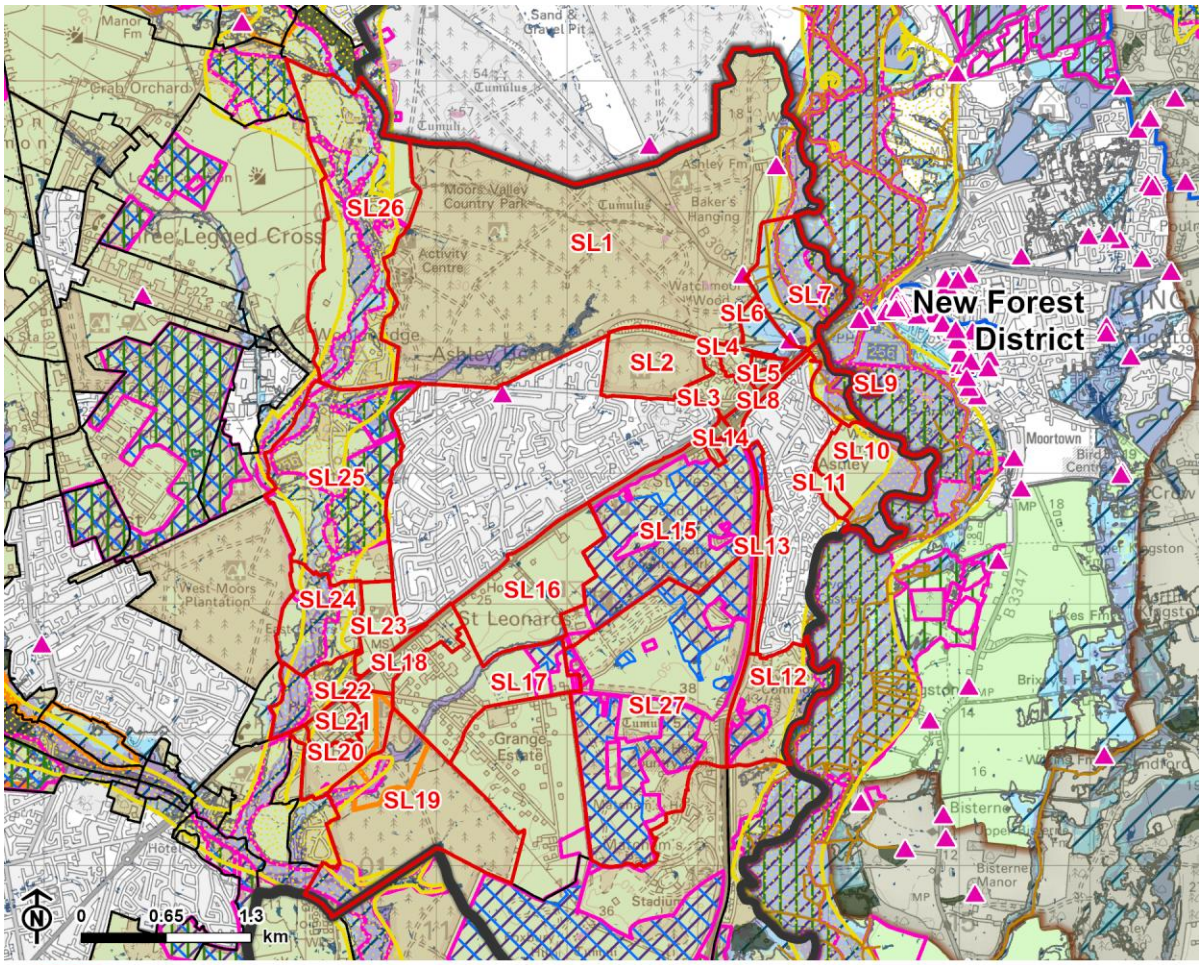
St Leonards



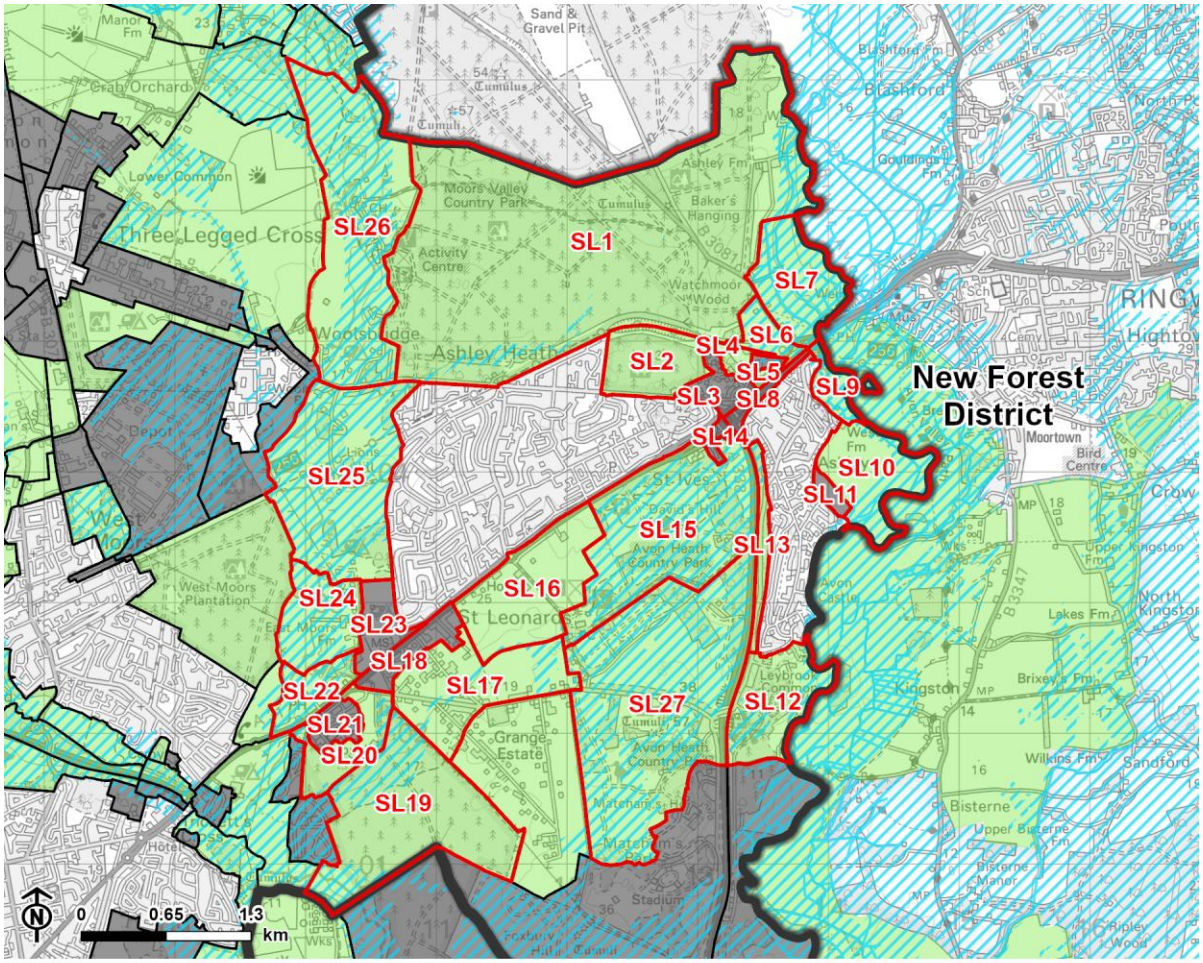
- St Leonards parcel
- Neighbouring parcel
- Dorset & BCP councils
- Neighbouring authority
- Green Belt

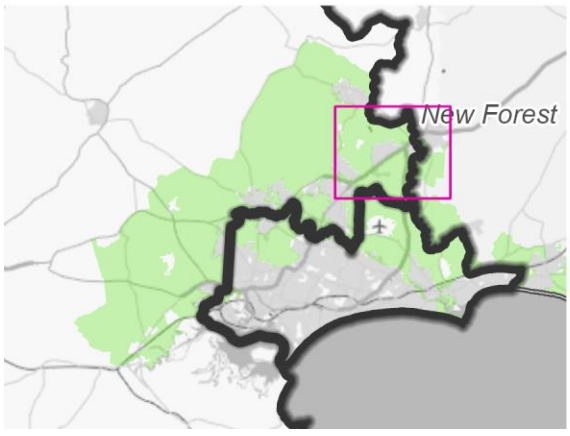
Potential development constraints

- 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
- National Park
- Flood zones plus climate change
- Flood zone 2
- Flood zone 3

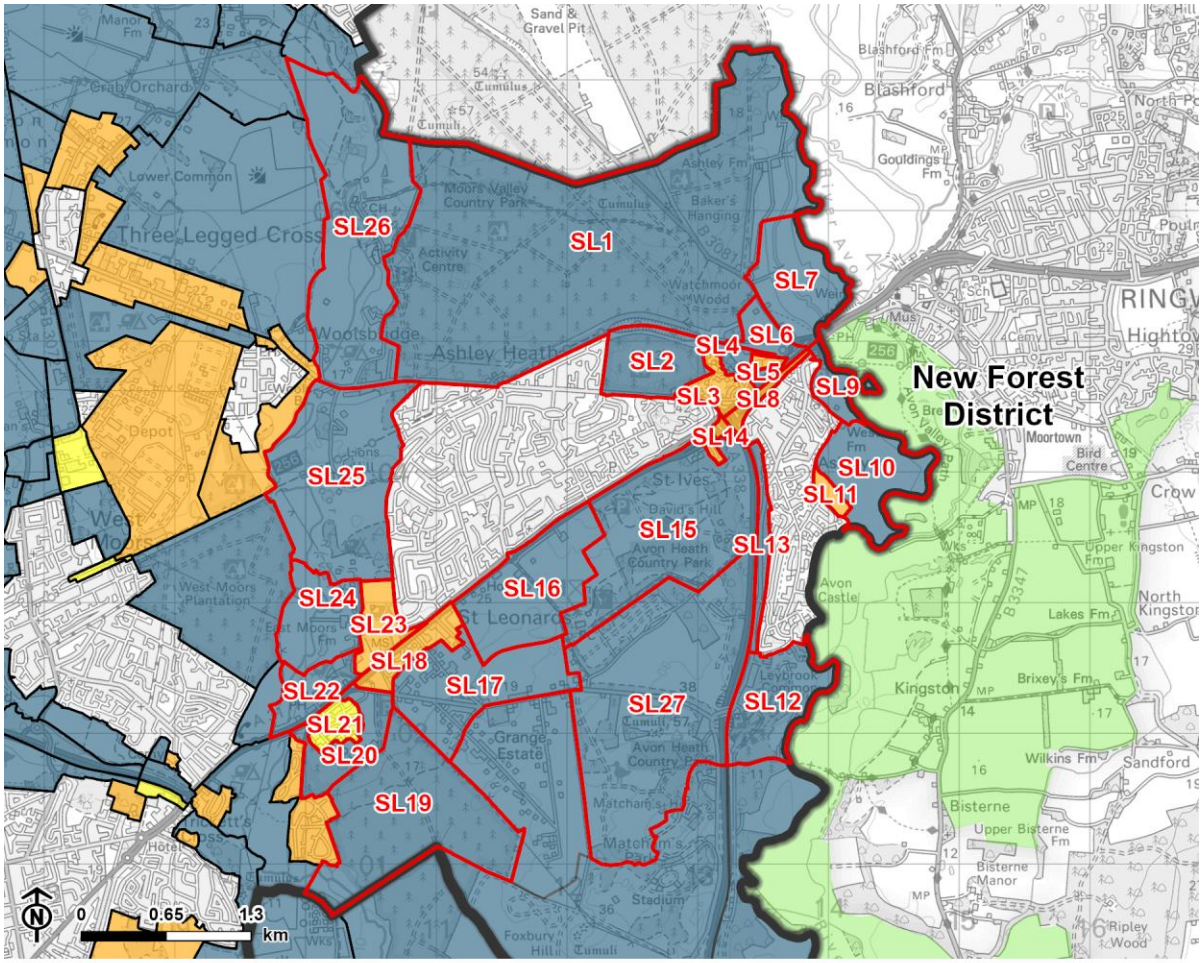


St Leonards


SL26
SL1
SL7
SL6
SL4
SL2
SL5
SL3
SL8
SL9
SL14
SL10
SL11
SL25
SL15
SL13
SL16
SL24
SL23
SL18
SL17
SL22
SL27
SL12
SL21
SL20
SL19
New Forest
District
St Leonards parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt
Grey belt
Potential development constraints
0
0.65
1.3
km


New Forest

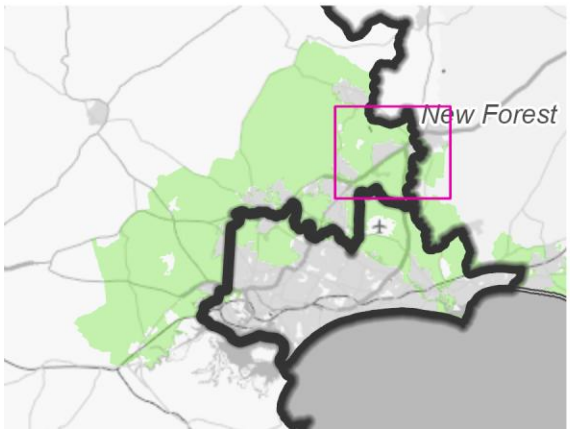
St Leonards



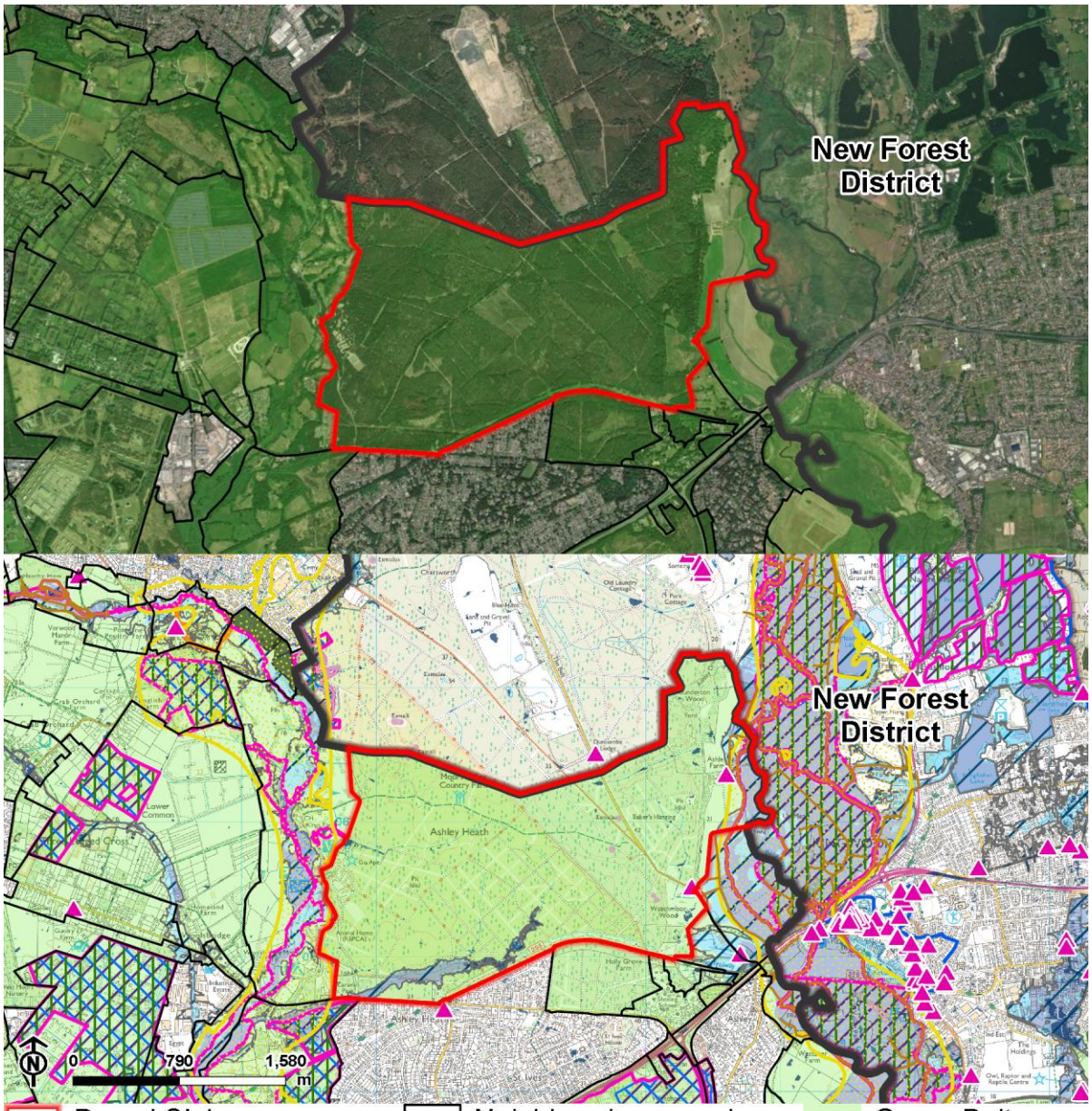
St Leonards parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt

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

Strong
Moderate
Weak/no



Parcel SL1



Parcel SL1
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

Contribution of land in Parcel SL1

Parcel SL1 Assessment Conclusions

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

Parcel SL1 Description

Parcel Location, Land Uses and Boundaries
Land to the north of St Ives. The parcel comprises forested countryside, including land at Moors Valley Country Park. Parcel size: 476ha. There is a consistent strong boundary feature between the settlement and the parcel. Plantation woodland forms the settlement boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel gently rises to the north. There is a weak perception of urban development outside of the parcel. The distance from the urban edge and the plantation woodland combine to limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

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

Strong contribution

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

Parcel SL1

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland plantation, sloping 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The western section of the parcel lies in a robust gap between St Leonards and St Ives and Verwood to the north-west. The gap comprises predominantly extensive plantation woodland, open agricultural land, and the River Moors and River Crane corridors. The plantation woodland and river corridors provide strong separating features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel contains extensive plantation woodland, which provides a strong separating feature within the gap. Elsewhere in the gap, additional strong separating features maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The 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.

Parcel SL1

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Plantation 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.

