the distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel lies in a gap between Ferndown (including West Parley) and Bournemouth. It is also peripheral to a more fragile gap, where the separation between the settlements is at its narrowest to the south-east. However, the majority of the parcel lies to the west of this fragile gap. The gap comprises agricultural land within the floodplain of the River Stour, with the river providing a strong separating feature. The A347 New Road acts as a key connecting feature between the settlements, reducing the integrity and perceived separation of the gap. The gap between the settlements is at its narrowest at this location, forming a pinch point, and broadens to the east and west.The parcel comprises woodland, a strong separating feature within this gap. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |

**Parcel FE31**

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a substantial part of the gap. The steep landform and woodland provide strong separating features within the gap. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. The loss of woodland within the parcel would also increase the urbanising influence on the adjacent fragile gap to the south-east. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

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

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel have a relationship with a historic town(s)? | The parcel does not form part of the setting of a historic town. Ferndown/West Parley  is not considered to be a historic town. |

**Parcel FE31**

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

## Purpose E – Assisting in urban regeneration:

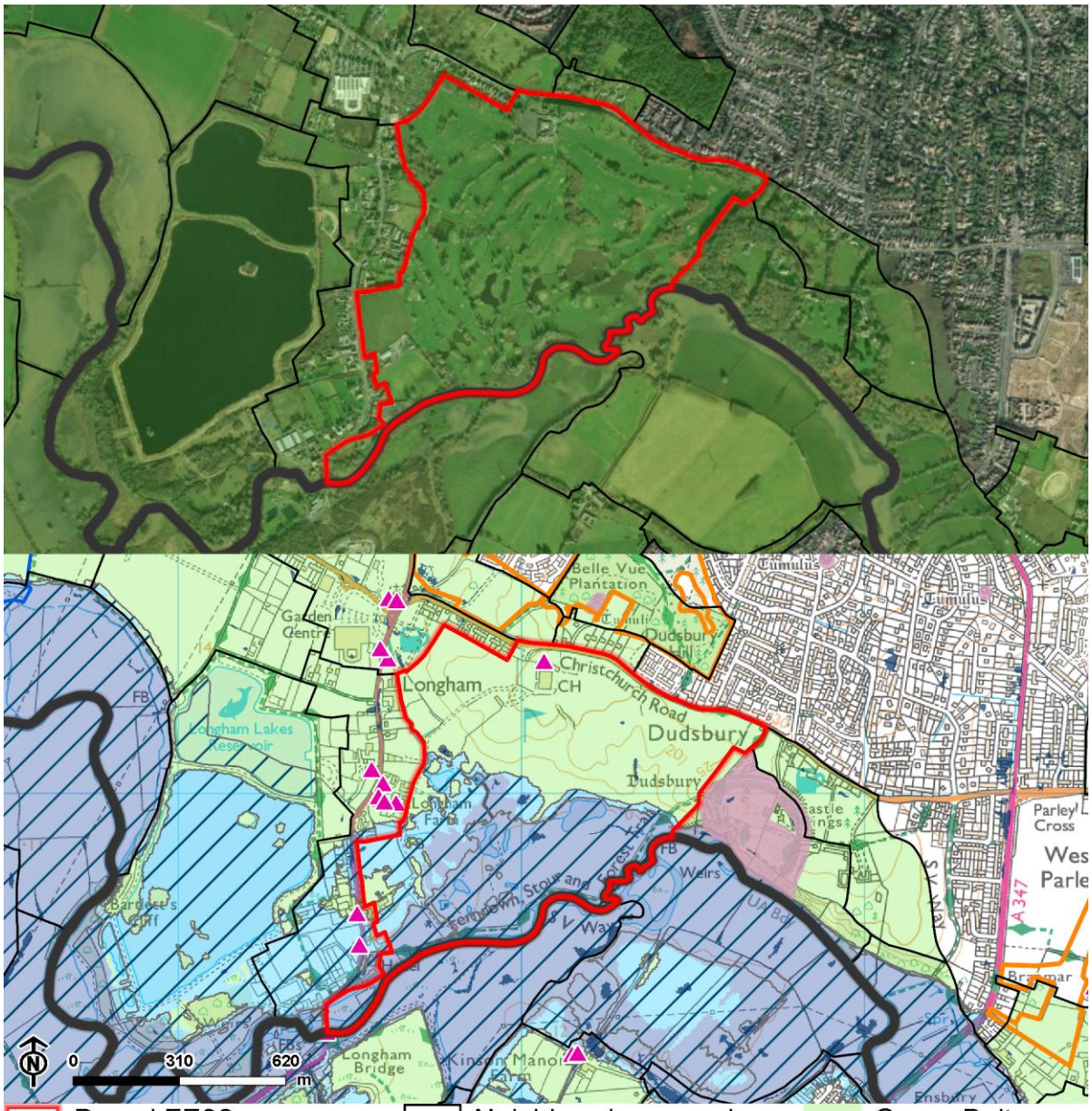
### Equal contribution

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

## Grey Belt

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

# Parcel FE32




Parcel FE32
Neighbouring parcel
Green Belt
Dorset and BCP councils

**Potential development constraints**

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

**Parcel FE32**

# Contribution of land in Parcel FE32

## Parcel FE32 Assessment Conclusions

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

## Parcel FE32 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south of Ferndown/West Parley. The parcel comprises Dudsbury Golf Course, with a clubhouse and associated buildings located to the north. Parcel size: 69ha.<br>There is a combination of features creating a strong boundary between the settlement and the parcel. The parcel only abuts a small section of the urban edge, defined by Christchurch Road, associated roadside hedgerows and vegetation, and a mature tree line adjoining the golf course.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform of the parcel slopes down to the south and south-west towards the River Stour and includes its floodplain.<br>There is a weak perception of urban development outside of the parcel. Only a small section of the parcel is adjacent to the urban edge, and tree cover and landform within the parcel limits the perception of the urban area.<br>Land use creates some association with the urban area but there is little urbanising activity in the parcel. The golf course does not impact the openness of the Green Belt or exert a significant urbanising influence.<br>Natural features limit perception of the wider countryside. |

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

### Strong contribution

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

**Parcel FE32**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of tree cover and floodplain landform and which currently give the parcel a strong sense of separation from urbanising influences. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. The combination of boundary features, including Christchurch Road, mature roadside vegetation, and a mature tree line within the golf course, along with the intervening floodplain landform, provides a strong sense of separation between the parcel and the urban edge. Consequently, development would be incongruous with the urban pattern. |

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

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

**Parcel FE32**

| Assessment Considerations | Assessment |
|---|---|
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

