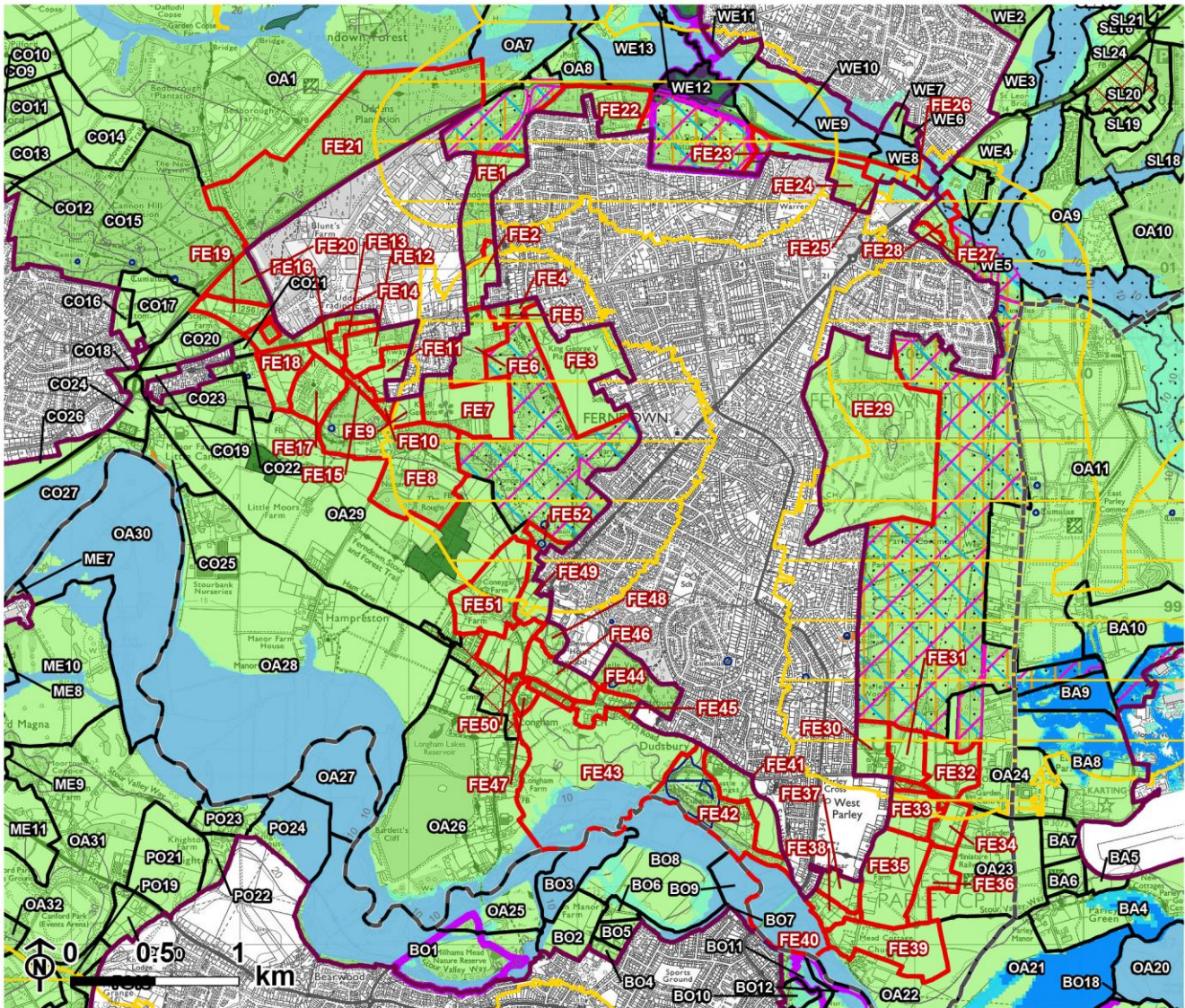


Appendix B
Detailed Stage 1
Contribution
Assessments:
Ferndown & West
Parley - Part 1

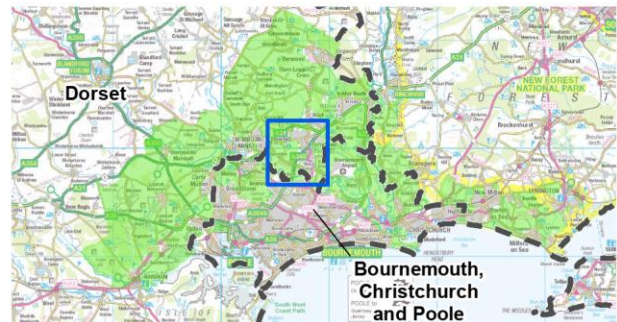
Ferndown & West Parley



- - - Local Authority boundary
- Inset area
- Green Belt
- ▭ Ferndown & West Parley parcel
- ▭ Neighbouring parcel
- ▭ No openness