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. St Leonards and St Ives 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:

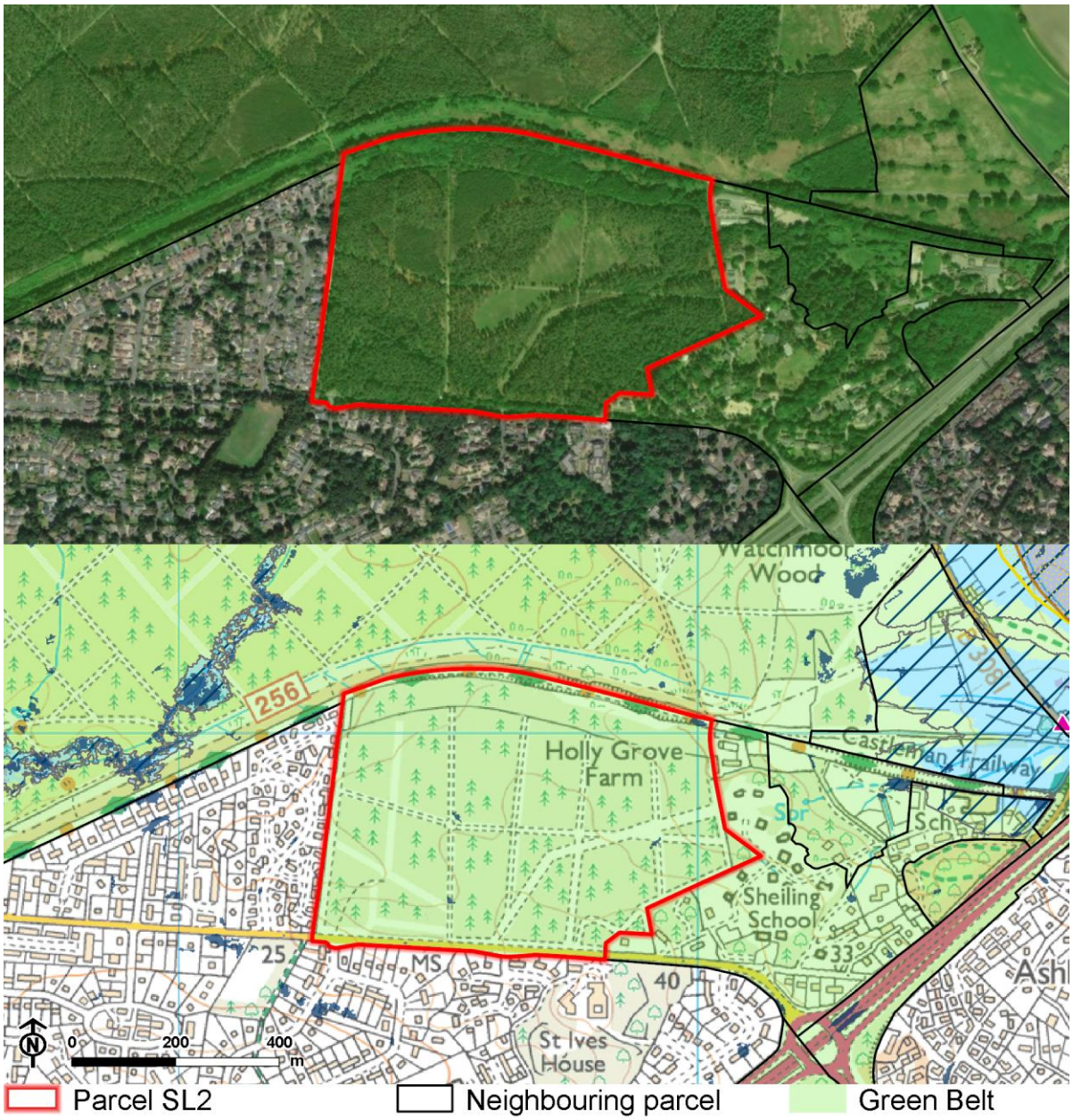
Equal contribution

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 SL2



Potential development constraints

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

Contribution of land in Parcel SL2

Parcel SL2 Assessment Conclusions

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

Parcel SL2 Description

Parcel Location, Land Uses and Boundaries
Land to the north of St Leonards and St Ives. The parcel comprises planation woodland at Ashley Heath. Parcel size: 37ha. There is a strong boundary feature between the settlement and the parcel. The woodland forms the settlement edge in this area. 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. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Although the parcel is contained by urban edge to the west and south, substantial woodland cover effectively screens built form, maintaining a strong sense of separation from the adjoining urban area. Natural features limit perception of the wider countryside. Dense woodland cover 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. St Leonards and 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.
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 dense woodland

Assessment Considerations	Assessment
	which currently give the parcel a strong sense of separation from urbanising influences
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SL2

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland 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. St Leonards and St Ives 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:

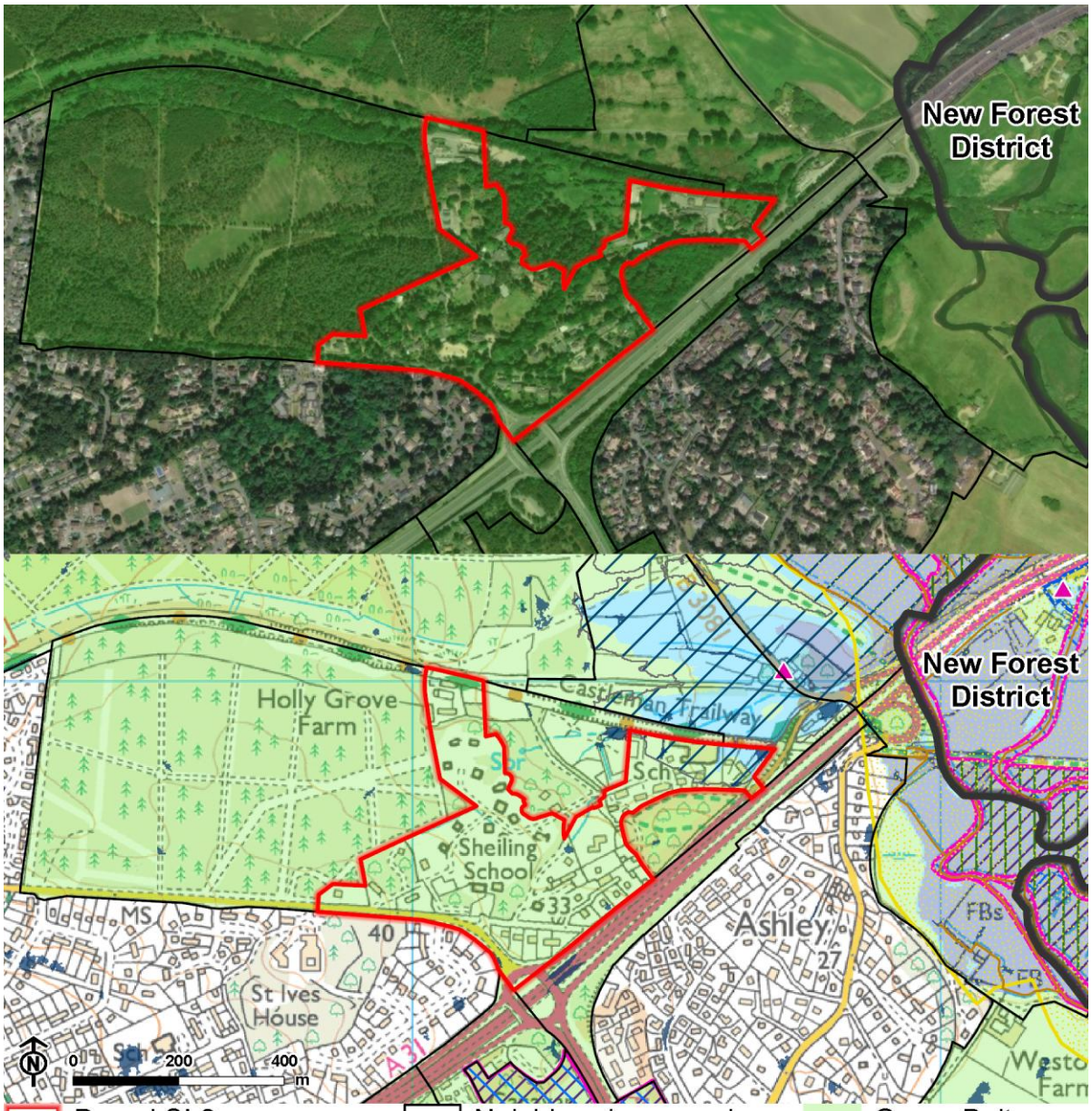
Equal contribution

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 SL3



Parcel SL3
Dorset and BCP councils
Neighbouring parcel
Green Belt

Potential development constraints

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

Parcel SL3

Contribution of land in Parcel SL3

Parcel SL3 Assessment Conclusions

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

Parcel SL3 Description

Parcel Location, Land Uses and Boundaries
Land located to the north of St Leonards/St Ives, comprising low-density residential development and educational facilities, including The Sheiling and Ringwood Waldorf Schools. Parcel size: 17ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Horton Road, with its mature vegetation and tree cover, marks the settlement edge. Although Horton Road has substantial vegetative cover, development at The Sheiling limits its effectiveness as a clear boundary to the inset settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel's close proximity to the urban area allows some perception of the urban edge through vegetation cover in places. Existing development in the Green Belt has some urbanising influence. Built development associated with The Sheiling School and Ringwood Waldorf School, together with low-density residential dwellings, introduces a moderate degree of urbanising influence and results in some limited impact on openness. Natural features limit perception of the wider countryside. Tree cover within the parcel limits the wider views of the 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. 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?	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 SL3

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 clearly marks the parcel boundaries. 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 lies in a moderate gap between towns. The parcel is part of the gap between St Leonards/St Ives and Ringwood. The gap consists of the River Avon and its floodplain, which provides a strong separating feature between the two settlements. The gap is weaker to the south of the A31 due to the intervening urban area at Ashley.
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 does not contain any strong separating features with tree cover, the floodplain landform, and River Avon all outside of the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

Parcel SL3

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 clearly marks the parcel boundaries. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.

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

Weak/No contribution

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

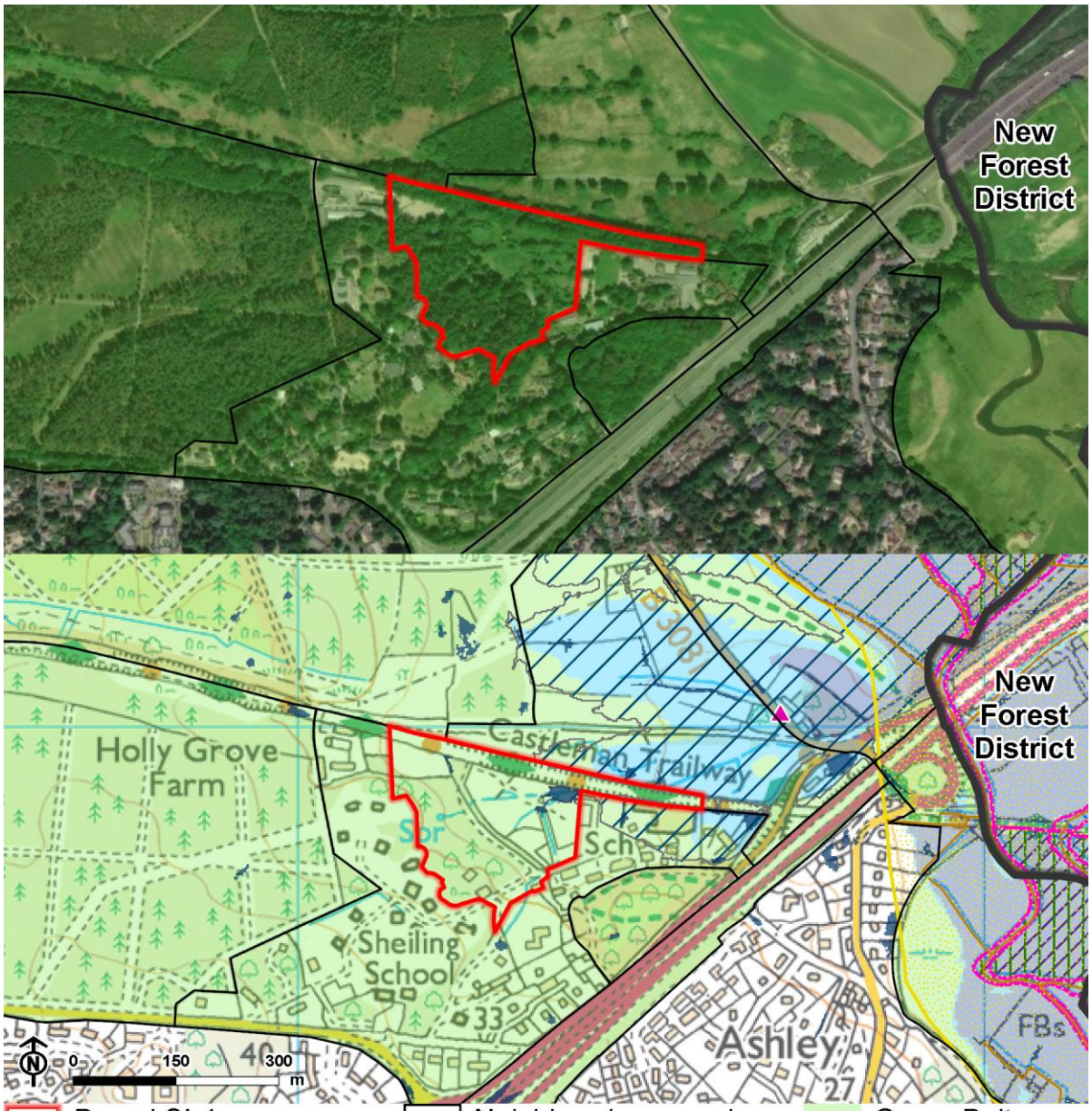
Equal contribution

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 SL4



Potential development constraints

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

Parcel SL4

Contribution of land in Parcel SL4

Parcel SL4 Assessment Conclusions

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

Parcel SL4 Description

Parcel Location, Land Uses and Boundaries
Land to the north of St Leonard/St Ives. The parcel is predominantly woodland with some grassland. Parcel size: 5ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Tree cover to the south of the parcel provides a moderate level of boundary separation from the inset settlement edge, whilst the A31 dual carriageway to the east and south-east, together with intervening tree cover, forms a stronger boundary separation to Ashley. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Intervening boundary features and tree cover within the parcel, together with distance from the inset settlement edge, limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly woodland, with some areas of grassland. A small area of hardstanding for parking extends into the western part of the parcel. Tree cover limits perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. St Leonards/St Ives are defined as a large built-up area. The parcel has a strong enough relationship with St Leonards/St Ives 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 SL4

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 mature tree cover within the parcel, which currently gives the parcel a strong sense of separation from urbanising influences
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Mature tree cover 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 is part of a fragile gap between St Leonards/St Ives and Ringwood. The gap consists of the River Avon and its floodplain, which provides a strong separating feature between the two settlements. The gap is weaker to the south of the A31 due to the intervening urban area at Ashley.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The parcel contains some tree cover that makes some contribution to separation in the gap, but it is the River Avon and its floodplain landform to the north that make a stronger contribution.
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 SL4

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature 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. St Leonards and St Ives 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

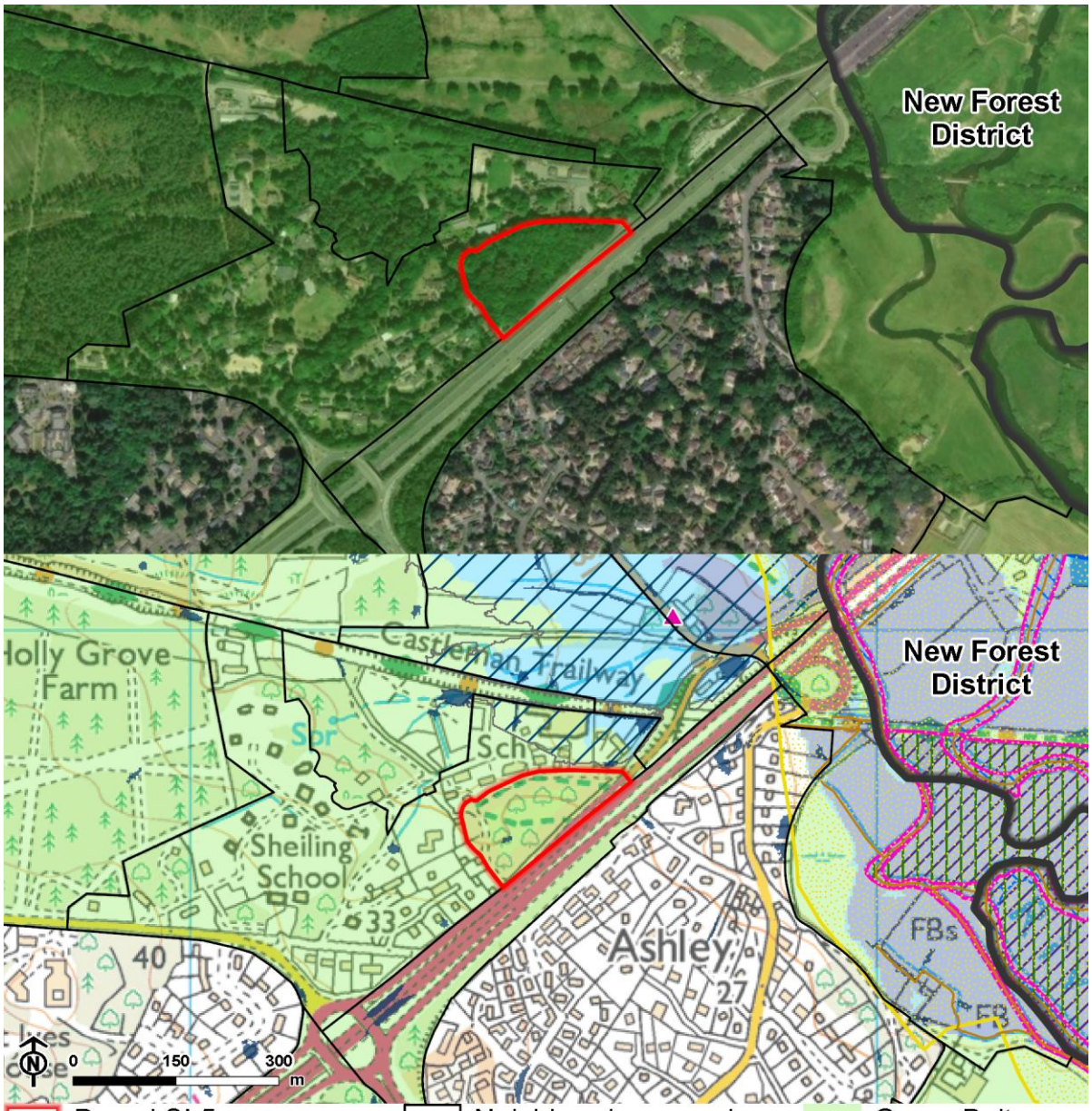
All Green Belt land plays an equal role in relation to this purpose.