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

### Weak/No contribution

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

**Parcel FE32**

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

## Purpose E – Assisting in urban regeneration:

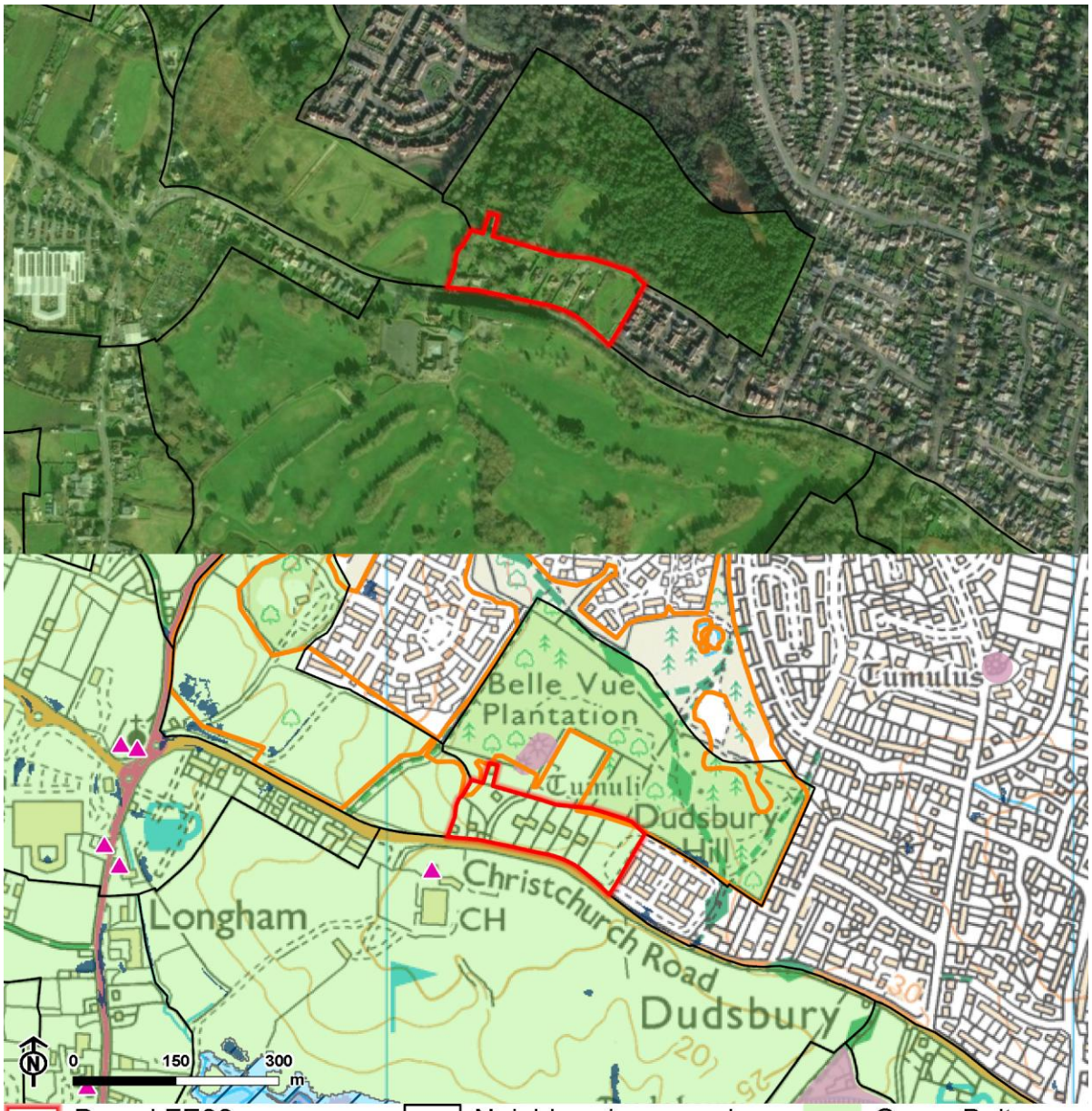
### Equal contribution

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

## Grey Belt

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

# Parcel FE33




**Potential development constraints**

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

**Parcel FE33**

# Contribution of land in Parcel FE33

## Parcel FE33 Assessment Conclusions

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

## Parcel FE33 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south of Ferndown/West Parley. The parcel comprises a cluster of low-density residential properties set within relatively large plots and mature tree cover along Christchurch Road. Parcel size: 2ha.<br>There are no significant boundary features to separate the parcel from the settlement. The eastern urban edge is defined primarily by fencing, which is a weak boundary feature.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>Existing development in the Green Belt has some urbanising influence. A cluster of low-density residential properties set within relatively large plots and mature tree cover along Christchurch Road exerts an urbanising influence within the parcel and affects the openness of the Green Belt.<br>Natural features limit perception of the wider countryside. |

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

### Moderate contribution

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

**Parcel FE33**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. Mature roadside vegetation clearly defines the parcel boundary to the south, while woodland encloses the parcel to the north. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development in the parcel would not represent an incongruous pattern of development because of its existing level of development. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

**Parcel FE33**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature roadside vegetation clearly defines the parcel boundary to the south, while woodland encloses the parcel to the north. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose C. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

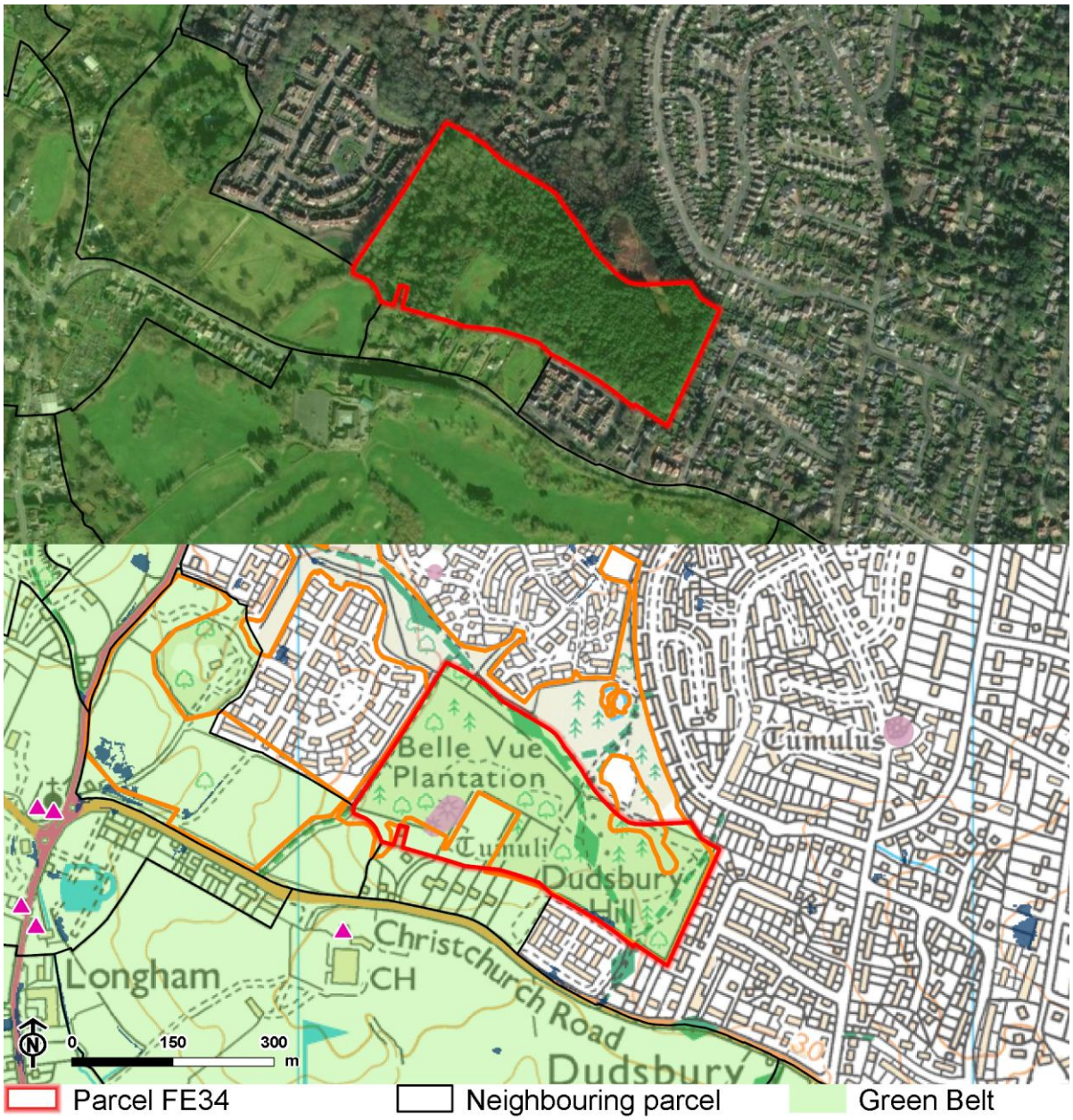
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE33**

