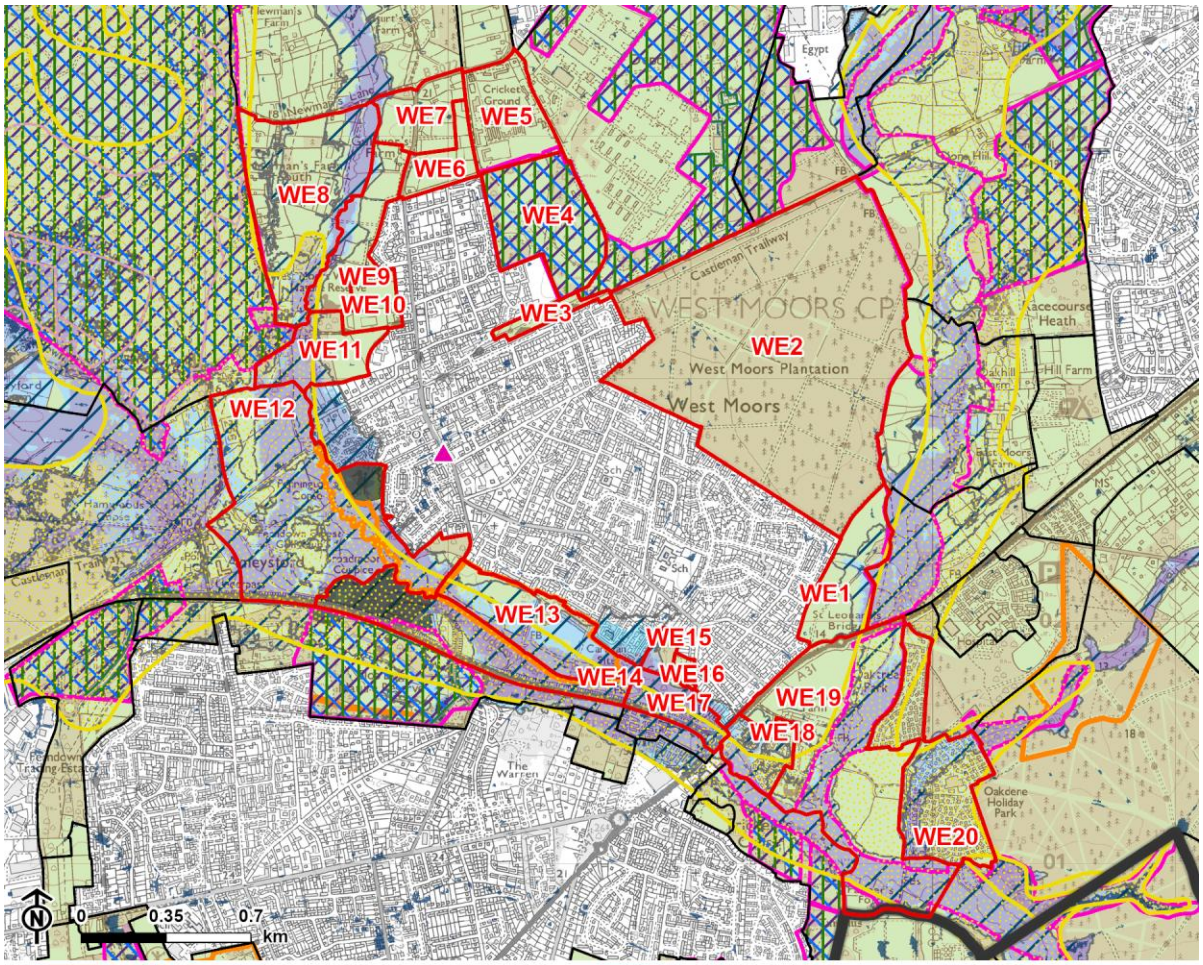
West Moors



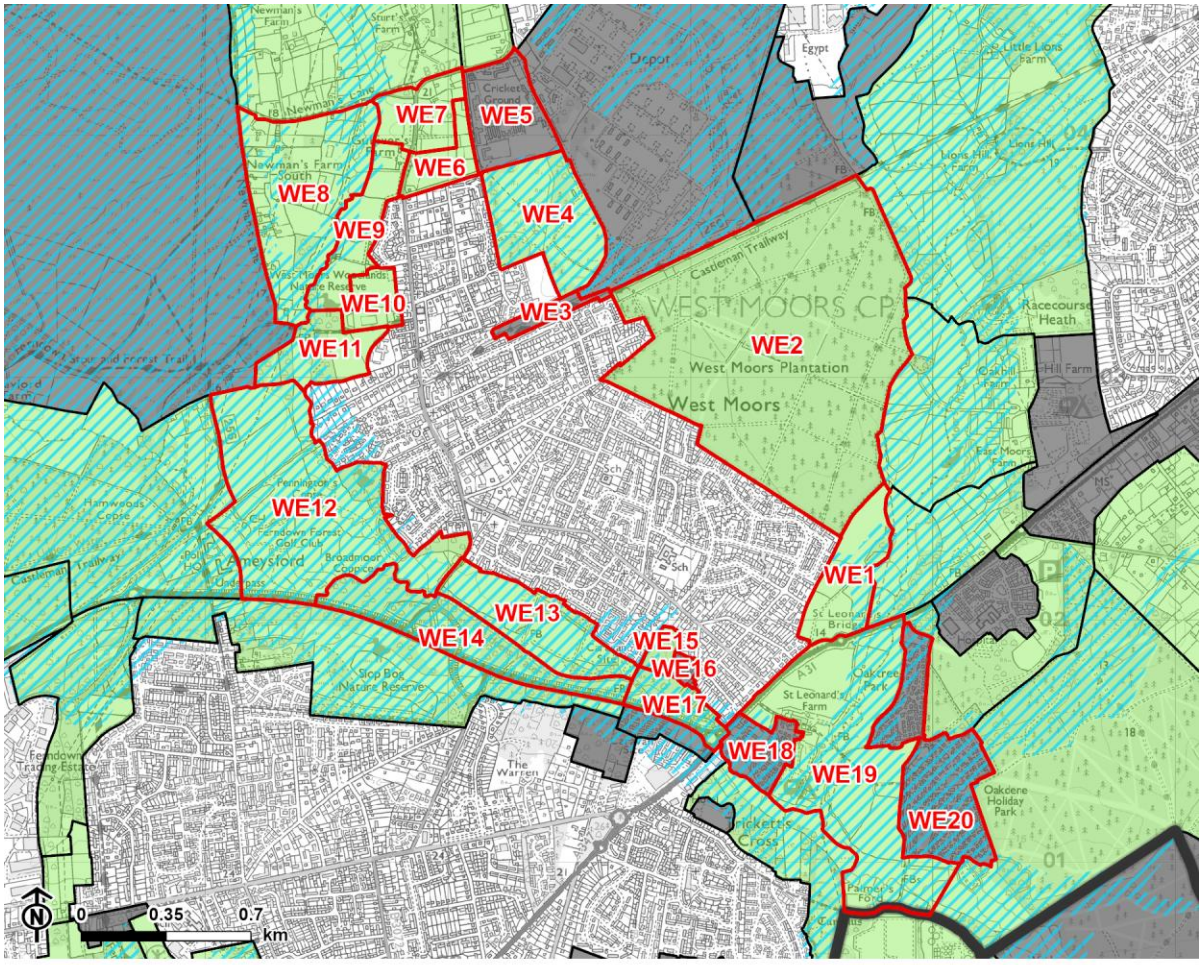
West Moors parcel
Neighbouring parcel
Dorset & BCP councils
Neighbouring authority
Green Belt

Potential development constraints

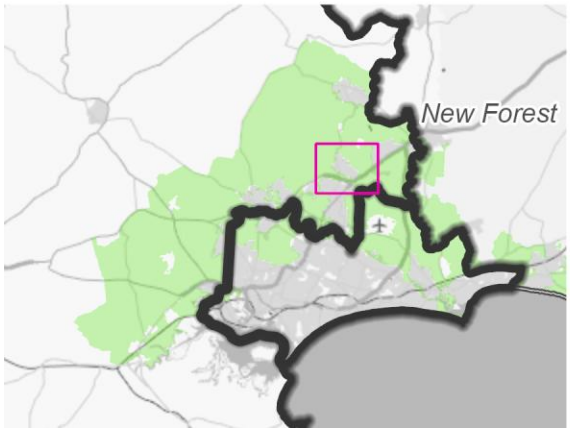
Listed building
Chalk river
Peaty soil
Site of Special Scientific Interest
Lowland fens
Ramsar site
Special Area of Conservation
Special Protection Area
Suitable Alternative Natural Green Space
High risk of surface water flooding
Scheduled monument
Ancient woodland
Flood zones plus climate change
Flood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