Absolute constraints

- ▭ Special Area of Conservation
- ▭ Special Protection Area
- ▭ Ramsar
- ▭ Site of Special Scientific Interest
- ▭ Ancient Woodland Inventory
- ▭ Scheduled monument
- ▭ CROW Registered Common Land



Potential constraints

- ▭ Local Nature Reserve
- ▭ Flood zone 3b
- ▭ Flood zone 3a
- ▭ Flood zone 3
- ▭ Flood zone 2
- ▭ 400m Heathland Area

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Components of contribution assessment

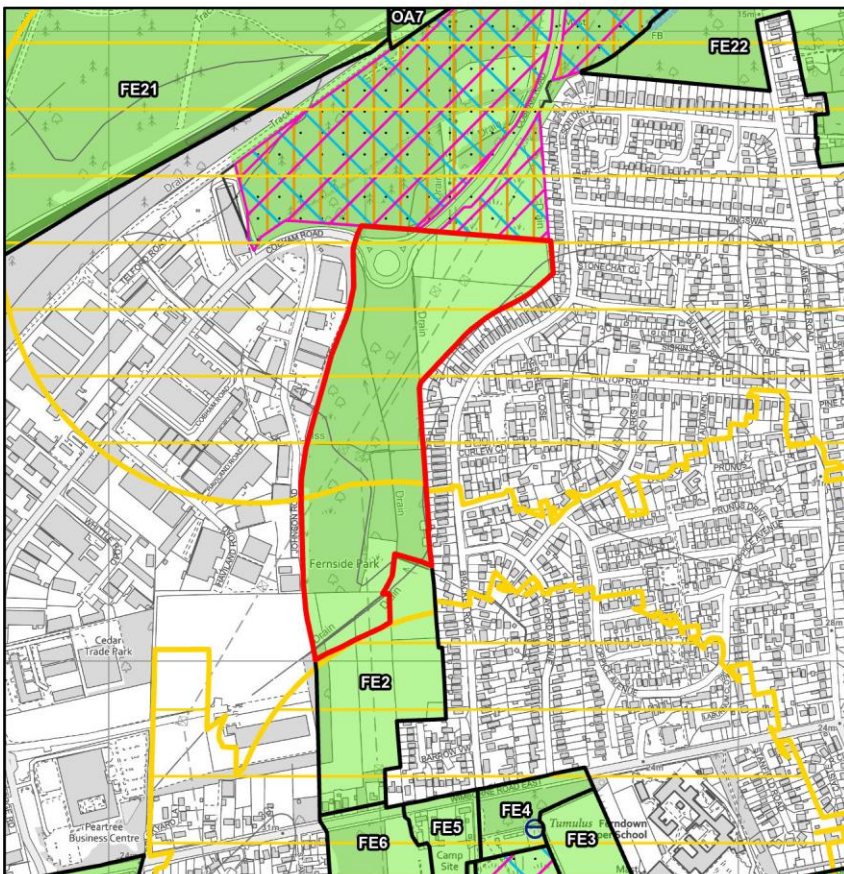
The analysis of contribution to the Green Belt purposes considers:

- the relevance of each Green Belt purpose, given the parcel's location relative to large built-up areas, towns, countryside and historic towns;
- the extent to which the land can be considered open in Green Belt terms;
- for Purpose 1-3, the degree of distinction between the parcel and urban area(s) - that is, the extent to which land is associated with the urban area or with the wider countryside. A stronger distinction from the urban area increases contribution to these purposes, where relevant.

Contribution of land in FE1



- FE1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



FE1

Parcel location and openness

Parcel size: 12.84ha

The parcel is located on the north western edge of Ferndown in a gap, with Ferndown Industrial Estate lying in close proximity to the west. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town. The northern boundary of the parcel is constrained by the Dorset Heaths SAC.

The parcel is open, comprising of woodland and shrubland.

Distinction between parcel and inset area

The wooded land cover of the parcel is prominent, enhancing distinction from Ferndown to the east and Ferndown Industrial Estate to the west, although its role as a boundary feature is limited by the presence of development to both sides. Additionally, the whole of the parcel lies in close proximity to the inset area and is largely contained by urban development. Overall there is moderate distinction between the parcel and the urban area.