## Grey Belt

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

# Parcel FE34




**Potential development constraints**

- Listed building
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE34**

# Contribution of land in Parcel FE34

## Parcel FE34 Assessment Conclusions

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

## Parcel FE34 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south of Ferndown/West Parley. The parcel predominantly comprises woodland. Parcel size: 10ha.<br>There is a strong boundary feature between the settlement and the parcel. Woodland provides a strong boundary feature along the urban edge.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is a weak perception of urban development outside of the parcel. Despite the proximity of the urban area to the east and west, the mature tree cover across the parcel limits the perception of it.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider countryside. |

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

### Strong contribution

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

**Parcel FE34**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area. Woodland between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

**Parcel FE34**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

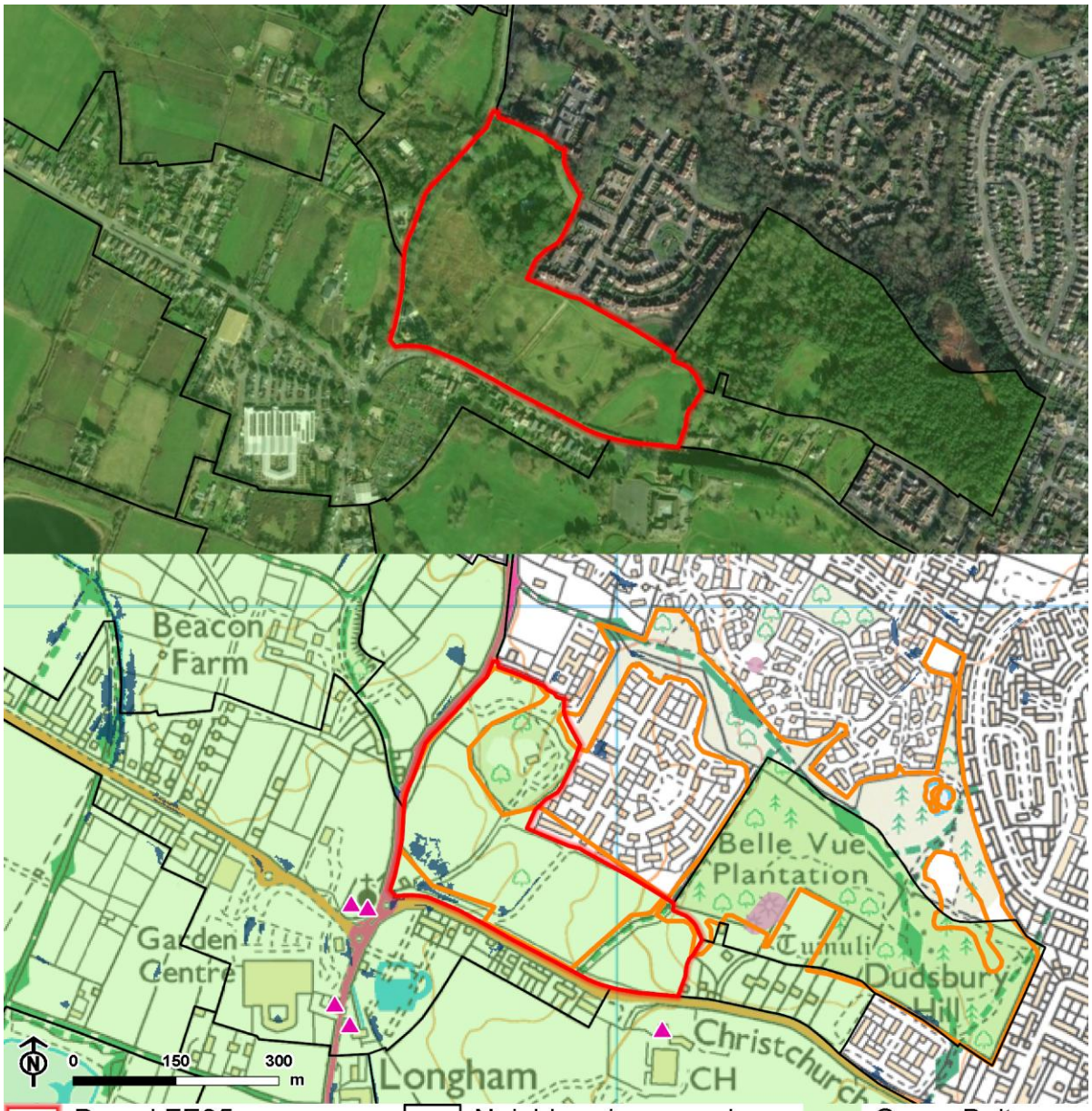
### Equal contribution

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

## Grey Belt

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

# Parcel FE35




**Potential development constraints**

- Listed building
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE35**

# Contribution of land in Parcel FE35

## Parcel FE35 Assessment Conclusions

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

## Parcel FE35 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of Ferndown/West Paley. The parcel comprises Holmwood Park and two residential properties. Parcel size: 10ha.<br>There are no significant boundary features to separate the parcel from the settlement. The urban edge is primarily defined by the rear garden boundaries of adjoining residential properties. Tree cover around Holmwood House defines the urban edge to the north, although this represents only a small portion.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>Land use creates some association with the urban area; however, there is limited urbanising activity within the parcel. Holmwood Park SANG is recreational in nature and, as such, does not materially affect the openness of the parcel. Two residential properties, one to the north (Holwood House) and one to the south-west, are low density and do not affect the openness of the parcel or result in a significant urbanising influence.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Whilst intermittent tree cover within Holwood Park and mature roadside vegetation provide enclosure in places, they do not fully contain the parcel, and there remains a strong relationship with the wider countryside, particularly to the west. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is adjacent to a large built-up area. Ferndown/West Parley is a town and is defined as a large built-up area |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |

**Parcel FE35**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. Tree cover, Christchurch Road with its associated existing development, and Ringwood Road form a strong outer boundary which would limit the urbanising impact of development on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt. The loss of separation between Ferndown and Longham to the south, causing the two to become a single built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

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

**Parcel FE35**

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel lacks strong separating features in the gap. Elsewhere in the gap, strong separating features maintain the gap strength between the towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel. |

