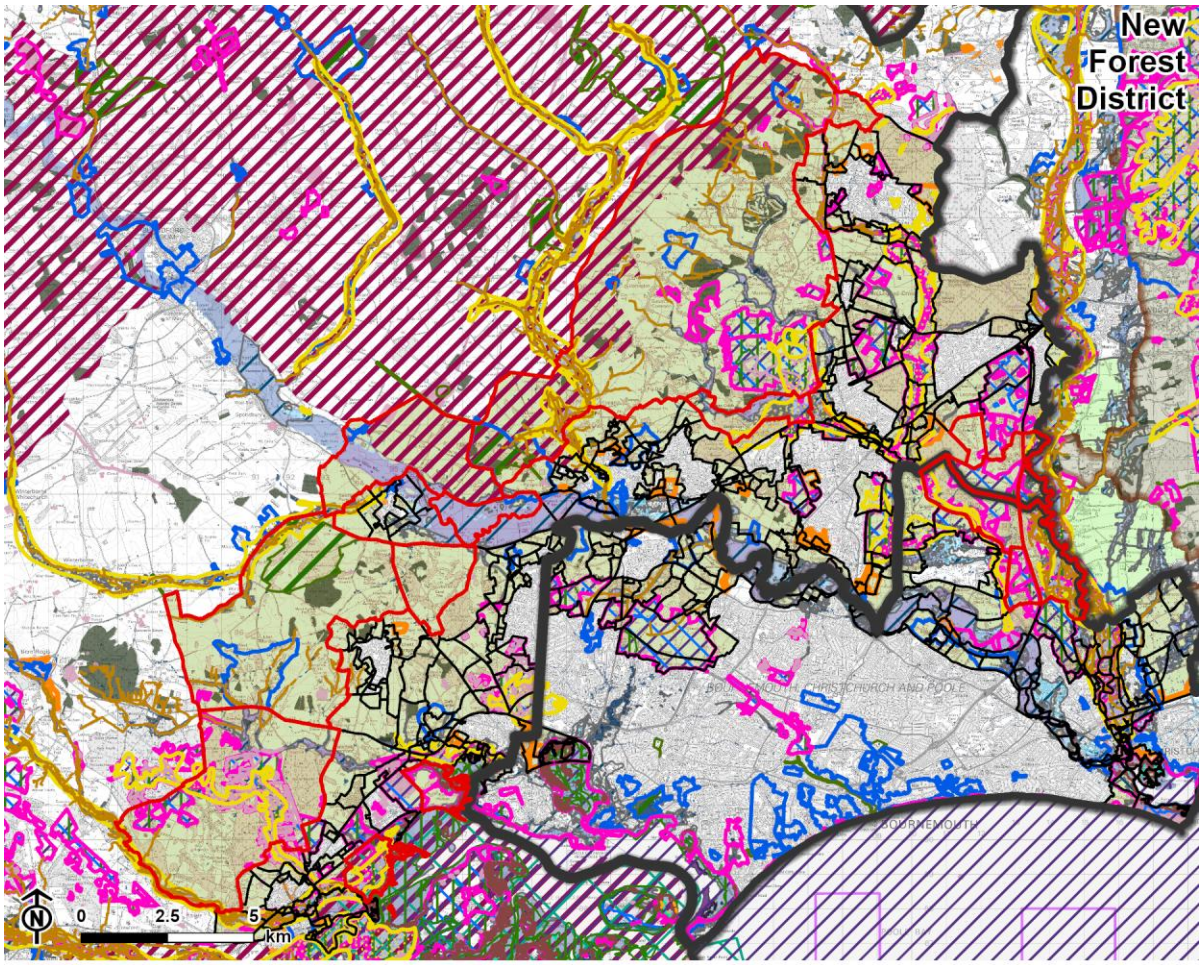
Outer Area

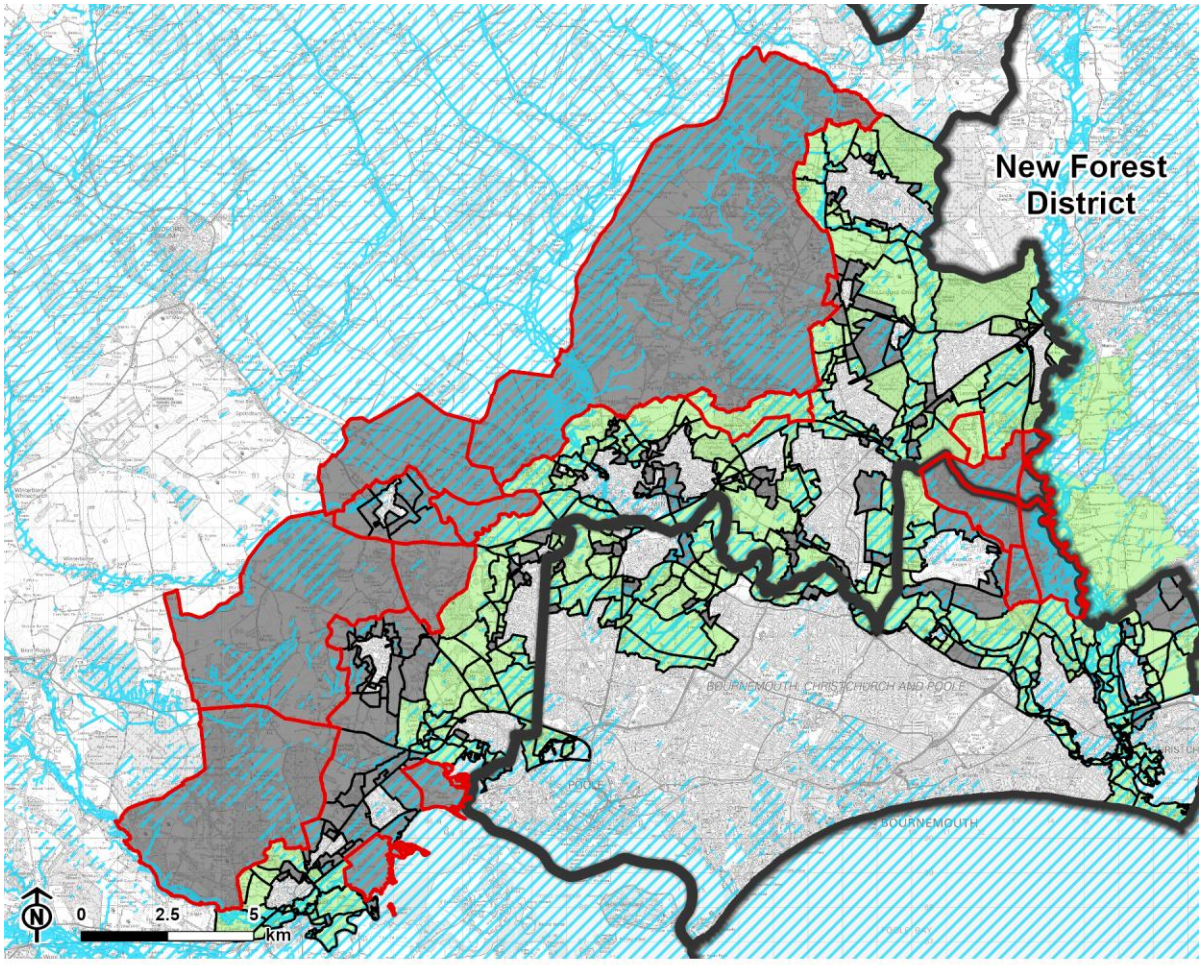


- Outer Area parcel
- Neighbouring parcel
- Dorset & BCP councils
- Neighbouring authority
- Green Belt

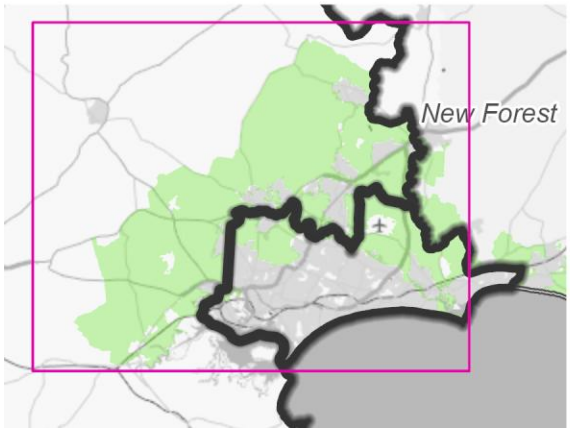
Potential development constraints

- Chalk river
- Peaty soil
- Blanket bog
- Coastal sand dunes
- Limestone pavement
- Lowland fens
- Coastal saltmarsh
- Site of Special Scientific Interest
- Conservation area
- Ramsar site
- Special Area of Conservation
- Special Protection Area
- Registered Parks and Gardens
- Marine Conservation Zone
- Heritage Coast
- Saltmarsh
- National Landscape
- Coastal Change Management Area
- Mediterranean saltmarsh scrub
- Suitable Alternative Natural Green Space
- Local Green Space
- High risk of surface water flooding
- Seagrass
- Scheduled monument
- Ancient woodland
- National Park
- Flood zones plus climate change
- Flood zone 2
- Flood zone 3