FE1

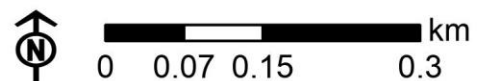
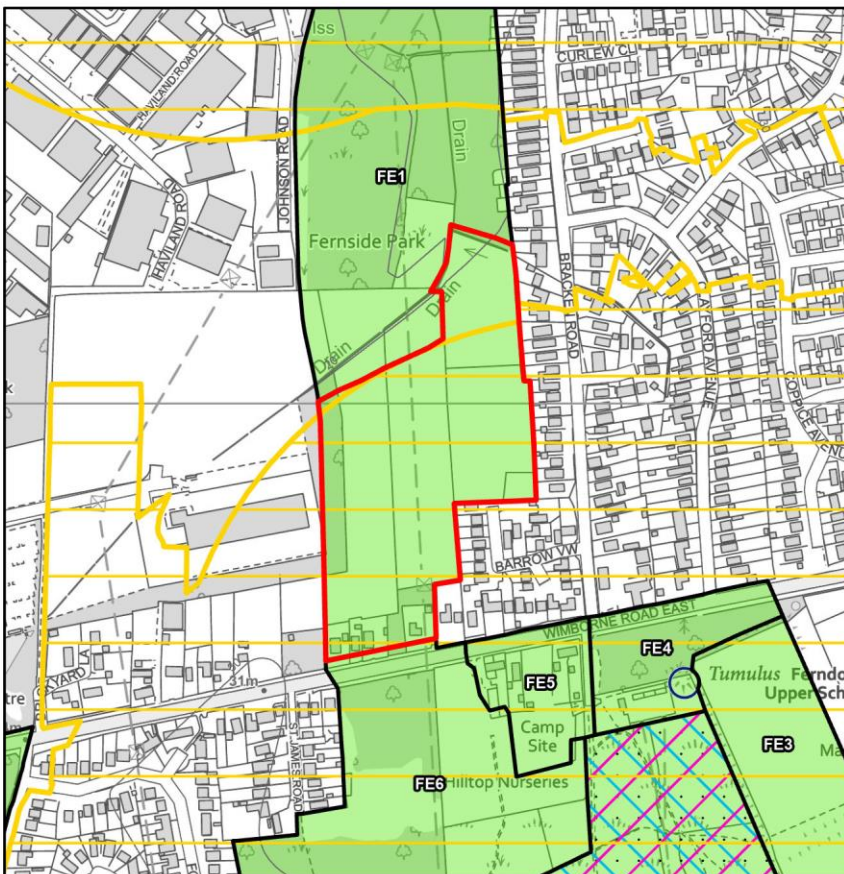
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
The parcel is open. There is a narrow gap between Ferndown/West Parley and Colehill to the west, further reduced by intervening urbanising development at Stapehill and the Ferndown Industrial Estate, although tree cover and the A31 help to preserve separation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE2



- FE2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Scheduled monument



FE2

Parcel location and openness

Parcel size: 5.11ha

The parcel is located on the north western edge of Ferndown, with Ferndown Industrial Estate lying to the west. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

The parcel is open, comprising of shrubland/heathland in the west and two small fields in the east. There are several residential properties in the southwest of the parcel, but this scale of development is not large enough in scale to impact openness.

Distinction between parcel and inset area

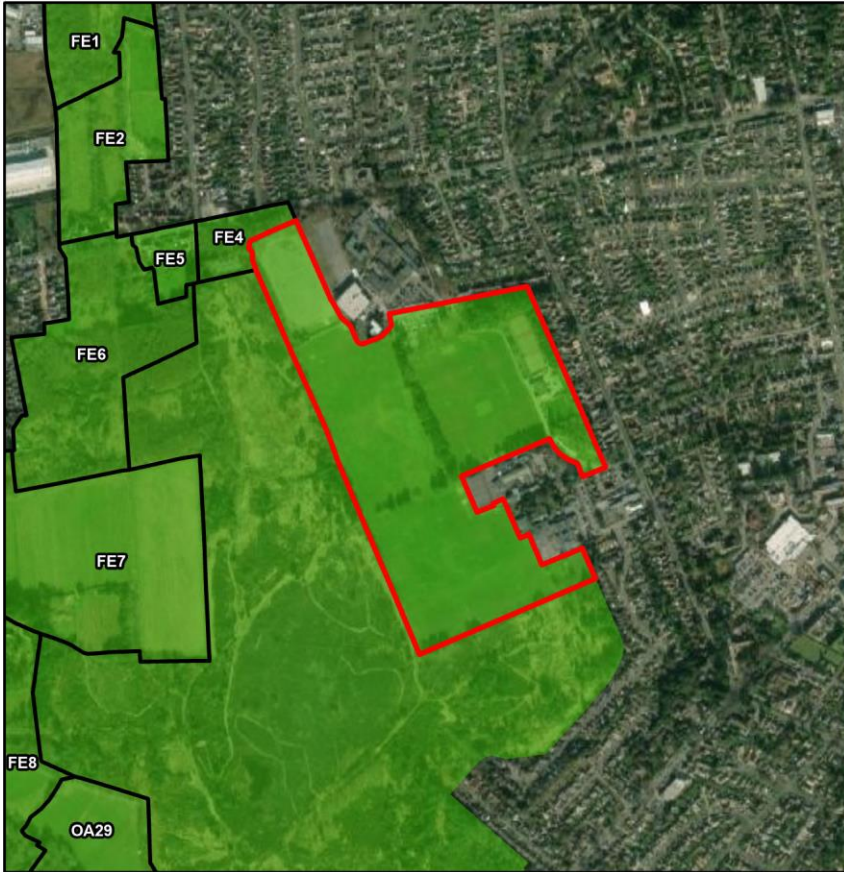
There is no boundary feature between the parcel and the commercial use building to the west and the garden boundaries on the eastern boundary of the parcel provide only weak separation from the urban area. The whole of the parcel lies in close proximity to the urban area and the parcel is largely contained by urban development due to an enclosing residential area to the south, which results in views from the parcel being dominated by the urban area. Overall there is weak distinction between the parcel and the urban area.