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

### Weak/No contribution

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

**Parcel FE35**

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

## Purpose E – Assisting in urban regeneration:

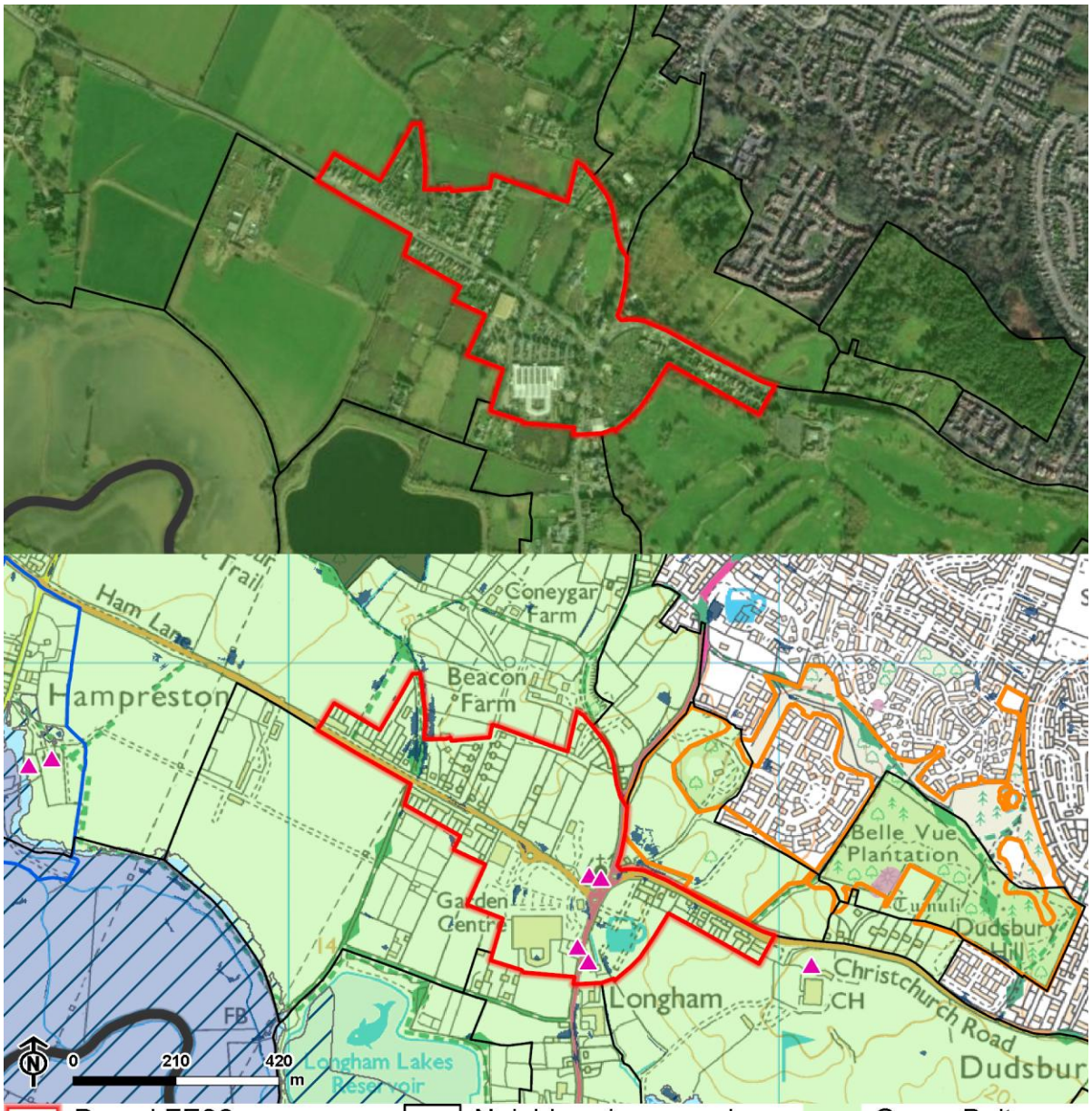
### Equal contribution

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

## Grey Belt

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

# Parcel FE36


Ham Lane
Coneygar Farm
Hampreston
Beacon Farm
Belle Vue Plantation
Garden Centre
Tumuli
Dudsbury Hill
Christchurch Road
Longham
CH
FB
Longham Lakes Reservoir
Dudsbur
0
210
420
m
Parcel FE36
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Ancient woodland
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument
Suitable Alternative Natural Green Space

**Parcel FE36**

# Contribution of land in Parcel FE36

## Parcel FE36 Assessment Conclusions

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

## Parcel FE36 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of Ferndown/West Parley. The parcel primarily comprises the village of Longham within an agricultural landscape that is washed over by the Green Belt. Parcel size: 21ha.<br>Most of the parcel forms an area of development in the open countryside, part of teh washed-over settlement of Longham, which limits openness associated with its development, land use and activity. However, it includes several open areas, such as allotments and paddocks, which retain openness. |

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

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is the parcel adjacent or near to a large built-up area? | The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Ferndown/West Parley is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development around it to be associated with the large built-up area. |
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land. |

**Parcel FE36**

| Assessment Considerations | Assessment |
|---|---|
| Would development form an incongruous pattern in relation to the large built-up area? | Development in the parcel would not represent an incongruous pattern of development because of its existing level of development. The parcel contribution rating applies to the undeveloped part of the parcel; the area that is already developed makes a weaker contribution. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel lies in a gap between Ferndown and Bournemouth to the south. The gap comprises open farmland, Longham Lakes Reservoir, and the River Stour. |
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The extent to which the parcel is developed means that it makes a negligible contribution to the gap between towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside. The undeveloped parts of the parcel - paddocks and allotments - are associated with the washed-over development that characterises most of the parcel. The parcel contribution rating applies to the undeveloped part of the parcel; the area that is already developed makes a weaker contribution. |

**Parcel FE36**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising development in the parcel? | There is substantial urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is already largely developed such that its further development would not have a significant urbanising impact on adjacent Green Belt. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