Parcel SL4

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 SL5


New Forest District
Holly Grove Farm
Castleman Trailway
Sch
Sheiling School
33
40
Ashley
27
FBs
New Forest District
0
150
300
m
Parcel SL5
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
Peaty soil
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area

Parcel SL5

Contribution of land in Parcel SL5

Parcel SL5 Assessment Conclusions

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

Parcel SL5 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of St Leonards/St Ives. The parcel comprises woodland. Parcel size: 2ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. These include the A31 Ringwood Road dual carriageway and the adjacent B3081, together with associated tree cover, which form a strong boundary between the built-up area and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Strong boundary features and distance from the inset settlement edge limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Dense tree cover within the parcel 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 near to a large built-up area. St Leonards/St Ives is defined as a large built-up area. The parcel has a strong enough relationship with St Leonards/St Ives for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SL5

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of mature tree cover, 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 tree cover 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 lies in a moderate gap between towns. The parcel is part of the gap between St Leonards/St Ives and Ringwood. The gap consists of the River Avon and its floodplain, which provides a strong separating feature between the two settlements. The gap is weaker to the south of the A31 due to the intervening urban area at Ashley.
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 very small part of the gap. The parcel's tree cover does not contribute to the separation in the gap. The A31 to the south and the River Avon to the north-east are the strongest separating features in the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel SL5

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. St Leonards and St Ives 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.

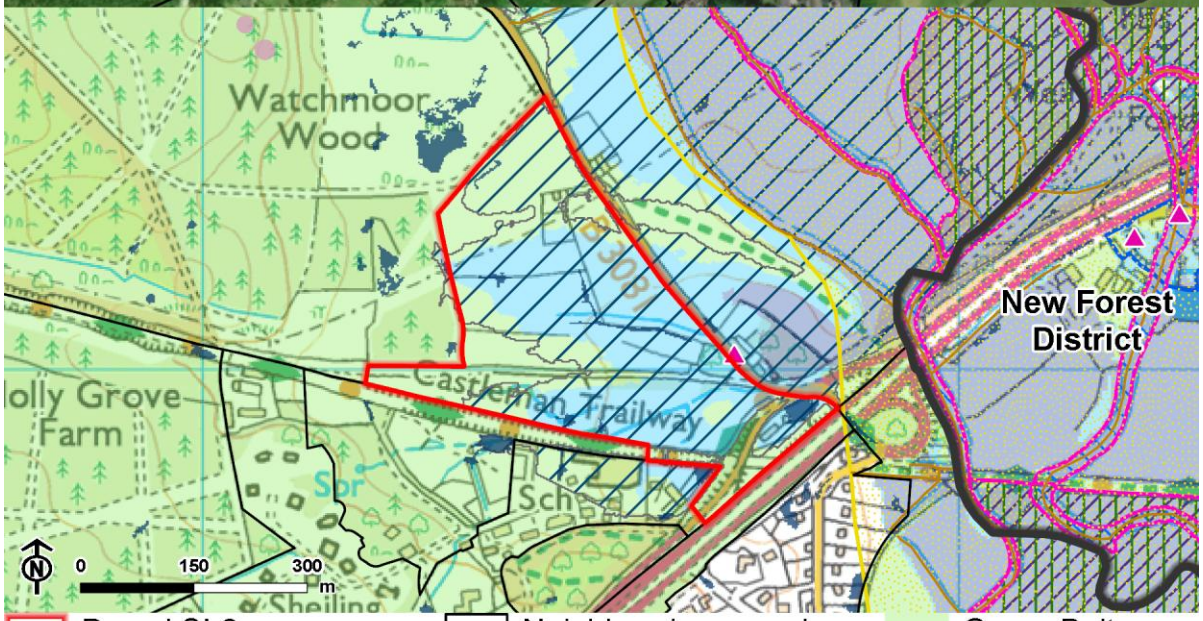
Parcel SL5

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 SL6





Parcel SL6
Dorset and BCP councils
Neighbouring parcel
Green Belt

Potential development constraints

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

Parcel SL6

Contribution of land in Parcel SL6

Parcel SL6 Assessment Conclusions

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

Parcel SL6 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of St Leonards/St Ives. The parcel comprises grassland and a single property to the north. Parcel size: 13ha. There is a consistent strong boundary feature between the settlement and the parcel. Tree cover along the Castleman Trailway to the southwest, together with the A31 dual carriageway to the southeast, provides strong boundary separation from the inset settlement. There is some change in landform to create a sense of separation between the settlement and the parcel. The parcel forms part of the River Avon floodplain. There is a weak perception of urban development outside of the parcel. The strong boundary features, in conjunction with distance from the inset settlement edge, limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some hardstanding associated with a vehicle checkpoint or haulage yard in the south of the parcel. This has a limited impact on openness. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Tree cover along the edges of the parcel, particularly to the north, east and south-east, limits the perception of the wider countryside in those directions. However, weaker boundary features to the east allow some views into the countryside beyond.

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 are defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel SL6

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 A31, which currently gives the parcel a strong sense of separation from Ashley to the south, and tree cover and distance that separate it from St Leonards/St Ives.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel is part of the gap between St Leonards/St Ives and Ringwood. The gap consists of the River Avon and its floodplain, which provides a strong separating feature between the two settlements. The gap is weaker to the south of the A31 due to the intervening urban area at Ashley.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The parcel contains no strong separating features.
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 SL6

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 hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land, especially to the east.

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

Weak/No contribution

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

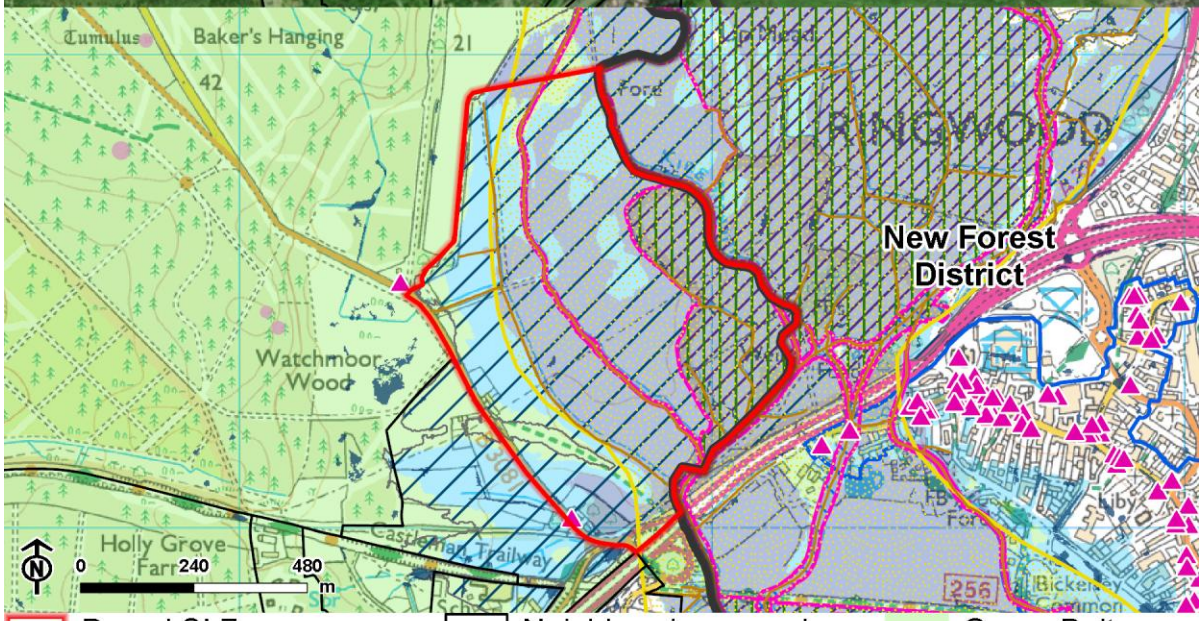
Parcel SL6

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 SL7





Parcel SL7
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
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel SL7

Contribution of land in Parcel SL7

Parcel SL7 Assessment Conclusions

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

Parcel SL7 Description

Parcel Location, Land Uses and Boundaries
Land to the north of St Leonards/St Ives. The parcel comprises agricultural fields with some scattered residential dwellings. Parcel size: 48ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. The A31 dual carriageway forms a strong boundary feature to Ashley in the south, and multiple areas of tree cover to St Ives to the south-west. There is some change in landform to create a sense of separation between the settlement and the parcel. The parcel forms part of the River Avon floodplain. There is a weak perception of urban development outside of the parcel. Strong boundary features, along with the distance from the inset settlement edge, limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. A small number of scattered residential properties along Verwood Road do not affect the openness of the Green Belt and therefore do not result in any significant urbanising effect. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Weak boundary features allow views of the wider countryside, especially to the east and 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. 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 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 SL7

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 which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

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 forms part of the gap between St Ives and Ringwood. The gap consists of the River Avon and its floodplain, which provides a strong separating feature between the two settlements. The gap is weaker to the south of the A31 due to the intervening urban area at Ashley.
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 contains part of the River Avon floodplain, with the river itself forming the northeastern boundary.
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 SL7

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

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

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. The parcel is located near the River Avon and Ashley
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

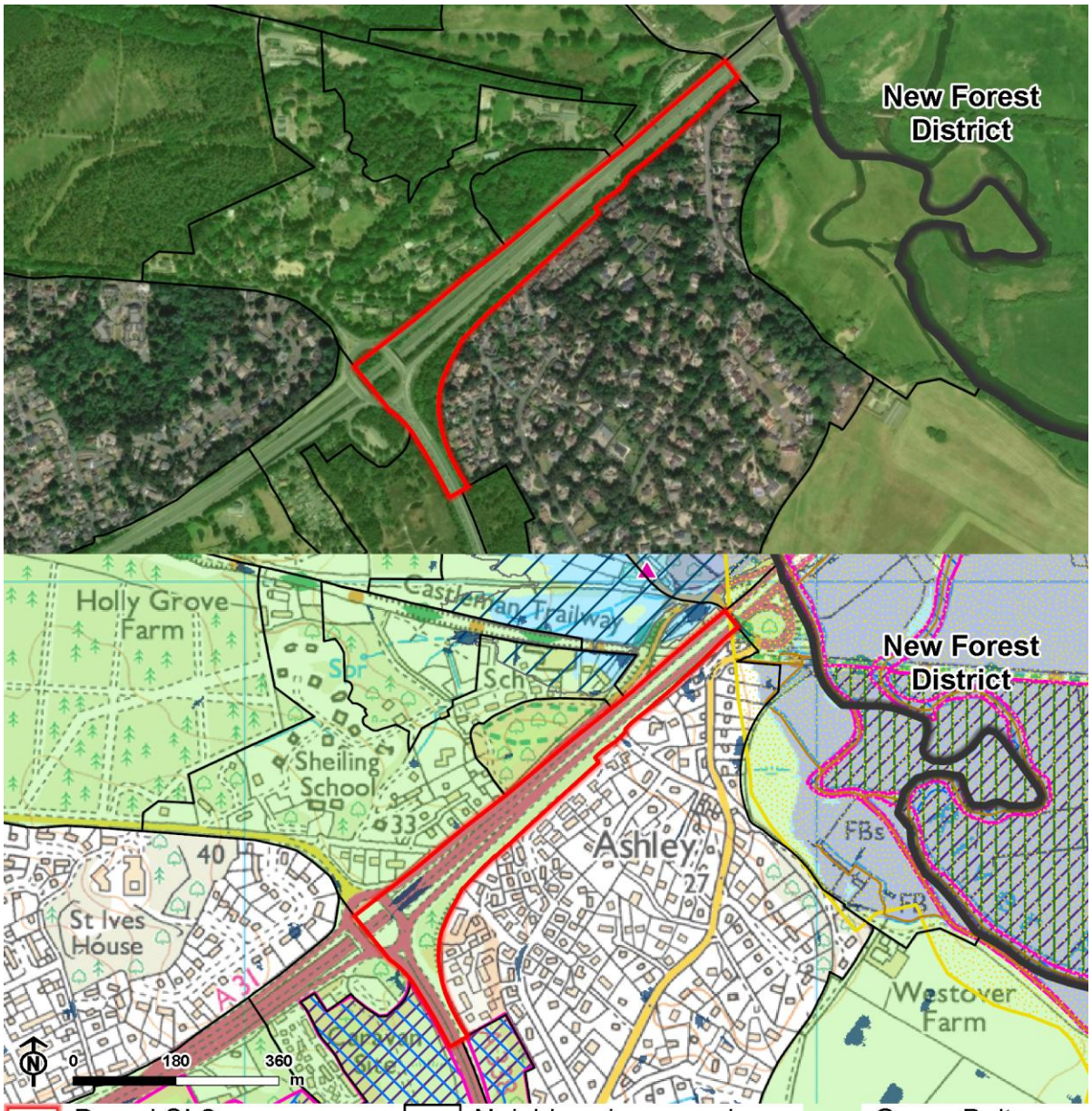
All Green Belt land plays an equal role in relation to this purpose.

Parcel SL7

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 SL8



Parcel SL8 | 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
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel SL8

Contribution of land in Parcel SL8

Parcel SL8 Assessment Conclusions

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

Parcel SL8 Description

Parcel Location, Land Uses and Boundaries
Land to the north of St Leonards and St Ives. The parcel comprises the A31 and A338 transport corridors and associated roadside vegetation. Parcel size: 6ha. There is a strong boundary feature between the settlement and the parcel. The A31 and A338 transport corridors, together with their associated vegetation cover, mark the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is adjacent to the urban edge and experiences some urbanising influence; however, vegetation cover reduces this influence to a certain extent. Existing development in the Green Belt has some urbanising influence. Whilst the land is occupied by the A31 and A338 transport corridors, which are an appropriate use within the Green Belt, the presence of hard surfacing and associated features limits its contribution to openness. Appropriate development limits perception of the wider countryside. The presence of major transport infrastructure and associated tree cover, which contain views and reduce visual connectivity with 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. St Leonards and 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?	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 SL8

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 is peripheral to a fragile gap between towns. The north of the parcel is peripheral to a fragile gap between St Ives and Ringwood. The gap consists of the River Avon and its floodplain, which provides a strong separating feature between the two settlements.
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 negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

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

Parcel SL8

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

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

Weak/No contribution

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

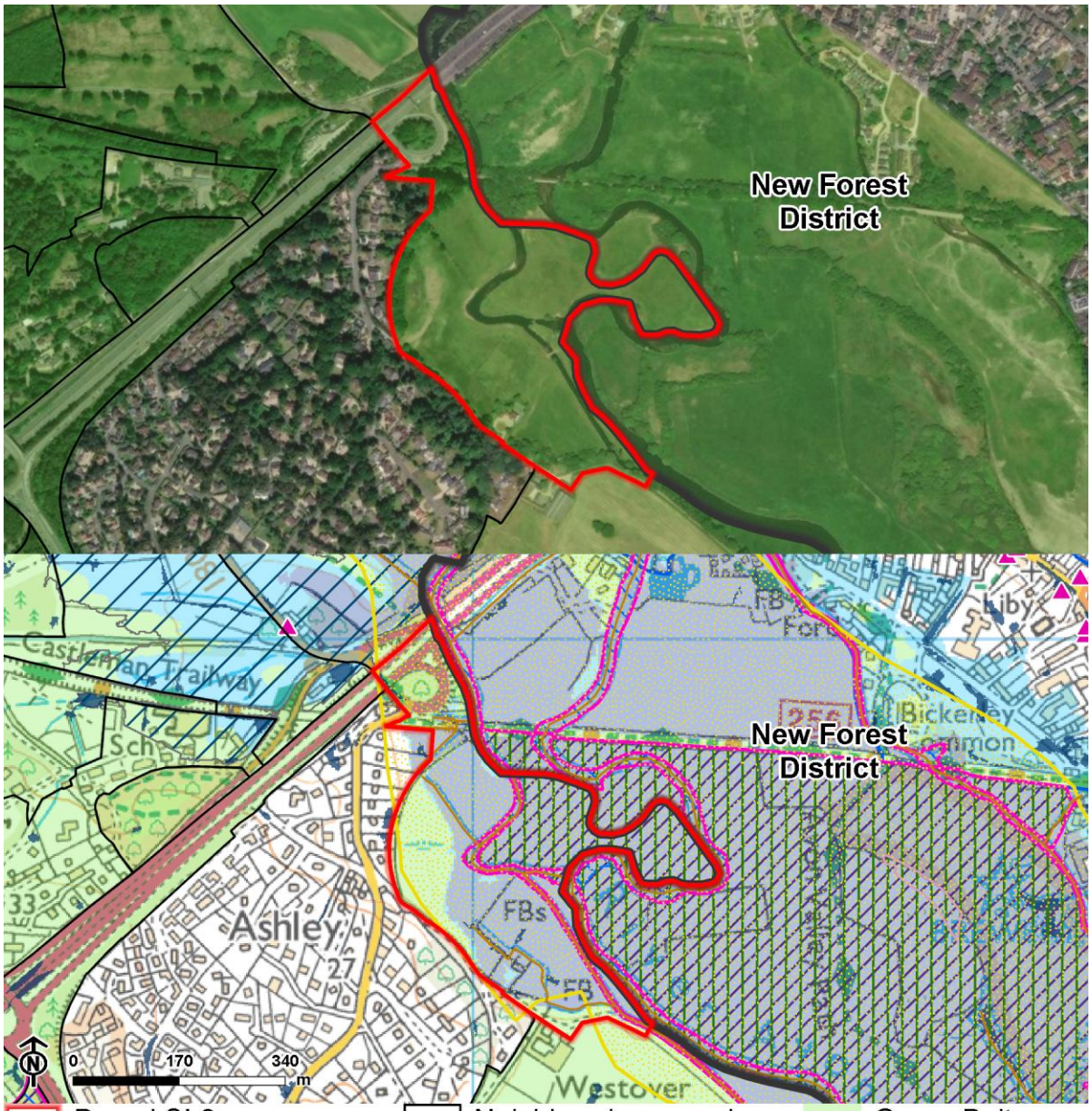
Equal contribution

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 SL9


New Forest District
New Forest District
Ashley
Westover
Bickerley
Castleman Trailway
FBs
0
170
340
m
Parcel SL9
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

Parcel SL9

Contribution of land in Parcel SL9

Parcel SL9 Assessment Conclusions

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

Parcel SL9 Description

Parcel Location, Land Uses and Boundaries
Land to the east of St Leonards and St Ives. The parcel comprises pasture fields forming part of the River Avon floodplain. The parcel also includes a roundabout to the north and a residential dwelling to the south. Parcel size: 14ha. There is a moderate boundary feature between the settlement and the parcel. A line of mature trees delineates the urban edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel forms part of the distinctive floodplain of the River Avon. The landform gradually descends towards the River Avon to the east. There is some perception of urban development outside of the parcel. The parcel adjoins the urban edge, and its proximity to the built-up area results in some urban influences from outside the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The majority of the parcel is in agricultural use, with the northernmost part comprising a highway roundabout. Whilst this has some impact on openness, limited to the northern area, the parcel is largely open in Green Belt terms. A residential dwelling is also located in the south-east of the parcel, which does not significantly impact openness. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Weak boundary features to the east allow views of the wider countryside in that direction.