FE2

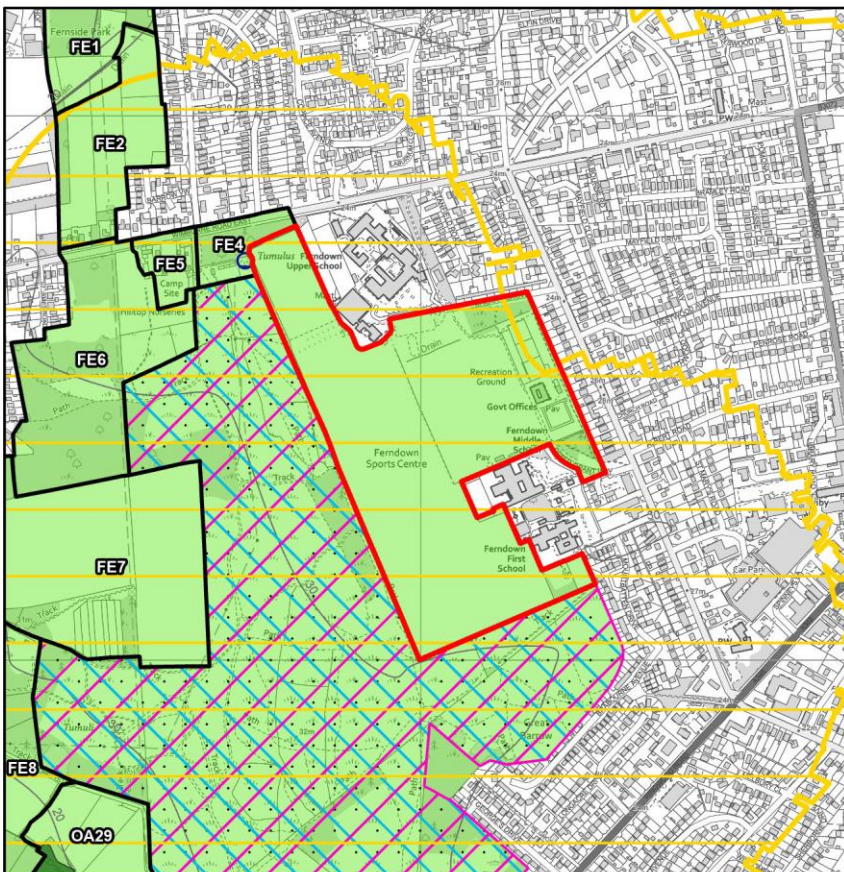
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
The parcel is open. There is a narrow gap between Ferndown/West Parley and Colehill to the west, further reduced by intervening urbanising development at Stapehill and the Ferndown Industrial Estate, although tree cover and the A31 help to preserve separation. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
The parcel is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE3



- FE3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument



FE3

Parcel location and openness

Parcel size: 23.77ha

The parcel is located on the north western edge of Ferndown. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town. The parcel is contained by the Dorset heathlands Special Area of Conservation and Site of Special Scientific Interest sites to the south and west.

Land is open, comprising largely of sports and playing fields, tennis courts and a bowling green, as well as some tree cover. A car park is located in the north of the parcel and a registration office with associated car parking is located in the east, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Although the eastern part of the parcel is located in close proximity to and is largely contained by urban development within the inset settlement of Ferndown to the north, south and east, the tree cover to the northeast and southeast create moderate separation between this land and the settlement. Conversely, the remainder of the parcel extends a reasonable distance from the inset settlement and has some degree of containment to the north and east, however, the edge of the parcel adjoining the schools within Ferndown is largely undefined, creating little separation from the inset settlement. As such, views across the entire parcel are dominated by the urban area and landform and land cover within the parcel do not create distinction from the inset settlement of Ferndown. Overall there is weak distinction between the parcel and the urban area.