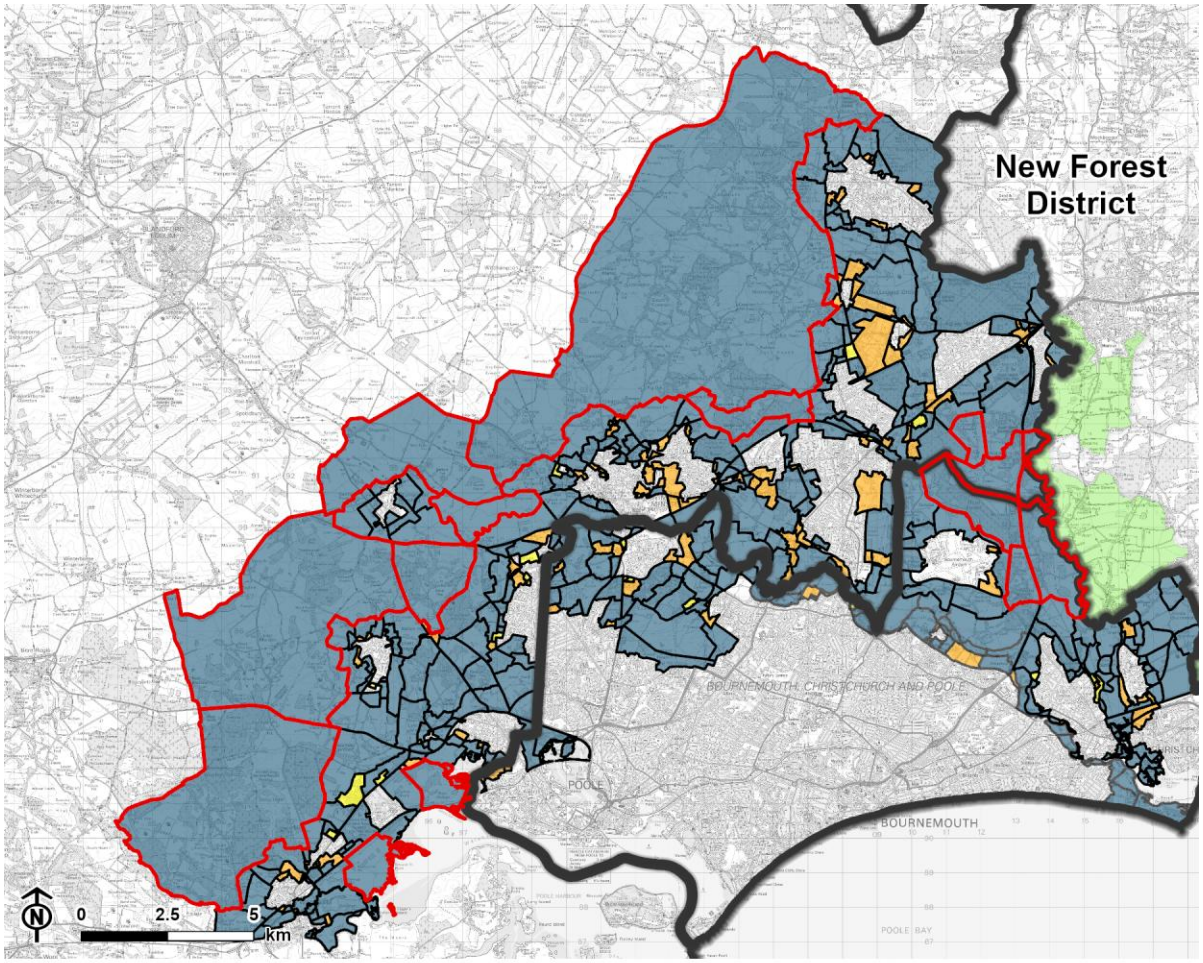
Outer Area



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



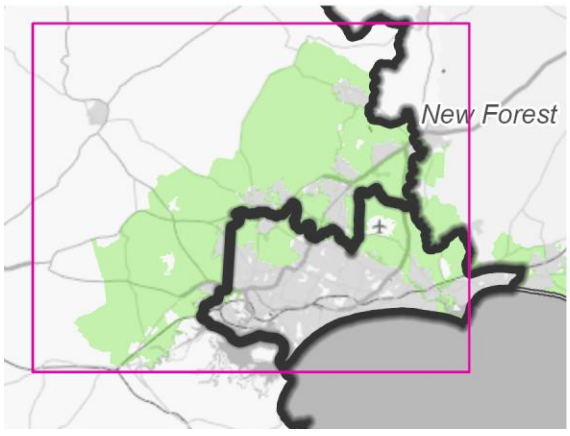
Outer Area



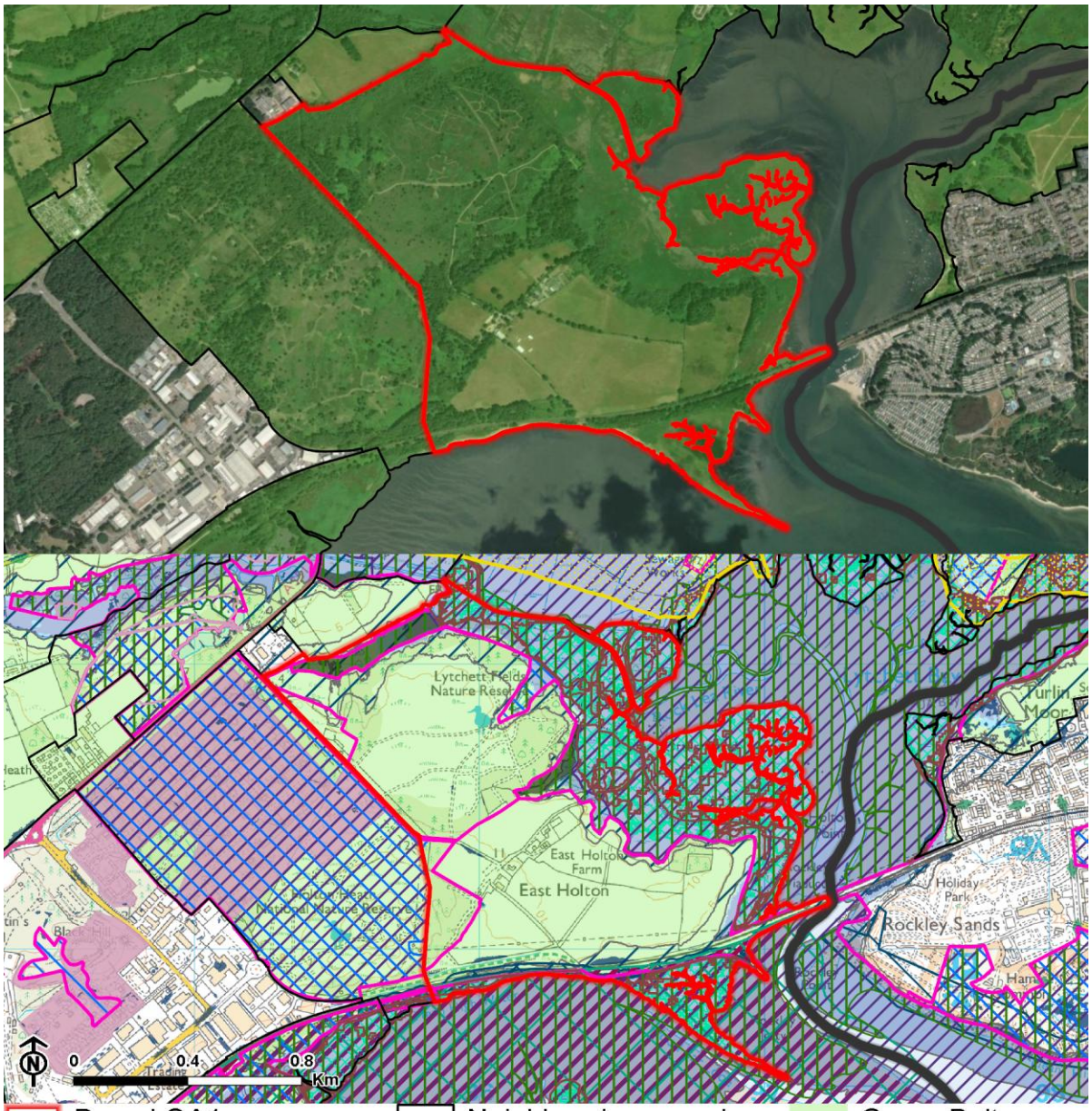
Outer Area parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt

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

Strong
Moderate
Weak/no



Parcel OA1



Parcel OA1
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
- Ancient woodland
- Lowland fens
- Coastal saltmarsh
- Peaty soil
- National Landscape
- Heritage Coast
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument
- Coastal Change Management Area

Contribution of land in Parcel OA1

Parcel OA1 Assessment Conclusions

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

Parcel OA1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the south-west of Upton, adjacent to Lytchett Bay. The parcel is predominantly open land. Parcel size: 173ha. There is a strong boundary feature between the settlement and the parcel. Mature blocks of trees associated with the Holton Heath National Nature Reserve to the west forms a strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The distance from the settlement edge, as well as sections of mature trees and woodland between the settlement edge, limits views towards the urban edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. This area of the Green Belt includes Lytchett Fields Nature Reserve, large agricultural fields and Millie College. There is a strong perception of the wider countryside to the east, where the flat landform enables views towards Poole Harbour, as well as views to Holton Heath Nature Reserve to the west.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel OA1

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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 robust gap between towns. The gap between the eastern area of Wareham and Upton is approximately 7km wide. The overall gap between towns is interrupted by the intervening settlements Sandford and Holton Heath, and features strong physical boundaries including the Wareham Channel, River Piddle and Lytchett Bay.
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 does not feature any significant separating features, while to the south, Wareham Channel forms a key separating feature in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA1

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a mix of open and tree cover outer boundaries. Development near the weaker boundary areas would increase the urbanising impact of development on adjacent open land.

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

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:

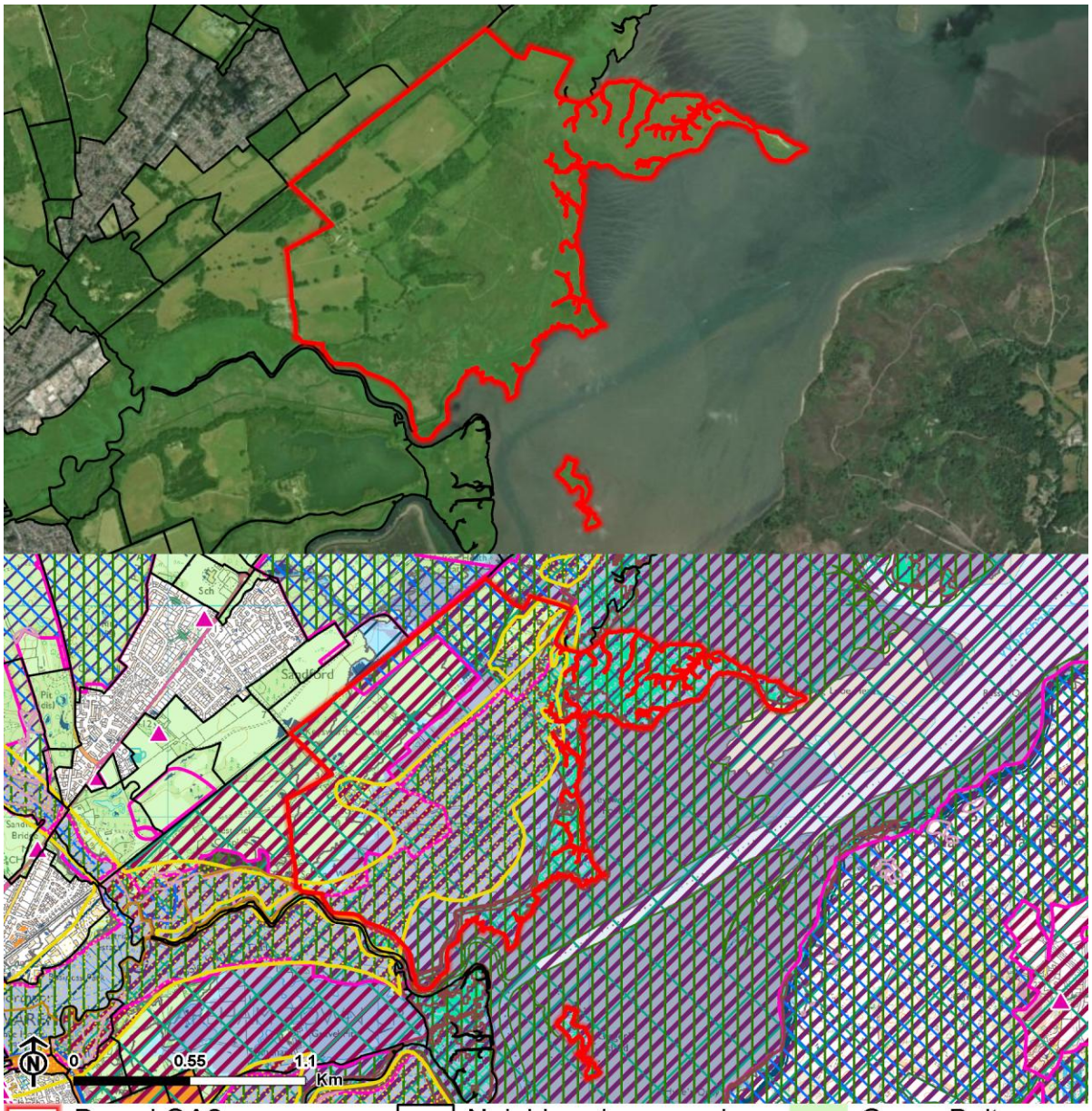
Equal contribution

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

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 OA2


0
0.55
1.1
Km
Parcel OA2
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Coastal saltmarsh
Peaty soil
National Landscape
Heritage Coast
Saltmarsh
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument
Local Green Space
Coastal Change Management Area
Mediterranean