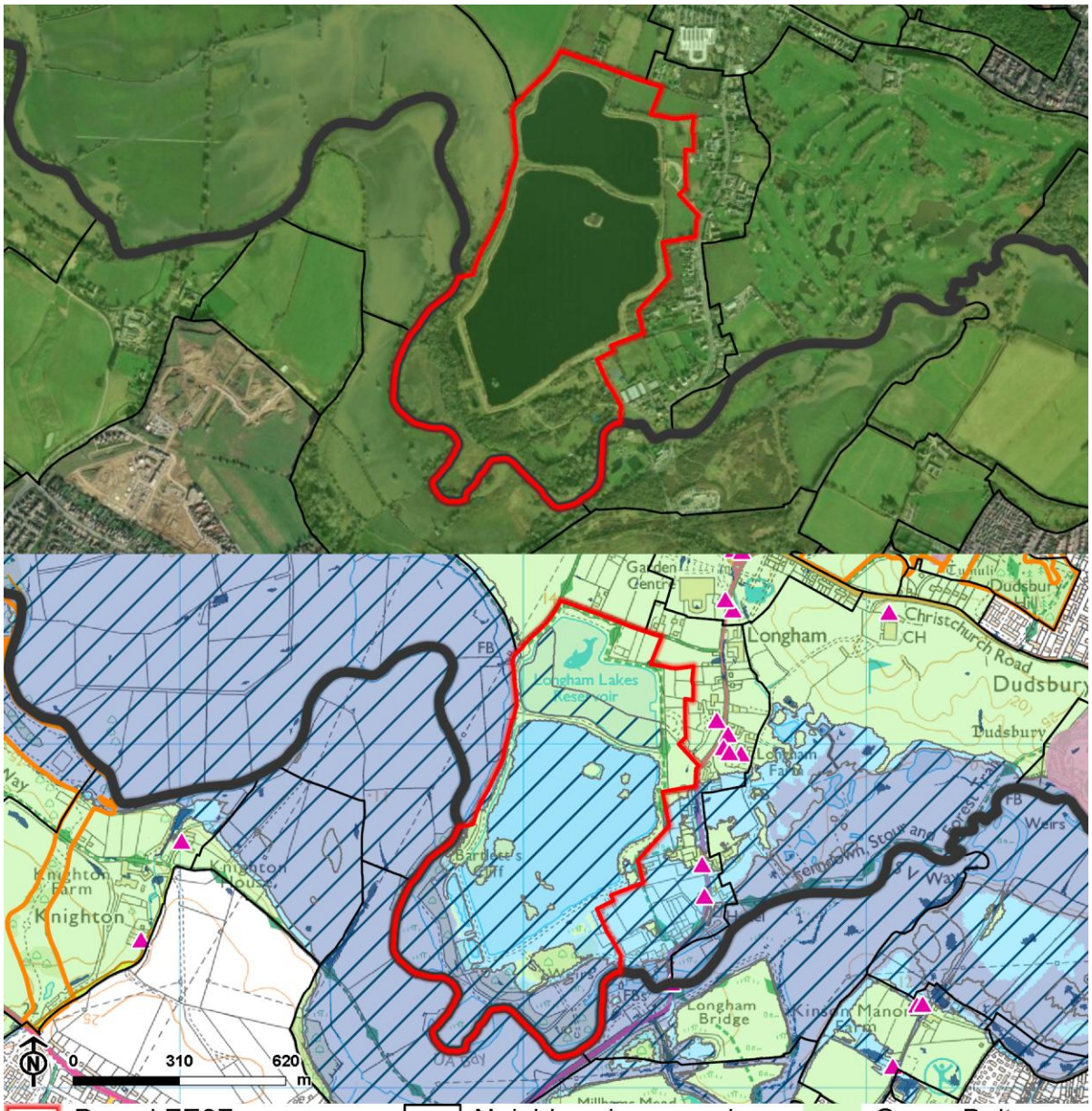
### Equal contribution

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

## Grey Belt

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

# Parcel FE37




Parcel FE37
Neighbouring parcel
Green Belt
Dorset and BCP councils

**Potential development constraints**

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

**Parcel FE37**

# Contribution of land in Parcel FE37

## Parcel FE37 Assessment Conclusions

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

## Parcel FE37 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of Ferndown. The parcel comprises Longham Lakes Reservoir, together with surrounding agricultural land and areas of tree cover along field boundaries and margins of the reservoir. Parcel size: 65ha.<br>There is a combination of features creating a strong boundary between the settlement and the parcel. The intervening field boundaries and tree belts combine to create a strong boundary.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform within the parcel comprises the floodplain of the River Stour.<br>There is a weak perception of urban development outside of the parcel. Distance and intervening boundary features limit the perception of Ferndown to the north.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>Natural features limit perception of the wider countryside. Tree cover within the parcel limits the perception of the wider countryside. |

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

### Strong contribution

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

**Parcel FE37**

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

## Purpose B: Preventing neighbouring towns from merging:

### Strong contribution

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

**Parcel FE37**

| Assessment Considerations | Assessment |
|---|---|
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel. |

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

### Weak/No contribution

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

**Parcel FE37**

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

## Purpose E – Assisting in urban regeneration:

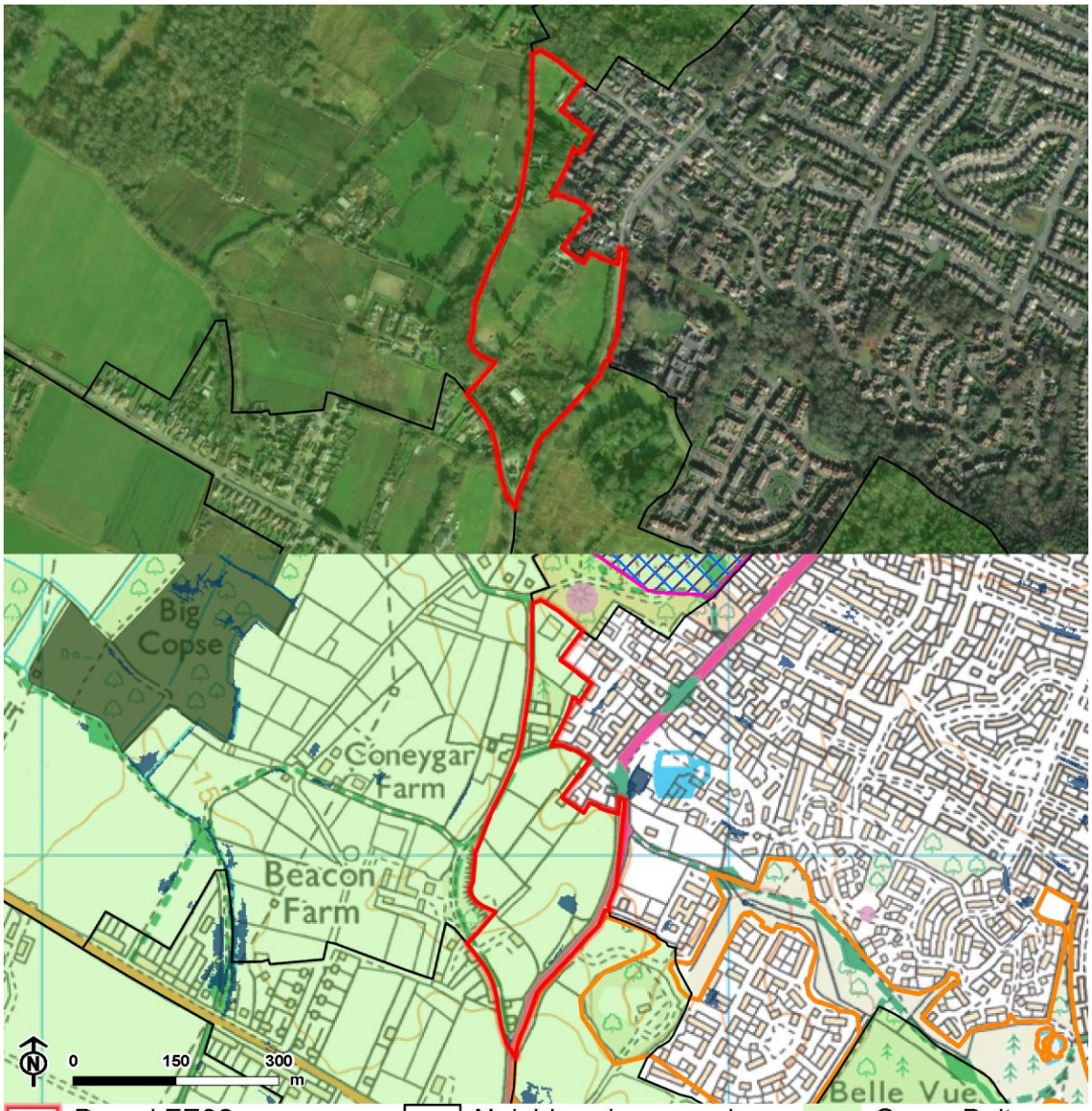
### Equal contribution

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

## Grey Belt

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

# Parcel FE38




**Potential development constraints**

- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient woodland
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