FE3

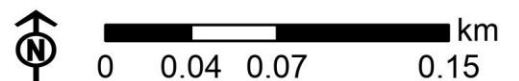
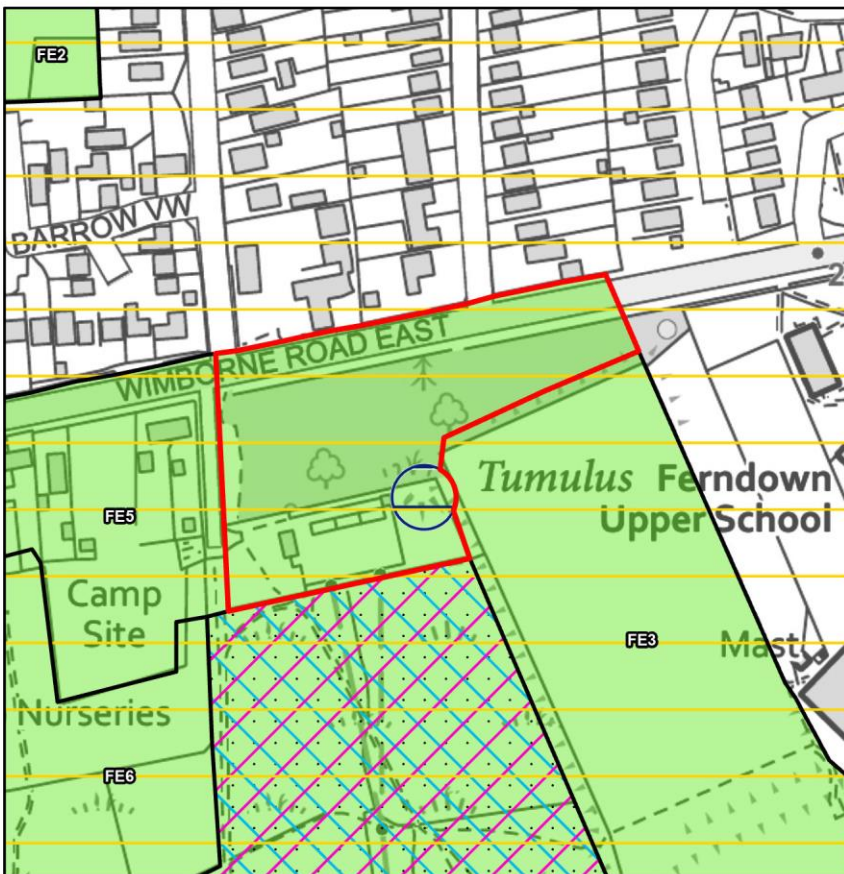
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open and is peripheral to a narrow gap between Colehill and Ferndown/West Parley. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively weak
Land is open but is characterised by sports and playing fields, tennis courts and a bowling green, uses which are associated with the adjacent inset settlement of Ferndown and diminish the extent to which the parcel is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE4



- FE4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Scheduled monument



FE4

Parcel location and openness

Parcel size: 1.48ha

Land is located on the western edge of Ferndown. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town. A Scheduled Monument, bowl barrow 250m west of Ferndown Upper School, is located in the south of the parcel and the parcel is contained by the Dorset heathlands Special Area of Conservation and Site of Special Scientific Interest sites to the south.

Land is open, largely comprising of woodland. An electricity substation is located in the south of the site; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Although the parcel is in close proximity to and largely contained by the inset settlement of Ferndown to the north, east and west, the woodland within the parcel is very prominent, making it significantly different and creating strong separation from the inset settlement. Overall there is moderate distinction between the parcel and the urban area.

FE4

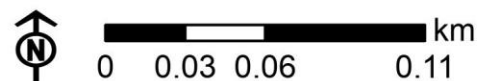
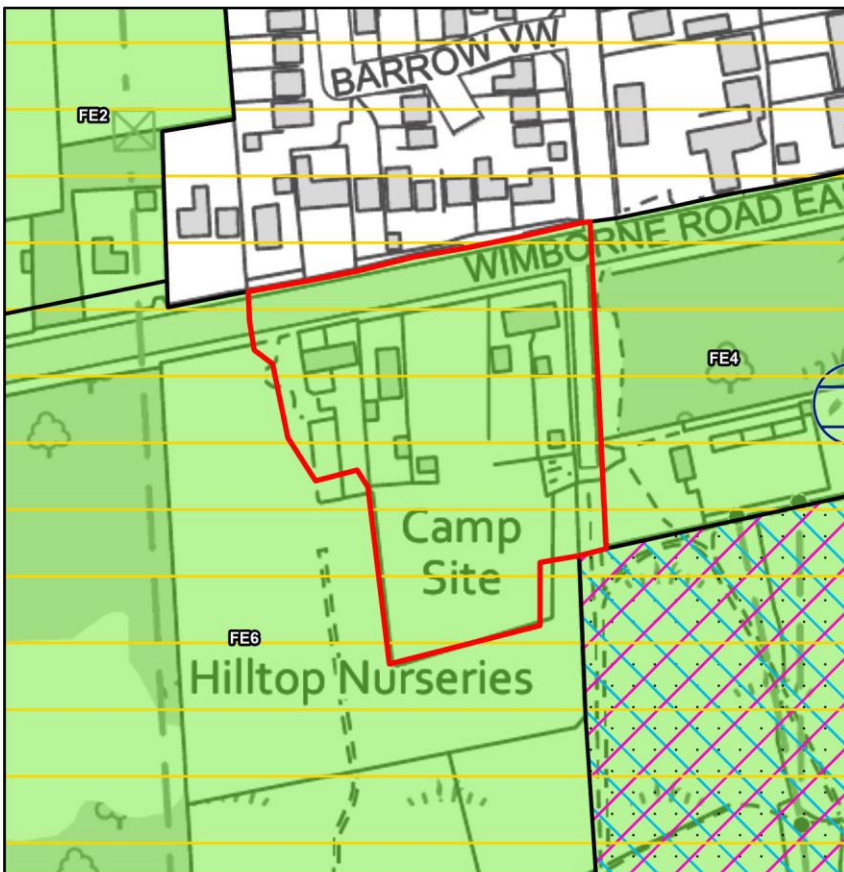
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and is peripheral to a narrow gap between Colehill and Ferndown/West Parley. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE5