Parcel OA2

Contribution of land in Parcel OA2

Parcel OA2 Assessment Conclusions

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

Parcel OA2 Description

Parcel Location, Land Uses and Boundaries
This outer parcel lies to the north east of Wareham and is adjacent to the Wareham Channel. Parcel size: 206ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create a strong separation. Woodland blocks and Wareham Forest Stream, combined with the distance from the urban edge, provide strong separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The distance between the parcel and the settlement edge weakens any perception of Wareham to the west. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel OA2

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

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 robust gap between towns. Wareham Channel and extensive intertidal mudflats/saltmarshes of Poole Harbour forms a strong separating feature between Wareham and Poole to the 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 forms a substantial part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Development in the parcel would not increase urbanising influence on any land which is not already subject to at least as much urbanising influence as this parcel.

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

Weak/No contribution

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

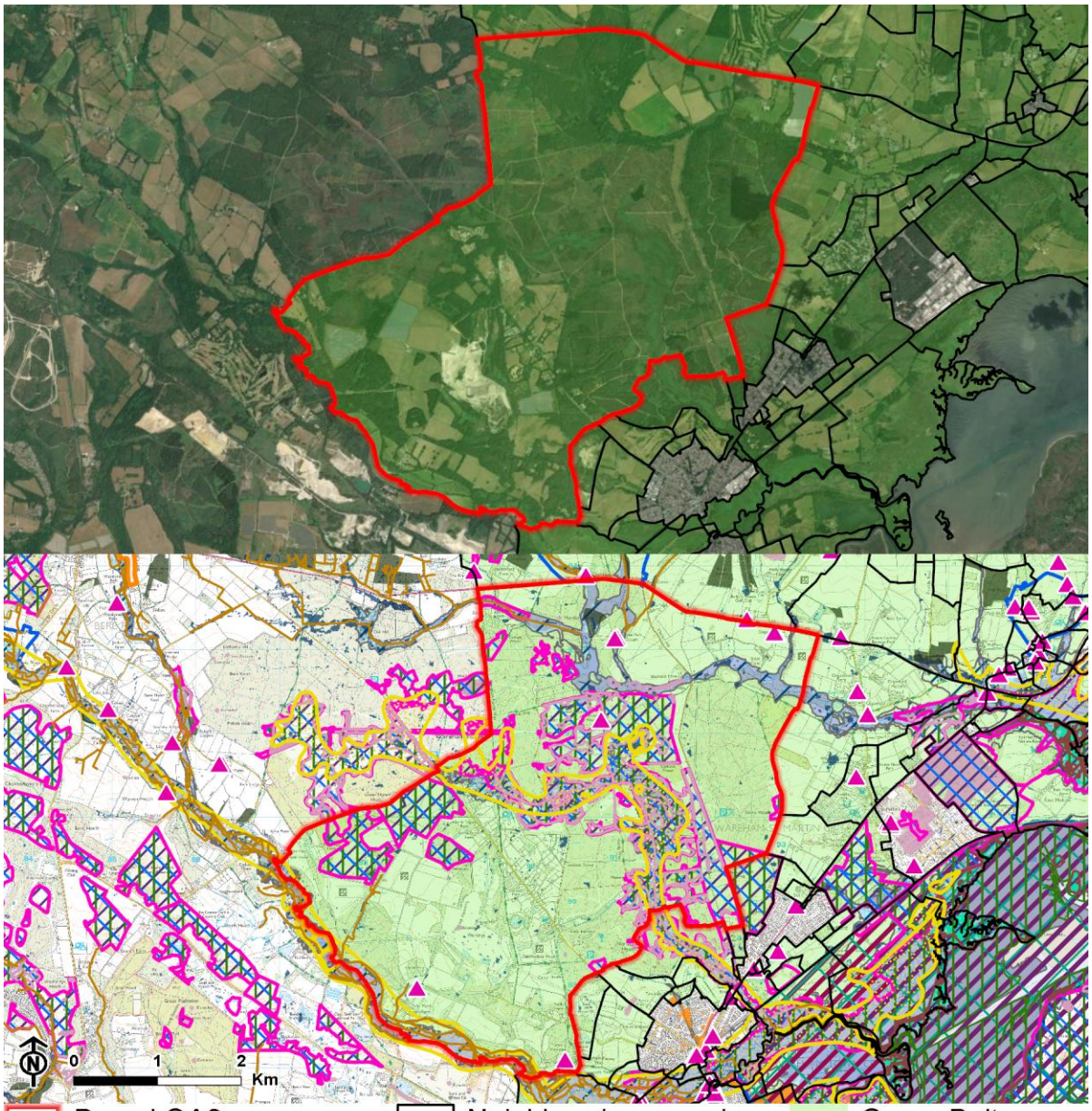
Equal contribution

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 OA3


0
1
2
Km
Parcel OA3
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Coastal saltmarsh
Peaty soil
National Landscape
Heritage Coast
Saltmarsh
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument
Local Green Space
Coastal Change Management Area
Mediterranean

Parcel OA3

Contribution of land in Parcel OA3

Parcel OA3 Assessment Conclusions

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

Parcel OA3 Description

Parcel Location, Land Uses and Boundaries
This outer parcel is located to the north west of Wareham and Sandford. The parcel is largely open, and includes Morden Bog National Nature Reserve, wooded areas, Oaklands Farm and Bottom Plain solar farm sites, and a landfill site (Trigon Closed Landfill). Parcel size: 2156ha. There is a consistent strong boundary feature between the settlement and the parcel. Woodland blocks form a strong boundary. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The landform is undulating within the parcel and slopes downwards towards Northport (Wareham) to the south. There is a weak perception of urban development outside of the parcel. The sloping, undulating landform with woodland blocks and the low-lying Morden Bog limit the perception of the urban area from the parcel. The parcel is free from urbanising influences associated with development outside the parcel. The presence of solar farms (Trigon, Oaklands Farm and Bottom Plain), the Silent Woman Park retirement village, and Hunter's Moon Caravan and Motorhome Campsite does not adversely affect the openness of the parcel or exert a significant urbanising influence. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. While long-range views from within the parcel are restricted by extensive woodland cover, there remains a strong 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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel OA3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA3

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:

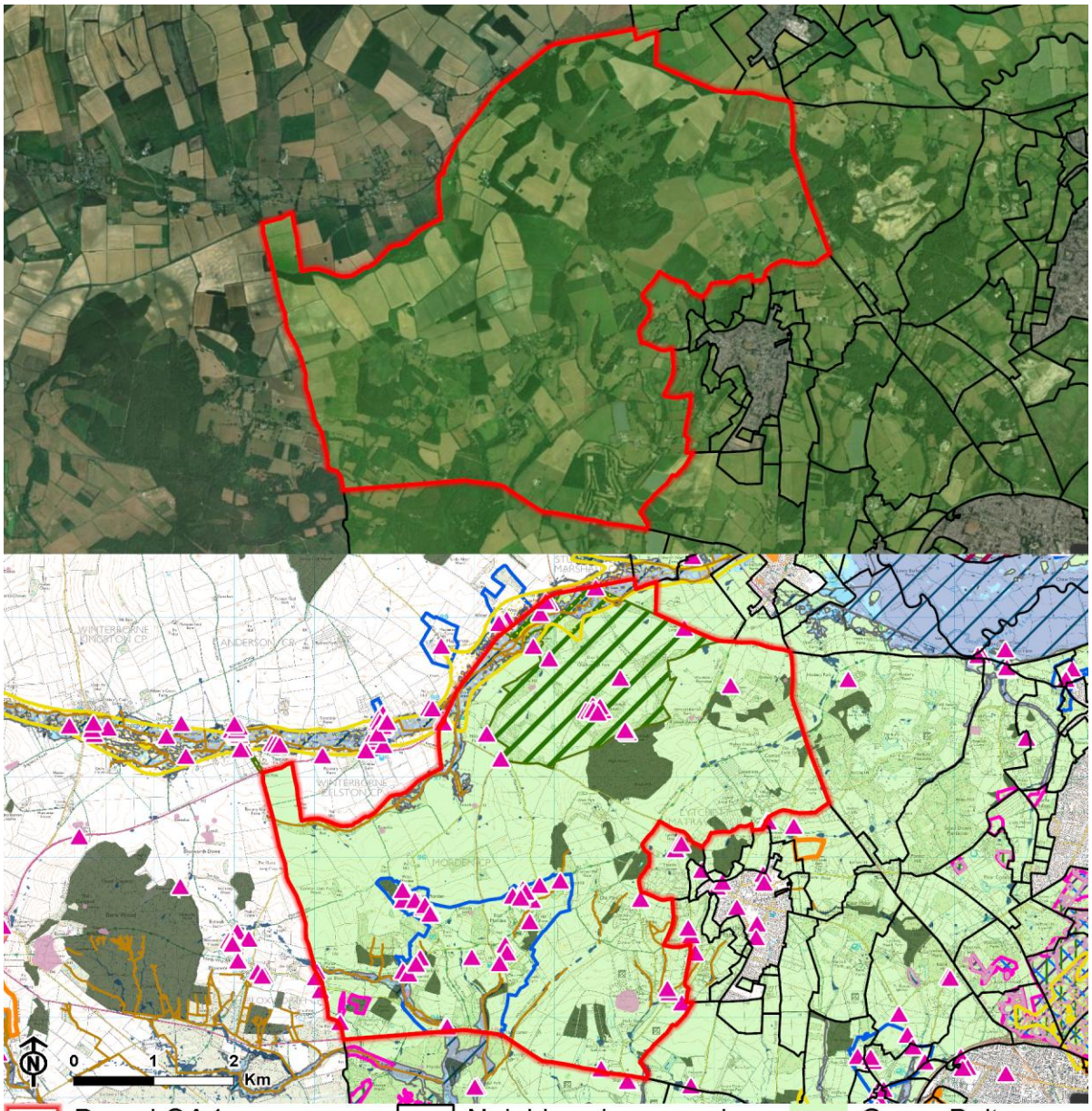
Equal contribution

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

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 OA4


0
1
2
Km
Parcel OA4
Dorset and BCP councils
Neighbouring parcel
Green Belt
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Peaty soil
National Landscape
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument
Registered Parks and Gardens
Local Green Space
Suitable Alternative Natural Green Space