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. St Leonards and 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 free from urbanising development.

Parcel SL9

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 River Avon and its floodplain, 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 mature treeline and River Avon (including its floodplain) between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The northern section of the parcel lies within a fragile gap between St Leonards/St Ives and Ringwood to the east. The rest of the parcel lies in a moderate gap between the settlements. The gap between the settlements comprises the River Avon corridor and its associated floodplain meadows, together with a tributary stream providing strong separating features. The parcel lies within the narrowest part of the gap between the towns, with the separation broadening progressively to the south.
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 the River Avon and its floodplain, and the wider gap is similarly defined by the River Avon and its associated floodplain meadows, which form strong separating features.

Parcel SL9

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.

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.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel forms part of the setting of a historic town. The parcel is located near the River Avon and Ashley, close to the historic town of Ringwood.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is located along the western side of the River Avon. However, it does not contribute to the visual relationship between the river and a historic town and does not form part of the setting of a historic town. Consequently, it makes no notable contribution to the special character or setting of a historic town.

Parcel SL9

Purpose E – Assisting in urban regeneration:

Equal contribution

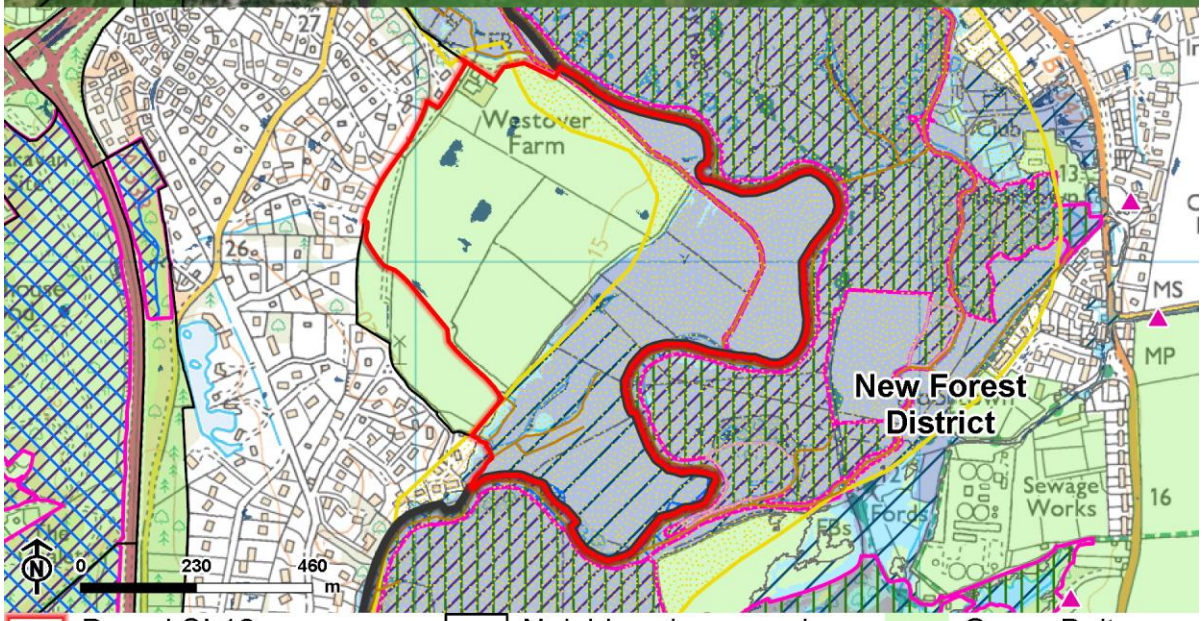
All Green Belt land plays an equal role in relation to this purpose.

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 SL10





Parcel SL10
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

Parcel SL10

Contribution of land in Parcel SL10

Parcel SL10 Assessment Conclusions

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

Parcel SL10 Description

Parcel Location, Land Uses and Boundaries
Land to the east of St Leonard and St Ives. The parcel comprises agricultural fields, part of which lies within the floodplain of the River Avon. The River Avon traverses the eastern part of the parcel, and a few agricultural buildings are located to the north. Parcel size: 49ha. There are no significant boundary features to separate the parcel from the settlement. Garden boundaries delineate the urban edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel forms part of the distinctive floodplain of the River Avon. The landform gradually descends towards the River Avon to the east and south. There is some perception of urban development outside of the parcel. Weak boundary features and the close proximity of the urban edge allow some perception of urban development, particularly near the settlement edge. This perception diminishes with distance from the urban edge, and the scale and extent of the parcel mean it is not strongly contained. 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 adjacent to a large built-up area. St Leonards and 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 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 SL10

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 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 moderate gap between towns. The parcel lies in a moderate gap St Leonards and St Ives and Ringwood to the east. The gap between the settlements comprises the River Avon corridor and its associated floodplain meadows, together with a tributary stream providing strong separating features. The gap is narrowest to the north.
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 the River Avon and its floodplain, and the wider gap is similarly defined by the River Avon and its associated floodplain meadows, which form strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Parcel SL10

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 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 forms part of the setting of a historic town. The parcel is located near the River Avon and Ashley, close to the historic town of Ringwood.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
To what extent does the parcel contribute to the setting and special character of historic town(s)?	The parcel makes no notable contribution to the town's special character. The parcel is located along the western side of the River Avon. However, it does not contribute to the visual relationship between the river and a historic town and therefore makes no notable contribution to the setting or special character of a historic town.

Purpose E – Assisting in urban regeneration:

Equal contribution

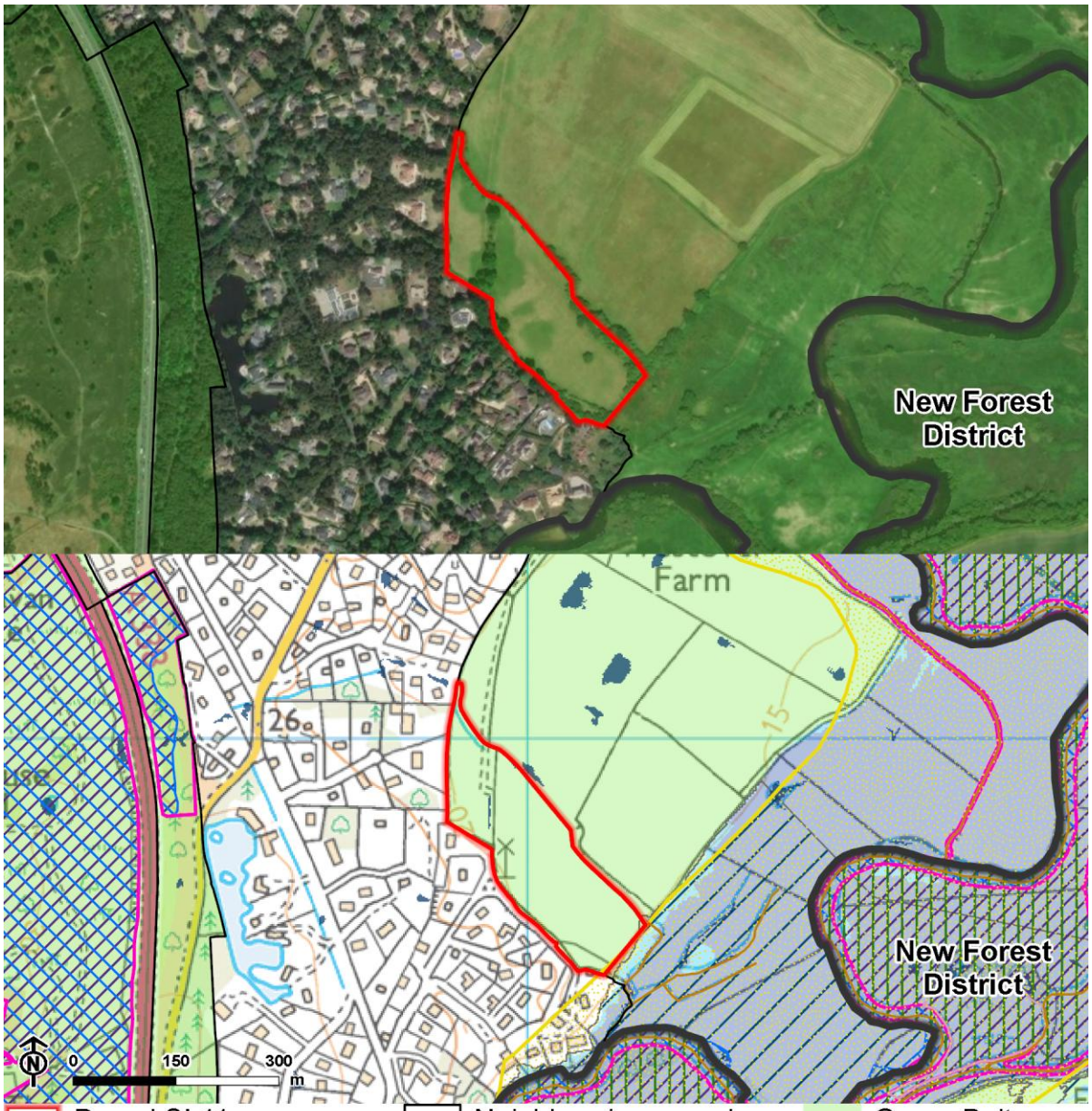
All Green Belt land plays an equal role in relation to this purpose.

Parcel SL10

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 SL11


New Forest District
Farm
26
15
New Forest District
0
150
300
m
Parcel SL11
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
Lowland fens
Peaty soil
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding

Contribution of land in Parcel SL11

Parcel SL11 Assessment Conclusions

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

Parcel SL11 Description

Parcel Location, Land Uses and Boundaries
Land to the east of St Leonards and St Ives. Parcel size: 5ha. There are no significant boundary features to separate the parcel from the settlement. Hedgerow boundaries, together with some intermittent tree cover, define the urban edge in this location and provide weak boundary definition. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel forms part of the River Avon floodplain. There is a strong perception of urban development outside of the parcel. The parcel lies immediately adjacent to the urban edge, and its proximity and size give rise to a degree of containment. Weak boundary features allow views of the rear elevations of properties along the urban edge in places where vegetation cover is limited. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Tree-lined field boundaries to the east restrict views of the wider countryside; however, gaps in the vegetation allow some views in places.

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. St Leonards and 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 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 SL11

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-lined field boundary clearly marks the parcel boundary. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap St Leonards and St Ives and Ringwood to the east. The gap between the settlements comprises the River Avon corridor and its associated floodplain meadows, together with a tributary stream providing strong separating features. The gap is narrowest to the north.
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 very small part of the gap. The parcel lacks any strong separating features. Elsewhere within the gap, strong separating features help maintain the separation between the settlements.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

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 SL11

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Tree-lined field boundary clearly marks the parcel boundary to the east. 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. St Leonards and St Ives 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:

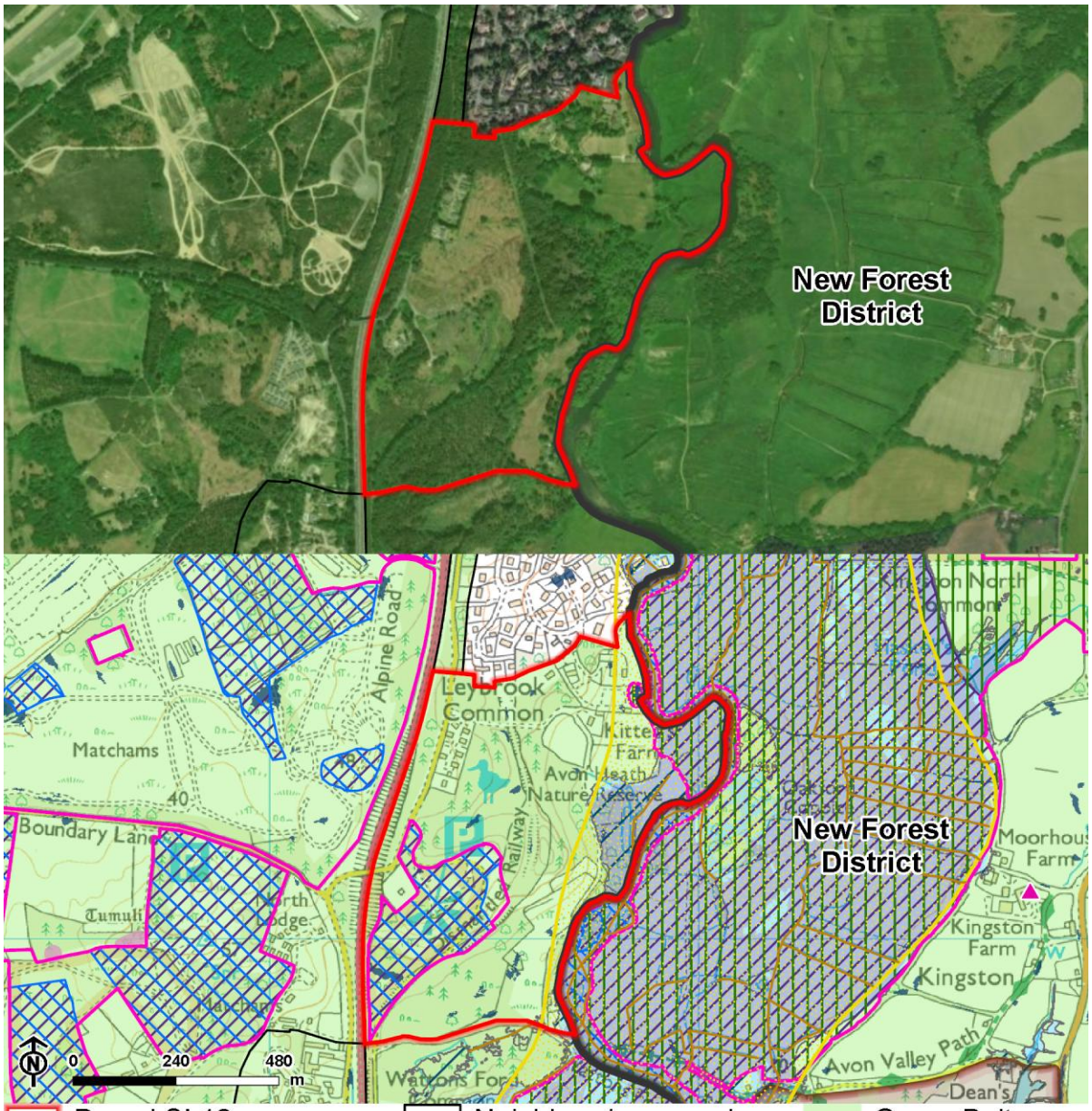
Equal contribution

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 SL12


New Forest District
Alpine Road
Matchams
Boundary Lane
Tumuli
Leybrook Common
Avon Heath Nature Reserve
Railway
New Forest District
Moorhouse Farm
Kingston Farm
Kingston
Avon Valley Path
Dean's
Watton's Ford
0
240
480
m
Parcel SL12
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
Peaty soil
National Park
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Scheduled monument

Parcel SL12

Contribution of land in Parcel SL12

Parcel SL12 Assessment Conclusions

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

Parcel SL12 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St Leonards and St Ives. The parcel comprises a mosaic of plantation woodland and agricultural fields. A couple of residential properties lie to the north beyond the urban edge, with a cluster of chalet homes located off Hurn Road. Parcel size: 50ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Woodland and a mature tree line, with only limited development breaching the boundary, combine to create a strong degree of separation along the urban edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel transitions from slightly elevated heathland to the west toward the flat, low-lying floodplain associated with the River Avon to the east. There is a weak perception of urban development outside of the parcel. Tree cover within the parcel limits the perception of St Leonards and St Ives to the north. There is no significant urbanising development or activity in the Green Belt affecting this parcel. A couple of residential properties lie to the north beyond the urban edge, with a cluster of chalet homes located off Hurn Road. These are low density in nature and do not materially affect the openness of the Green Belt or exert a significant urban influence. 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 adjacent to a large built-up area. St Leonards and 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 free from urbanising development.

Parcel SL12

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 landform, 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 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

Parcel SL12

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. Woodland and A338 clearly defines the parcel boundary to the west, with scrubland and sporadic tree cover to the south. Although development within the parcel would introduce some urbanising influence 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. St Leonards and St Ives 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

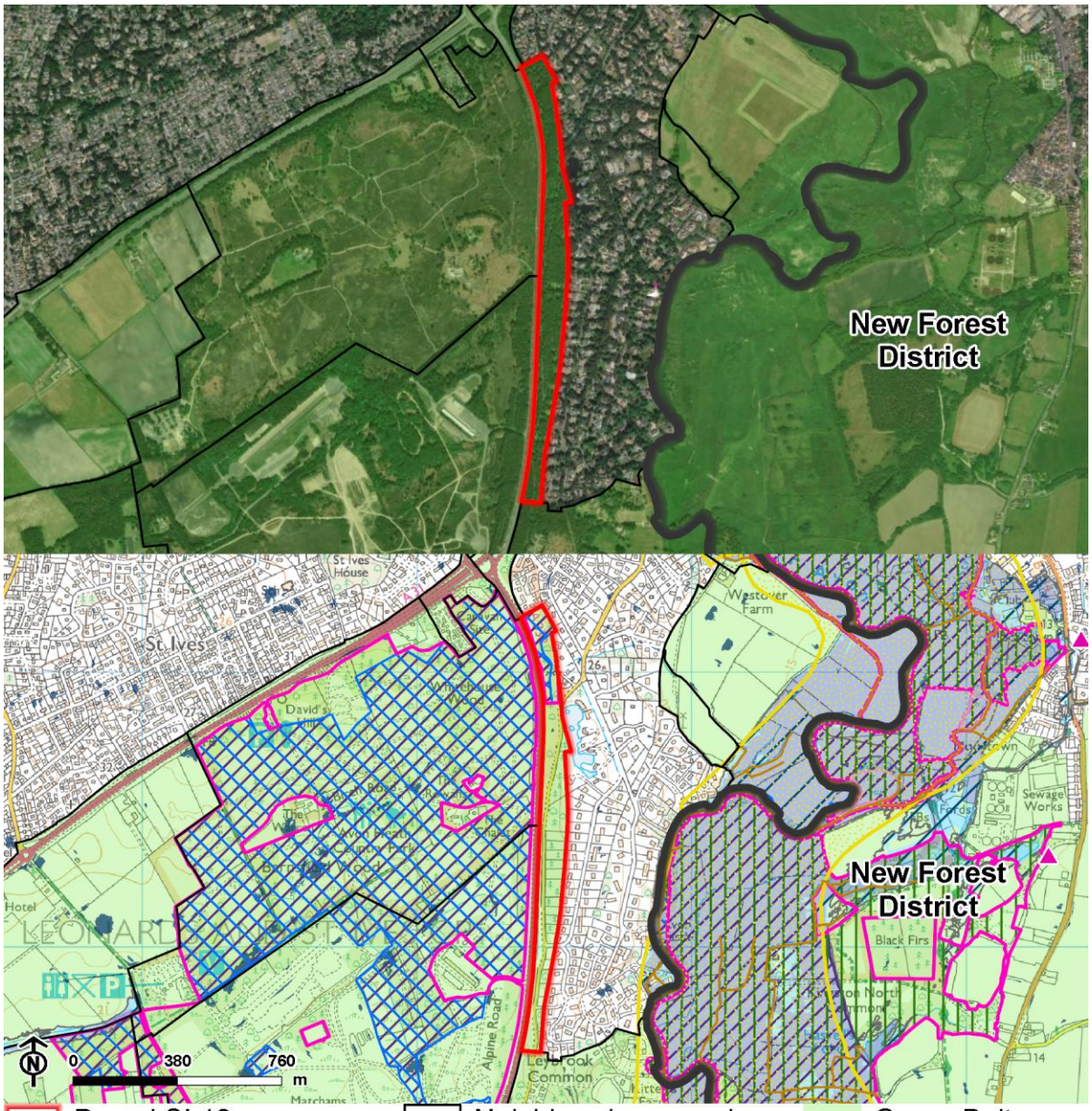
All Green Belt land plays an equal role in relation to this purpose.