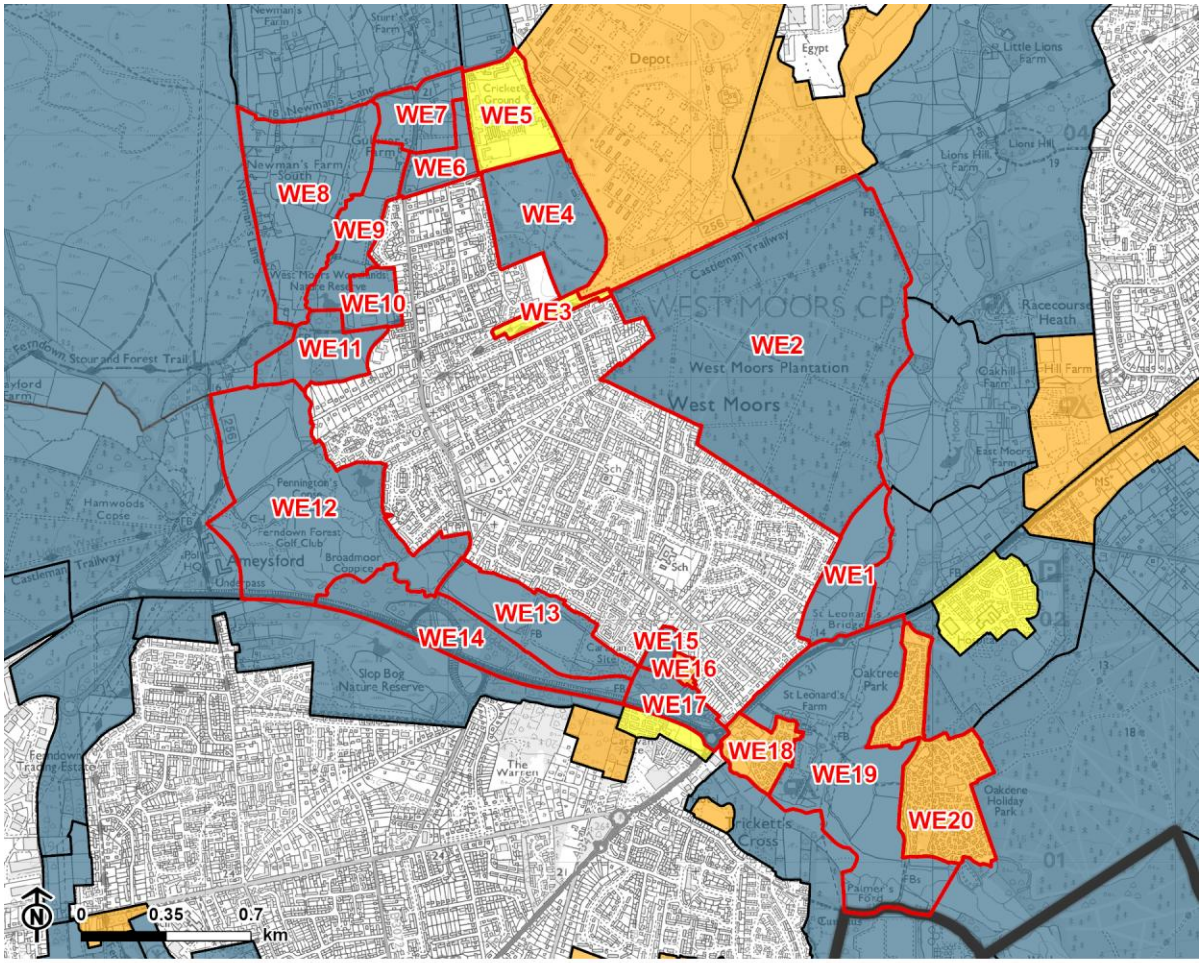
West Moors



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



West Moors



West Moors parcel

Neighbouring parcel

Dorset and BCP councils

Neighbouring authority

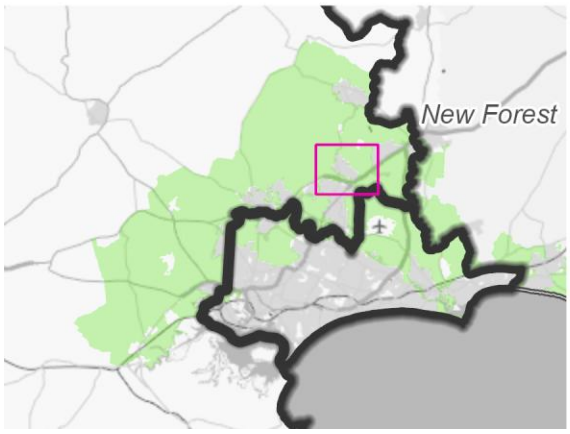
Green Belt

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

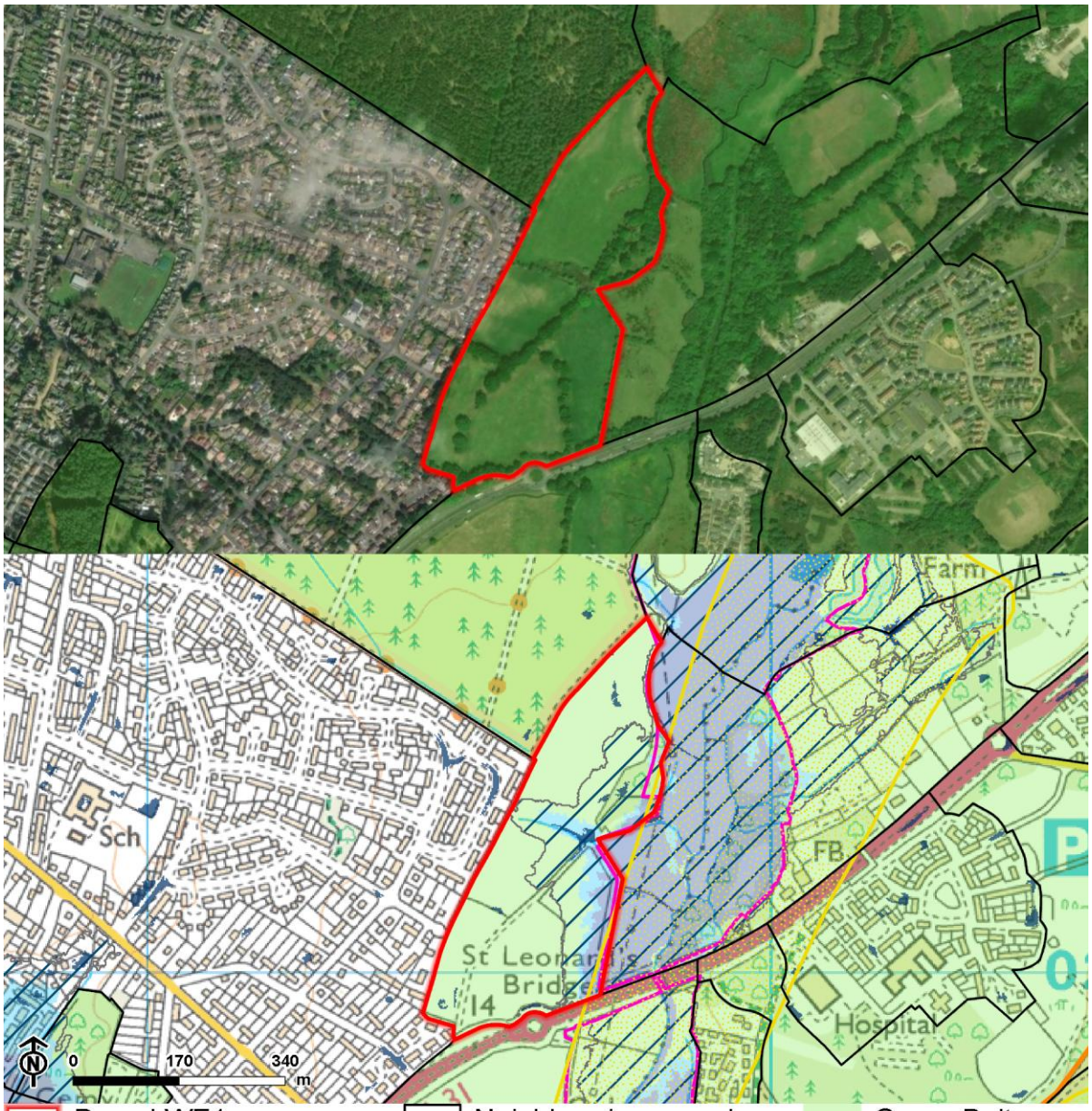
Strong

Moderate

Weak/no



Parcel WE1



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 WE1

Contribution of land in Parcel WE1

Parcel WE1 Assessment Conclusions

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

Parcel WE1 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of West Moors. The parcel comprises small agricultural fields bordered by well-treed hedgerows. Parcel size: 13ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. The rear gardens of Compton Crescent form a weak boundary feature, providing limited separation from the urban area. In contrast, trees alongside Southern Close and at the end of Southern Avenue create a moderately strong boundary feature. 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 abuts the urban edge and, given its proximity to the settlement, experiences some urban 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-lined hedgerow boundaries limit views and 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. West Moors is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel WE1

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. Tree-lined hedgerows clearly mark the parcel boundary to the east and south. 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 lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

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 gap between West Moors and St Leonards and St Ives to the east. 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.The parcel lacks any strong separating features. However, the presence of strong tree-lined hedgerows provides a moderate degree of containment and separation.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel lacks any strong separating features. Elsewhere in the gap, strong separating features maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely 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 WE1

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

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

Weak/No contribution

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

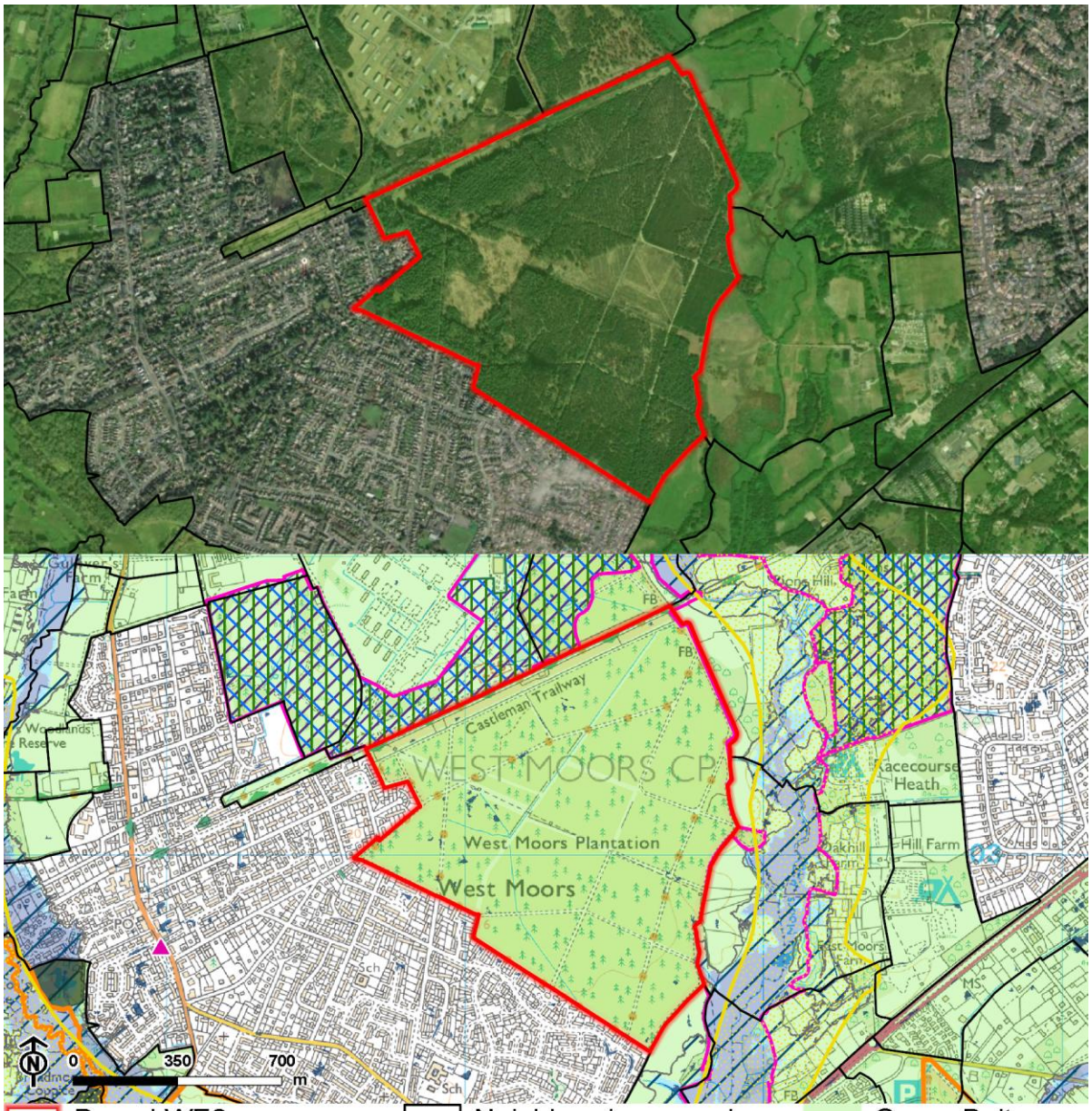
All Green Belt land plays an equal role in relation to this purpose.

Parcel WE1

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 WE2



Potential development constraints

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

Contribution of land in Parcel WE2

Parcel WE2 Assessment Conclusions

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

Parcel WE2 Description

Parcel Location, Land Uses and Boundaries
Land to the east of West Moors. The parcel comprises dense plantation woodland. Parcel size: 112ha. Mature tree cover forms a strong boundary feature between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The dense plantation woodland limits 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. West Moors 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 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 WE2

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

Purpose B: Preventing neighbouring towns from merging:

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 between West Moors and St Leonards and St Ives to the east. The gap comprises agricultural fields, the Moors River valley and dense woodland blocks, with the latter two forming strong separating features. The narrowest part of the gap lies to the south. The parcel is also lies in a moderate gap between West Moors and Verwood to the north. The gap to the north comprises predominantly open agricultural land, the village of Three Legged Cross, and areas of existing development, including the trading estate at Collingwood Road and the MOD depot. The woodland blocks and the River Crane corridor provide strong separating features within the gap. The parcel comprises dense plantation woodland, which acts as a strong separating feature within the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel contains dense plantation woodland, which is a strong separating feature. 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 significantly impact visual separation between towns. Development in the land will undermine the role plantation woodland. In addition to the loss of visual separating features the development of land in this

Assessment Considerations	Assessment
	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. Mature tree cover forms a strong inner and outer boundary, which reduces the parcel's connection to the urban area and 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. West Moors 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 WE2

Purpose E – Assisting in urban regeneration:

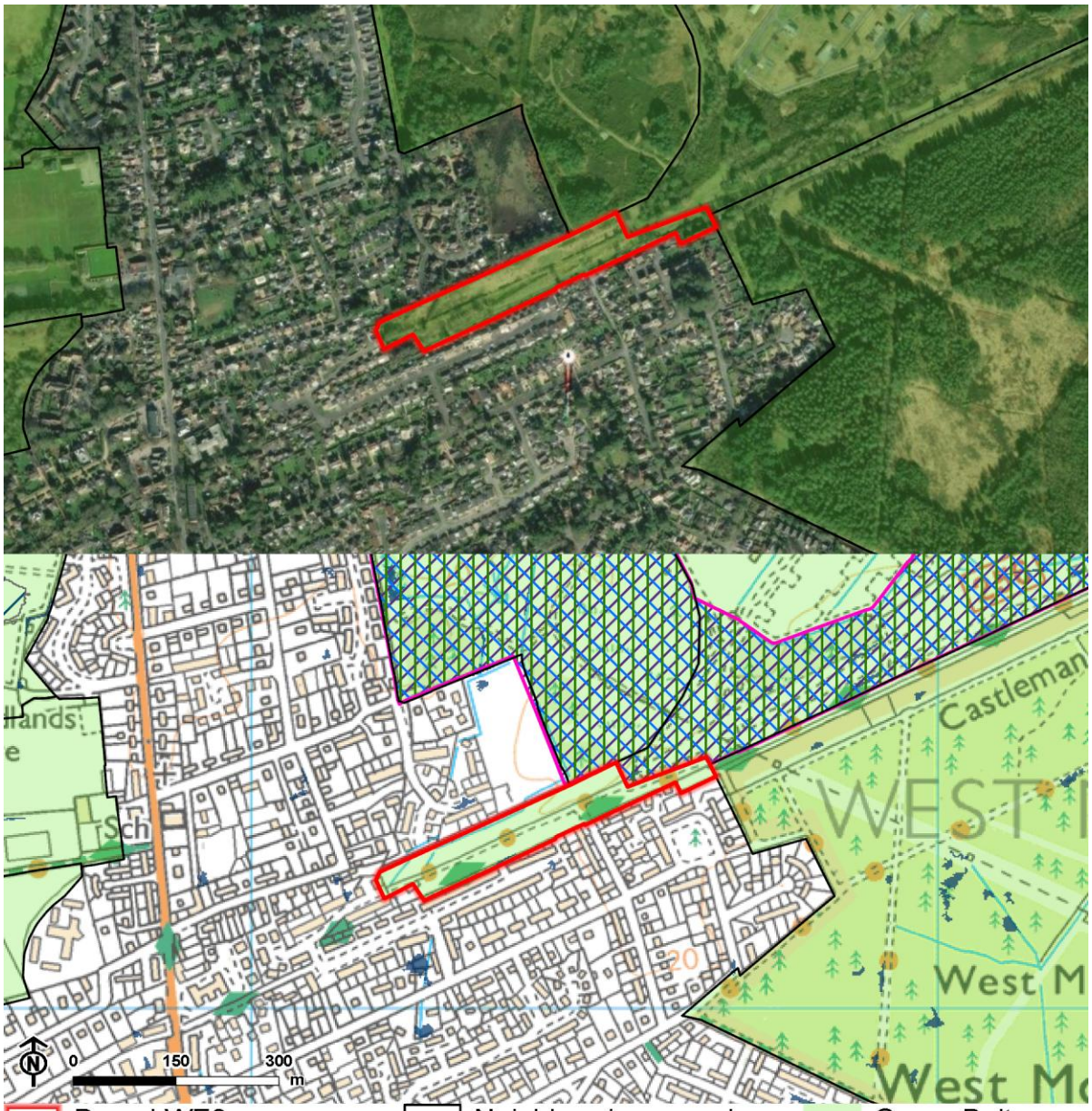
Equal contribution

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 WE3



Potential development constraints

- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Peaty soil
- Flood zones plus climate change
- High risk of surface water flooding

Parcel WE3

Contribution of land in Parcel WE3

Parcel WE3 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 WE3 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of West Moors. The parcel comprises a narrow strip of public open space alongside the Castleman Trailway. Parcel size: 3ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is delineated by the back garden boundaries of residential properties marked by fencing and some mature trees. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. The parcel is enclosed by urban edge on three sides, resulting in strong urban influence from outside the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel is open and the narrow strip of public open space has a functional relationship with the urban area. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Weak hedgerow boundaries to the north-east and east allow views of the wider countryside.