Parcel OA4

Contribution of land in Parcel OA4

Parcel OA4 Assessment Conclusions

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

Parcel OA4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Lytchett Matravers. The parcel is frequently punctuated by mixed copses of woodland. Parcel size: 2459ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Linear woodland associated with stream corridors, together with mature boundary trees along field boundaries, creates a consistent boundary within the gap. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The landform is steeply sloping between the settlement edge and the parcel. There is a weak perception of urban development outside of the parcel. The sloping, undulating landform, woodland cover and distance from the urban edge combine to limit the perception of the urban area from the parcel. The parcel is free from urbanising influences associated with development outside the parcel. The presence of a solar farm near Dolman's Hill does not adversely affect the openness of the parcel or exert a significant urbanising influence. The majority of the land is agricultural. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The sloping landform affords views of the wider countryside, especially to the south. Woodland tree cover limits the perception of the wider countryside in places; however, there remains a strong overall connection to the surrounding rural landscape.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A

Parcel OA4

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The mature blocks of mixed woodland, including those surrounding Charlborough Park, form strong separating features.
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 OA4

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a mix of open, well-treed, and 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:

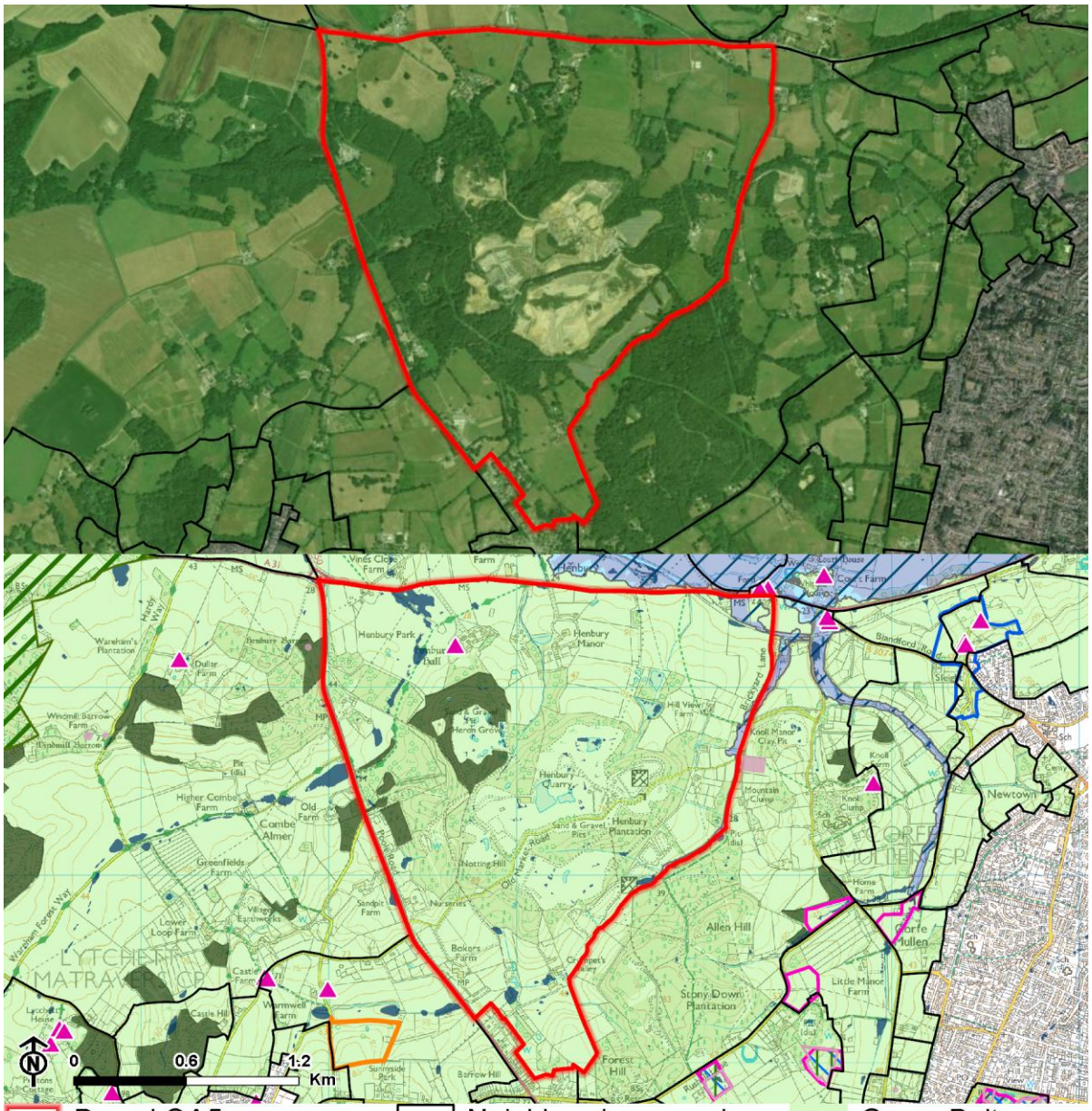
Equal contribution

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

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 OA5


0
0.6
1.2
Km
Parcel OA5
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
Ancient woodland
Lowland fens
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument
Registered Parks and Gardens
Suitable Alternative Natural Green Space

Parcel OA5

Contribution of land in Parcel OA5

Parcel OA5 Assessment Conclusions

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

Parcel OA5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located between Corfe Mullen and Sturminster Marshall, and is bound by the A31 to the north and A350 to the west. Parcel size: 407ha.
There is a consistent strong boundary feature between the settlement and the parcel. The A31 and A350 to the north and west, respectively, together with intervening woodland cover, provide strong separation between the parcel and the urban edges.
There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The parcel is situated within a steeply undulating landscape. The artificially levelled land associated with Henbury Quarry occupies the centre of the parcel, with the landform falling away steeply in all directions, including towards the River Stour to the north.
There is a weak perception of urban development outside of the parcel. The distance from the settlement edge, as well as woodland blocks and mature tree belts, combine to limit the perception of the urban area.
The parcel is free from urbanising development. Henbury Quarry and surrounding solar farms (both largely screened by plantation woodland) do not adversely affect the openness of the parcel or exert a significant urbanising influence. The majority of the land is agricultural.
There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Distance from the settlement edge, as well as the sloping landform, creates a strong perception of the wider countryside, especially to the west.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel OA5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA5

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 hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land. Tree cover is largely concentrated within the centre of the parcel.

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

Weak/No contribution

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

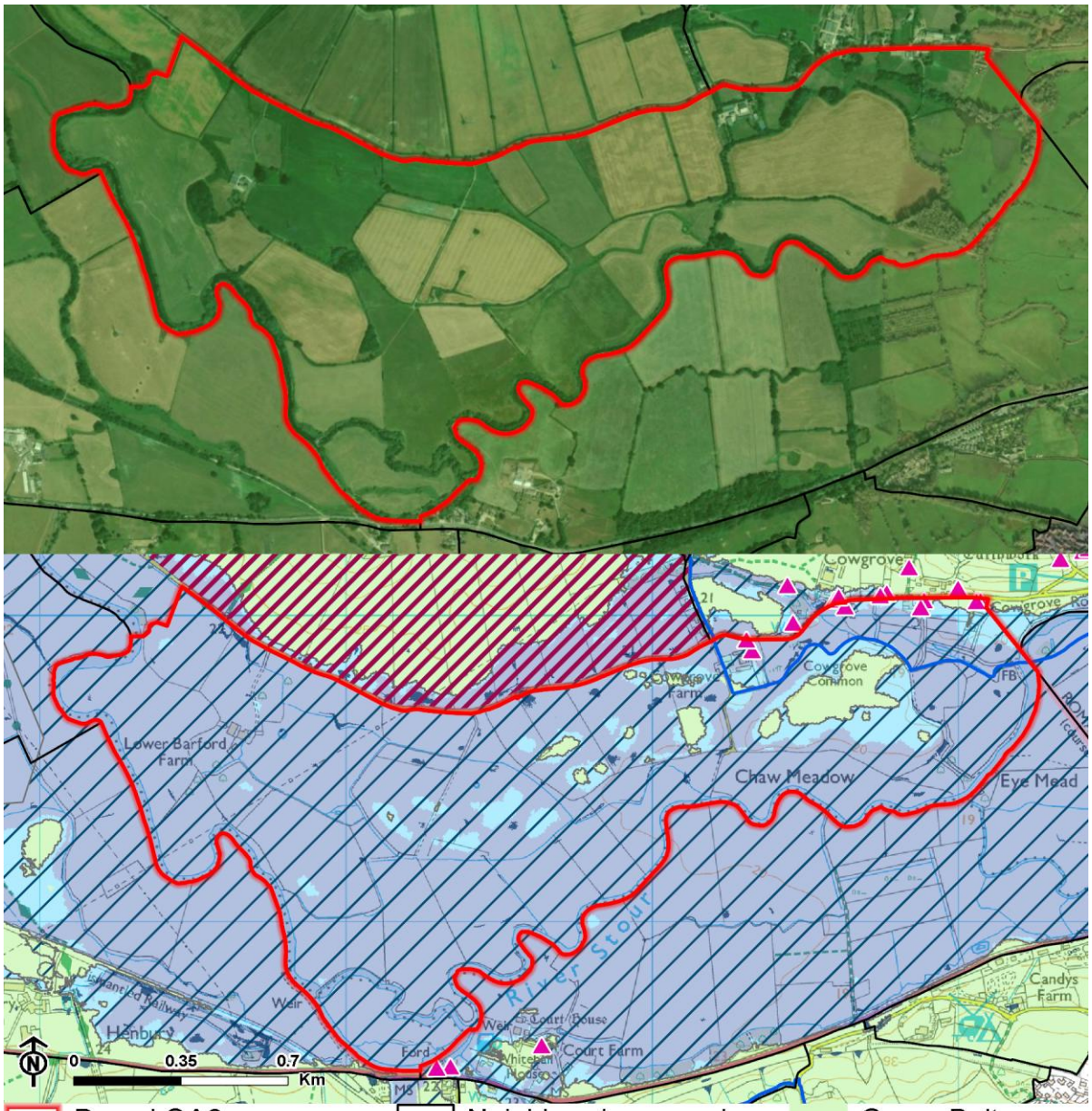
Equal contribution

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 OA6


Cowgrove
Cowgrove Common
Lower Barford Farm
Chaw Meadow
Eye Mead
River Stour
Candys Farm
Court Farm
Weir
Ford
Henbury
0
0.35
0.7
Km
Parcel OA6
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
National Landscape
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument

Parcel OA6

Contribution of land in Parcel OA6

Parcel OA6 Assessment Conclusions

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

Parcel OA6 Description

Parcel Location, Land Uses and Boundaries
The parcel lies to the north of Corfe Mullen, to the east of Sturminster Marshall, and to the west of Wimborne Minster. Parcel size: 236ha. The meandering course of River Stour across the floodplain forms a strong boundary feature along the southern, eastern and western edges of the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landscape of the parcel forms part of the wider River Stour floodplain which is different from the rising landform of the settlement. There is a weak perception of urban development outside of the parcel. The intervening distance (0.4km at the closest point) as well as the rising landform towards the settlement edge, creates a weak perception of urban development. However, there are occasional long distance views towards the settlement edge of Wimborne Minster to the east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is predominantly pastoral fields along the River Stour floodplain. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The flat landform enables a strong perception of the surrounding rising landform.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel OA6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA6

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Apart from the River Stour along the southern boundary of the parcel, the parcel is predominantly bound by clipped hedgerows.