- FE5
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Scheduled monument



FE5

Parcel location and openness

Parcel size: 1.24ha

Land is located on the western edge of Ferndown. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of large gardens and grassland. A few dwellings and associated buildings are located in the north of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Wimborne Road East bounding the north of the parcel creates moderate separation from the inset settlement of Ferndown. However, the parcel is in close proximity to and largely contained by the inset settlement of Ferndown to the north and east, and Stapehill to the west. Overall there is weak distinction between the parcel and the urban area.

FE5

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Moderate

Land is open and lies within a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Moderate

Land is open countryside but there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

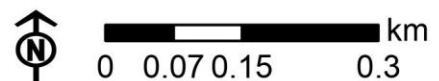
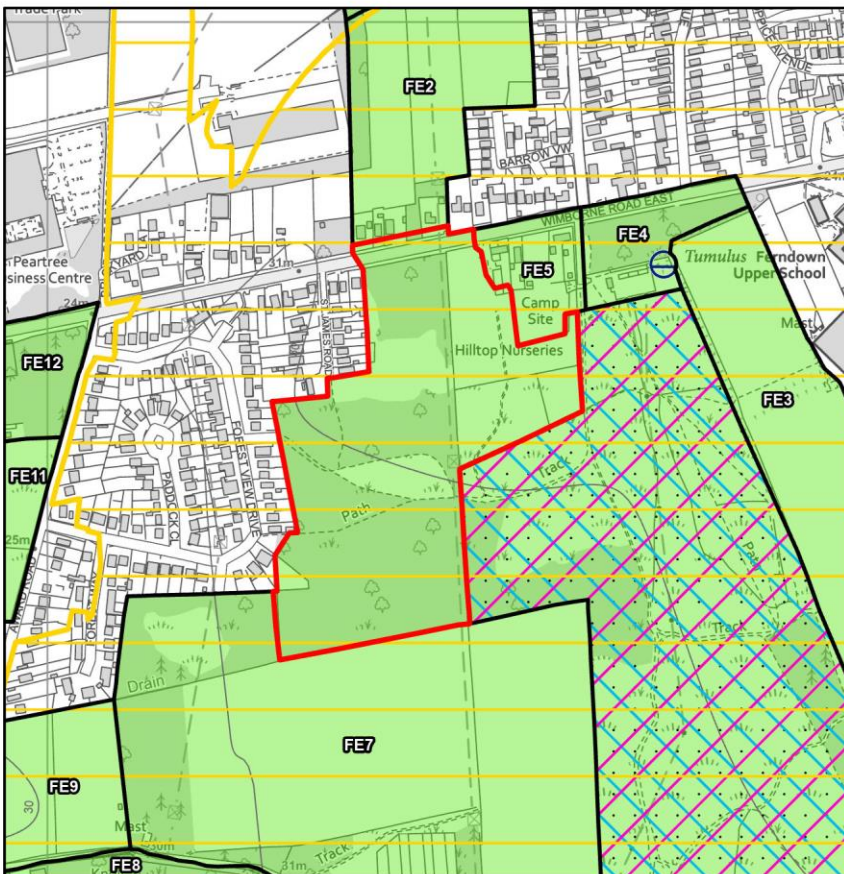
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE6



- FE6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Scheduled monument



FE6

Parcel location and openness

Parcel size: 9.35ha

Land is located between Ferndown to the east and Stapehill to the west. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town. The parcel is contained by the Dorset heathlands Special Area of Conservation and Site of Special Scientific Interest sites to the east.

Land is open, comprising of woodland and scrub.

Distinction between parcel and inset area

The tree cover marking the edge of much of the parcel with the inset area of Stapehill to the west creates moderate separation from the settlement. In addition, land is largely contained by urban development within Ferndown to the north, east and west, but the size of the area limits the urbanising influence. The woodland and scrub within the parcel are very prominent, making it significantly different from the inset settlement, and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

FE6

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Strong
Land is open and is within a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

FE7

Parcel location and openness

Parcel size: 16.39ha

The parcel is located south of, and adjacent to, Stapehill. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town. The Dorset Heaths SAC lies to the east.

The parcel is open, comprising of agricultural fields.