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

Weak/No contribution

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

Parcel WE3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel boundary to the east is not defined by any clear boundary features. Development in the parcel could have some urbanising impact on land beyond but would not significantly weaken its contribution to Purpose A.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing containment by the urban area.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel WE3

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel boundary to the east is not defined by any clear boundary features. 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. West Moors 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:

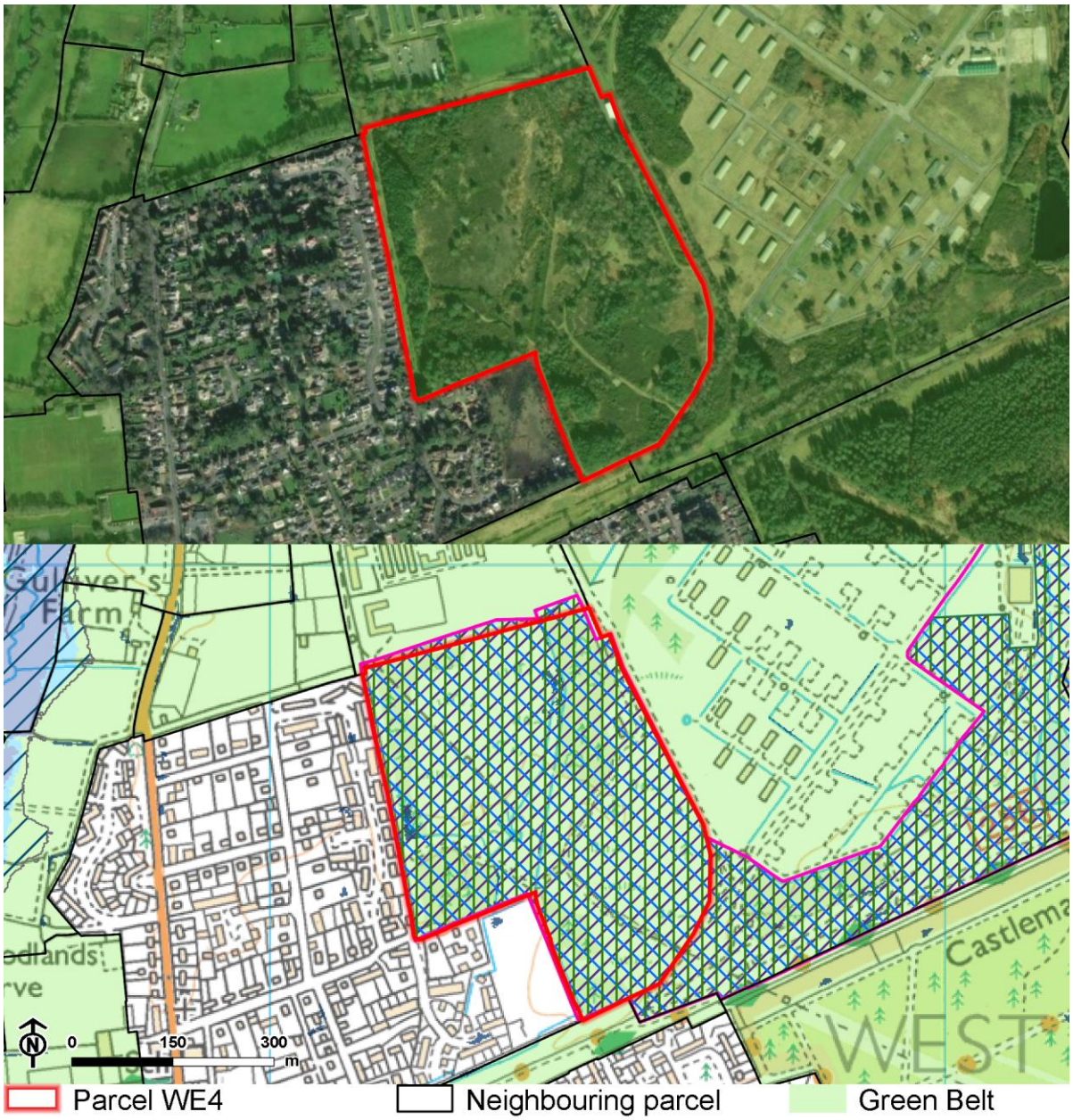
Equal contribution

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 WE4



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 WE4

Contribution of land in Parcel WE4

Parcel WE4 Assessment Conclusions

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

Parcel WE4 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of West Moors. The parcel comprises semi-natural heathland with areas of scrub and woodland, together with informal paths and tracks. Parcel size: 20ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is primarily defined by the rear garden boundaries of residential properties. 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. Tree cover within the parcel limits views of West Moors in places; however, the parcel abuts the urban edge and its proximity results in some urban influence from outside the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is open and comprises a mosaic of woodland, scrub and heathland. 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. West Moors is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has only sporadic tree cover; therefore, development within the parcel would increase the urbanising influence on adjacent open land.

Parcel WE4

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

Purpose B: Preventing neighbouring towns from merging:

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 West Moors and St Leonards and St Ives to the east. The gap comprises agricultural fields, a trading estate at Collingwood Road, the MOD depot, the Moors River valley and woodland blocks, with the latter two forming strong separating features. The narrowest part of the gap lies to the south. The parcel is also in a robust gap between West Moors and Verwood to the north. The gap to the north comprises predominantly open agricultural land, the village of Three Legged Cross. The woodland blocks and the River Crane corridor provide strong separating features within the gap. The parcel comprises small woodland blocks, which provide a moderate separating feature within the gap.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The parcel comprises small woodland blocks, which provide a moderate 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 negligible impact on visual separation between towns.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

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

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

Weak/No contribution

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

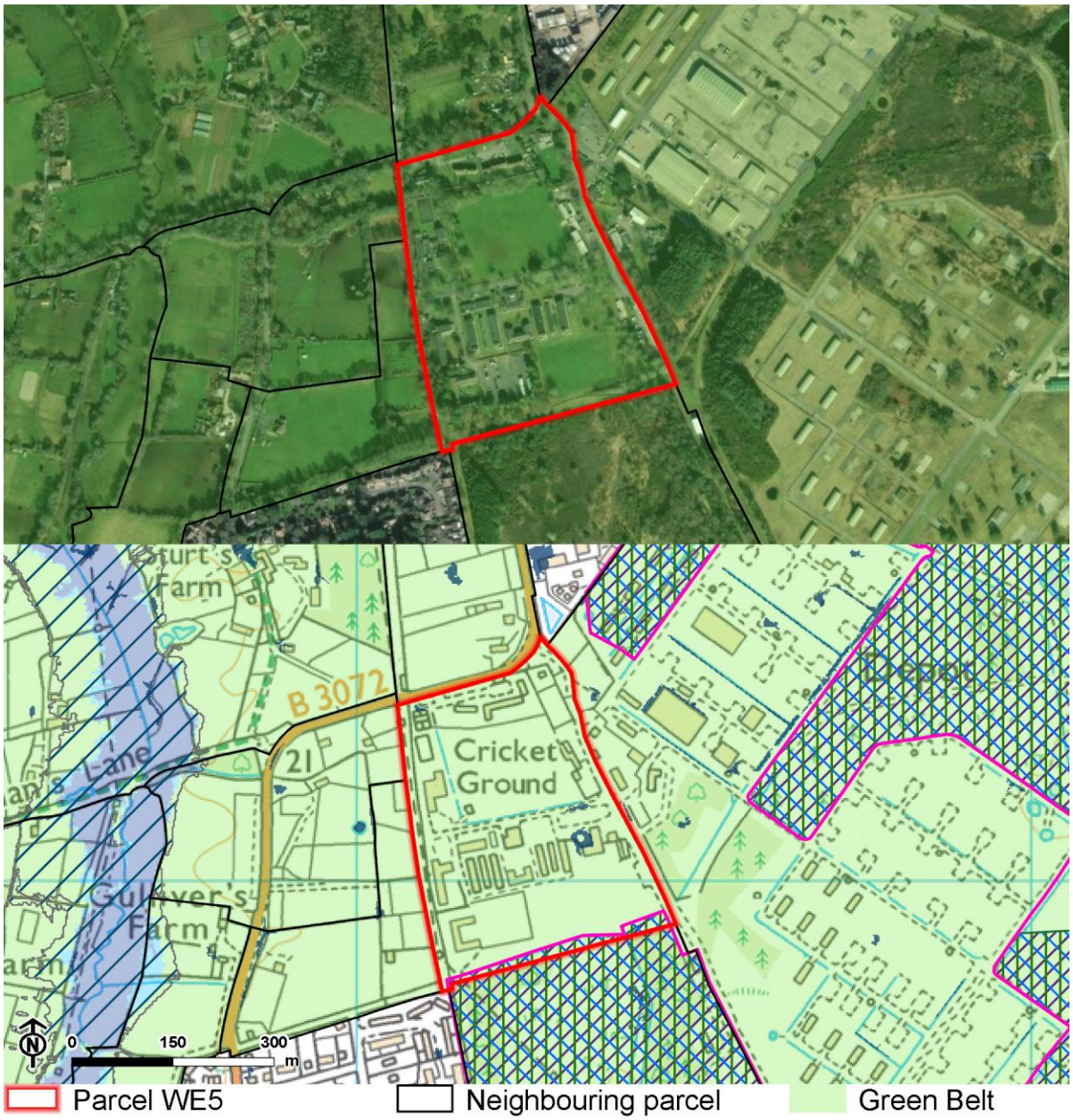
All Green Belt land plays an equal role in relation to this purpose.

Parcel WE4

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 WE5



Potential development constraints

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

Parcel WE5

Contribution of land in Parcel WE5

Parcel WE5 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 WE5 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of West Moors. The parcel comprises institutional or community buildings with associated parking and landscaped grounds. It also includes a cricket pitch and a row of houses to the north. Parcel size: 13ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Only a small portion of the parcel abuts the urban edge, defined by a combination of tree cover, hedgerows and fencing. 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 proximity to the urban area results in some urban influence from outside the parcel. There is significant urbanising influence associated with development, land use and activity in the Green Belt. The parcel contains institutional/community buildings, parking areas and residential properties, which affect the openness of the Green Belt and exert a significant urbanising influence. Urbanising development limits perception of the wider countryside.

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

Weak/No contribution

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

Parcel WE5

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between West Moors and St Leonards and St Ives to the east. The gap comprises agricultural fields, a trading estate at Collingwood Road, the MOD depot, the Moors River valley and woodland blocks, with the latter two forming strong separating features. The narrowest part of the gap lies to the south. The parcel is also in a robust gap between West Moors and Verwood to the north. The gap to the north comprises predominantly open agricultural land, the village of Three Legged Cross. The woodland blocks and the River Crane corridor provide strong separating features within the gap. The parcel lacks any strong separating features within the gap.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel lacks any strong separating features within the gap. Elsewhere in the gap, strong separating features maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel WE5

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Hedgerow boundaries, with some mature trees, clearly mark the parcel's outer boundary. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C. The parcel is already developed to the extent that further development would not significantly increase 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. West Moors 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 WE5

Purpose E – Assisting in urban regeneration:

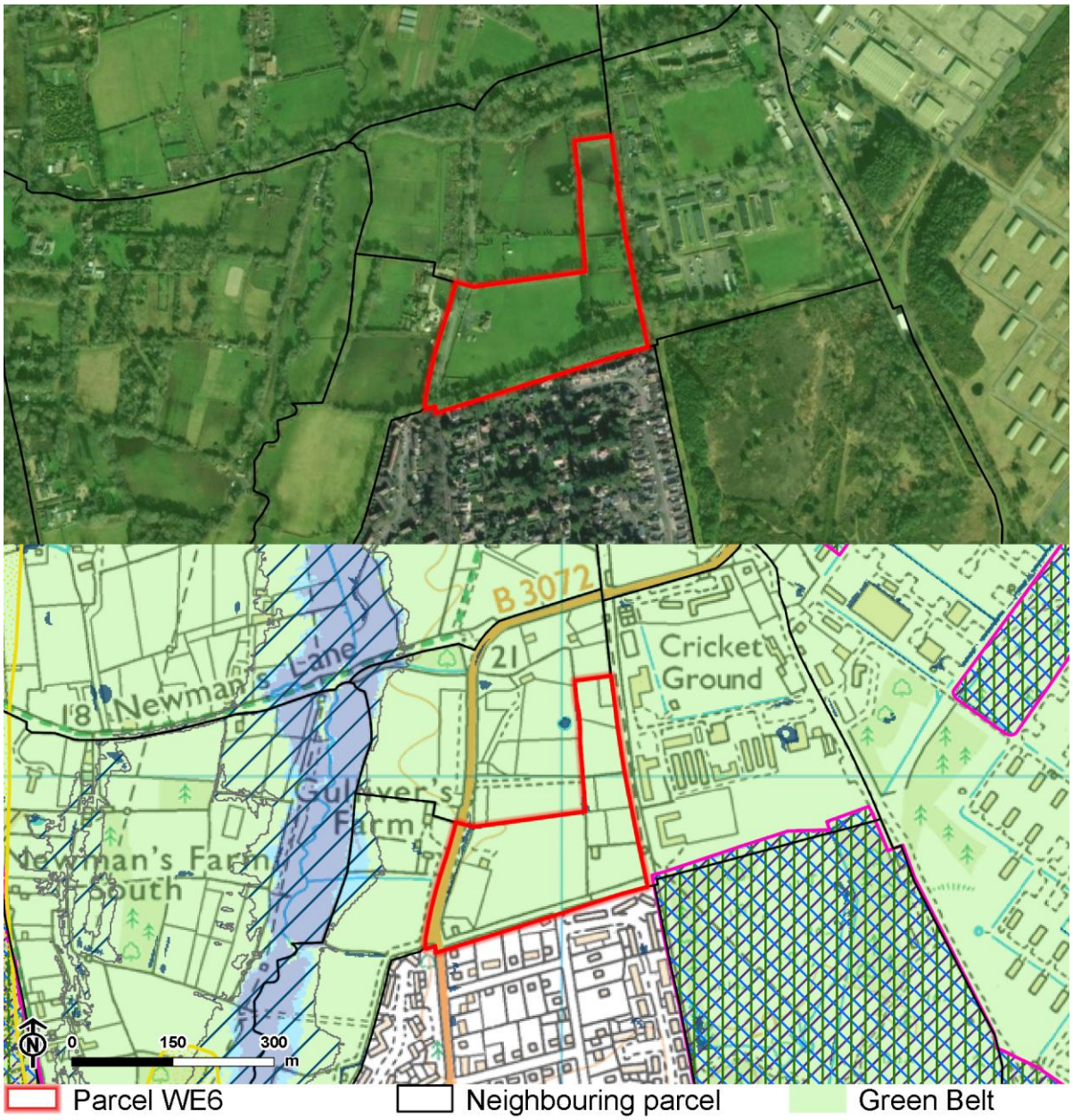
Equal contribution

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 WE6



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 WE6

Contribution of land in Parcel WE6

Parcel WE6 Assessment Conclusions

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

Parcel WE6 Description

Parcel Location, Land Uses and Boundaries
Land to the north of West Moors. The parcel comprises agricultural fields. Parcel size: 6ha. There is a moderate boundary feature between the settlement and the parcel. A mature tree line provides a moderate 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 some perception of urban development outside of the parcel. The parcel abuts the urban edge, and its proximity results in some urban influence from outside the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is one residential dwelling in the west of the parcel, but this does not have a significant impact on openness. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Moors 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 WE6

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 is enclosed by hedgerow boundaries with occasional trees along the edges. So, development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The site lies within the gap between Verwood and West Moors. The gap comprises predominantly open agricultural land, the village of Three Legged Cross, and areas of existing development including the trading estate at Collingwood Road and the MoD depot. The woodland blocks and the River Crane corridor provide strong separating features within the gap.The parcel lacks any strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap.
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 WE6

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel is enclosed by hedgerow boundaries with occasional trees along the edges. 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. West Moors 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.