**Parcel FE38**

# Contribution of land in Parcel FE38

## Parcel FE38 Assessment Conclusions

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

## Parcel FE38 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of Ferndown. The parcel comprises agricultural land with limited residential development, and an agricultural/commercial shed with associated parking enclosed by tree cover to the south. Parcel size: 7ha.<br>There are no significant boundary features to separate the parcel from the settlement. The urban edge is primarily defined by the rear garden boundaries of adjoining residential properties. To the west, only a small portion of the urban edge is defined by Ringwood Road and its associated roadside hedgerow planting.<br>There is no significant change in landform to create a sense of separation between the settlement and the parcel.<br>There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel.<br>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Scattered residential properties and industrial uses in the southern part of the parcel, together with associated parking, have a limited impact on the openness of the Green Belt and do not result in a significant urbanising influence.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Weak field boundaries allow views of the countryside to the west. |

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

### Moderate contribution

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

**Parcel FE38**

| Assessment Considerations | Assessment |
|---|---|
| Are there physical features in reasonable proximity that could restrict and contain development? | There are physical features in reasonable proximity that could restrict and contain development. Hedgerows and tree cover clearly mark the parcel boundaries to the west. Although development in the parcel would have some urbanising impact on the land beyond, it would not significantly weaken its contribution to Purpose A. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside. |

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel is peripheral to a gap between Ferndown and Colehill to the west. The gap comprises open farmland, blocks of woodland, and ribbon development along Wimborne Road West. The narrowest part of the gap between the towns is to the north.The parcel is also peripheral a gap between Ferndown and Bournemouth to the south. This gap comprises open farmland, Longham (which reduces the gap), Longham Lakes Reservoir, and the River Stour, the latter two forming strong separating features between the towns. The narrowest part of the gap between Ferndown and Bournemouth lies to the south-east.The parcel lacks strong separating features in the gap. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel does not form a substantial part of the gap. The parcel lacks strong separating features in the gap. Elsewhere in the gap, strong separating features maintain the gap strength between the towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

**Parcel FE38**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Hedgerows and tree cover clearly mark the parcel boundaries to the west. Although development in the parcel would have some urbanising impact on the land beyond, it would not significantly weaken its contribution to Purpose C. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

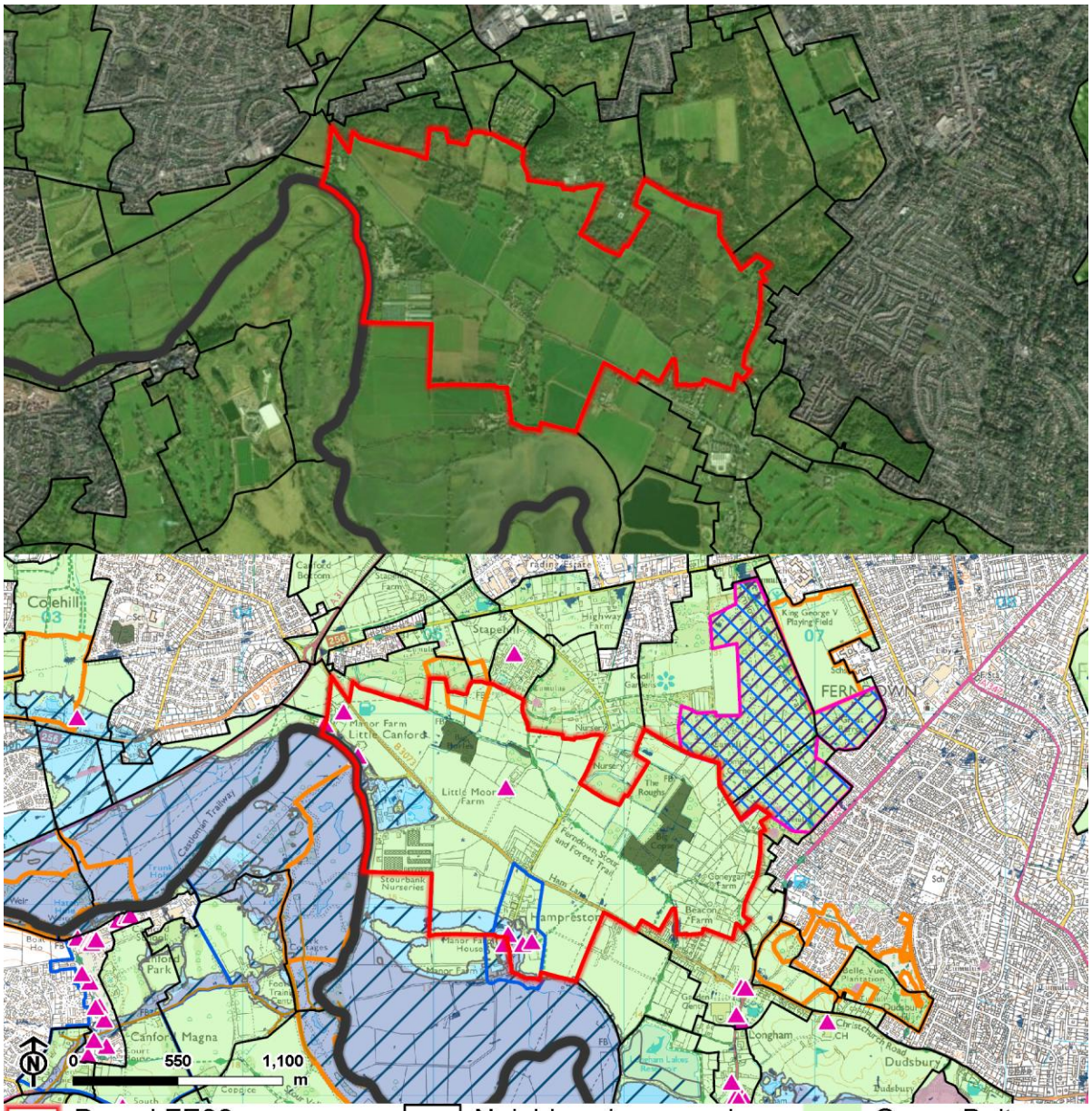
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE38**

## Grey Belt

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

# Parcel FE39




Parcel FE39
Neighbouring parcel
Green Belt
Dorset and BCP councils

**Potential development constraints**

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

**Parcel FE39**

# Contribution of land in Parcel FE39

## Parcel FE39 Assessment Conclusions

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

## Parcel FE39 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the west of Ferndown. The parcel comprises agricultural land and associated farm buildings and copses. The parcel also includes the village of Hampreston and horticultural land characterised by extensive commercial glasshouses, with associated utility and light industrial uses at Little Canford. Parcel size: 216ha.<br>There is a combination of features creating a strong boundary between the settlement and the parcel. Intervening field boundaries and mature blocks of woodland, such as those surrounding Knoll Gardens between the parcel and the urban edge form a strong boundary feature.<br>There is some change in the landform which creates a sense of separation between the settlement and the parcel. The landform in the parcel slopes down towards the River Stour to the south.<br>There is a weak perception of urban development outside of the parcel. Intervening fields and woodland tree cover between the parcel and the urban edge limit the perception of the urban area.<br>There is no significant urbanising development or activity in the Green Belt affecting this parcel.<br>There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. There is a strong perception of the wider countryside to the south across the River Stour floodplain. |