Distinction between parcel and inset area

The forested area at the inset edge is a strong boundary feature, the parcel is not contained by urban development and the tree cover provides screening of the urban area, which means that views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

FE7

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Strong
The parcel is open and lies in a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

FE8

Parcel location and openness

Parcel size: 37.57ha

The parcel is located south west of Stapehill. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town. The parcel is contained to the east by Dorset Heaths Special Area of Conservation and Ferndown Common Site of Special Scientific Interest. Bowl Harrow Scheduled Monument is located in the west of the parcel.

Land is open, comprising of sparse tree cover, a garden centre and horticultural nurseries in the south of the parcel. The horticultural nursery does not impact Green Belt openness. As well as the garden centre, several residential buildings are also located within the parcel, however, this development is not large enough in scale to impact openness. Agricultural land and a woodland block are also located in the south of the parcel.

Distinction between parcel and inset area

The parcel is not contained by urban development and is dominated by views of open countryside. Tree cover is also relatively prominent, particularly in the northern area of the parcel and the southern edge, providing some distinction from the inset area, and forming a moderate boundary feature on the northern edges of the parcel, creating separation from the settlement. Overall there is strong distinction between the parcel and the urban area.

FE8

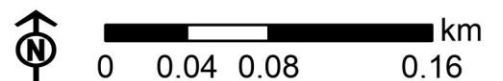
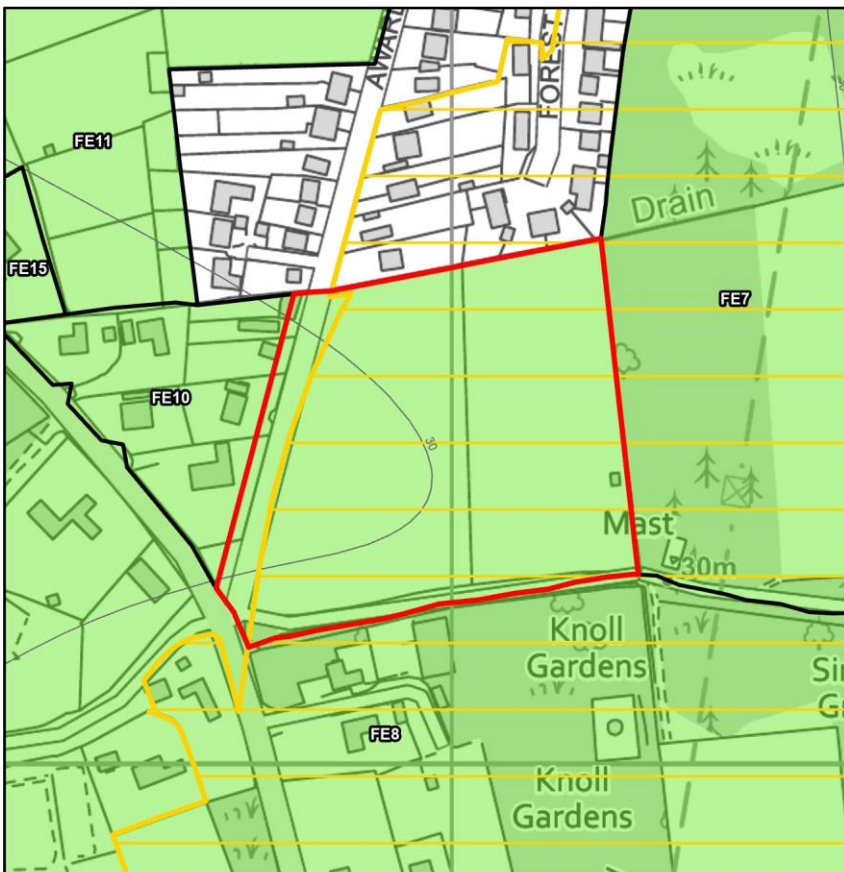
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Strong
Land is open but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE9



-  FE9
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area



FE9

Parcel location and openness

Parcel size: 2.99ha

The parcel is located south of, and adjacent to, Stapehill. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

The parcel is open comprising of an agricultural field.