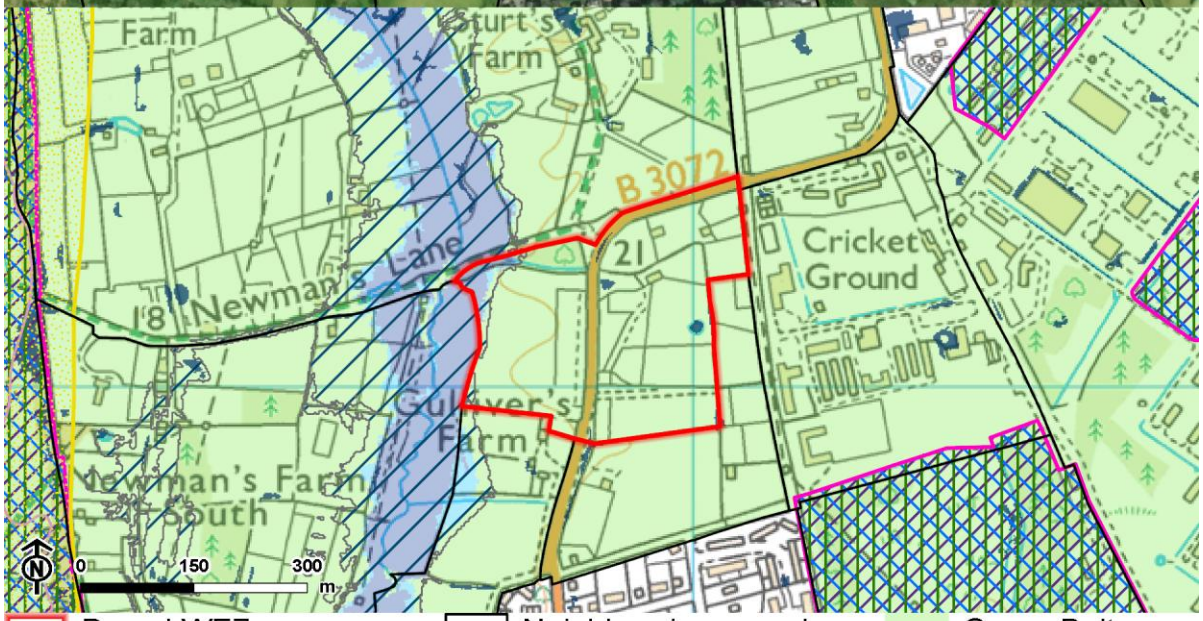
Parcel WE6

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 WE7





Parcel WE7 | Neighbouring parcel | Green Belt

Potential development constraints

- 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 WE7

Contribution of land in Parcel WE7

Parcel WE7 Assessment Conclusions

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

Parcel WE7 Description

Parcel Location, Land Uses and Boundaries
Land to the north of West Moors. The parcel comprises agricultural fields to either side of West Moors Road, with allotments to the west. Parcel size: 9ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. The parcel is set back from the urban edge, with field boundaries, mature tree lines, and distance providing a moderate degree of separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The distance between the parcel and the settlement edge weakens any perception of West Moors to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The allotments to the west constitute appropriate Green Belt development, and the residential building to the north-east does not affect openness. Neither feature impacts openness nor exerts a significant urbanising influence 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. West Moors 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 WE7

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. 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The site lies within the moderate gap between Verwood and West Moors. The gap comprises predominantly open agricultural land, the village of Three Legged Cross, and areas of existing development including the trading estate at Collingwood Road and the MoD depot. The woodland blocks and the River Crane corridor provide strong separating features within the gap.The parcel lacks any strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel forms a small part of the gap. The parcel lacks any 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.

Parcel WE7

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. Mature tree cover forms a strong inner and outer boundary, which reduces the parcel's connection to the urban area and 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. West Moors 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

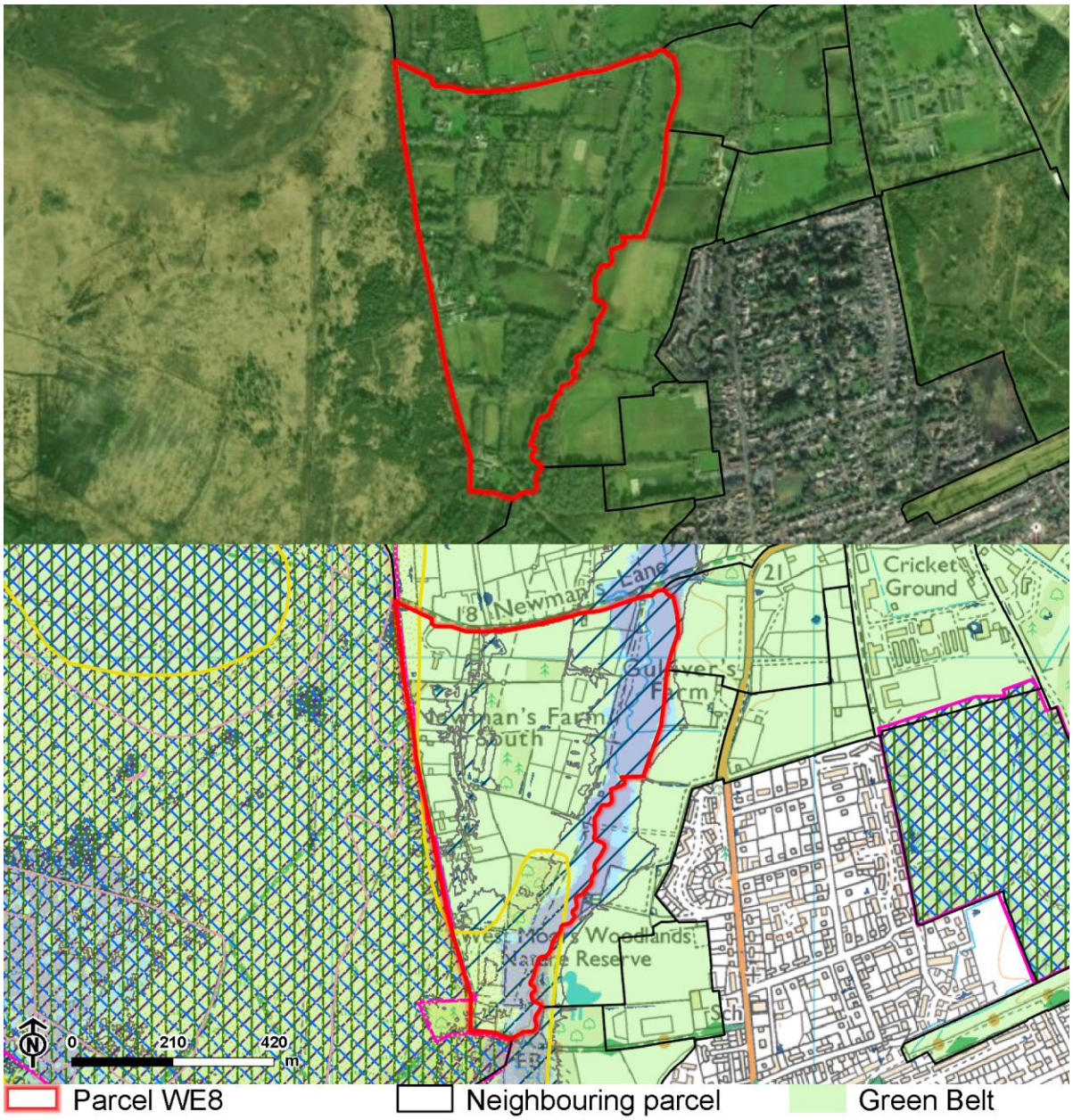
All Green Belt land plays an equal role in relation to this purpose.

Parcel WE7

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 WE8



Potential development constraints

- 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 WE8

Contribution of land in Parcel WE8

Parcel WE8 Assessment Conclusions

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

Parcel WE8 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of West Moors. The parcel comprises predominantly agricultural land with some tree cover and scattered rural residential dwellings. Parcel size: 31ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Intervening strong treed hedgerow boundaries and Mannington Brook, combined with distance, create a strong separation from the urban 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. The distance between the parcel and the settlement edge weakens any perception of West Moors to the east. There is some urbanising activity in the parcel, but land use also associates the area with the wider countryside. The parcel comprises low-density residential development, mainly concentrated to the west, which has some impact on openness but does not exert a significant urbanising influence. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some visual connection to the wider countryside to the west and north. Tree cover within the parcel limits the perception of the wider countryside in places.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. West Moors 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 some urbanising development in the parcel.

Parcel WE8

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 strong treed hedgerows and Mannington Brook, 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 distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Parcel WE8

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. Hedgerows with some mature trees clearly mark the parcel boundary to the west. Development in the parcel would have an urbanising impact on open land beyond the parcel.

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

Weak/No contribution

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

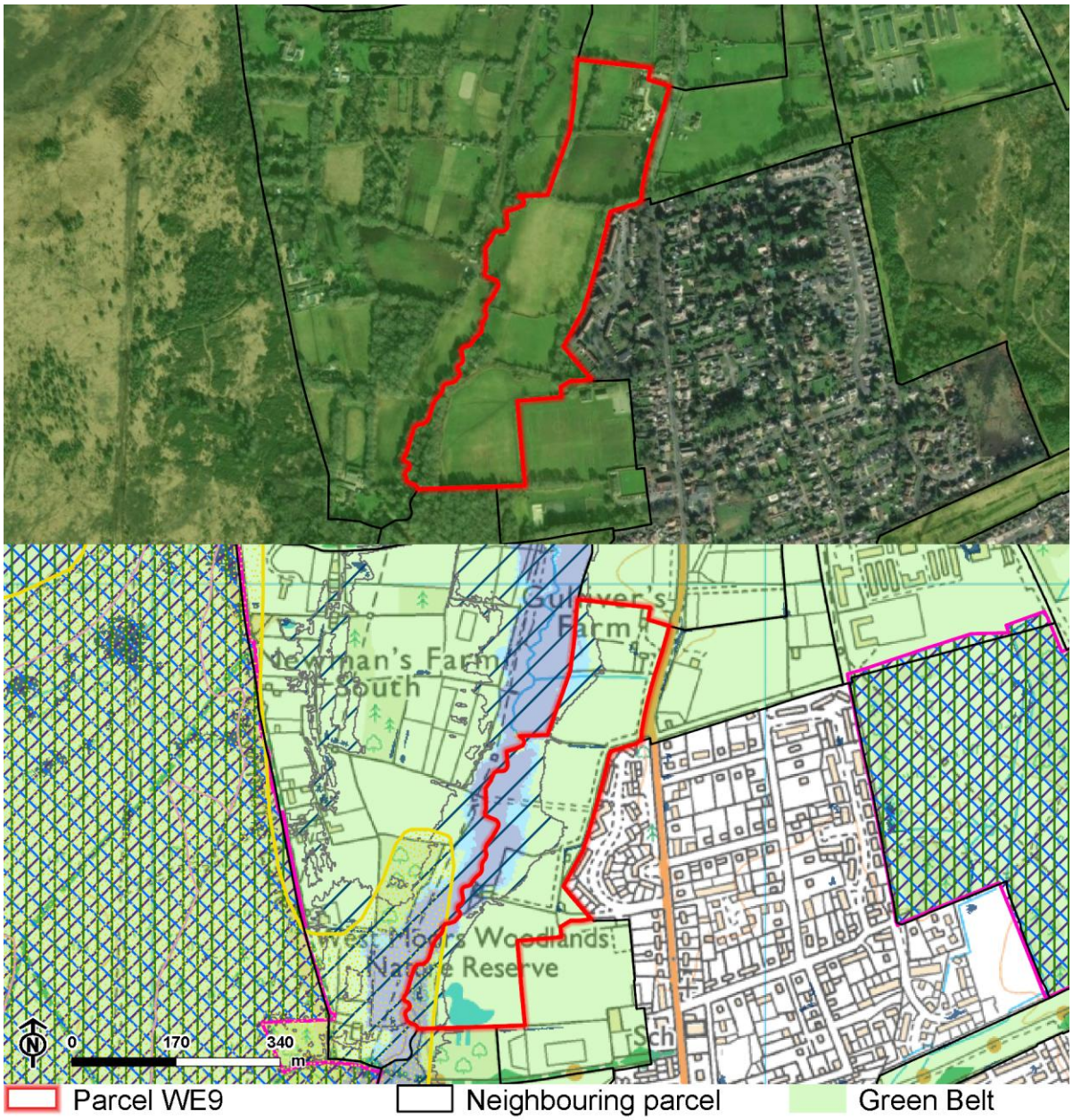
All Green Belt land plays an equal role in relation to this purpose.