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

### Strong contribution

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

**Parcel FE39**

| Assessment Considerations | Assessment |
|---|---|
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Are there physical features in reasonable proximity that could restrict and contain development? | There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has a mix of hedgerow and tree cover outer boundaries. Development near the weaker boundary areas would increase the urbanising impact of development on adjacent open land. |
| Would development form an incongruous pattern in relation to the large built-up area? | Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland tree cover, landform change, and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern. |

## Purpose B: Preventing neighbouring towns from merging:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel lies in a gap between Ferndown/West Parley and Colehill to the west. The gap comprises open farmland, blocks of woodland, and ribbon development along Wimborne Road West. The narrowest part of the gap between the towns is to the north.The eastern part of the parcel lies in a gap between Ferndown and Bournemouth to the south. This gap comprises open farmland, Longham (which reduces the gap), Longham Lakes Reservoir, and the River Stour, the latter two forming strong separating features between the towns. The narrowest part of the gap between Ferndown and Bournemouth lies to the south-east. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a large part of the gap. The parcel comprises blocks of woodland that provide strong separating features within the gap. Although the parcel forms a large part of the gap, with open areas, woodland blocks, and variations in landform, |

| Assessment Considerations | Assessment |
|---|---|
| | development within it would not undermine the overall strength of the gap due to the wide expanse of open land and strong separating features elsewhere. The gap between the towns is more fragile and narrower to the north-west. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a minor impact on visual separation between towns. |

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| What is the extent of urbanising influence from outside the parcel? | The parcel is predominantly free from urbanising influences associated with development outside the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a mix of hedgerow and tree cover outer boundaries. Development near the weaker boundary areas would increase the urbanising impact of development on adjacent open land. |

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

### Weak/No contribution

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

**Parcel FE39**

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

## Purpose E – Assisting in urban regeneration:

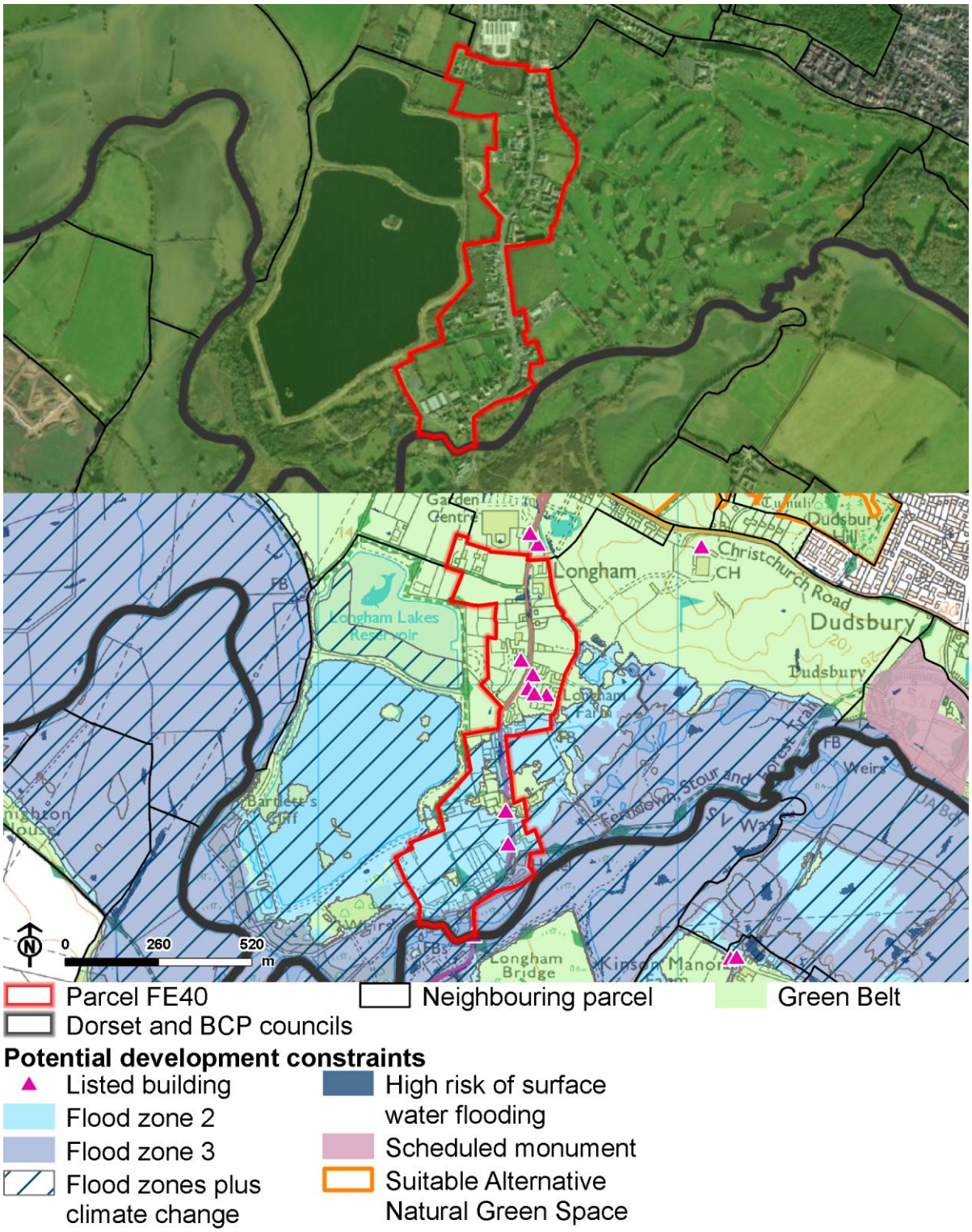
### Equal contribution

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

## Grey Belt

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

# Parcel FE40


Garden Centre
Longham
Christchurch Road
CH
Dudsbury
Dudsbury
Longham Lakes Reservoir
Longham Farm
Stour and Avon Walk
Weirs
Bartlett's Cliff
Longham Bridge
Kinson Manor
FB
FBs
0
260
520
m
Parcel FE40
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Scheduled monument
Suitable Alternative Natural Green Space

**Parcel FE40**

# Contribution of land in Parcel FE40

## Parcel FE40 Assessment Conclusions

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

## Parcel FE40 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of Ferndown/West Parley. The parcel comprises ribbon development along Ringwood Road within an agricultural landscape that is washed over by the Green Belt. Parcel size: 23ha.<br>There is a moderate boundary feature between the settlement and the parcel. The B3073 and intervening hedgerow boundaries separate the parcel from the settlement.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel's floodplain landform contrasts with the undulating landform of the settlement.<br>There is some perception of urban development outside of the parcel. Given the parcel's proximity to Longham, it experiences some urban influence from outside the parcel.<br>Existing development in the parcel has some urbanising influence. Ribbon development within the parcel exerts an urbanising influence on the Green Belt and reduces the openness of the parcel.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. |