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

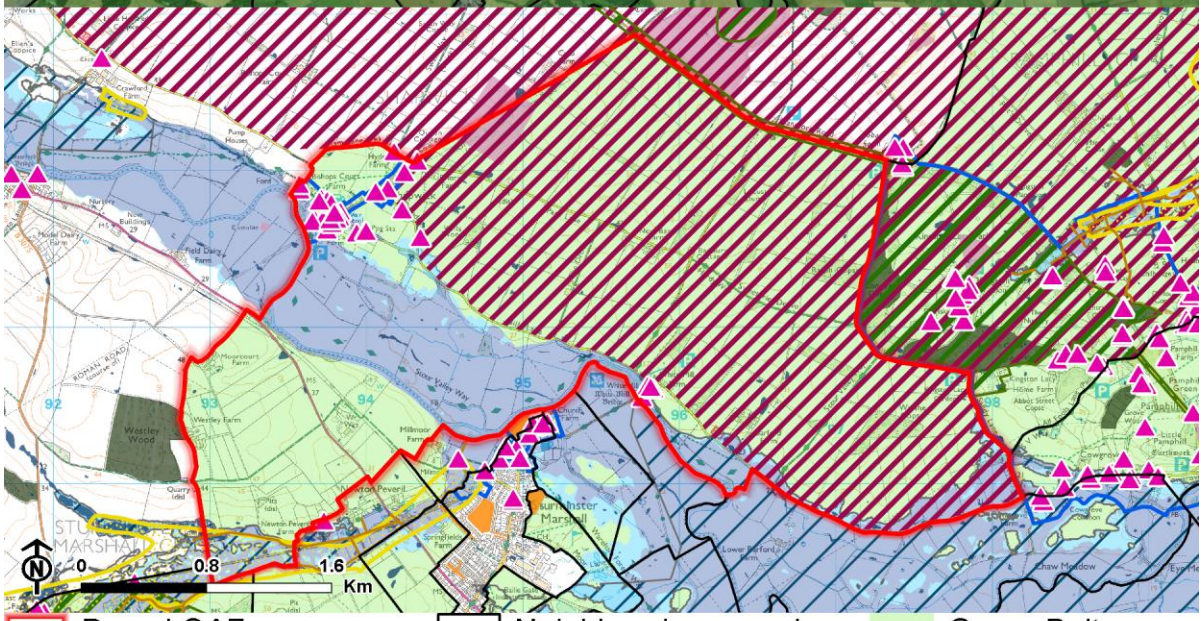
All Green Belt land plays an equal role in relation to this purpose.

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 OA7





Parcel OA7
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- Lowland fens
- Peaty soil
- National Landscape
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Registered Parks and Gardens
- Local Green Space

Parcel OA7

Contribution of land in Parcel OA7

Parcel OA7 Assessment Conclusions

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

Parcel OA7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Sturminster Marshall and the River Stour, which forms a large part of the parcel's southern boundary. Parcel size: 985ha. There is a consistent strong boundary feature between the settlement and the parcel. The River Stour and associated riparian woodland form a firm boundary between the parcel and the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The gap between the parcel and the settlement edge is part of the wider floodplain landscape with little elevation change. There is a weak perception of urban development outside of the parcel. The large-scale, regular field pattern within the parcel provides a sense of urban development to the south from elevated areas to the north. However, the distance from the settlement edge and the strong areas of vegetation along the River Stour limit the perception of urban development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is predominantly arable, with a transition to a pastoral land use associated with the River Stour floodplain and river meadows to the south. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The open fields to the north enable views east towards the wooded parkland landscape of Kingston Lacy.

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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel OA7

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA7

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Large-scale field patterns bound by hedgerows form the predominant boundary along the west of the parcel. Therefore, development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

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

Weak/No contribution

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

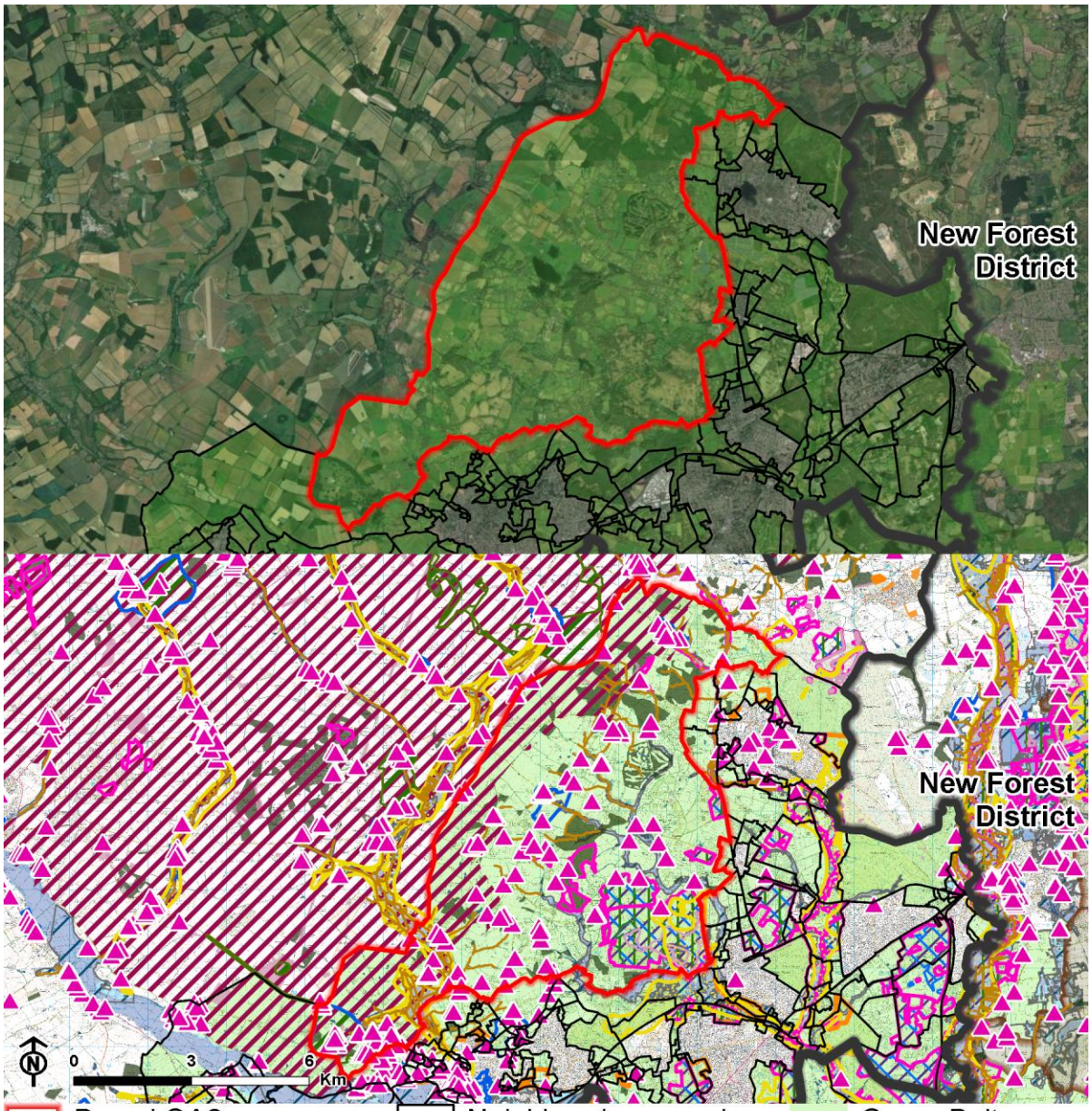
Equal contribution

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 OA8


New Forest District
New Forest District
0
3
6
Km
Parcel OA8
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Peaty soil
National Landscape
National Park
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument
Registered Parks and Gardens
Local Green Space
Suitable Alternative Natural Green Space

Parcel OA8

Contribution of land in Parcel OA8

Parcel OA8 Assessment Conclusions

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

Parcel OA8 Description

Parcel Location, Land Uses and Boundaries
Outer Area to the west of Verwood, north-west of West Moors and Ferndown, and north of Wimborne Minster/Colehill. The parcel comprises a large area of open farmland interspersed with woodland tree cover and the Dorset Heath Special Area of Conservation in the south-east. Parcel size: 6406ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. The parcel is set away from the towns and features a combination of hedgerows, tree lines, and woodland between the parcel and the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The distance between the parcel and the settlement edge weakens any perception of the urban areas. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The land use is predominantly agricultural. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. Whilst the south-east of the parcel is close to the western edge of West Moors, this area comprises the Dorset Heaths SAC, SPA, SSSI, and Ramsar, so is sufficiently distinct to relate more to the wider parcel than to land around the town and would preclude any significant development.
What is the extent of urbanising development in the parcel?	N/A

Parcel OA8

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA8

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's lack of strong outer boundary feature means that development within the parcel 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.
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:

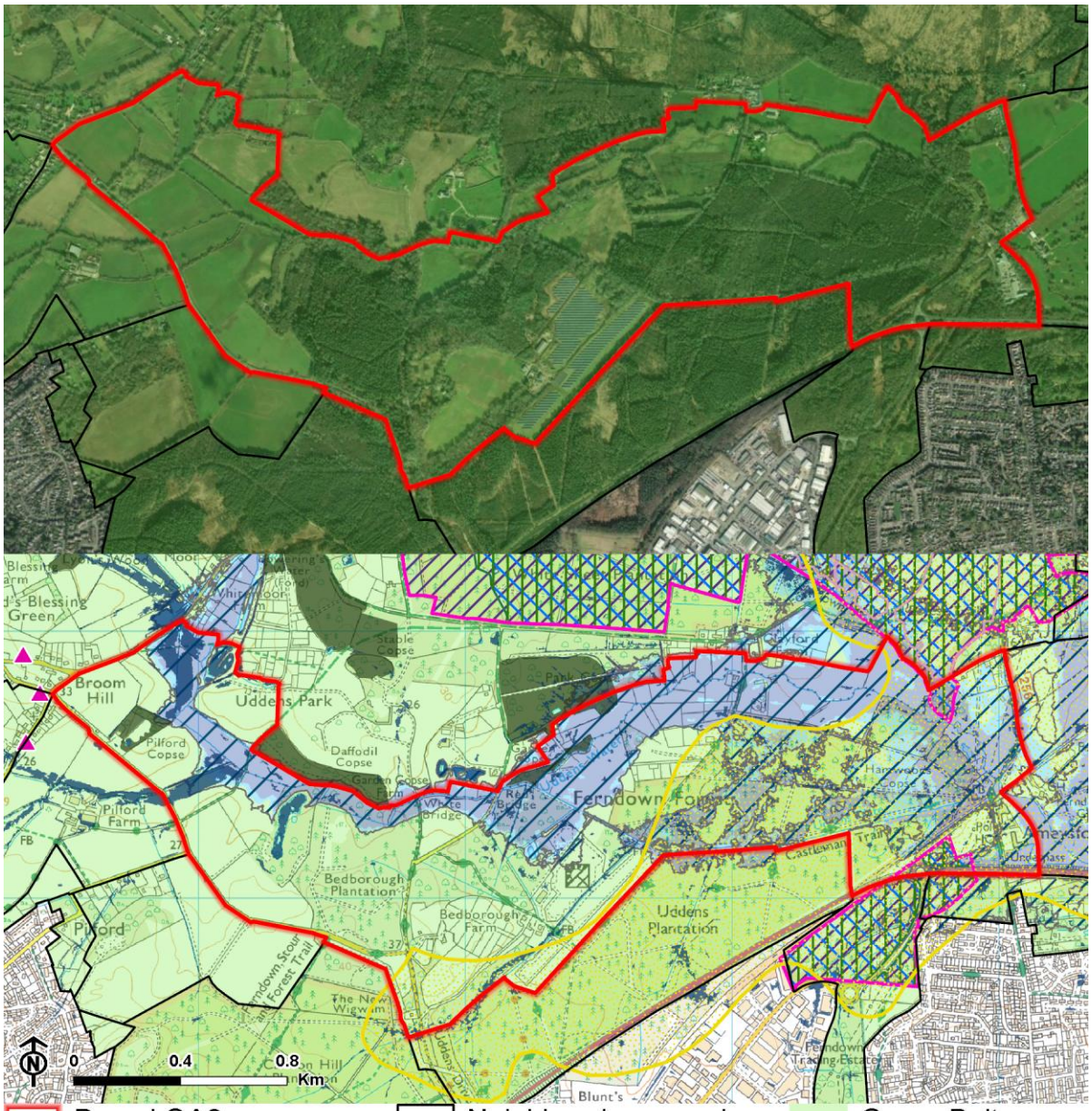
Equal contribution

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 OA9



Parcel OA9
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
- Ancient woodland
- Lowland fens
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel OA9

Contribution of land in Parcel OA9

Parcel OA9 Assessment Conclusions

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

Parcel OA9 Description

Parcel Location, Land Uses and Boundaries
Outer Area to the west of West Moors, north-west of Ferndown, and north of Wimborne Minster/Colehill. The parcel comprises areas of open farmland and woodland tree cover. Parcel size: 260ha. Boundary features within the gap between the settlement and the parcel combine to create a strong separation. The parcel is set away from the towns and features a combination of hedgerows and tree cover between the parcel and the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform within the parcel slopes away from the settlement edge. There is a weak perception of urban development outside of the parcel. The intervening woodland cover, in conjunction with the distance between the parcel and the settlement edges, weakens any perception of the surrounding urban areas. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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. West Moors, Ferndown, and Wimborne Minster/Colehill are towns, and so are defined as large built-up areas. The eastern and south-eastern section of the parcel has a strong enough relationship with the towns for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel OA9

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 cover and A31, 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 tree cover, the A31, rising landform and the distance between the parcel and the urban edges combine to give the parcel a strong sense of separation from the urban areas; 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 robust gap between towns. The south-eastern part of the parcel lies in the gap between Wimborne Minster/Corfe Mullen and West Moors and Ferndown. The northern part of the parcel is peripheral to a moderate gap between Verwood and West Moors.
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 south-eastern part of the parcel comprises open farmland, extensive woodland, Uddens Water (a tributary of the River Moors), and the A31; the latter three features provide strong physical separation.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The parcel forms a substantial part of the gap, but there is potential for limited development of a new urban area that would have only a minor impact on visual separation.

Parcel OA9

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's lack of a strong outer boundary feature means development within the parcel 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.
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

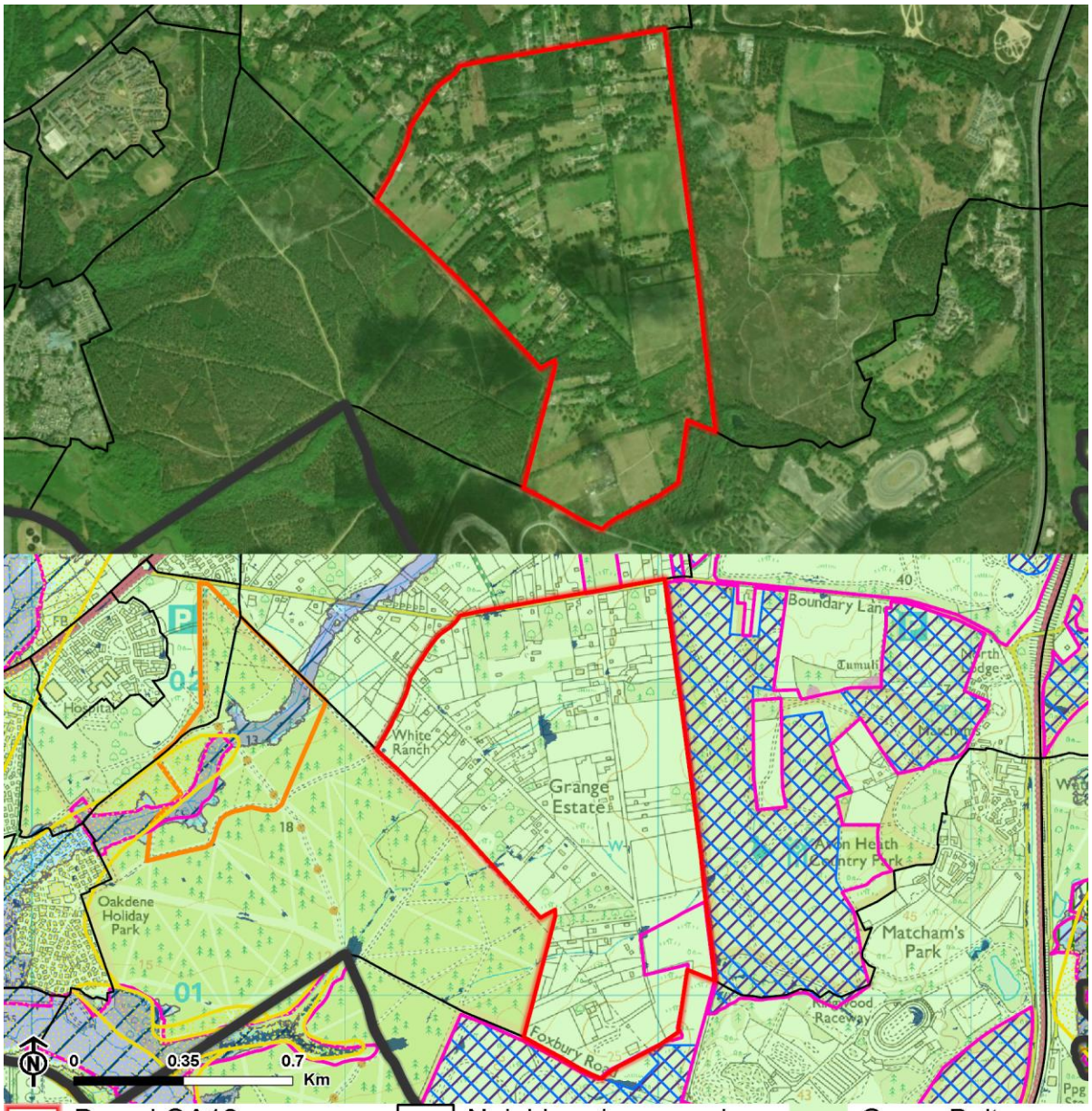
All Green Belt land plays an equal role in relation to this purpose.

Parcel OA9

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 OA10



Parcel OA10
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

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

Parcel OA10

Contribution of land in Parcel OA10

Parcel OA10 Assessment Conclusions

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

Parcel OA10 Description

Parcel Location, Land Uses and Boundaries
Outer area to the south of St Leonards/St Ives. The parcel consists of detached houses and blocks of mixed woodland. Parcel size: 103ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Blocks of mixed woodland, interspersed with gardens of detached houses, combine to form a strong boundary feature. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The sections of mature woodland blocks and distance from the settlement edge combine to limit perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Development in the parcel is low-density rural residential development comprising detached dwellings, woodland and small open fields. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There are some views of the heathland landscape of Avon Heath Country Park to the east.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. St Leonards/St Ives 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 OA10

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 and heathland cover, and the A31, 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. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA10

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. Although the mixed woodland of Hurn Forest forms a strong boundary feature to the west of the parcel, the eastern part of the parcel remains relatively open, where fields transition into the heathland landscape of Avon Heath Country Park.

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:

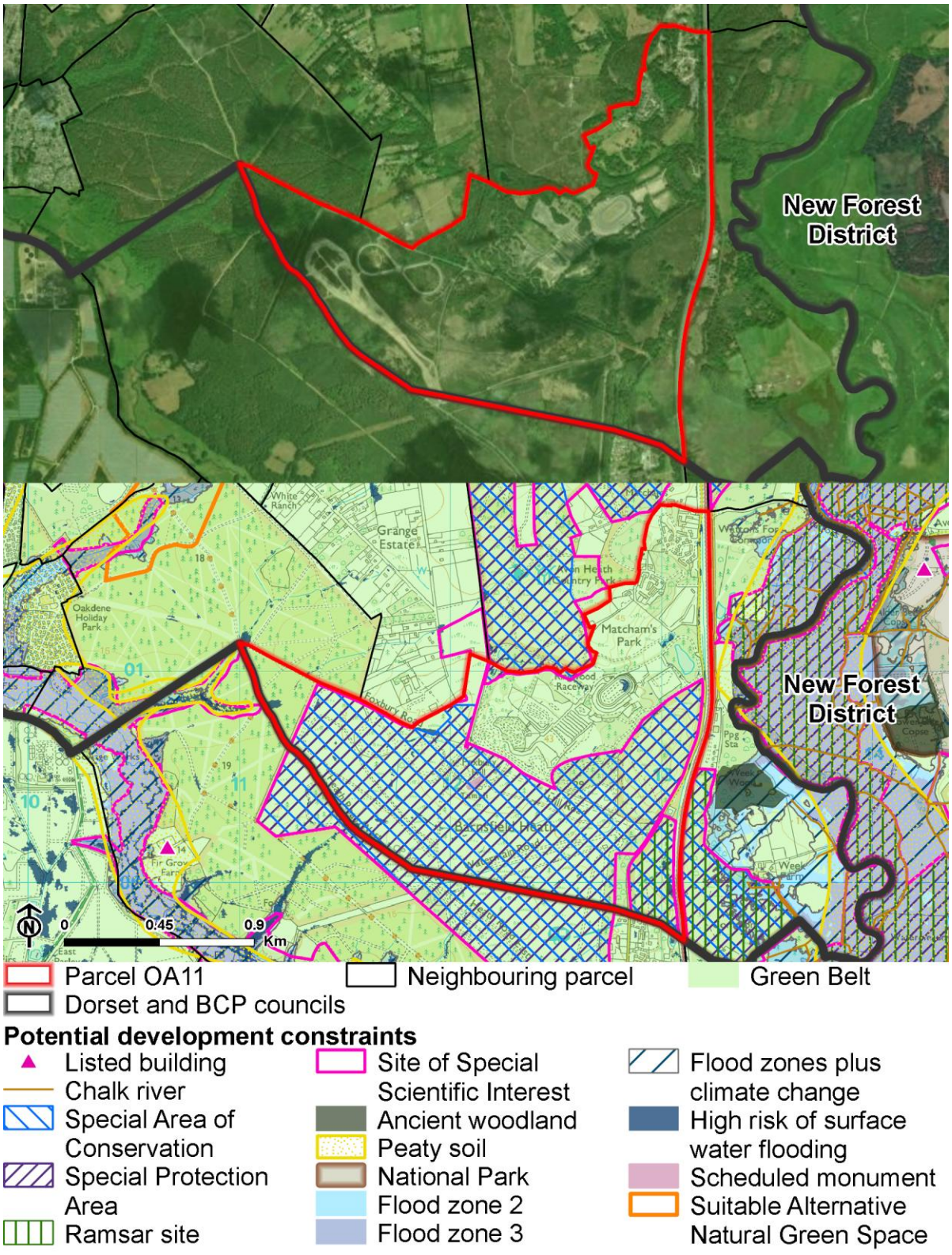
Equal contribution

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

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 OA11


New Forest District
New Forest District
Grange Estate
Oakdene Holiday Park
Matcham's Park
Barnsfield Heath
Fir Grove Farm
0
0.45
0.9
Km
Parcel OA11
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Peaty soil
National Park
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 OA11