Parcel WE8

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 WE9



Potential development constraints

- 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 WE9

Contribution of land in Parcel WE9

Parcel WE9 Assessment Conclusions

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

Parcel WE9 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of West Moors. The parcel comprises agricultural fields and associated farm buildings. Parcel size: 11ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. The parcel partially abuts the urban edge, where mature hedgerows and hedgerow trees are present. Elsewhere, the boundary is defined by fences and hedgerows. 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 partially abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is open and maintains its agricultural character. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some visual connection to the wider countryside to the west.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Moors 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 WE9

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. Mature tree cover in the south-west of the parcel provides some containment, but only in that direction.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel 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 WE9

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries, so development within it would in turn increase the urbanising impact of development on adjacent open land. Mature tree cover in the south-west of the parcel provides some containment, but only in that direction.

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. West Moors 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:

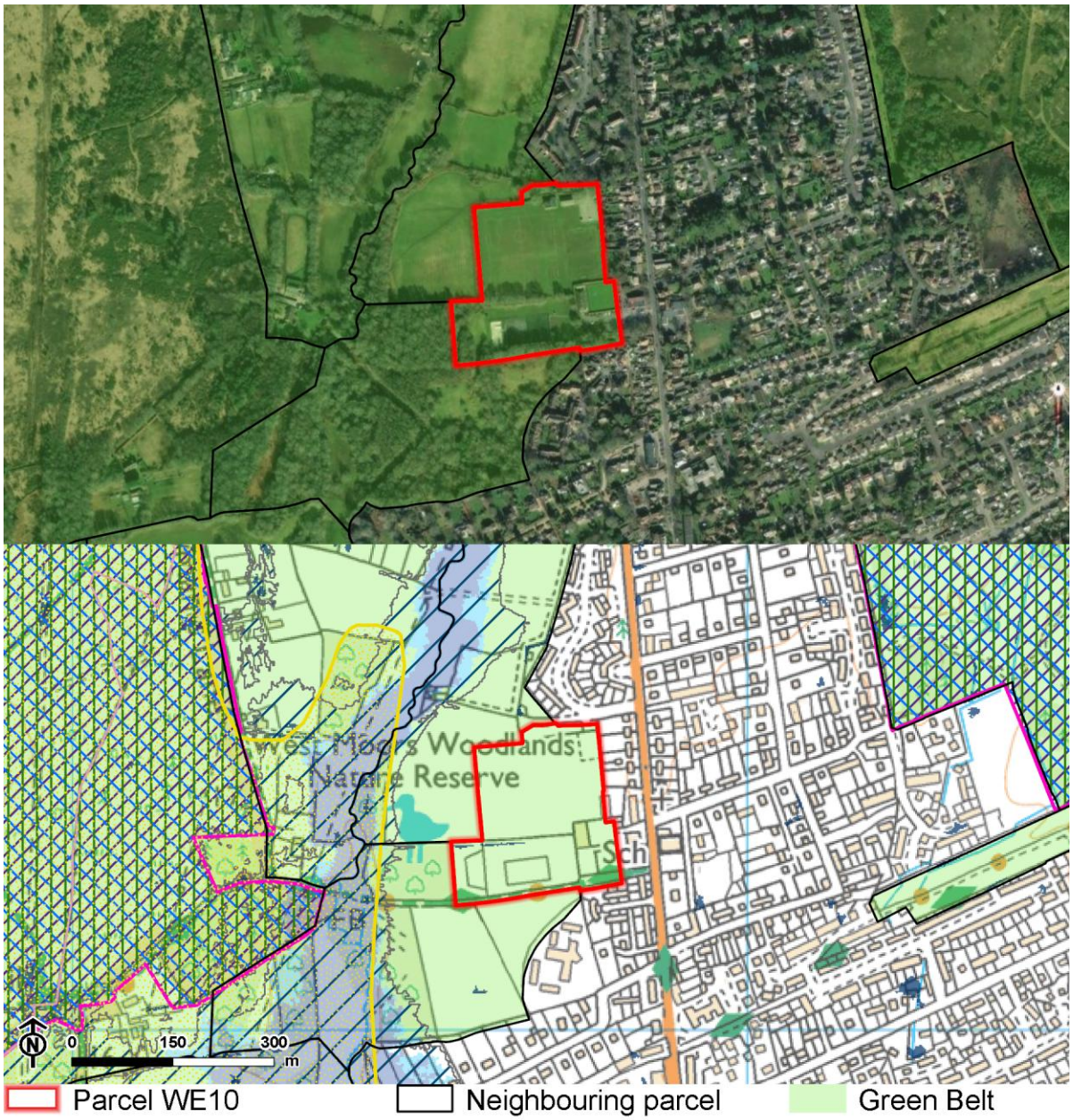
Equal contribution

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 WE10



Potential development constraints

- 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 WE10

Contribution of land in Parcel WE10

Parcel WE10 Assessment Conclusions

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

Parcel WE10 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of West Moors. The parcel comprises Fryer Field Recreation Ground and hardstanding tennis courts in the south. Parcel size: 5ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is defined by the back garden boundaries of residential dwellings along the B3072 Station Road. 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 abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel. Land use creates some association with the urban area, but there is little urbanising activity in the parcel. While ancillary sports buildings within the parcel exert some urbanising influence, the parcel remains predominantly open. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. There is some visual connection to the wider countryside to the west.

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

Strong contribution

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

Parcel WE10

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 is bounded only by hedgerows and fencing; as such, development would increase the urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel 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?	The parcel is predominantly free from urbanising development.

Parcel WE10

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. A mature tree line clearly marks the parcel boundary to the south. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

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

Weak/No contribution

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

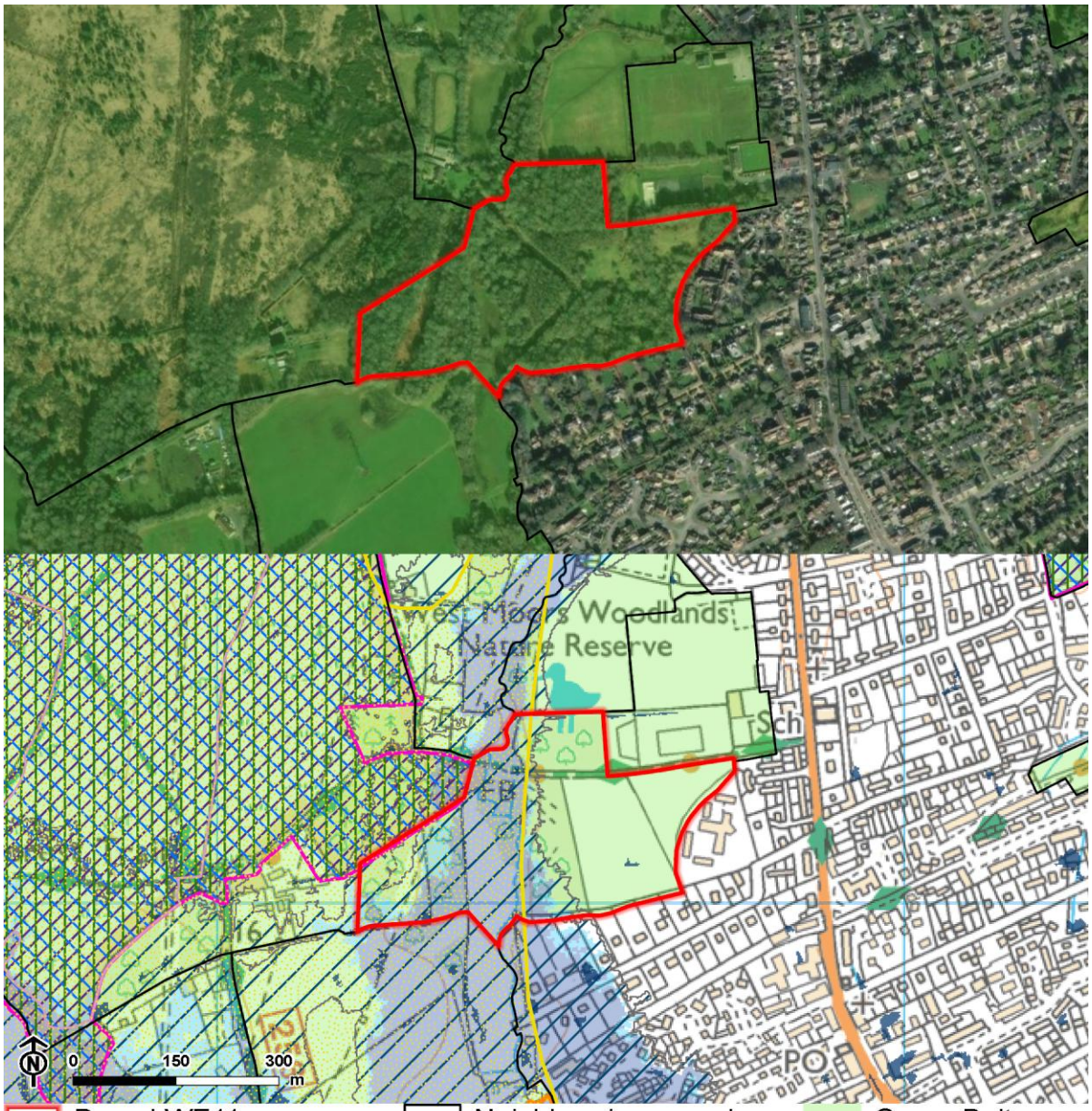
Equal contribution

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 WE11



Potential development constraints

- 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
- Suitable Alternative Natural Green Space

Parcel WE11

Contribution of land in Parcel WE11

Parcel WE11 Assessment Conclusions

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

Parcel WE11 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of West Moors, comprising predominantly woodland with some areas of heathland. Parcel size: 10ha. There is a strong boundary feature between the settlement and the parcel. The parcel is mostly wooded and acts as a 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 some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel. 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 limits views of the wider countryside.

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

Strong contribution

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

Parcel WE11

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 woodland which currently gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Woodland between the parcel and the urban edge creates a strong sense of separation, meaning development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

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

Parcel WE11

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 cover forms a strong inner and outer boundary, which reduces the parcel's connection to the urban area and 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. West Moors 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:

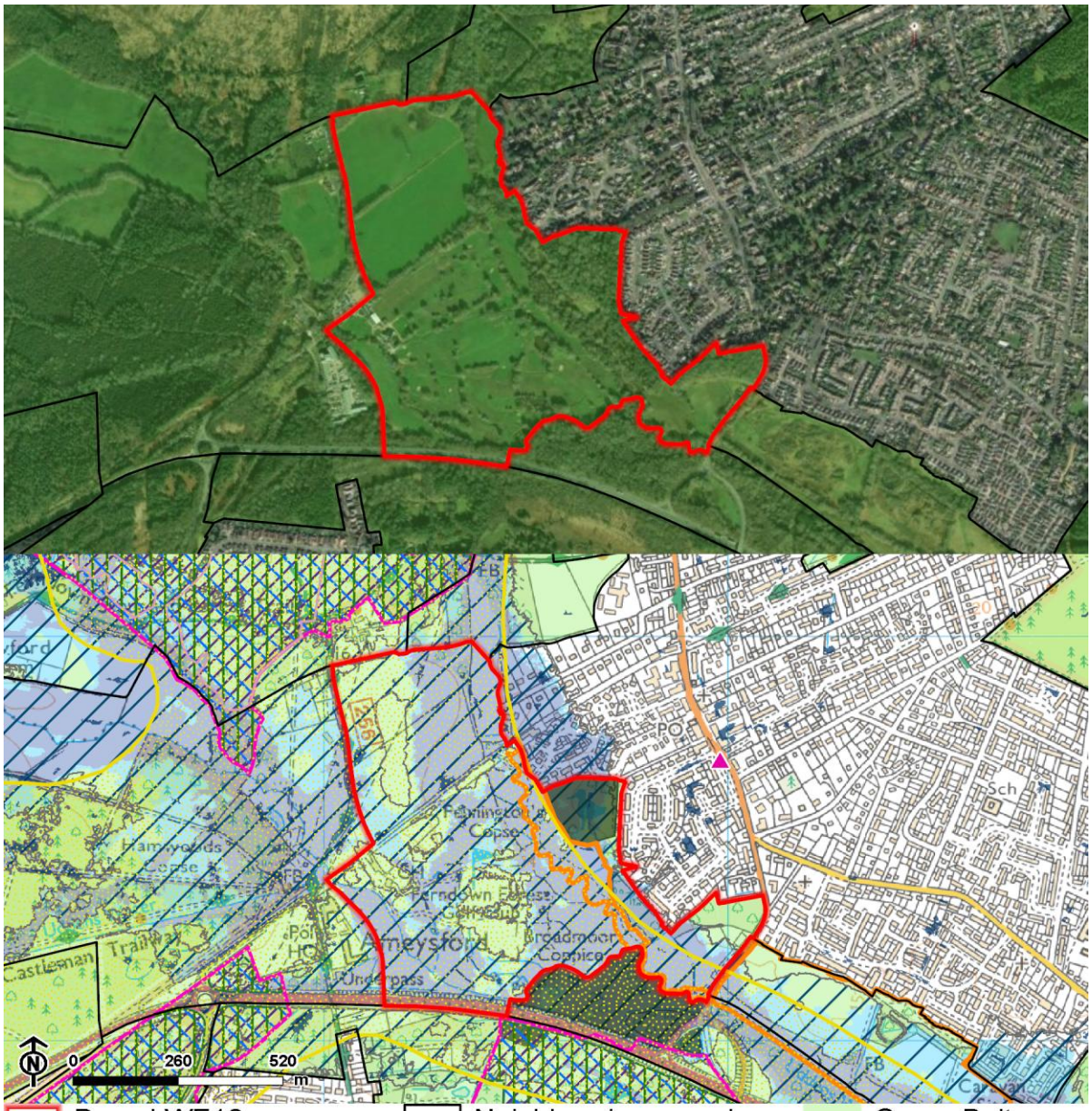
Equal contribution

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 WE12



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
- Suitable Alternative Natural Green Space

Parcel WE12

Contribution of land in Parcel WE12

Parcel WE12 Assessment Conclusions

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

Parcel WE12 Description

Parcel Location, Land Uses and Boundaries
Land to the west and south-west of West Moors. The parcel comprises agricultural fields, Ferndown Forest Golf Club, and bands of woodland, with Uddens Water and Mannington Brook traversing the parcel. Parcel size: 52ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Abutting the urban edge, woodland cover and mature trees lining the Mannington Brook combine to create a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel lies within the shallow valley of Uddens Water and Mannington Brook, including its floodplain. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel comprises agricultural fields and the Ferndown Forest golf course, both of which are considered to be an 'appropriate use' in the Green Belt. Natural features limit perception of the wider countryside. Mature tree-lined boundaries and tree cover within the golf course limit the perception of the wider countryside.