Parcel SL12

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 SL13


New Forest District
St Ives House
St Ives
Westover Farm
Sewage Works
Black Firs
Alpine Road
Leybrook Common
Hotel
0
380
760
m
New Forest District
Parcel SL13
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

Parcel SL13

Contribution of land in Parcel SL13

Parcel SL13 Assessment Conclusions

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

Parcel SL13 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St Leonards and St Ives. The parcel comprises woodland adjacent to the A338. Parcel size: 13ha. There is a strong boundary feature between the settlement and the parcel. The woodland along the A338 marks the urban edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. St Leonards and 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 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 SL13

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SL13

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 A338 and associated 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. St Leonards and St Ives 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:

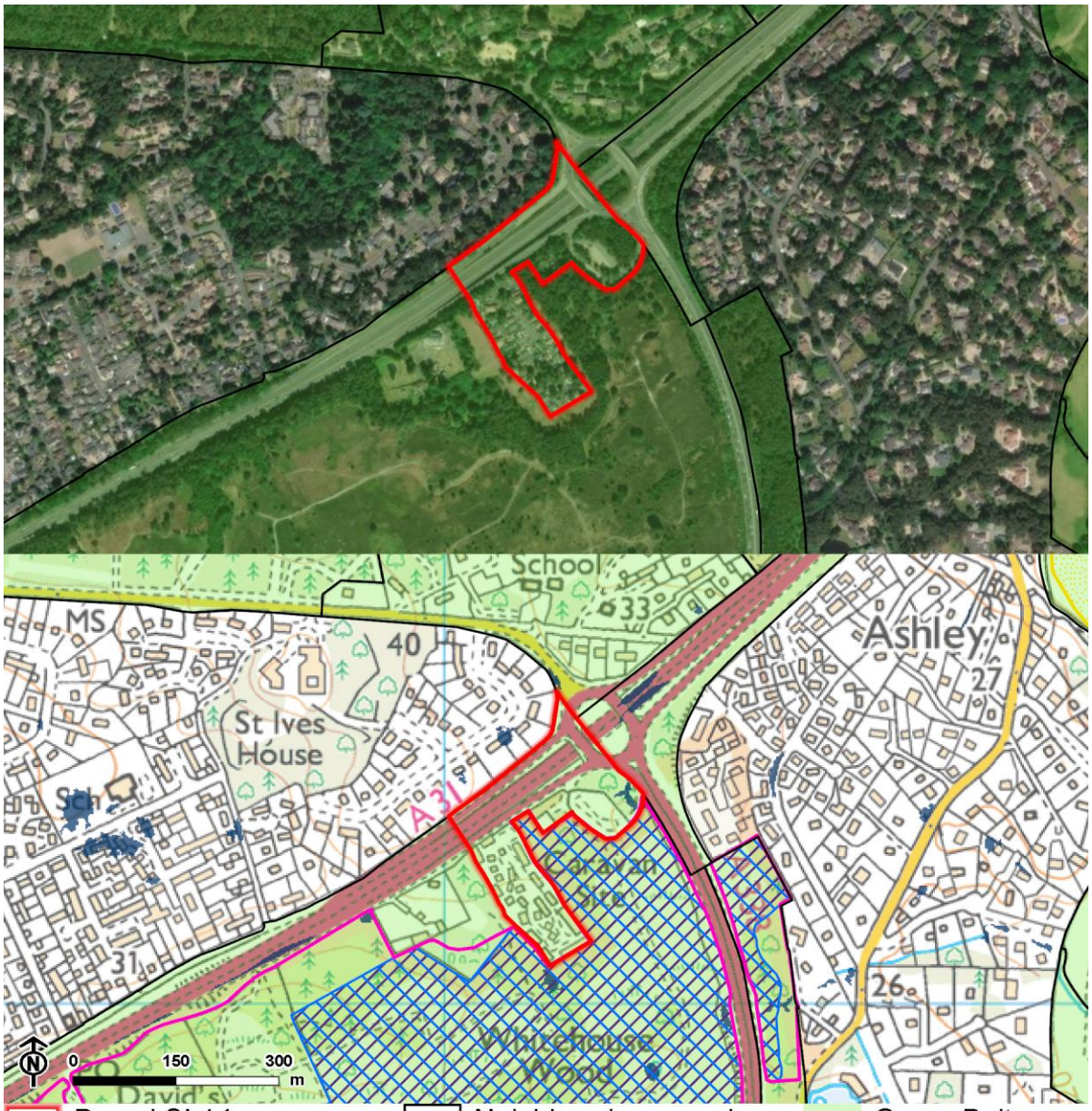
Equal contribution

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 SL14



Potential development constraints

- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Peaty soil
- High risk of surface water flooding

Parcel SL14

Contribution of land in Parcel SL14

Parcel SL14 Assessment Conclusions

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

Parcel SL14 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St Leonards and St Ives. The parcel comprises Sunnyside Park, a park homes site, and a vehicle checkpoint adjacent to the A31. Parcel size: 4ha. There is a consistent strong boundary feature between the settlement and the parcel. The A31 dual carriageway and associated vegetative cover mark the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is in close proximity to the urban edge. Existing development to the south of the parcel has some influence inside the parcel in that area. There is significant urbanising influence associated with development, land use and activity in the Green Belt. Sunnyside Park is a park homes site which, due to its density and extent of built form, has a relatively developed character and makes a limited contribution to Green Belt openness. A vehicle checkpoint adjacent to the road is also present and has some impact on openness, although to a lesser extent than Sunnyside Park. Urbanising development limits perception of the wider countryside.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. St Leonards and 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?	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 SL14

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.
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:

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

Assessment Considerations	Assessment
	land. The tree cover 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. St Leonards and St Ives 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:

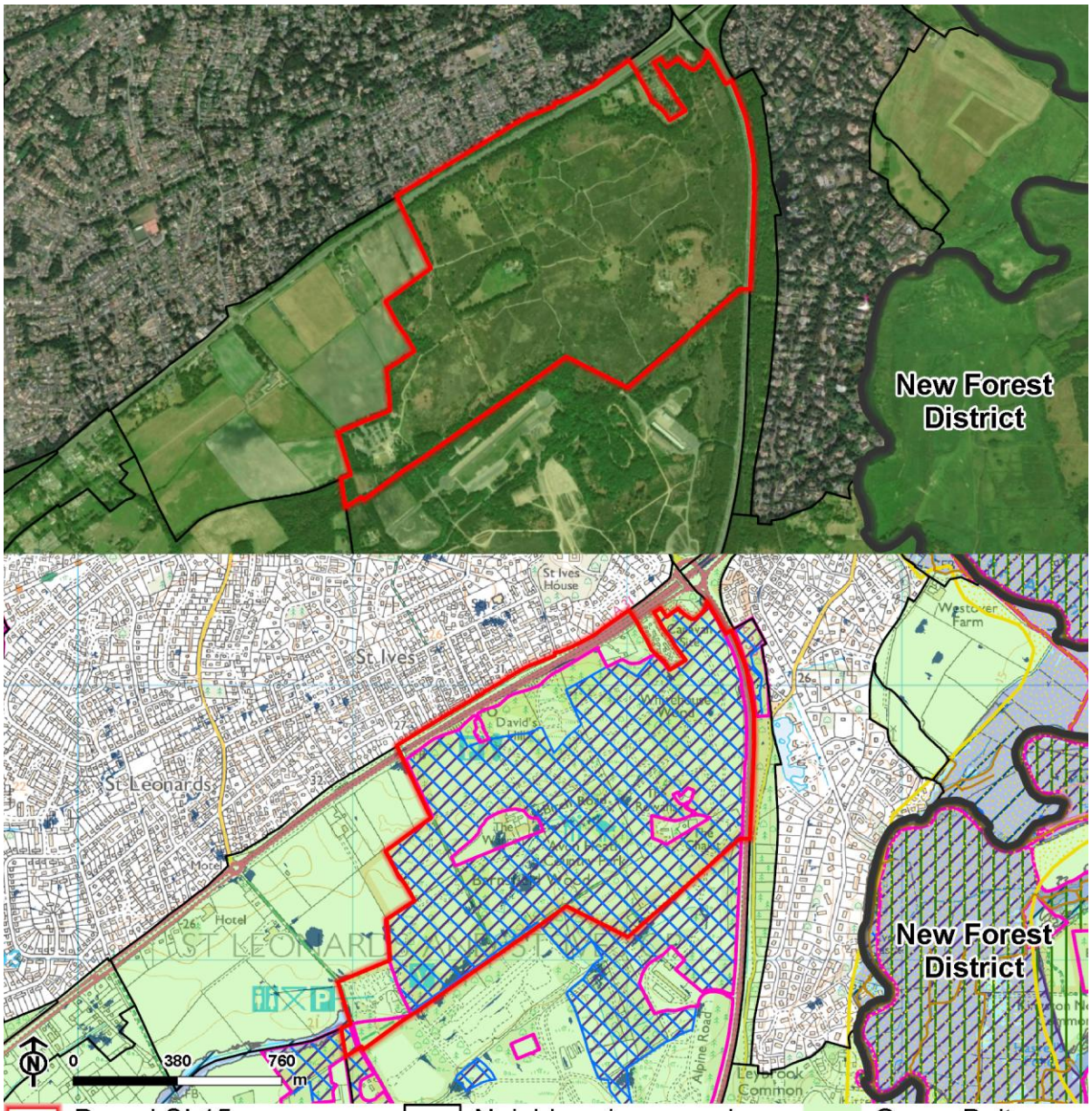
Equal contribution

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 SL15



Parcel SL15
Dorset and BCP councils
Neighbouring parcel
Green Belt

Potential development constraints

- 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

Parcel SL15

Contribution of land in Parcel SL15

Parcel SL15 Assessment Conclusions

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

Parcel SL15 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St Leonards and St Ives. The parcel comprises heathland and woodland cover within Avon Heath Country Park. Parcel size: 129ha. There is consistent strong boundary feature between the settlement and the parcel. The A31, lined with mature vegetation and trees, forms a consistent, strong boundary feature along the urban edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. There is a weak perception of urban development outside of the parcel. Although the parcel lies in close proximity to the urban edge, vegetation along the A31 limits views towards the built-up area, such that there are no strong views of the settlement. There is no significant urbanising development or activity in the Green Belt affecting this parcel. A small area of parking and visitor facilities associated with Avon Heath Country Park is located in the south-west of the parcel. It does not materially affect Green Belt openness or exert a significant urbanising influence. 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 adjacent to a large built-up area. St Leonards and 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 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 SL15

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, which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SL15

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 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. St Leonards and St Ives 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:

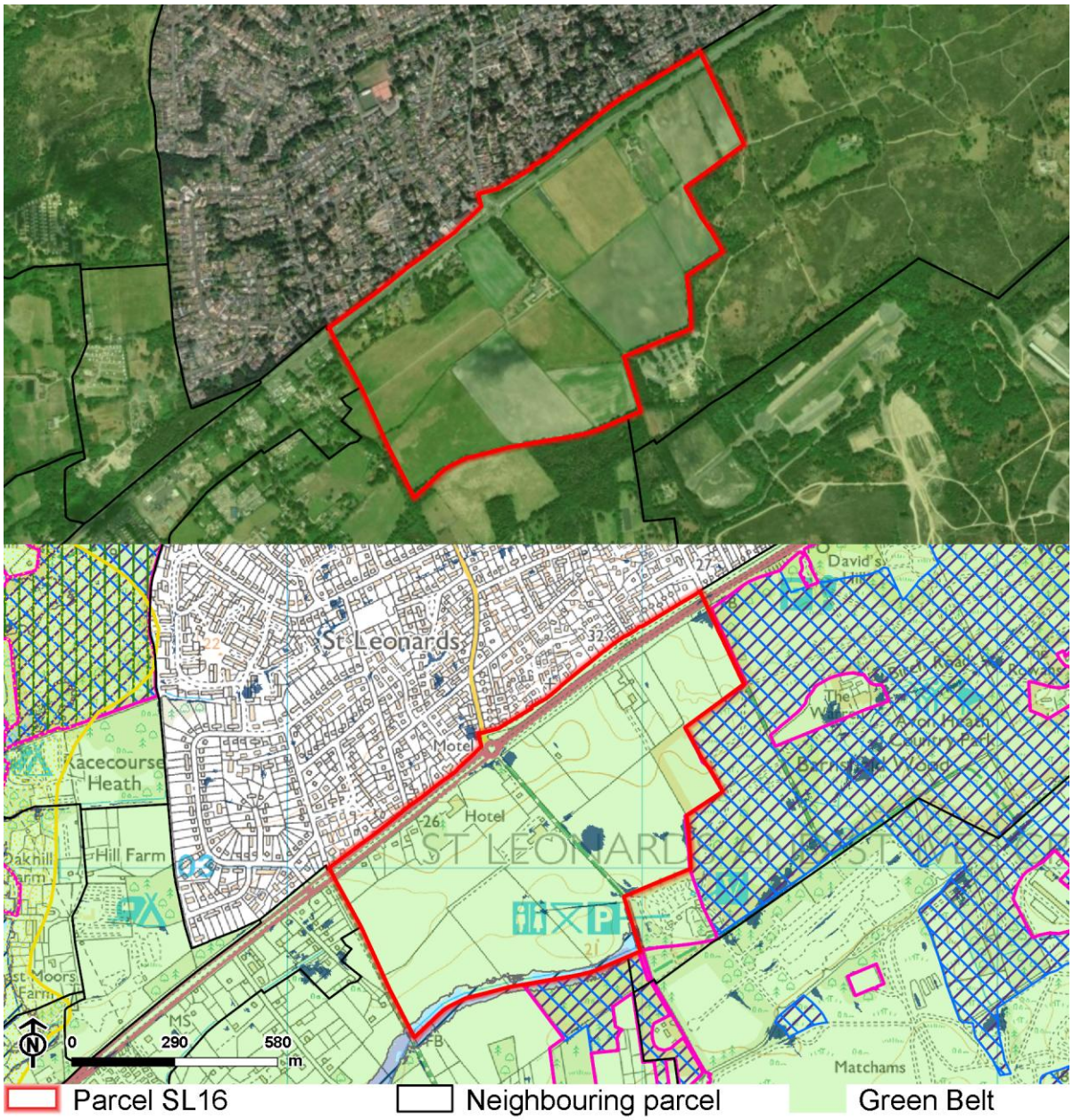
Equal contribution

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 SL16



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

Parcel SL16

Contribution of land in Parcel SL16

Parcel SL16 Assessment Conclusions

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

Parcel SL16 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St Leonards and St Ives. The parcel comprises agricultural fields and associated farm buildings, along with some scattered residential dwellings along A31 Ringwood Road. Parcel size: 71ha. There is a consistent strong boundary feature between the settlement and the parcel. The A31, lined with mature vegetation and trees, forms a consistent, strong boundary feature along the urban edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Although the parcel lies in close proximity to the urban edge, vegetation along the A31 limits views towards the built-up area, such that there are no strong views of the settlement. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The scattered residential dwellings along the A31 do not materially affect openness or exert a significant urbanising influence within the parcel. Natural features limit perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. St Leonards and 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 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 SL16

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the A31 Ringwood Road 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 A31 dual carriageway between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel SL16

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree lines clearly marks the parcel boundary to the east and south-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. St Leonards and St Ives 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:

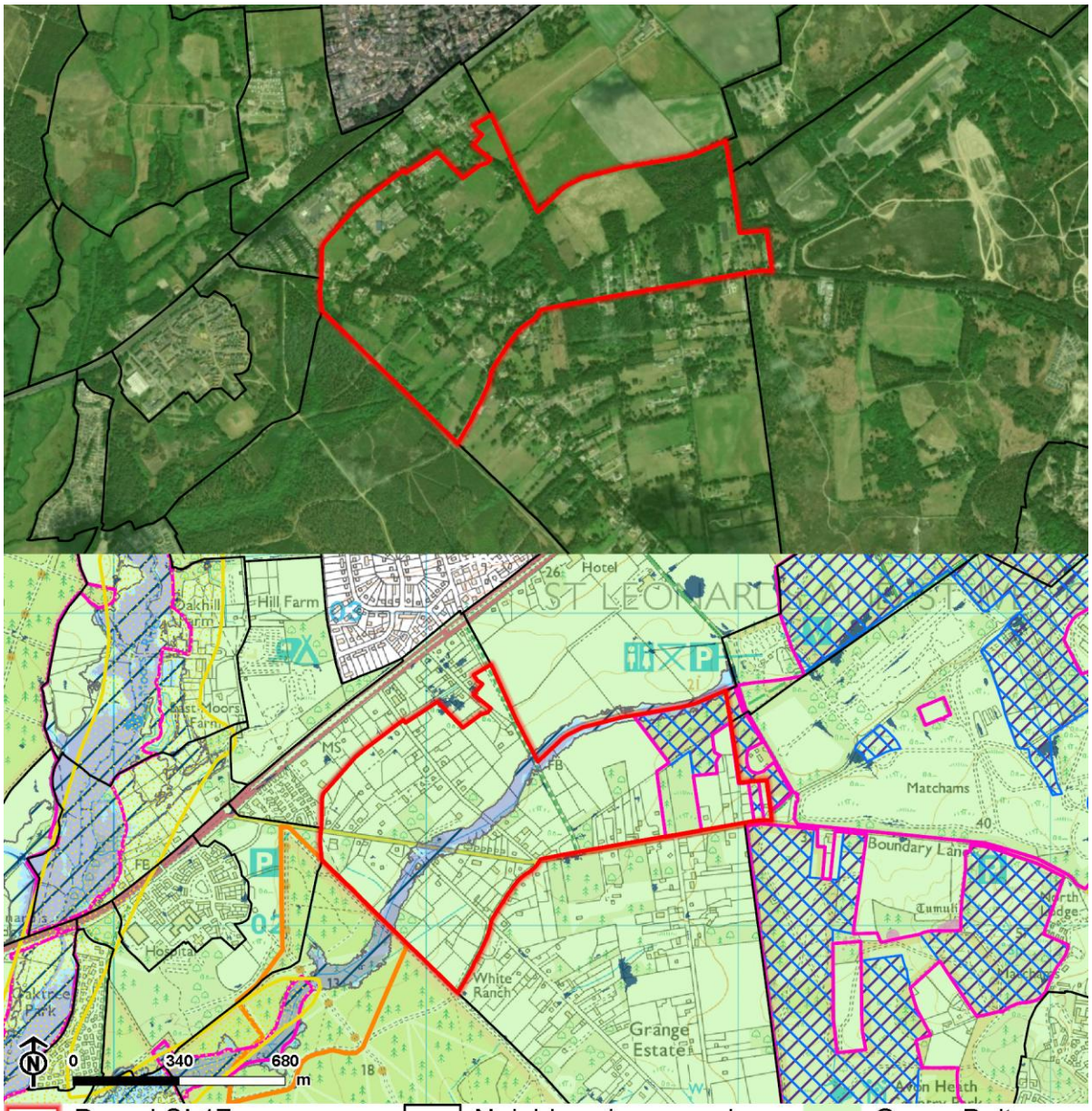
Equal contribution

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 SL17



Potential development constraints

- Special Area of Conservation
- Special Protection Area
- 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 SL17

Contribution of land in Parcel SL17

Parcel SL17 Assessment Conclusions

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

Parcel SL17 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St Leonards and St Ives. The parcel comprises low-density residential development at Grange Estate, set within small fields and paddocks and interspersed with small woodland blocks. Parcel size: 70ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. The A31 dual carriageway defines the boundary between St Leonards to the north and the parcel. Woodland blocks and mature vegetation, in conjunction with the distance from the settlement edge, reinforce this separation and maintain a 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 gently rises to the south, away from the urban edge. There is a weak perception of urban development outside of the parcel. There is weak perception of urban development in St Leonards due to the distance and boundary vegetation. Low-density development in the Grange Estate is located within the parcel. Existing development in the Green Belt has some urbanising influence. Low-density development within the Grange Estate results in some loss of openness and introduces a degree of urbanising influence within the Green Belt. 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. St Leonards and St Ives are defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel SL17

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 woodland and mature tree belts, which currently give the parcel a strong sense of separation from urbanising influences
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

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 fragile gap between St Leonards and St Ives and West Moors. The gap between the settlements consists of River Moors Valley, woodland blocks, and the A31, all of which constitute strong separating features. The parcel lacks any strong separating features.
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.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Parcel SL17

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. Woodland and mature tree belts clearly define the parcel boundary. Whilst there are a few short sections where vegetation is absent, the boundary is generally well defined. Although development within the parcel would have some urbanising influence on adjoining land, it would not significantly weaken the parcel's 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?	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 surrounding land is already subject to an equivalent or greater degree of urban influence, meaning that development would not introduce urbanising effects into areas that are currently less influenced by built development.

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

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town. St Leonards and St Ives 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 SL17

Purpose E – Assisting in urban regeneration:

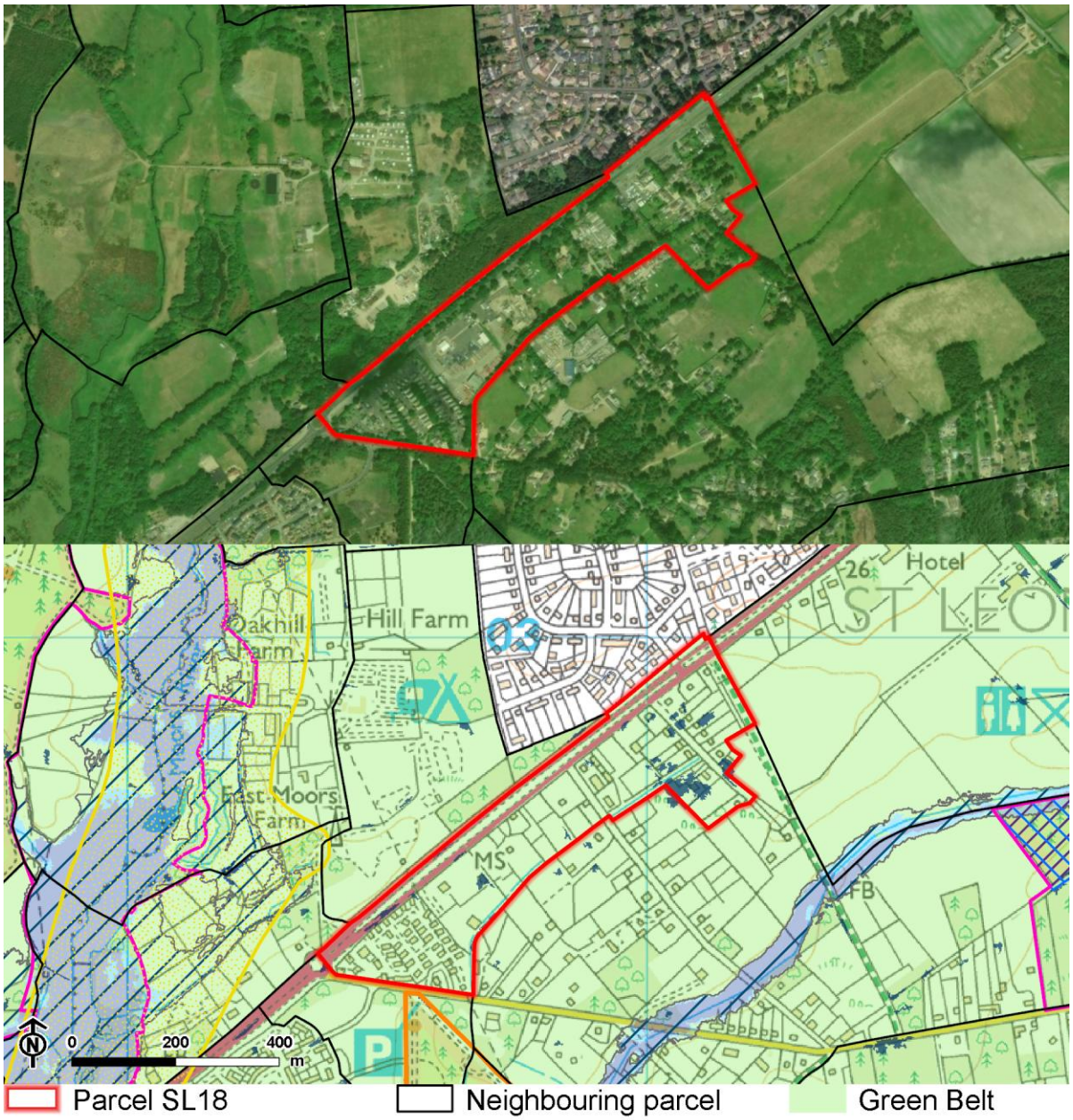
Equal contribution

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 SL18



Potential development constraints

- Special Area of Conservation
- Special Protection Area
- 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 SL18

Contribution of land in Parcel SL18

Parcel SL18 Assessment Conclusions

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

Parcel SL18 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St Leonards and St Ives. The parcel is relatively developed, including permanent residential development, park homes and commercial uses. Parcel size: 18ha. There is a consistent strong boundary feature between the settlement and the parcel. The A31, lined with mature vegetation and trees, forms a consistent, strong boundary feature along the urban edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Although the parcel lies in close proximity to the urban edge, vegetation along the A31 limits views towards the built-up area, such that there are no strong views of the settlement. There is significant urbanising influence associated with development, land use and activity in the parcel. Permanent residential development, park homes and commercial uses substantially impact openness and exert a strong urbanising influence within the Green Belt. Urbanising development limits perception of the wider countryside.

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

Moderate contribution

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

Parcel SL18

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the A31 Ringwood Road which currently give the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development.

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 southern part of the parcel lies in a fragile gap between St Leonards and St Ives and West Moors/Ferndown to the west. The gap consists of the Moors River Valley, woodland blocks, and the A31, all of which constitute strong separating features.
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 southern section of the parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor 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.

Parcel SL18

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?	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. A line of mature trees clearly defines the parcel's outer boundary. Although development within the parcel would introduce some urbanising influence on the surrounding land, it would not significantly diminish its contribution to Purpose C. Given the parcel's existing development, any additional urbanising effects beyond its boundary would be limited.

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. St Leonards and St Ives 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:

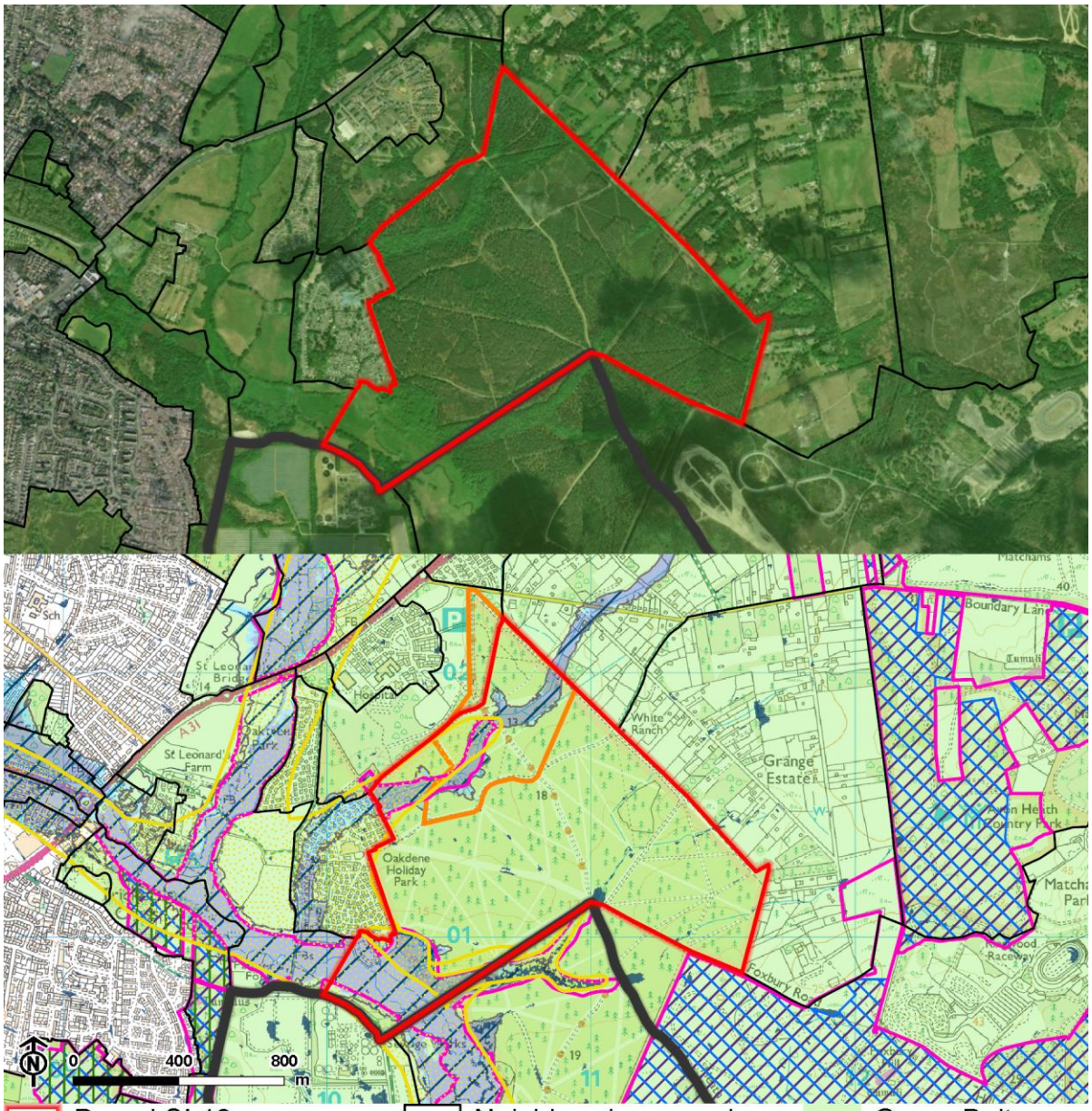
Equal contribution

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 SL19


Oakdene Holiday Park
Grange Estate
St Leonard's Farm
White Ranch
Boundary Lane
Foxbury Rd
A31
0
400
800
m
Parcel SL19
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 SL19

Contribution of land in Parcel SL19

Parcel SL19 Assessment Conclusions

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

Parcel SL19 Description

Parcel Location, Land Uses and Boundaries
Land to the south-west of St Leonards and St Ives. The parcel comprises dense plantation woodland. Parcel size: 123ha. There is a consistent strong boundary feature between the settlement and the parcel. The A31 dual carriageway and intervening tree cover form a strong boundary between St Leonards/West Moors. Mature vegetation forms a strong boundary between the parcel and Ferndown. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes towards the Moors River to the south-west. There is a weak perception of urban development outside of the parcel. Intervening woodland, landform and distance combine to create a weak perception of St Leonards and St Ives to the north-east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is entirely plantation woodland and there are no urbanising influences. 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. St Leonards and St Ives is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is free from urbanising influences associated with development outside the parcel.

Parcel SL19

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 A31 and plantation woodland, which currently give the parcel a strong sense of separation from urbanising influences
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

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 fragile gap between St Leonards and St Ives and West Moors. The gap between the settlements consists of River Moors Valley and woodland blocks, which constitute strong separating features. The parcel comprises plantation woodland, which is a strong separating feature.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The parcel comprises plantation woodland which 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. Development of the parcel will likely result in the loss of plantation woodland.

Parcel SL19

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. 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.
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 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. St Leonards and St Ives 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

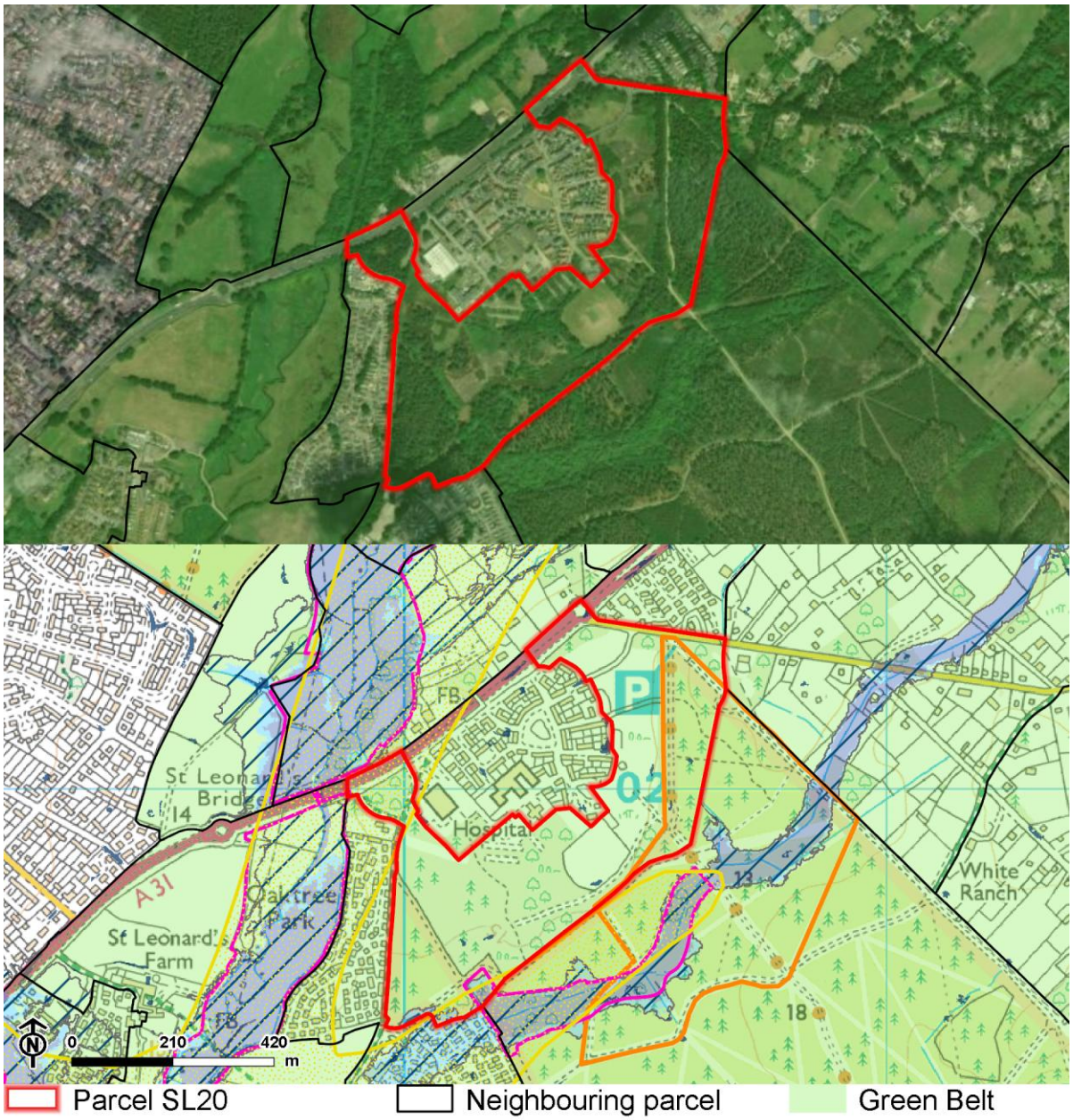
All Green Belt land plays an equal role in relation to this purpose.