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

### Moderate contribution

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

**Parcel FE40**

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel lies in a gap between Ferndown and Bournemouth to the south. The gap comprises open farmland, Longham Lakes Reservoir, and the River Stour. It also includes urbanising development within Longham, which is washed over by the Green Belt and locally reduces the width of the gap. However, Longham Lakes Reservoir and the River Stour (and its floodplain) provide strong separating features between the settlements. The narrowest part of the gap lies to the south-east.The parcel lacks strong separating features in the gap. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a very small part of the gap. The parcel lacks strong separating features in the gap. Elsewhere in the gap, strong separating features maintain the gap strength between the towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

**Parcel FE40**

## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Moderate contribution

| Assessment Considerations | Assessment |
|---|---|
| Is land within the parcel countryside? | The parcel is part of the countryside and so contributes to preventing encroachment on it. |
| What is the extent of urbanising development in the parcel? | There is some urbanising development in the parcel. |
| What is the extent of urbanising influence from outside the parcel? | There is some urbanising influence associated with development outside of the parcel. |
| Would development impact adjacent Green Belt land? | Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel. |

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

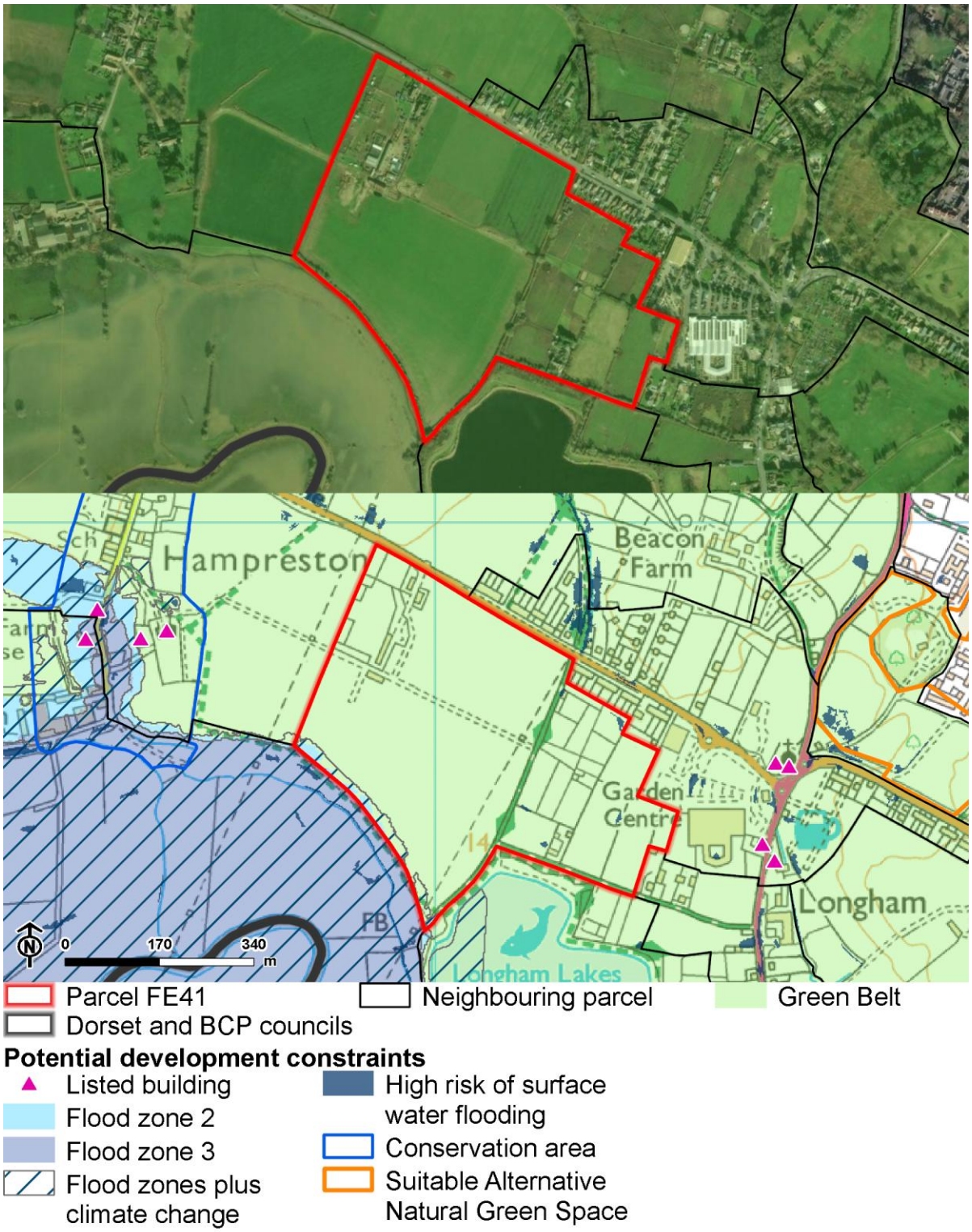
All Green Belt land plays an equal role in relation to this purpose.

**Parcel FE40**

## Grey Belt

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

# Parcel FE41


Hampreston
Beacon Farm
Garden Centre
Longham
Longham Lakes
FB
14
0
170
340
m
Parcel FE41
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Suitable Alternative Natural Green Space

# Contribution of land in Parcel FE41

## Parcel FE41 Assessment Conclusions

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

## Parcel FE41 Description

| Parcel Location, Land Uses and Boundaries |
|---|
| Land to the south-west of Ferndown/West Parley. The parcel comprises agricultural land and associated farm buildings. Parcel size: 25ha.<br>Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Intervening fields and hedgerows, along with B3073, combine to create a moderate separation.<br>There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel topography very gently slopes towards the River Stour, with the parcel situated consistently at a lower elevation than Ferndown.<br>There is some perception of urban development outside of the parcel. The proximity of Longham and the ribbon development along Ringwood Road, exert some urbanising influence from outside the parcel.<br>There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is low-density residential development in the east that exerts some urbanising influence within the parcel. However, the parcel largely retains its agricultural and rural character.<br>There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is perception of the wider countryside to the west and south. |

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

### Strong contribution

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

**Parcel FE41**

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

## Purpose B: Preventing neighbouring towns from merging:

### Weak/No contribution

| Assessment Considerations | Assessment |
|---|---|
| Does the parcel lie in a gap between towns? | The parcel lies in a moderate gap between towns. The parcel lies in a gap between Ferndown and Bournemouth to the south. The gap comprises open farmland, Longham Lakes Reservoir, and the River Stour. It also includes urbanising development within Longham, which is washed over by the Green Belt and locally reduces the width of the gap. However, Longham Lakes Reservoir and the River Stour (and its floodplain) provide strong separating features between the settlements. The narrowest part of the gap between the towns lies to the south-east.The parcel lacks strong separating features in the gap. |
| What is the extent of urbanising development in the parcel? | The parcel is predominantly free from urbanising development. |
| Does the parcel form a substantial, small or very small part of the gap? | The parcel forms a very small part of the gap. The parcel lacks strong separating features in the gap. Elsewhere in the gap, strong separating features maintain the gap strength between the towns. |
| Would development result in loss of visual separation between towns? | Development of land in the parcel would likely have a negligible impact on visual separation between towns. |

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## Purpose C: Assisting in safeguarding the countryside from encroachment:

### Strong contribution

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

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

### Weak/No contribution

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

## Purpose E – Assisting in urban regeneration:

### Equal contribution

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

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## Grey Belt

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