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

Strong contribution

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

Assessment Considerations	Assessment
	would negate the role of woodland and the belt of mature trees along Mannington Brook, 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 combination of strong boundary features and shallow valley/floodplain landform between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies within a Moderate gap between West Moors and Ferndown to the south. The separation widens towards the west and narrows towards the east. The gap comprises open farmland, substantial bands of woodland, Uddens Water, and the A31, with the latter three forming strong separating features. The parcel itself includes woodland, mature tree cover within the golf course, Uddens Water, and the A31, all of which reinforce this strong sense of separation.
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 comprises strong separating features, including woodland, mature tree cover within the golf course, Uddens Water, and the A31. Elsewhere in the gap, additional strong features also maintain the gap strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

Parcel WE12

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature tree cover forms a strong inner and outer boundary, which reduces the parcel's connection to the urban area and 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. West Moors 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

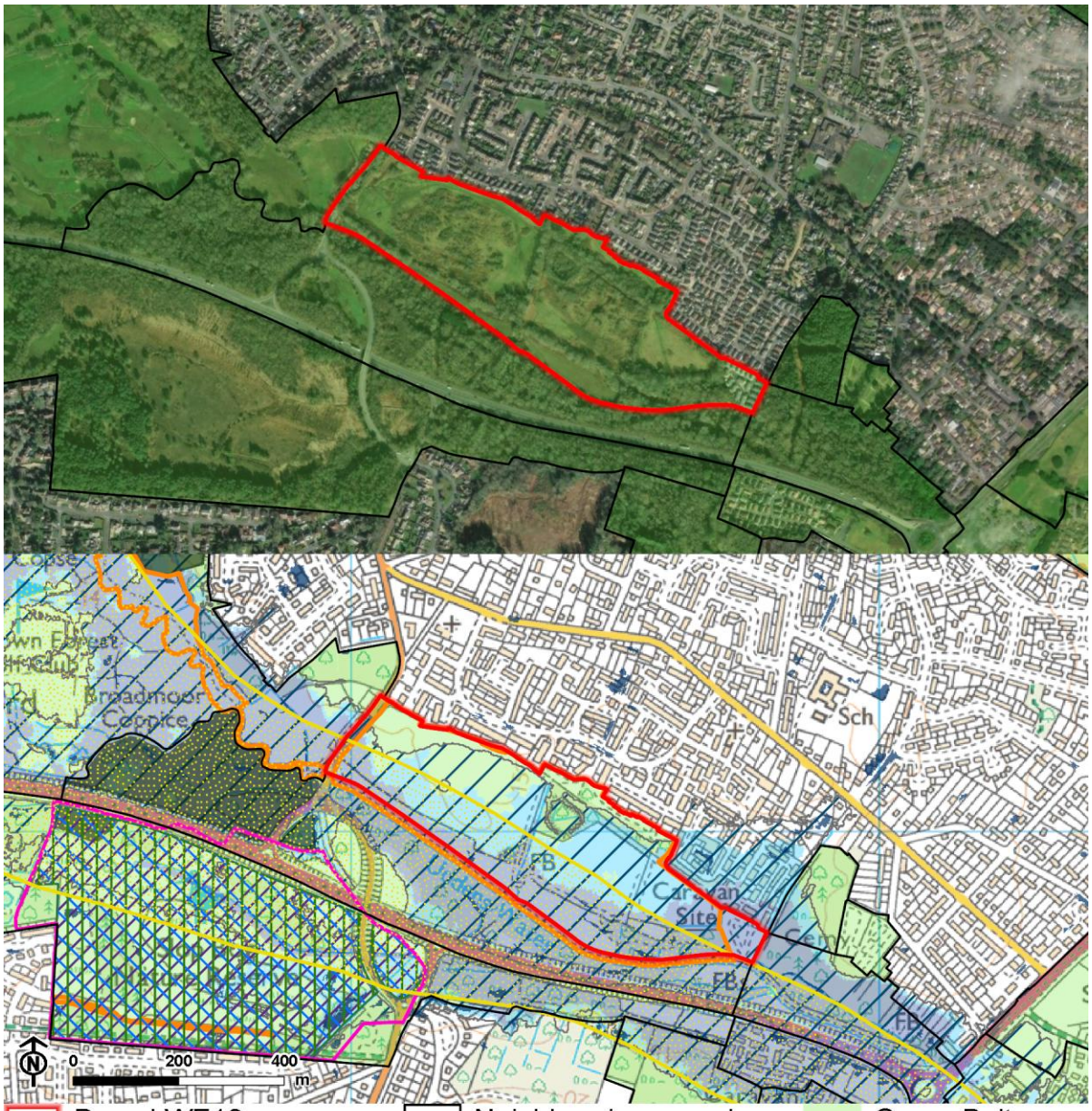
All Green Belt land plays an equal role in relation to this purpose.

Parcel WE12

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 WE13



Potential development constraints

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

Parcel WE13

Contribution of land in Parcel WE13

Parcel WE13 Assessment Conclusions

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

Parcel WE13 Description

Parcel Location, Land Uses and Boundaries
Land located to the south-west of West Moors, comprising a mix of grassland, scrub, and areas of tree cover. Parcel size: 17ha. There are no significant boundary features to separate the parcel from the settlement. The urban edge is defined by the rear garden boundaries of adjoining residential properties. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel lies within a shallow valley of Uddens Water. There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The area to the east of the parcel comprises a small residential extension. Although this development affects the openness of the Green Belt and introduces an urban influence, this impact is limited to the eastern part of the parcel only. Natural features limit perception of the wider countryside. Tree cover within and adjoining the parcel limits the perception of the wider countryside.

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

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. West Moors 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 WE13

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 absence of boundary features means that development within the parcel could result in some urbanising influence on adjacent land, but this would not significantly weaken its contribution to Purpose A. The parcel is largely surrounded by woodland within adjacent parcels, which provides a degree of containment.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact. Any new development here would represent an encroachment beyond the defined settlement edge, contributing to sprawl, and would cumulatively erode the remaining separation between West Moors and Ferndown.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies in a fragile gap between West Moors and Ferndown to the south. This gap comprises areas of grassland, substantial bands of woodland, Uddens Water and the A31, with the latter three forming strong separating features. The parcel lacks any strong separating features, being characterised primarily by open land with only small areas of woodland.The gap between the settlements is at its narrowest to the south-east.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a small part of the gap. The parcel contains no strong separating features, being characterised primarily by open land with only small areas of woodland. Elsewhere in the gap, strong separating features maintain the gap strength.

Parcel WE13

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.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The absence of boundary features means that development within the parcel could result in some urbanising influence on adjacent land, but this would not significantly weaken its contribution to Purpose C. The parcel is largely surrounded by woodland within adjacent parcels, which provides a degree of containment.

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. West Moors is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A

Parcel WE13

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

Purpose E – Assisting in urban regeneration:

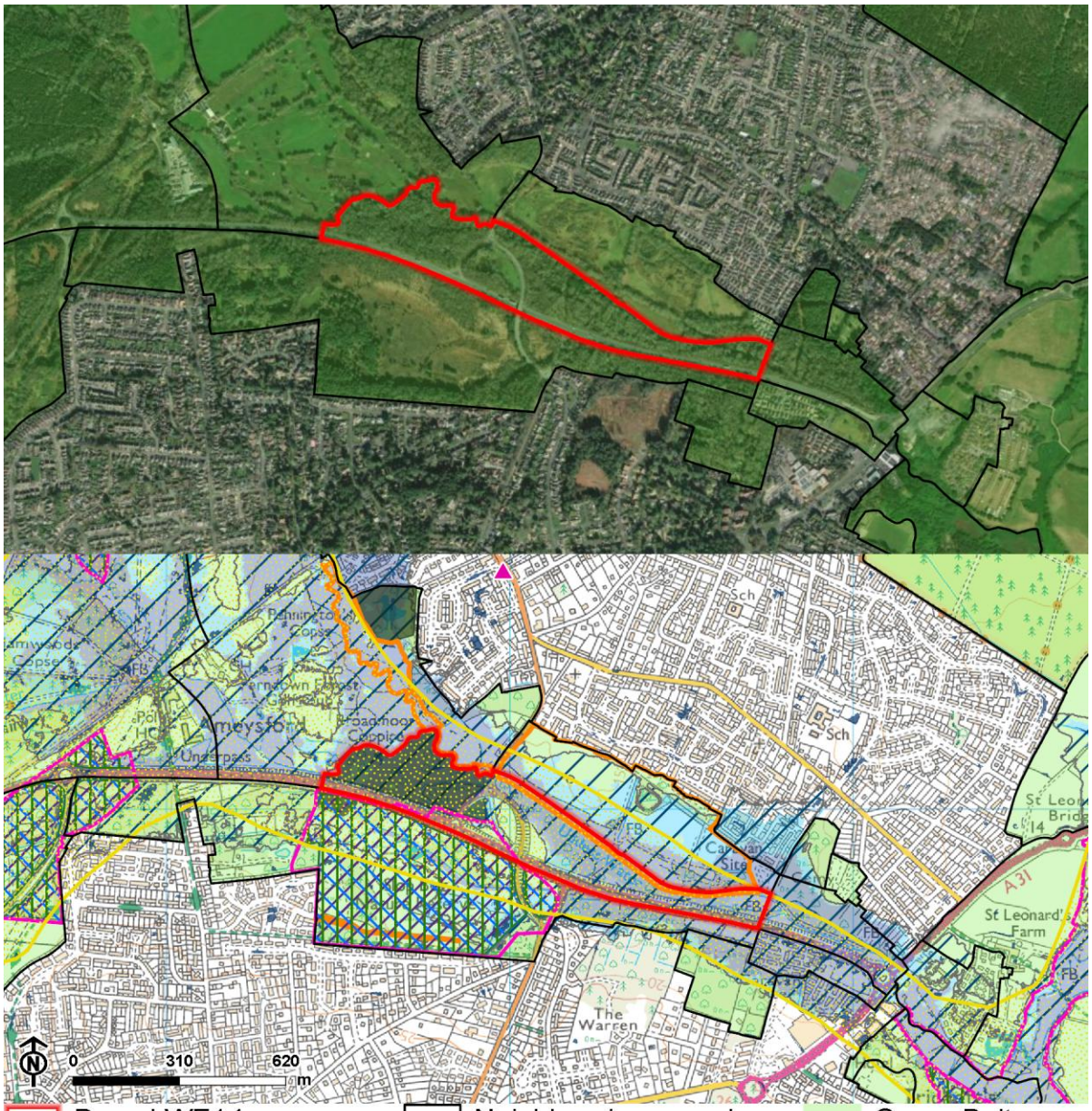
Equal contribution

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

Grey Belt

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

Parcel WE14



Potential development constraints

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

Parcel WE14

Contribution of land in Parcel WE14

Parcel WE14 Assessment Conclusions

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

Parcel WE14 Description

Parcel Location, Land Uses and Boundaries
Land to the south west of West Moors. The parcel comprises woodland to the north of the A31. Parcel size: 20ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. The parcel is set away from the urban edge, and the intervening woodland provides a strong degree of separation from the settlement. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel lies within the shallow valley of Uddens Water. There is a weak perception of urban development outside of the parcel. The distance between the parcel and the settlement edge weakens any perception of West Moors to the north and Ferndown to the south. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly woodland, with several roads passing through. Natural features limit perception of the wider countryside. The woodland occupying the majority of the parcel limits outward views.

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

Strong contribution

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

Parcel WE14

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The eastern part of the parcel lies within a fragile gap between West Moors and Ferndown to the south. In contrast, the western part sits within a more moderate gap between the two settlements, with the separation widening towards the west and narrowing towards the east. This gap comprises areas of grassland, substantial bands of woodland, Uddens Water, and the A31, with the latter three forming strong separating features. The parcel itself includes a large area of woodland, Uddens Water, and the A31, all of which contribute to this sense of separation.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel comprises a large area of woodland, Uddens Water, and the A31, all of which provide strong separating features within the gap.