Parcel SL19

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 SL20



Potential development constraints

- 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 SL20

Contribution of land in Parcel SL20

Parcel SL20 Assessment Conclusions

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

Parcel SL20 Description

Parcel Location, Land Uses and Boundaries
Land to the south-west of St Leonards and St Ives. The parcel comprises tree cover, grassland and heathland. Parcel size: 28ha. There is a consistent strong boundary feature between the settlement and the parcel. The A31 dual carriageway forms a strong boundary between St Leonards/West Moors. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes towards the Moors River to the south-west. There is some perception of urban development outside of the parcel. Although the parcel is located away from the urban edge of St Leonards and St Ives, the adjacent mixed-use development along the A31 and a sizeable residential park home development exert urbanising influence from outside the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Tree cover within the parcel along with enclosing woodland to the south and east 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 near to a large built-up area. St Leonards and St Ives is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SL20

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 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. 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between St Leonards and St Ives, and Ferndown to the south-west. The parcel is also peripheral to a fragile gap between St Leonards and St Ives and West Moors. The gap between the settlements consists of River Moors Valley, woodland blocks, and the A31, all of which constitute strong separating features. 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 forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns.

Parcel SL20

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. Belt of mature trees clearly marks the parcel boundary to the south, east and west. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

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

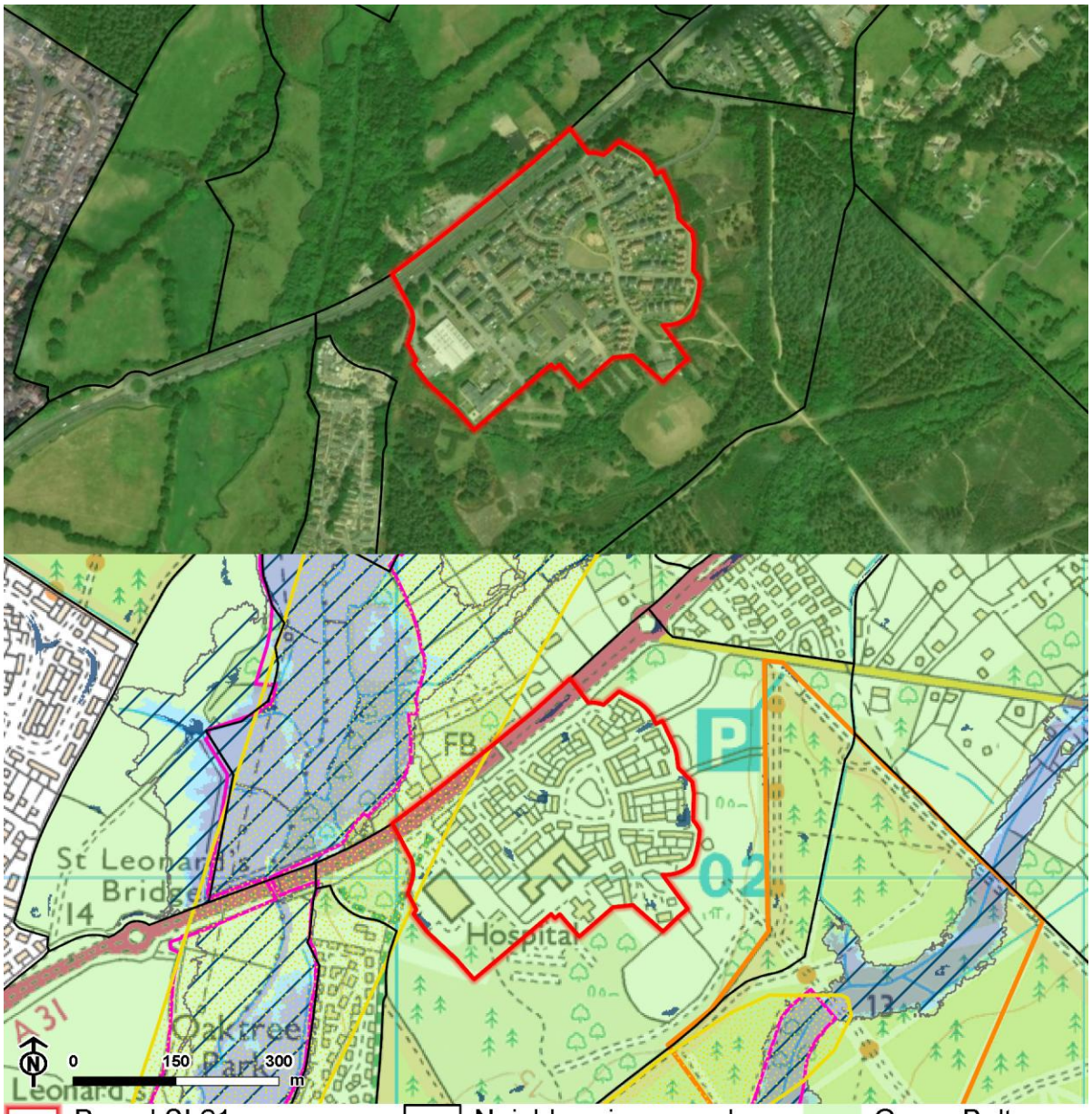
All Green Belt land plays an equal role in relation to this purpose.

Parcel SL20

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 SL21



Parcel SL21 | Neighbouring parcel | Green Belt

Potential development constraints

- 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 SL21

Contribution of land in Parcel SL21

Parcel SL21 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 SL21 Description

Parcel Location, Land Uses and Boundaries
Land to the south of St Leonards and St Ives. The parcel lacks openness and comprises a mixed-use developed area including residential housing, healthcare facilities, commercial/light industrial buildings and associated parking adjacent to the A31. Parcel size: 12ha. The parcel covers an isolated area of dense development in the open countryside, which has no openness associated with its development, land use and activity. This lack of openness limits the influence of the surrounding open 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 near to a large built-up area. St Leonards and St Ives is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	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.
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 SL21

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between St Leonards and St Ives, and Ferndown to the south-west. The parcel is also peripheral to a fragile gap between St Leonards and St Ives and West Moors. The gap between the settlements consists of River Moors Valley, woodland blocks, and the A31, all of which constitute strong separating features. The parcel lacks any strong separating features.
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.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

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

Parcel SL21

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. St Leonards and St Ives 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:

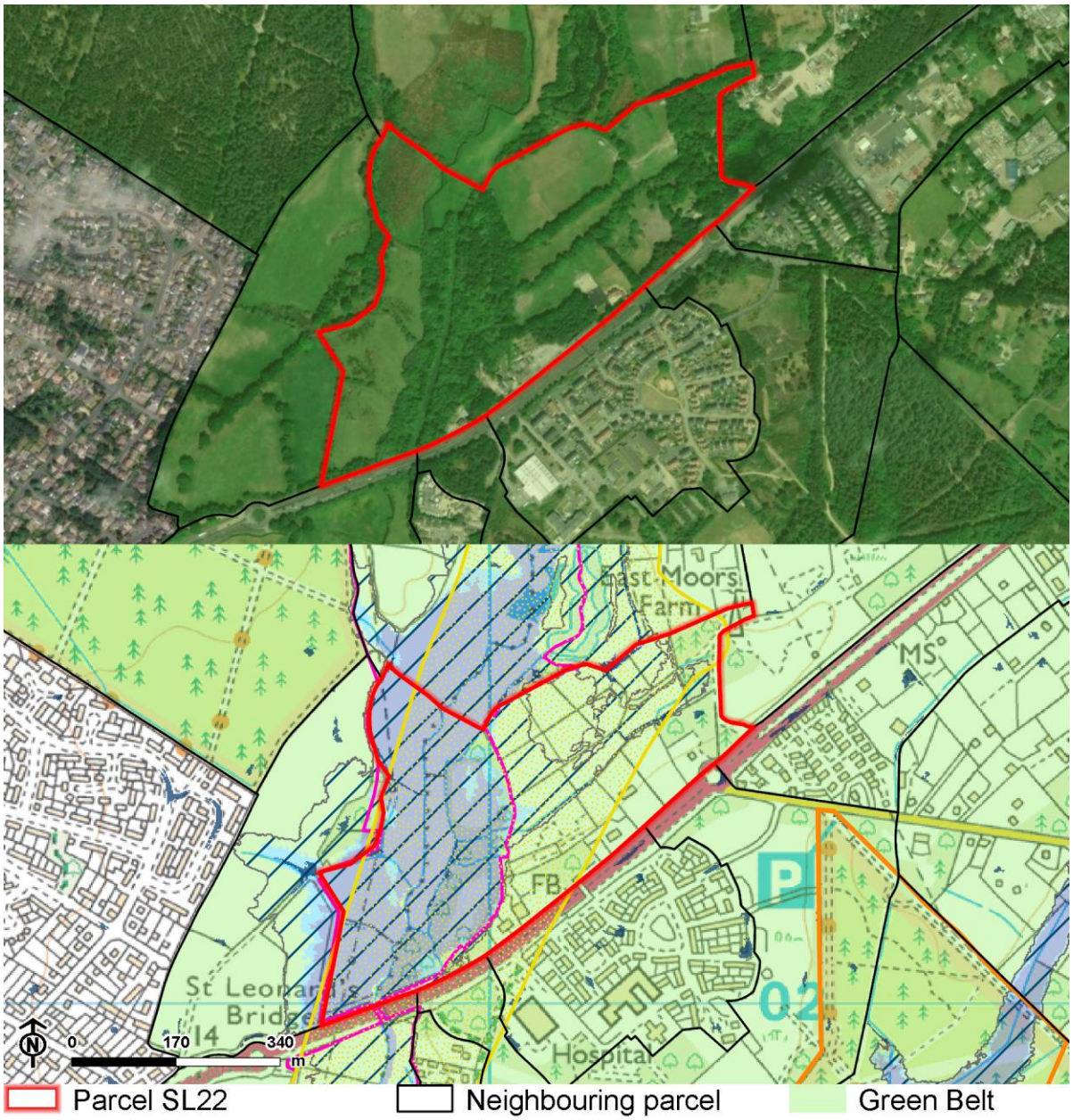
Equal contribution

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 SL22



Potential development constraints

- 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 SL22

Contribution of land in Parcel SL22

Parcel SL22 Assessment Conclusions

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

Parcel SL22 Description

Parcel Location, Land Uses and Boundaries
Land to the south-west of St Leonards and St Ives and south-east of West Moors. The parcel comprises agricultural fields enclosed by belts of mature trees and areas of woodland, together with the River Moors corridor. There are some buildings along the A31, including a public house and residential properties, as well as a small number of agricultural sheds within the wider parcel. Parcel size: 23ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Woodland within the parcel, together with tree cover between the parcel and the settlements, the separation distance from the settlement edge, and the A31, combine to provide strong separation from the urban edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel's landform reflects the River Moors valley landscape and is distinct from the adjoining settlement edges. There is a weak perception of urban development outside of the parcel. To the south, washed-over development introduces some urbanising influence; however, this remains contained and does not significantly alter the predominantly open and rural character of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There are some buildings along the A31, including a public house and residential properties; however, these have a limited impact on openness and do not exert a significant urbanising influence within the Green Belt. Tree cover within the parcel limits views of the wider countryside in places; however, the scale of the landform and the lack of strong boundary features to the north allow for more views of the surrounding countryside in that direction.

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 and St Ives, and West Moors are towns, and so are defined as large built-up areas. The parcel has a strong enough relationship with the towns for development here to be associated with them.

Parcel SL22

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?	The parcel contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the woodland, the River Moors and the A31, 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. The combination of the River Moors, woodland, sloping landform and the distance between the parcel and the urban edge means that the parcel has a strong sense of separation from the urban area; development in this location would therefore appear incongruous with the existing 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 fragile gap between St Leonards and St Ives and West Moors to the west. The gap consists of River Moors Valley, woodland blocks, and the A31, all of which constitute strong separating features. The parcel is positioned within the narrowest part of the gap between the settlements.
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, the River Moors corridor and the A31, which together form strong separating features within the parcel.

Parcel SL22

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. Loss of the woodland would weaken visual separation across the gap as a whole. 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. St Leonards and St Ives is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A

Parcel SL22

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:

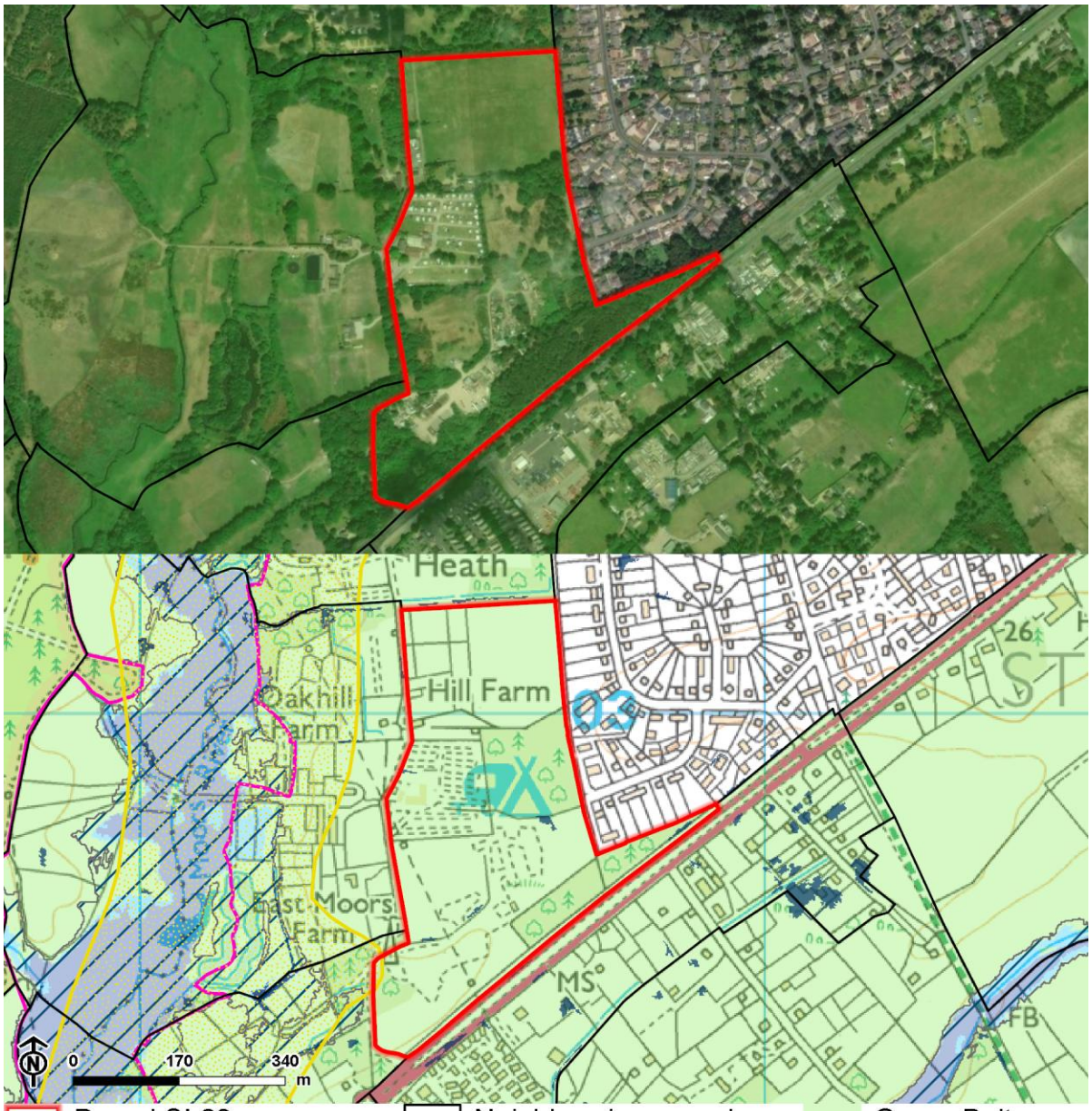
Equal contribution

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 SL23



Potential development constraints

- Site of Special Scientific Interest
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel SL23

Contribution of land in Parcel SL23

Parcel SL23 Assessment Conclusions

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

Parcel SL23 Description

Parcel Location, Land Uses and Boundaries
Land to the west of St Leonards and St Ives. The parcel comprises predominantly grassland, interspersed with areas of tree cover. The parcel contains a touring caravan park, a scrap yard, a playing field, and some paddocks. Linear woodland is present along the A31 corridor. Parcel size: 19ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Tree cover, scrub vegetation, and rear boundaries of residential gardens combine to form the urban edge. Tree cover along the urban edge is inconsistent. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform descends westwards towards the Moors River valley. There is some perception of urban development outside of the parcel. The parcel is adjacent to the urban edge, and inconsistent boundary features allow views of the settlement in places. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. There is some urbanising development within the site, in the form of a touring caravan park and a scrap yard; however, these do not materially diminish openness and have only limited urbanising effects within the Green Belt. The playing field in the north is considered an appropriate use within the Green Belt. Natural features limit perception of the wider countryside. Tree cover within the parcel, along its boundaries, and in the surrounding area limits views 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. St Leonards and 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?	There is some urbanising development in the parcel.

Parcel SL23

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 and hedgerows clearly mark the parcel boundary to the west. 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 have an incongruous impact on the urban pattern. The loss of separation between St Leonards and St Ives and West Moors, causing the two to become a single large built-up area, would be a significant change to the urban pattern. The openness of this parcel is playing a role in preventing that.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The southern section of the parcel lies in a fragile gap between St Leonards and St Ives and West Moors to the west. The northern part of the parcel lies in a moderate gap between St Leonards and St Ives and West Moors to the west. The gap comprises the River Moors Valley and dense woodland blocks, which constitute strong separating features. The parcel is positioned within the narrowest part of the gap between the settlements.
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.

Parcel SL23

Assessment Considerations	Assessment
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap. However, any further development could result in the loss of linear woodland and tree cover within the parcel.