Contribution of land in Parcel OA11

Parcel OA11 Assessment Conclusions

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

Parcel OA11 Description

Parcel Location, Land Uses and Boundaries
Outer Area to the south of St Leonards and St Ives. The parcel comprises extensive areas of heathland, grassland and woodland, including Avon Heath Country Park, and also encompasses Ringwood Raceway. It further contains a small, contained, low-density residential enclave at Matchams. Parcel size: 211ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Intervening heathland and woodland tree cover, and distance, form a strong sense of separation. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The land rises away from the urban edge, forming gently rolling hills, before falling towards the river valley to the south-east. There is a weak perception of urban development outside of the parcel. Intervening distance, together with woodland cover, heathland and changes in landform, limits the perception of the urban area to the north. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Whilst the parcel is largely undeveloped, Ringwood Raceway and the low-density residential enclave at Matchams introduce some localised urbanising influence; however, this does not significantly diminish the openness of the Green Belt. The parcel therefore largely retains its rural character, albeit with some limited localised urbanising effects. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A

Parcel OA11

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA11

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 a mix of open and tree-covered 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.
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:

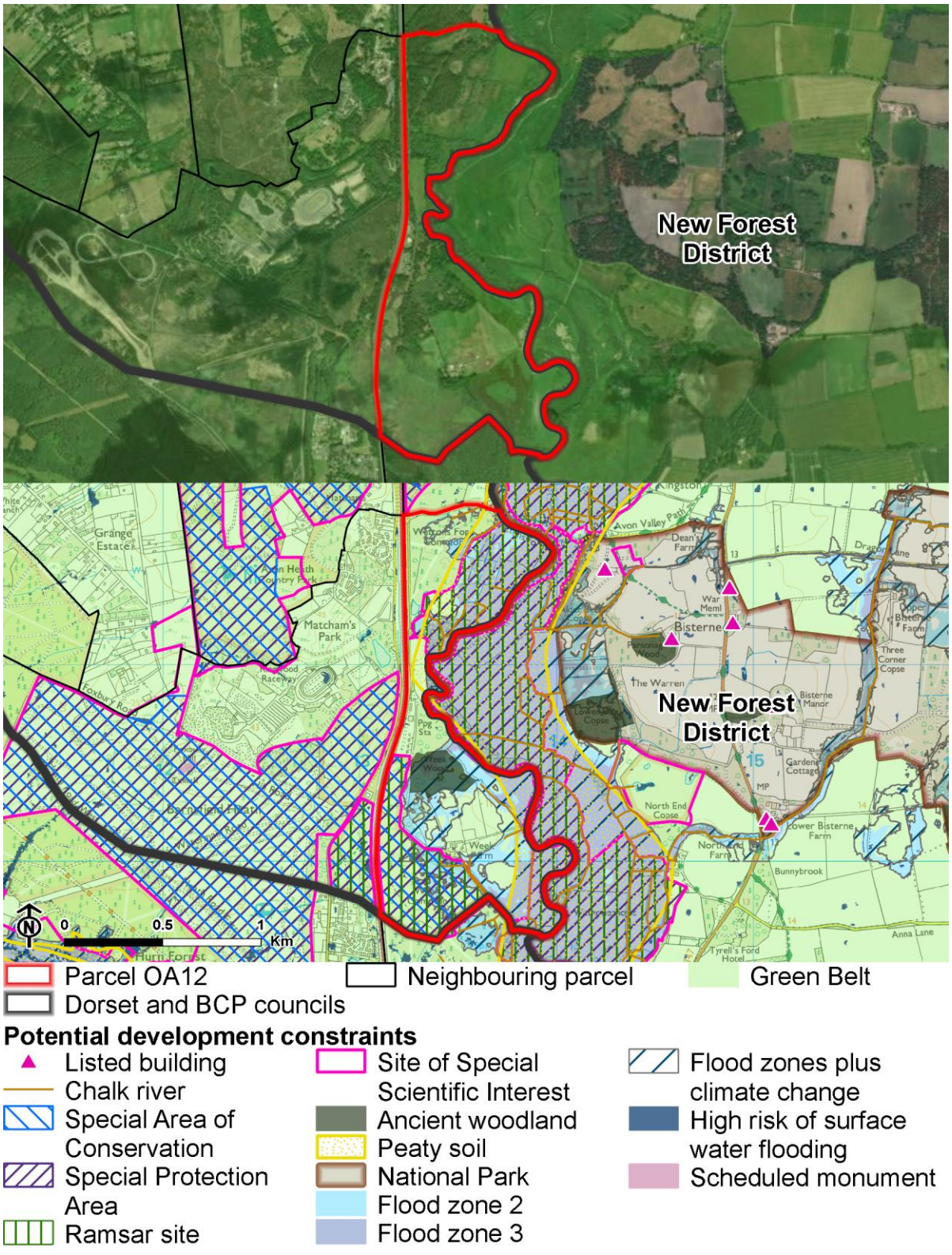
Equal contribution

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 OA12


New Forest District
New Forest District
Grange Estate
Matcham's Park
Barnfield Heath
Bisterne
Bisterne Manor
Lower Bisterne Farm
Bunnybrook
Anna Lane
Avon Valley Path
The Warren
North End Copse
Three Corner Copse
Gardener Cottage
Tyrell's Ford Hotel
0
0.5
1
Km
Parcel OA12
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Peaty soil
National Park
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Scheduled monument

Parcel OA12

Contribution of land in Parcel OA12

Parcel OA12 Assessment Conclusions

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

Parcel OA12 Description

Parcel Location, Land Uses and Boundaries
Outer Area to the south of St Leonards and St Ives. The parcel comprises areas of heathland and woodland, including Wattons Ford Common. Parcel size: 119ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland along the north of the parcel creates a strong boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform is lower and flatter than that on the edge of Ashley/Avon Castle. There is a weak perception of urban development outside of the parcel. Intervening distance and mature woodland cover combine to limit perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The land use is predominantly agricultural. Natural features limit 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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel OA12

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA12

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:

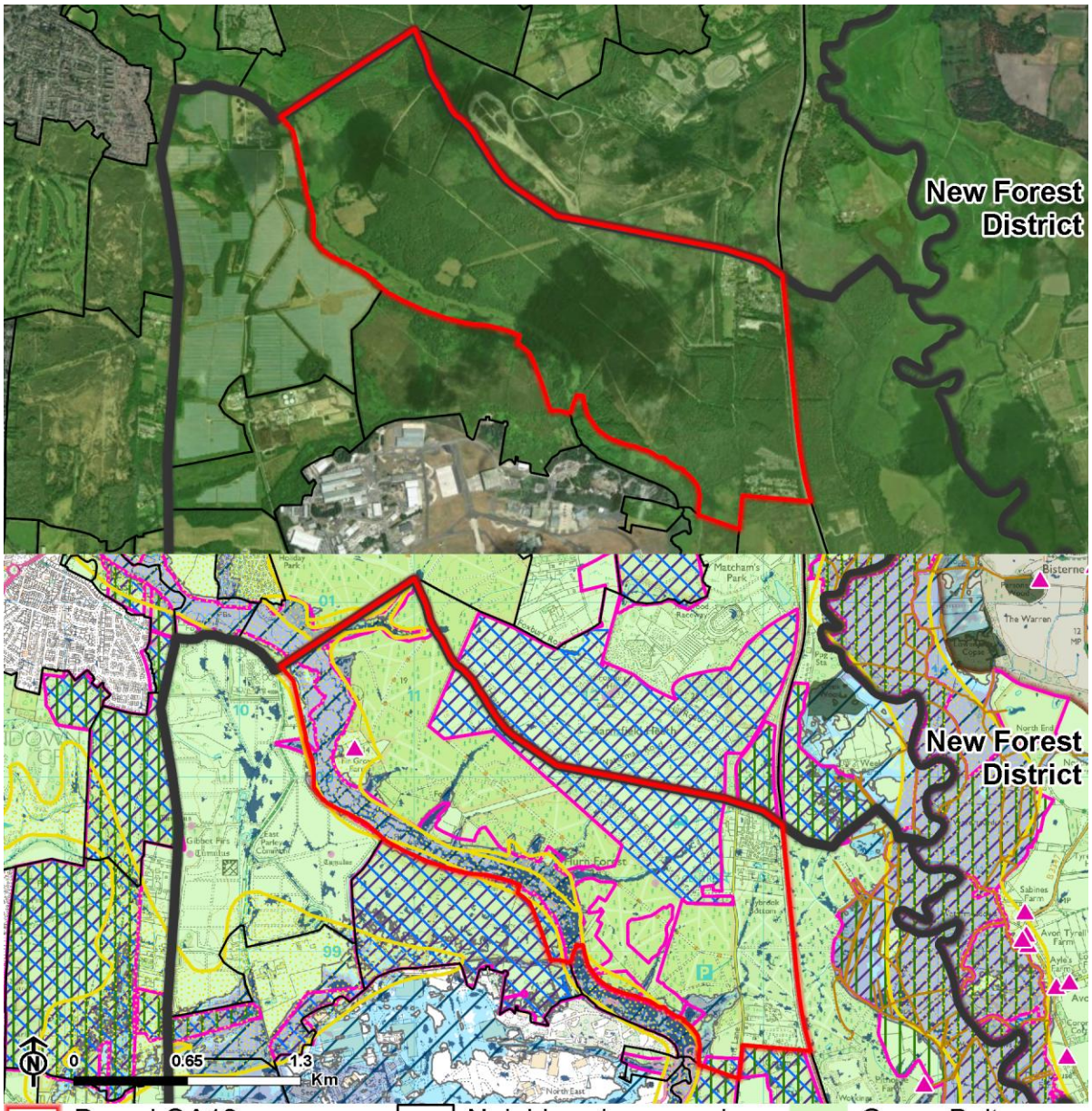
Equal contribution

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

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 OA13



Parcel OA13
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

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

Parcel OA13

Contribution of land in Parcel OA13

Parcel OA13 Assessment Conclusions

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

Parcel OA13 Description

Parcel Location, Land Uses and Boundaries
Outer Area to the south of St Leonards and St Ives. The parcel comprises extensive areas of woodland, including Hurn Forest. Parcel size: 341ha. Boundary features within the gap between the parcel and the settlement edges of Ferndown (west). St Leonards (north) and Bournemouth Airport (south) combine to create strong separation. Intervening woodland cover, field boundaries and the Moors River combine to provide strong separation between the parcel and the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform within the parcel is comparatively gently undulating, sloping towards the Moors River. There is a weak perception of urban development outside of the parcel. Intervening distance, together with dense woodland cover and changes in landform, limits the perception of the urban area to the north. Despite the intervening boundary features, there is some audible perception of Bournemouth Airport to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel OA13