Parcel WE14

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A31 and mature tree cover form a strong inner and outer boundary, which reduces the parcel's connection to the urban area and 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. West Moors is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A

Parcel WE14

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:

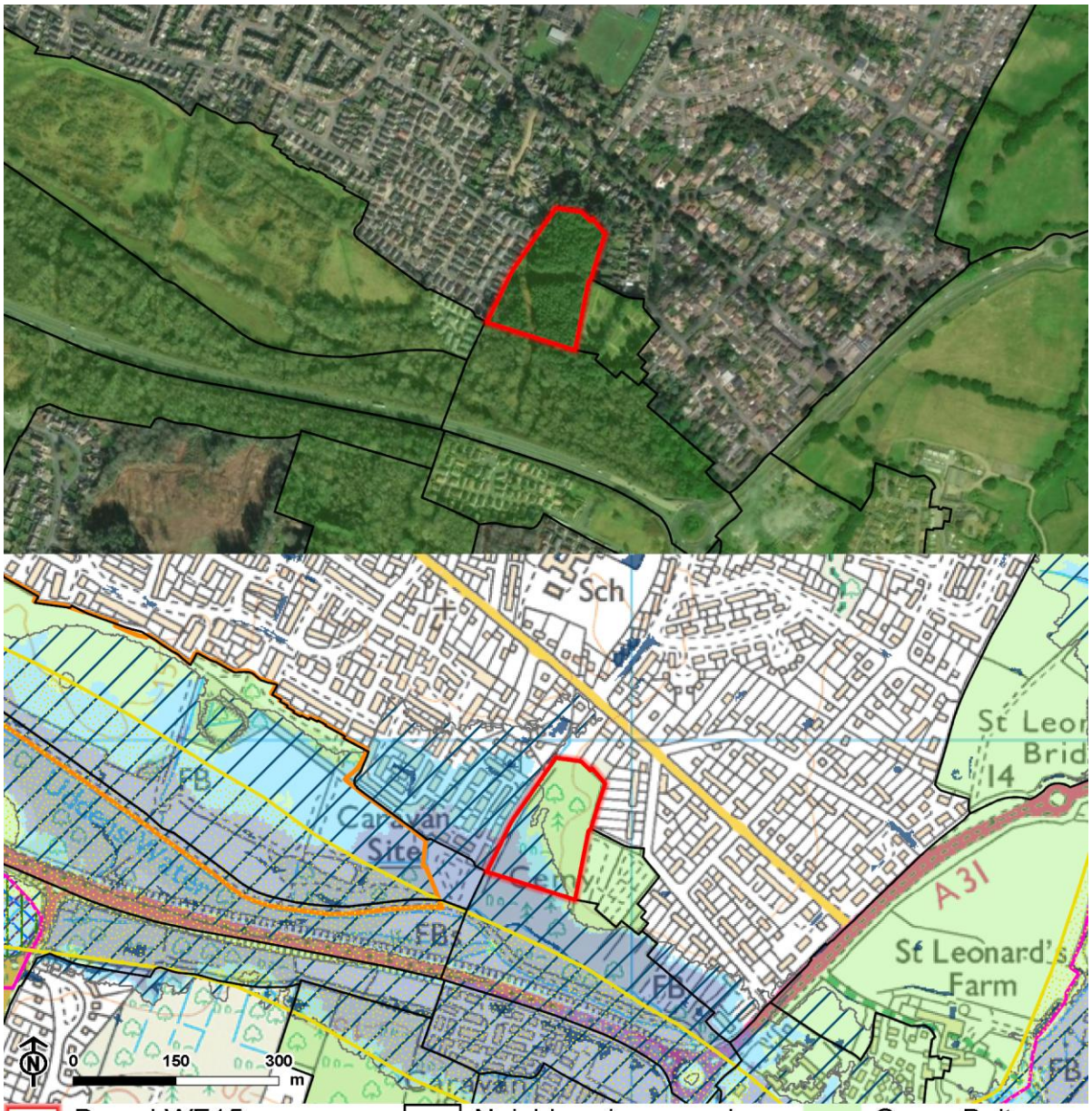
Equal contribution

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 WE15



Parcel WE15 | Neighbouring parcel | Green Belt

Potential development constraints

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

Contribution of land in Parcel WE15

Parcel WE15 Assessment Conclusions

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

Parcel WE15 Description

Parcel Location, Land Uses and Boundaries
Land to the south of West Moors. Parcel size: 2ha. Mature tree cover forms a strong boundary feature between the settlement and the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The parcel is contained by the urban edge on to the west, north and east. 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 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. West Moors 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 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, which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel WE15

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

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

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 WE15

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 cover forms a strong inner and outer boundary, which reduces the parcel's connection to the urban area and 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. West Moors 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:

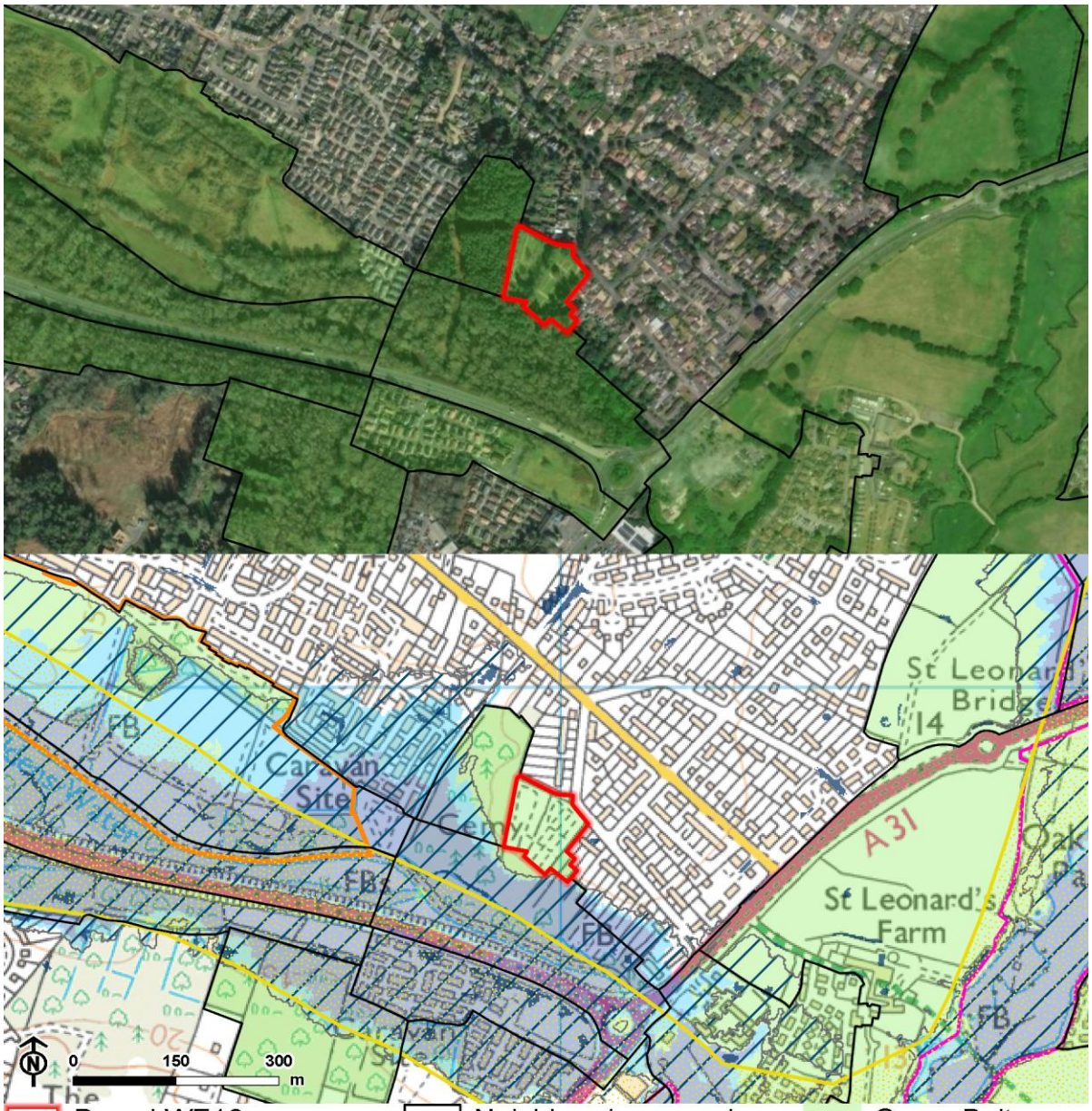
Equal contribution

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 WE16



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 WE16

Contribution of land in Parcel WE16

Parcel WE16 Assessment Conclusions

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

Parcel WE16 Description

Parcel Location, Land Uses and Boundaries
Land to the south of West Moors comprising West Moors Cemetery. Parcel size: 1ha. There is a moderate boundary feature between the settlement and the parcel. Line of mature trees provide a moderate degree of separation 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 some perception of urban development outside of the parcel. The parcel abuts the urban edge to the north and east, and given its proximity to the settlement, experiences some urban influence from outside the parcel. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel comprises a cemetery, which is an appropriate use within the Green Belt and does not adversely affect its openness. Natural features limit perception of the wider countryside. Enclosing woodland limits the perception of the wider countryside.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Moors 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 WE16

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 lacks a strong outer boundary to the west and south, although it is contained by woodland in these directions. Whilst development within the parcel would introduce some urbanising influence on the land beyond, it would not significantly diminish 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 is peripheral to a fragile gap between towns. The parcel is peripheral to the gap between West Moors and Ferndown to the south. This gap comprises areas of grassland, areas of tree cover, Uddens Water and the A31, with the latter three forming strong separating features. The gap between the settlements is at its narrowest to the south-east.
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. The parcel lacks any strong separating features. To the south, strong separating features maintain the gap's strength.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel WE16

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel lacks a strong outer boundary to the west and south, although it is contained by woodland in these directions. Whilst development within the parcel would introduce some urbanising influence on the land beyond, it would not significantly diminish 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. West Moors 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

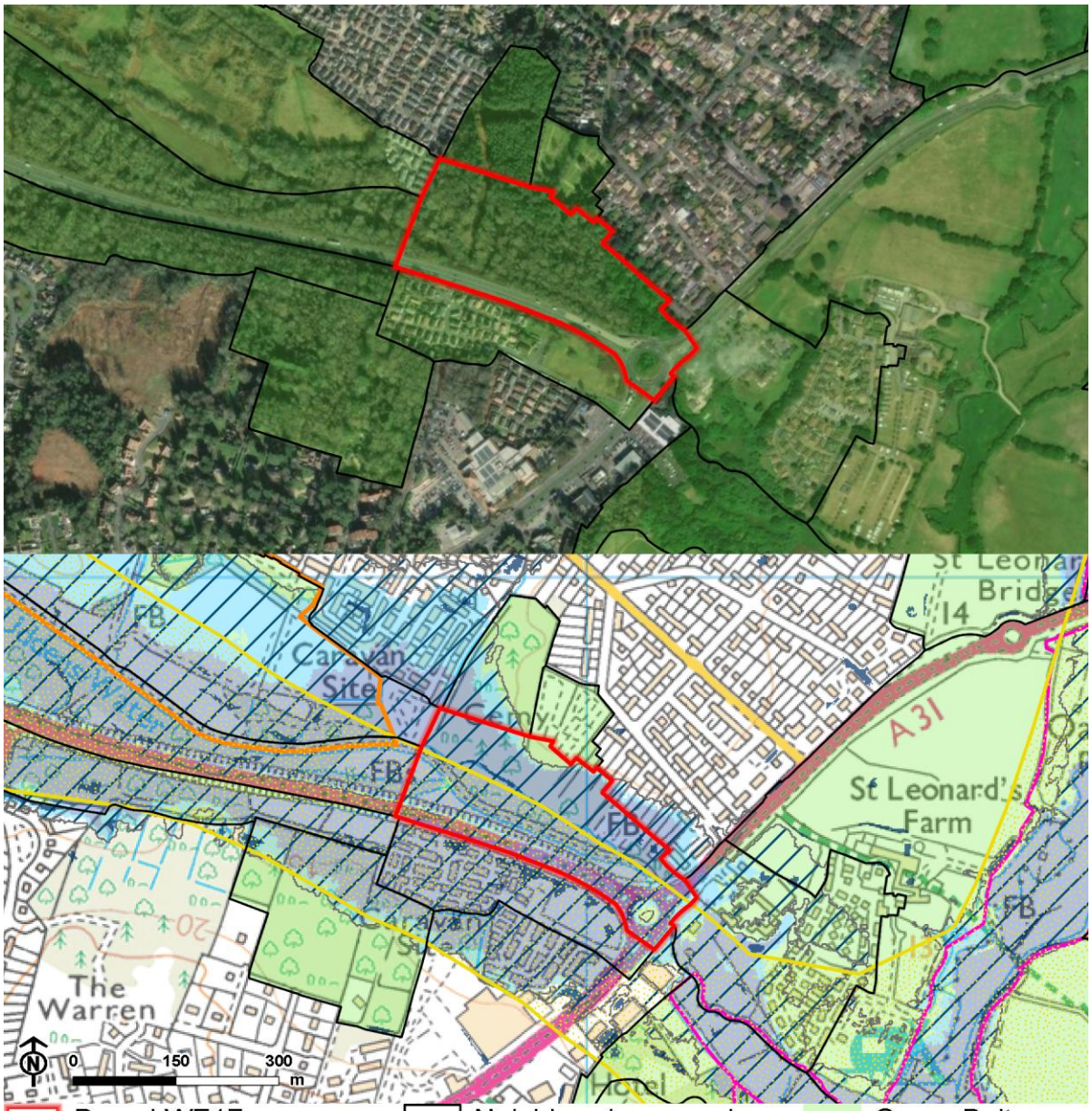
All Green Belt land plays an equal role in relation to this purpose.

Parcel WE16

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 WE17



Potential development constraints

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

Parcel WE17

Contribution of land in Parcel WE17

Parcel WE17 Assessment Conclusions

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

Parcel WE17 Description

Parcel Location, Land Uses and Boundaries
Land to the south of West Moors. The parcel comprises the A31 corridor and its associated roundabout. It also includes the woodland area north of the A31 and the Uddens Water watercourse. Parcel size: 6ha. There is a strong boundary feature between the settlement and the parcel. The wooded nature of the parcel provides a well-defined edge, contributing to a clear sense of separation from West Moors. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel lies within the shallow valley of Uddens Water. There is some perception of urban development outside of the parcel. The parcel abuts the urban edge, and Ferndown lies in close proximity to the south. As a result, the parcel experiences a degree of urban influence from the surrounding 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. West Moors is a town and so is defined as a large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel WE17

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

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel lies within a fragile gap between West Moors and Ferndown to the south. This gap comprises a cemetery, a mobile home park, amenity grassland, bands of woodland, Uddens Water and the A31, with the latter three forming strong separating features.The parcel is located within the narrowest part of the gap between the settlements. The gap is approximately 0.2 km wide, narrowing further to around 0.08 km towards the east. The wooded character of the parcel, together with Uddens Water and the A31, provides strong physical and visual separation within the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The wooded nature of the parcel, together with Uddens Water and the A31, provides strong separating features within the gap, with the parcel representing the strongest-rated parcel in this stretch of the otherwise fragile gap.