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. Tree cover and hedgerows clearly mark the parcel boundary to the west. 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. St Leonards and St Ives is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A

Parcel SL23

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:

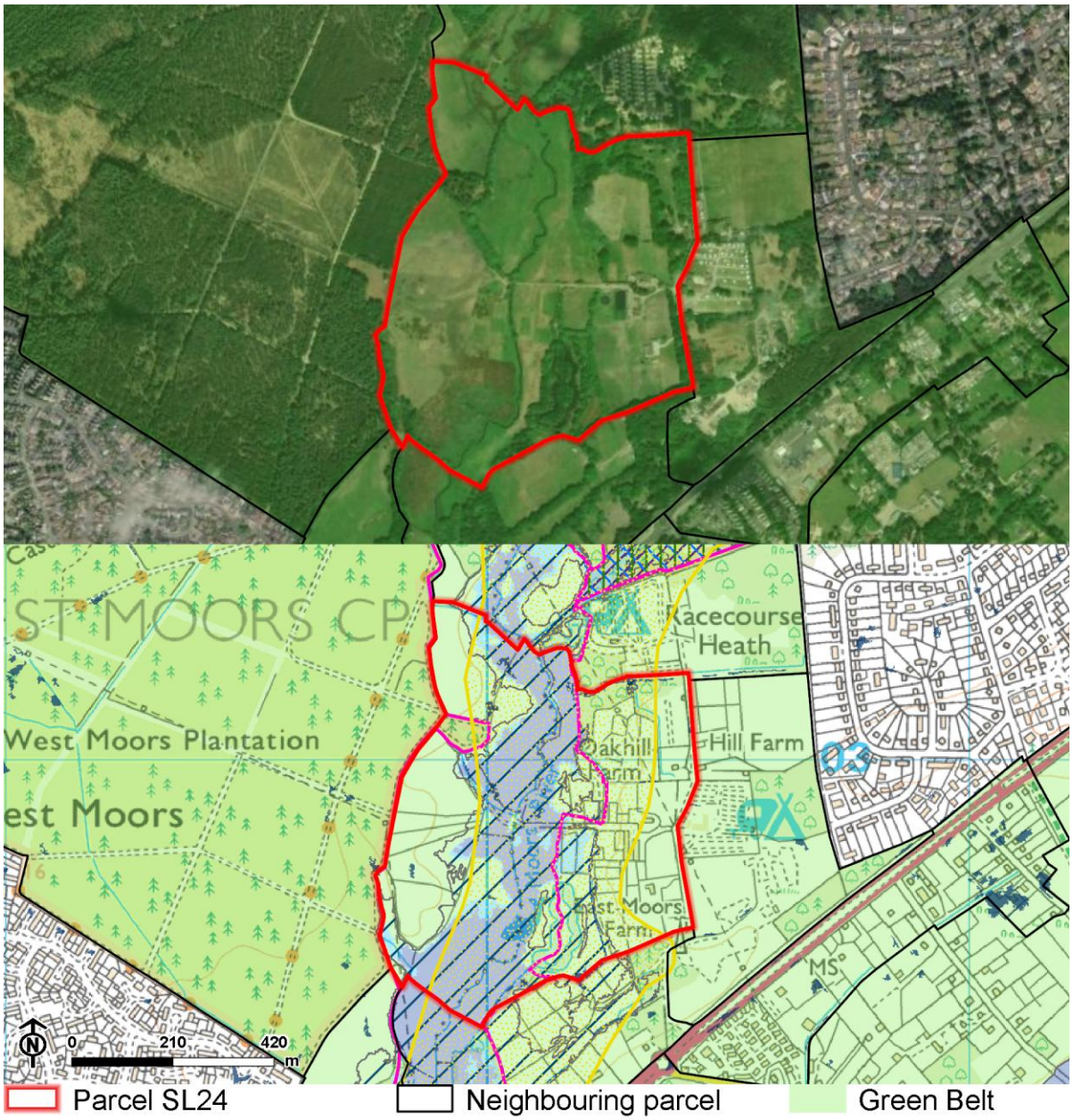
Equal contribution

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 SL24



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

Parcel SL24

Contribution of land in Parcel SL24

Parcel SL24 Assessment Conclusions

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

Parcel SL24 Description

Parcel Location, Land Uses and Boundaries
Land to the west of St Leonards and St Ives. The parcel comprises agricultural fields, associated farm buildings, and a small number of buildings in equestrian use to the east. The Moors River runs through the parcel, with associated riparian vegetation and wet grassland. Parcel size: 40ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. The gap between the parcel and the settlement comprises fencing, hedgerows, and tree cover, which, in combination with the separation distance, create a moderate sense of separation from St Leonards and St Ives. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform gradually slopes towards the River Moors. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The farm and equestrian buildings do not materially impact openness or exert a significant urbanising influence within the Green Belt. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Lack of strong boundary features allows for views of the wider countryside, especially towards the north 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 near to a large built-up area. St Leonards and St Ives is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with the town for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel SL24

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. Development in the parcel would negate the role of mature treelines, the Moors River and sloping landform, which currently gives the parcel a strong sense of separation from urbanising influences.However, the parcel has only hedgerows/fences along its outer boundary to the north and south, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The combination of the boundary features, sloping 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 fragile gap between towns. The parcel lies in a fragile gap between St Leonards and St Ives and West Moors to the west. The gap comprises agricultural fields, the Moors River valley and dense woodland blocks, with the latter two forming strong separating features. The parcel is also peripheral to the narrowest part of the gap between the settlements.
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 contains some tree cover and the Moors River, the latter of which is a strong separating feature. Elsewhere in the gap, additional strong separating features maintain the gap strength.

Parcel SL24

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. Development in the land will undermine the role of Moors River valley. 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. Hedgerow/fences clearly marks the parcel boundary to the north and west. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

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

Parcel SL24

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:

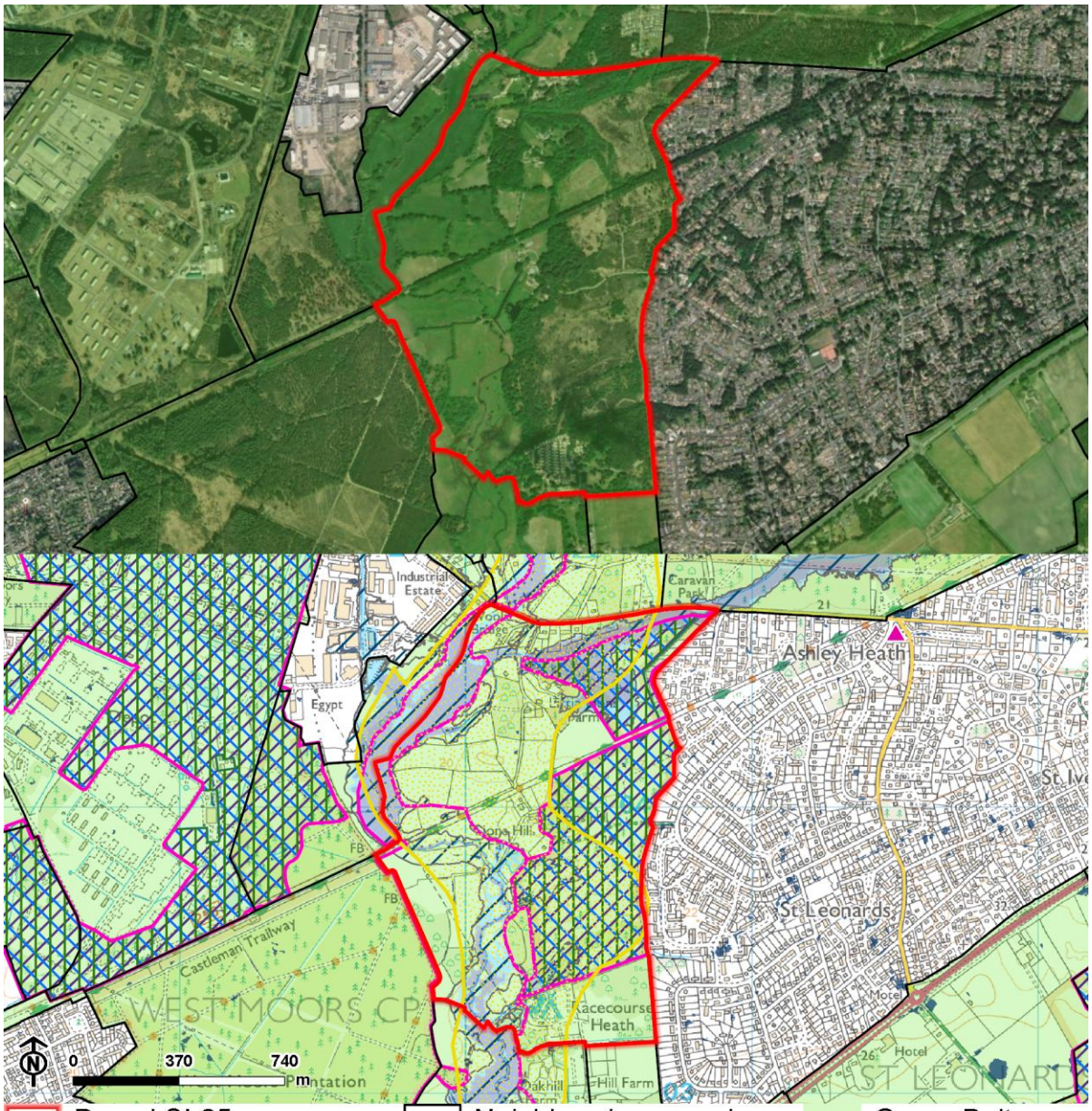
Equal contribution

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 SL25



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

Contribution of land in Parcel SL25

Parcel SL25 Assessment Conclusions

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

Parcel SL25 Description

Parcel Location, Land Uses and Boundaries
Land to the west of St Leonards and St Ives. The parcel comprises a mosaic of agricultural pasture, heathland, woodland blocks and the Moors River floodplain. Parcel size: 123ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Tree cover, scrub vegetation, and rear boundaries of residential gardens combine to form the urban edge. Tree cover along the urban edge is inconsistent. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform gradually descends westwards towards the River Moors Valley. There is a weak perception of urban development outside of the parcel. The perception of urban development is greatest close to the urban edge. However, tree cover and scrubland in places limit this perception and, as the landform gradually descends towards the Moors River valley, the perception decreases. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is a small-scale static caravan park in the south of the parcel which does not materially affect the openness of the Green Belt, nor does it exert any significant urbanising influence within the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Tree-lined hedgerows and areas of tree cover within the parcel limit perceptions of the wider countryside in places; however, some boundary features allow views out to 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. St Leonards and 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 free from urbanising development.

Parcel SL25

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 only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The combination of boundary features and sloping landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between St Leonards and St Ives and West Moors to the west and south-west. The gap comprises agricultural fields, the Moors River valley and dense woodland blocks, with the latter two forming strong separating features. The parcel also lies within a robust gap between St Leonards and St Ives and Verwood to the to the north. The gap comprises predominantly open agricultural land, the River Moors and River Crane corridors, blocks of woodland, and areas of existing development including the industrial estate at Old Barn Farm Road. The woodland blocks and river corridors provide strong separating features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The parcel comprises woodland blocks and Moors River, which provide strong separating features. Elsewhere in the

Assessment Considerations	Assessment
	gap, additional strong separating features maintain the gap strength. The narrowest part of the gap between St Leonards and St Ives and West Moors lies to the south of the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

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. A mature tree line clearly marks the parcel boundary to the north. Where the parcel has only hedgerow boundaries on its outer edge, 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. St Leonards and St Ives is not considered to be a historic town.

Parcel SL25

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:

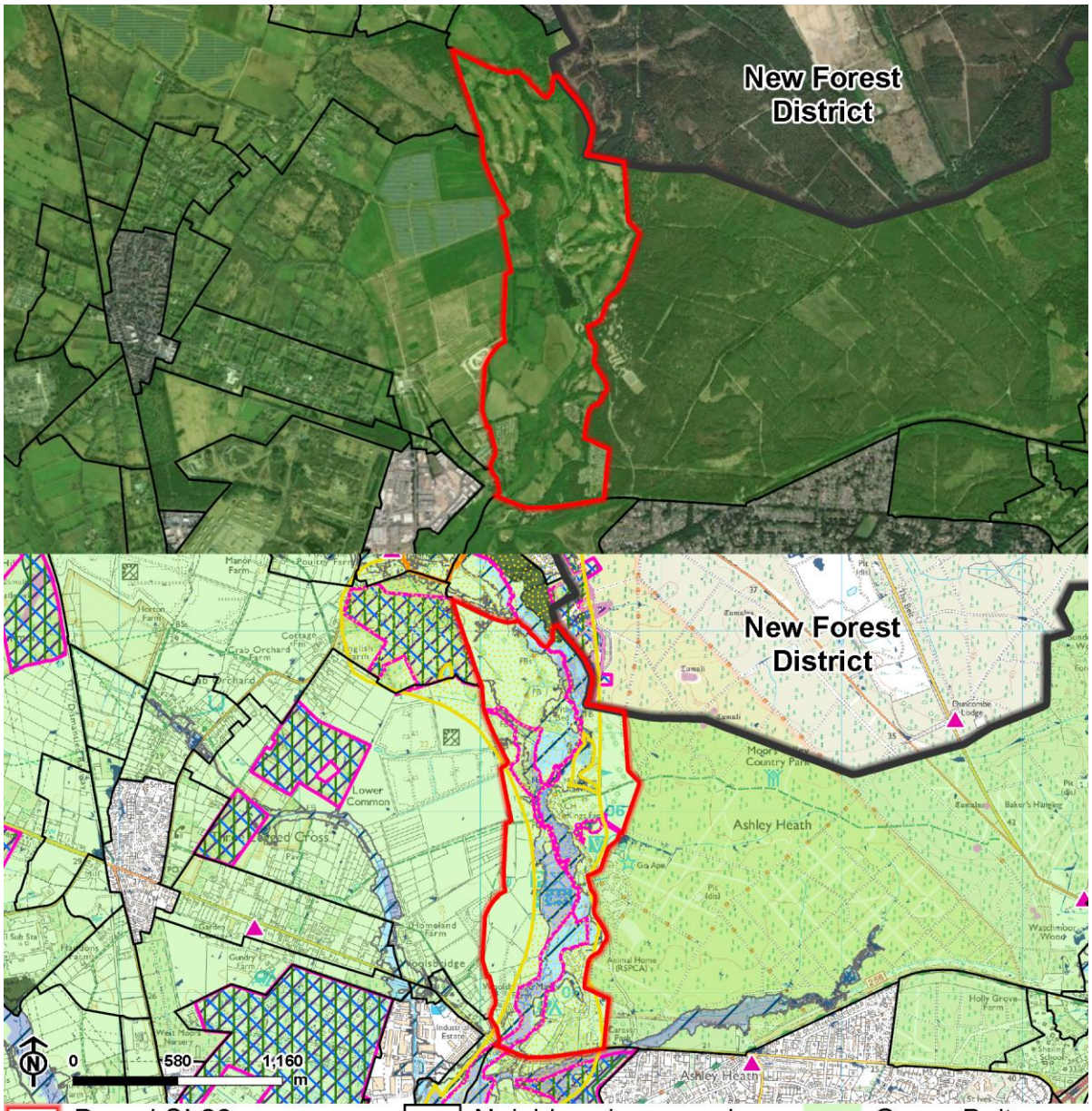
Equal contribution

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 SL26



Parcel SL26
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
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel SL26

Contribution of land in Parcel SL26

Parcel SL26 Assessment Conclusions

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

Parcel SL26 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of St Ives and St Leonards. The parcel comprises Moors Valley Country Park and agricultural land with sporadic woodland cover. Parcel size: 148ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Blocks of dense woodland between the parcel and the settlement create a strong sense of separation There is some change in landform which creates a sense of separation between the settlement and the parcel. The Moors River carves a shallow valley through the parcel which creates a sense of separation between the parcel and the settlement which lies on higher ground. There is a weak perception of urban development outside of the parcel. Strong intervening boundary features, together with the distance between the parcel and the settlement, limit the perception of St Leonards and St Ives to the south-east. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel retains its rural character. To the south, a caravan/holiday park containing static mobile homes is set within the woodland landscape. This does not exert a significant urbanising influence or adversely affect the openness of the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

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

Parcel SL26

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.
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. The woodland, shallow valley landform in conjunction with the distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a robust gap between St Leonards / St Ives and Verwood. The gap comprises predominantly extensive plantation woodland, open agricultural land, and the River Moors and River Crane corridors. The plantation woodland and river corridors provide strong separating features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel comprises woodland, the Moors River, and the River Crane, which 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 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 SL26

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. 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.
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 not significantly increase the urbanising influence on adjacent open land. Plantation woodland to the north and east of the parcel would limit the impact of any 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. St Leonards and St Ives 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.

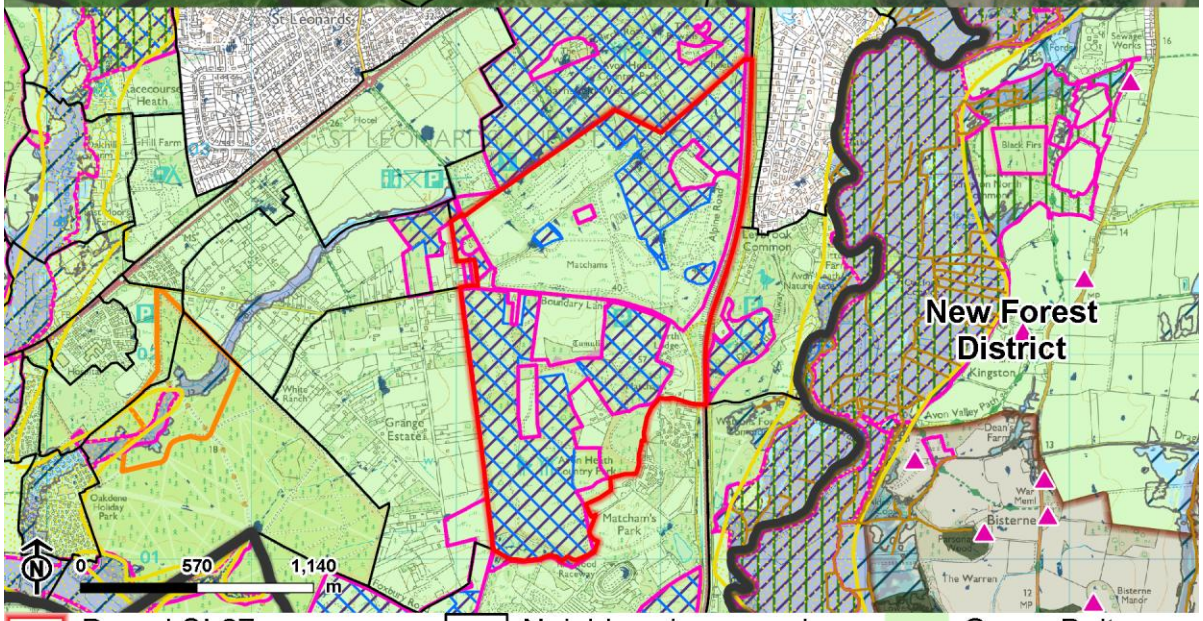
Parcel SL26

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 SL27





Parcel SL27
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
- Suitable Alternative Natural Green Space

Parcel SL27

Contribution of land in Parcel SL27

Parcel SL27 Assessment Conclusions

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

Parcel SL27 Description

Parcel Location, Land Uses and Boundaries
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: 217ha. There is a combination of features creating a strong boundary between the settlement and the parcel. 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. 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 existingurbanising 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. 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 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 SL27

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 free from urbanising development.

Parcel SL27

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 not significantly increase the urbanising influence on adjacent open land. Development within the parcel would not materially increase urbanising influences beyond the parcel due to the strong outer boundaries of thick lines of trees and woodland.

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.