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA13

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:

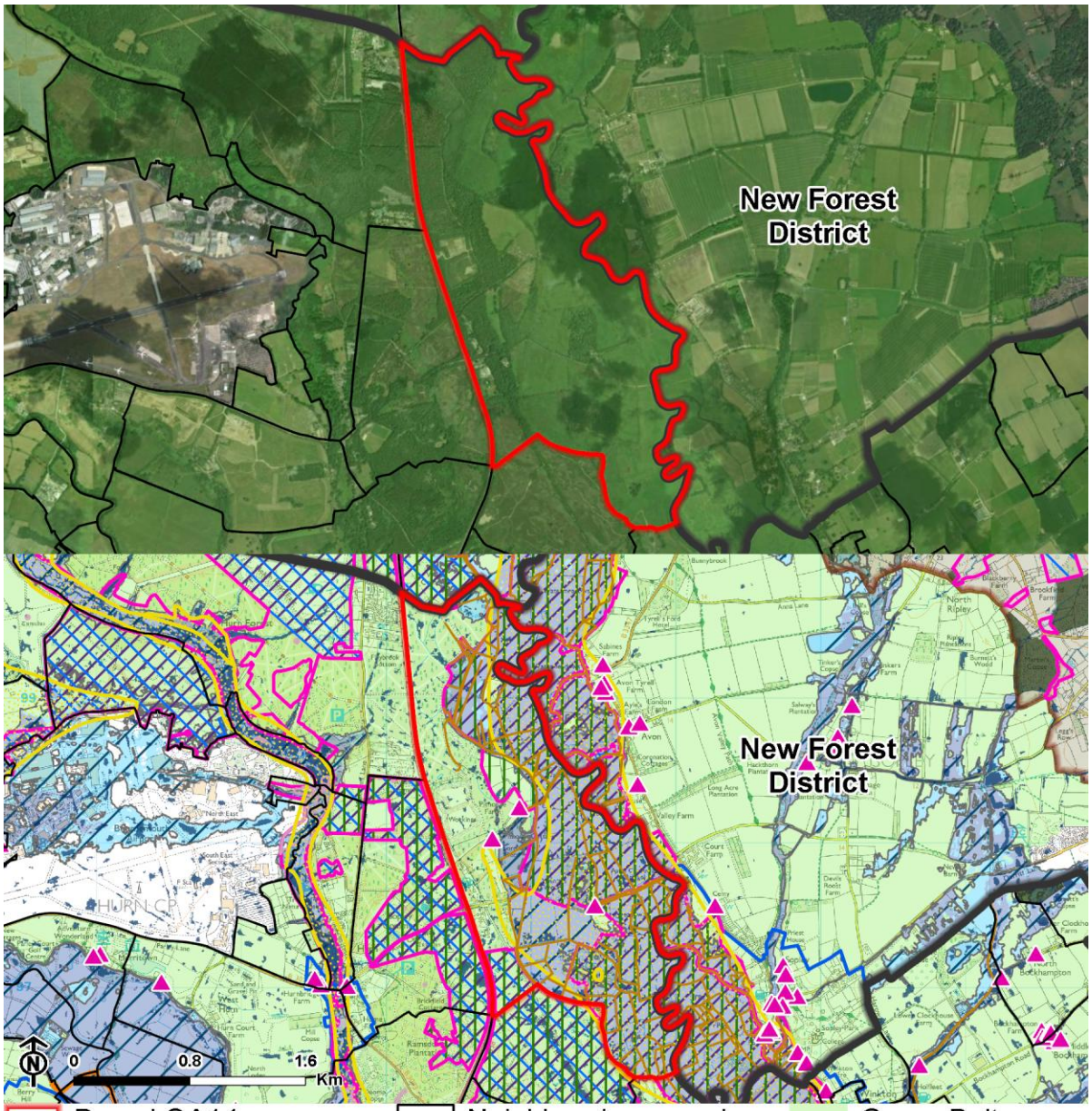
Equal contribution

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

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 OA14


New Forest District
New Forest District
0
0.8
1.6
Km
Parcel OA14
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Lowland fens
Peaty soil
National Park
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 OA14

Contribution of land in Parcel OA14

Parcel OA14 Assessment Conclusions

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

Parcel OA14 Description

Parcel Location, Land Uses and Boundaries
Outer area to the north of Christchurch and east of Bournemouth Airport. This parcel largely comprises open land with some woodland cover. Parcel size: 332ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. The A338 and intervening woodland cover combine to provide strong separation between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. The floodplain character of the parcel's landform contrasts with that of the settlement. There is a weak perception of urban development outside of the parcel. Intervening distance, together with woodland cover and changes in landform, limits the perception of the urban area to the south. Despite the intervening boundary features, there is some audible perception of Bournemouth Airport to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is open and is primarily used for agriculture. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence.

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

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel OA14

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA14

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:

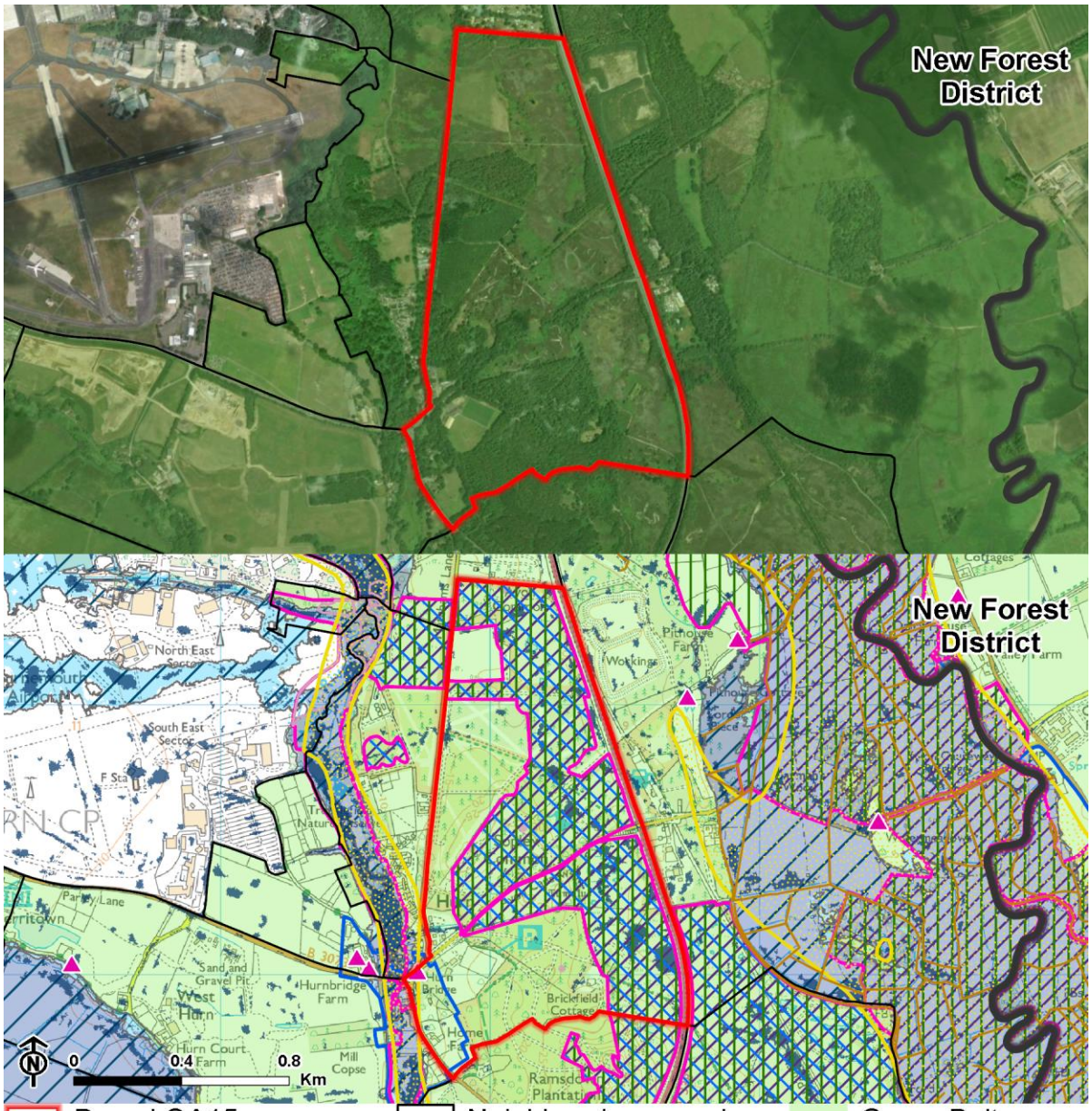
Equal contribution

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

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 OA15


New Forest District
New Forest District
North East Sector
South East Sector
Parley Lane
Sand and Gravel Pit
West Hurn
Hurnbridge Farm
Hurn Court Farm
Mill Copse
Bricklefield Cottage
Ramsdown Plantation
Pithouse Farm
Workings
0
0.4
0.8
Km
Parcel OA15
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Lowland fens
Peaty soil
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument

Parcel OA15

Contribution of land in Parcel OA15

Parcel OA15 Assessment Conclusions

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

Parcel OA15 Description

Parcel Location, Land Uses and Boundaries
This outer parcel is located to the north of Christchurch. The parcel largely comprises heathland with areas of woodland cover. Parcel size: 123ha. There is a consistent strong boundary feature between the settlement and the parcel. The A338 forms a consistent strong boundary feature between the parcel and Fairmile/Jumpers Common to the south. The River Stour forms a boundary (outside of the parcel) between the parcel and the BCP conurbation to the south-west. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The parcel lies within an undulating landscape featuring a small number of prominent hills, which contrasts with the settlement. There is a weak perception of urban development outside of the parcel. Dense woodland and distance combine to limit the perception of urban development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly common land with areas of mixed and coniferous woodland. Natural features limit 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 not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
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
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel OA15

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location. The parcel lies in gap between Christchurch and Ashley Heath, which are over 6 km apart at this location. Extensive commercial forestry within the gap also contributes to the sense of separation.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel OA15

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 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.
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.