Parcel WE17

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

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The A31 and mature tree cover form a strong inner and outer boundary, which reduces the parcel's connection to the urban area and 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. West Moors is not considered to be a historic town.
What is the extent of urbanising development in the parcel?	N/A

Parcel WE17

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:

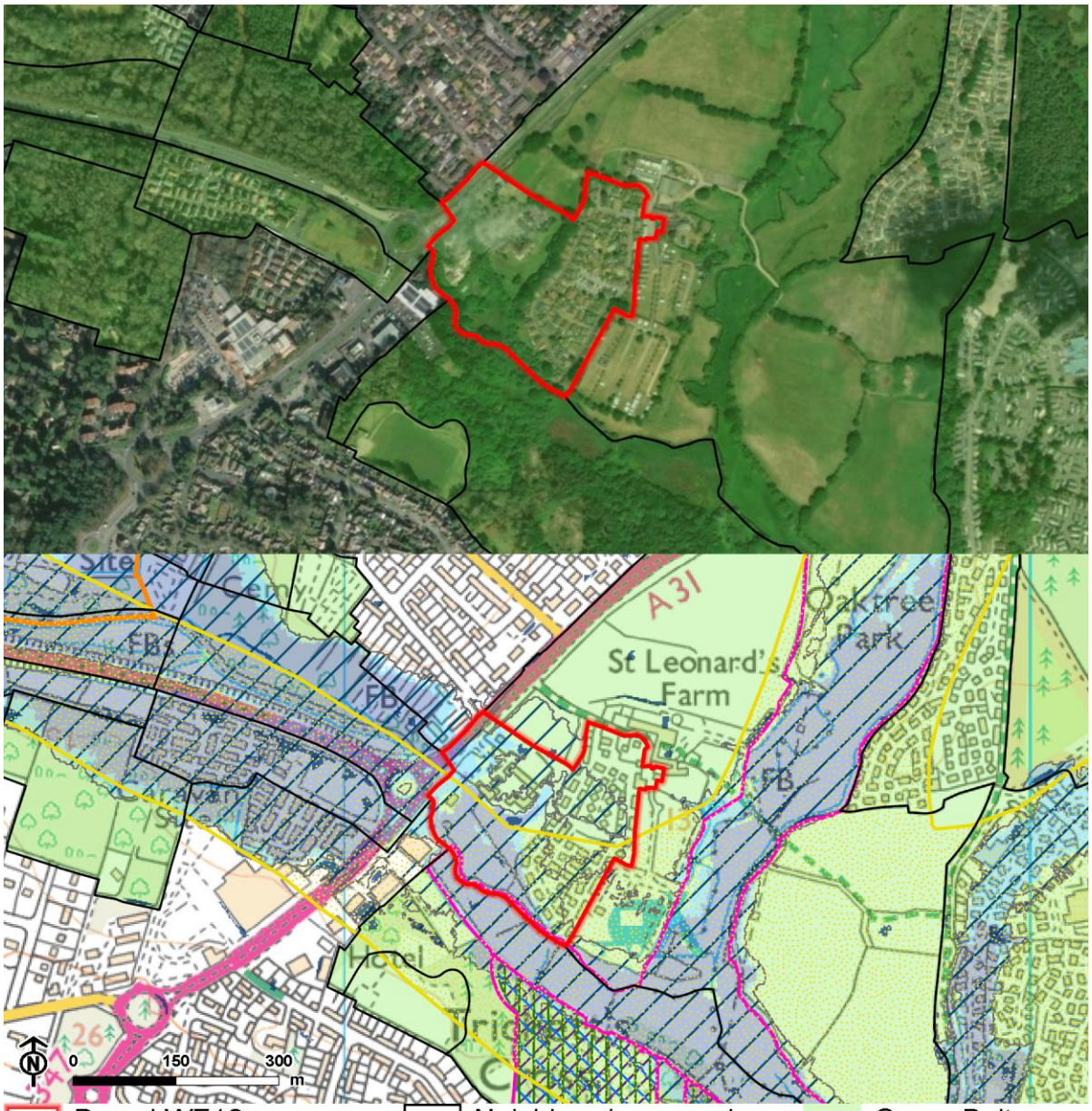
Equal contribution

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 WE18



Potential development constraints

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

Parcel WE18

Contribution of land in Parcel WE18

Parcel WE18 Assessment Conclusions

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

Parcel WE18 Description

Parcel Location, Land Uses and Boundaries
Land to the south of West Moors. Much of the parcel is developed, including park homes at St Leonards Farm Park, residential properties at Cracklewood Close, and commercial buildings to the west of Cracklewood Close. Between these developed areas, there are pockets of open grassland. Parcel size: 7ha. There is a strong boundary feature between the settlement and the parcel. The A31 dual carriageway is a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel lies within the shallow valley of the Moors River and Uddens Water, and includes areas of floodplain. There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, experiences some urban influence from outside the parcel. Existing development in the Green Belt has some urbanising influence. The parcel is largely developed, comprising park homes at St Leonards Farm Park, residential properties at Cracklewood Close, and commercial buildings to the west of Cracklewood Close. These features reduce the openness of the Green Belt and exert an urbanising influence on the parcel. Urbanising development limits perception of the wider countryside. Urbanising development within the parcel, together with its proximity to West Moors and Ferndown, limits the perception of the wider countryside.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Moors 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 WE18

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The eastern part of the parcel lies within a fragile gap between West Moors and Ferndown/West Parley to the south, while the western part falls within a more moderate gap between the settlements.The gap comprises the A31 roundabout, Uddens Water, pockets of grassland and woodland, and some residential and commercial development.At its narrowest point in the east, the gap measures approximately 0.08 km in width, widening on either side of this pinch point.The parcel lacks 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. The parcel lacks strong separating features. Elsewhere within the gap, strong separating features maintain its overall 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. Although the parcel is developed to some degree and lacks strong separating features, the remaining open land plays a limited role in maintaining separation between the settlements. Development within the

Assessment Considerations	Assessment
	parcel would be unlikely to significantly increase urbanising influence on adjacent land within the gap.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is 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. Hedgerow boundaries define the parcel's edges to the north and east, whilst a mature tree line marks the boundary to the south. Although development within the parcel would introduce some urbanising influence on the surrounding land, it would not significantly diminish its contribution to Purpose C, as the parcel already contains elements of urbanising 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.
What is the extent of urbanising development in the parcel?	N/A

Parcel WE18

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

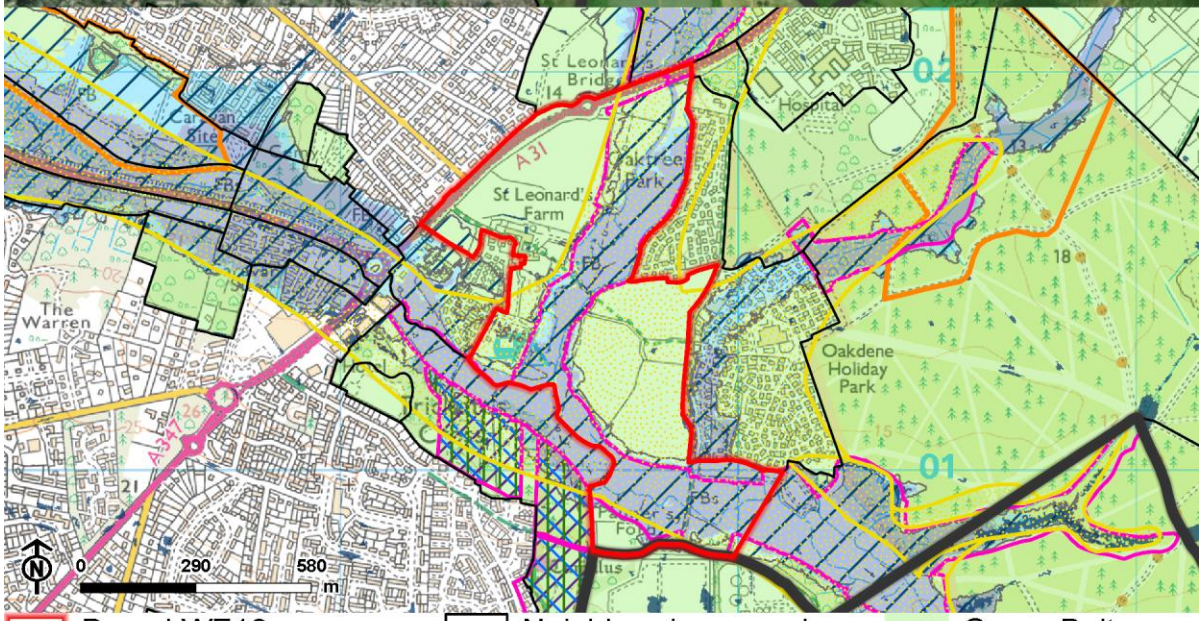
All Green Belt land plays an equal role in relation to this purpose.

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 WE19





Parcel WE19
Dorset and BCP councils
Neighbouring parcel
Green Belt

Potential development constraints

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

Parcel WE19

Contribution of land in Parcel WE19

Parcel WE19 Assessment Conclusions

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

Parcel WE19 Description

Parcel Location, Land Uses and Boundaries
Land to the south-east of West Moors. The parcel comprises agricultural fields, including areas within the Moors River floodplain. The Moors River traverses the site, and the land also contains a touring caravan campsite to the south-east. Parcel size: 50ha. There is a strong boundary feature between the settlement and the parcel. The A31 dual carriageway is a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel lies within the shallow valley of the Moors River and Uddens Water, and includes areas of floodplain. There is some perception of urban development outside of the parcel. The parcel abuts the urban edge and, given its proximity to the settlement, is subject to urban influences from outside the parcel. A sizeable residential park home site to the east also contributes to this urbanising influence. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly agricultural. To the south-east, there is a site of touring caravans which is largely grassed and, given the temporary nature of its use, is not considered to significantly diminish the openness of the Green Belt. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. West Moors 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 WE19

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 gives the parcel a strong sense of separation from urbanising influences.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The A31 and 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:

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 between West Moors and Ferndown/West Parley to the south. This gap comprises open farmland, areas of woodland, and the Moors River and Uddens Water, the latter three forming strong separating features within the gap. The parcel comprises the Moors River, which provides a strong separating feature between the towns. The gap between the towns is narrowest to the south-west. The parcel also lies peripheral to a fragile gap between West Moors and St Leonards and St Ives to the north-east. This gap comprises the Moors River valley and dense woodland blocks, which constitute strong separating features.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel comprises the Moors River, which constitutes a strong separating feature within the settlement gap. Elsewhere in the gap, additional strong separating features maintain the gap strength.

Parcel WE19

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.

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

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

Weak/No contribution

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

Parcel WE19

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

Purpose E – Assisting in urban regeneration:

Equal contribution

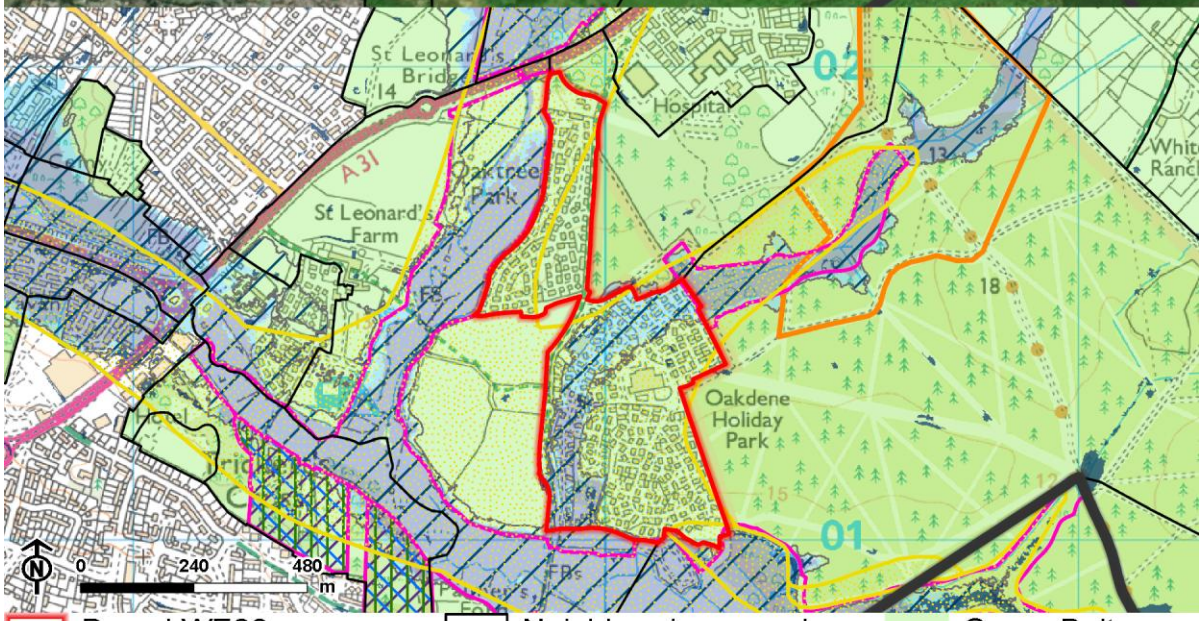
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

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

Parcel WE20





Parcel WE20
Dorset and BCP councils
Neighbouring parcel
Green Belt

Potential development constraints

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

Parcel WE20

Contribution of land in Parcel WE20

Parcel WE20 Assessment Conclusions

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

Parcel WE20 Description

Parcel Location, Land Uses and Boundaries
Land to the south-west of West Moors. The parcel is developed and comprises a sizeable residential park home site. Parcel size: 23ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside. This is due to the nature of the site as a park home site, where spacing between units and areas of landscaping allow visual openness to persist in relation to the surrounding open countryside.

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

Moderate contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is near to a large built-up area. West Moors 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 some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The parcel 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 WE20

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 West Moors, St Leonards and St Ives, and Ferndown. The gap between the settlements consists of River Moors Valley, woodland blocks, and the A31, all of which constitute strong separating features. The gap between West Moors and St Leonards and St Ives becomes narrower to the north, whilst the gap between West Moors and Ferndown narrows to the west. 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. The parcel lacks any strong separating features.
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. This is due to the existing development within the parcel, which already limits its contribution to visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate 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 WE20

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. West Moors 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.