Distinction between parcel and inset area

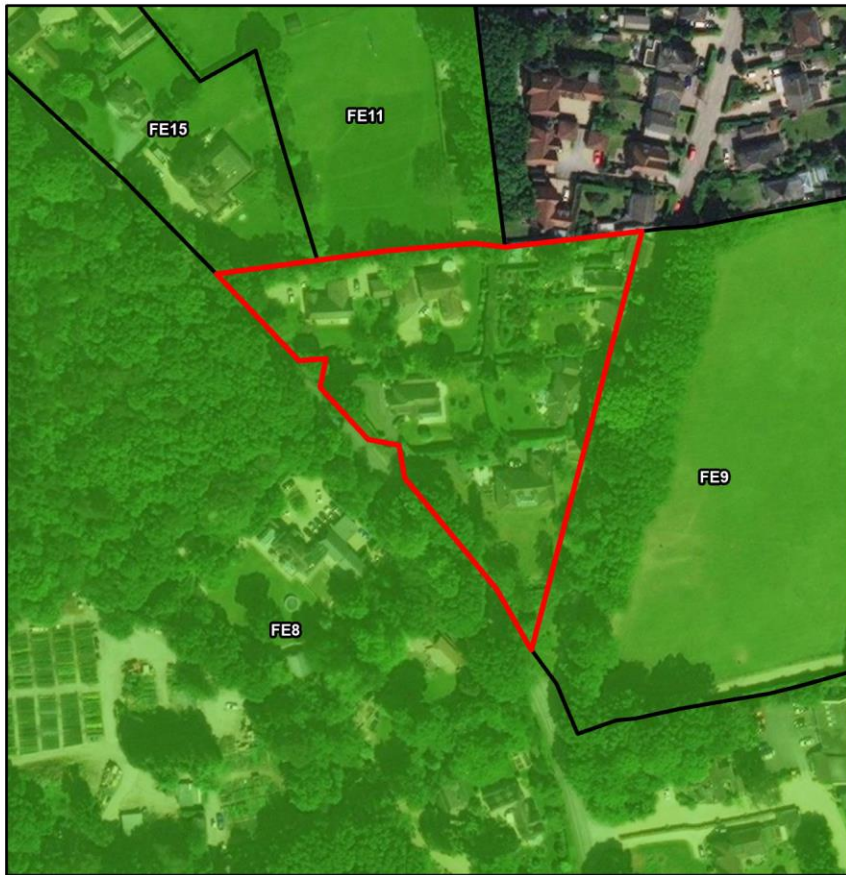
The parcel is subject to a degree of urban containment by residential development to the west, which means that neither the countryside nor the urban area dominates views from the parcel. The field boundary at the inset edge provides only weak separation from the urban area and the whole of parcel lies in close proximity to Stapehill. Overall there is weak distinction between the parcel and the urban area.

FE9

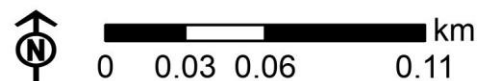
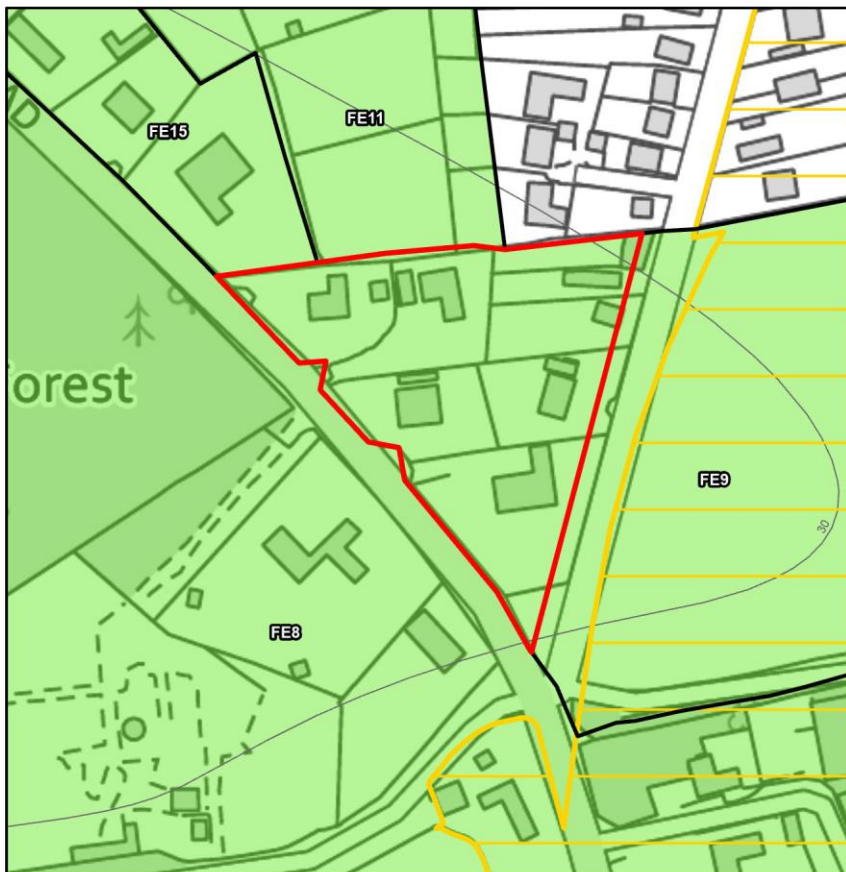
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
The parcel is open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE10



-  FE10
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area



FE10

Parcel location and openness

Parcel size: 0.98ha

The parcel is located adjacent to, and south west of, Stapehill. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

The parcel is relatively developed and has a significant amount of residential development within it.

Distinction between parcel and inset area

There is some residential development to the south of the parcel, but it does not create significant containment given it is an area of low-density residential development. The residential nature of the parcel means that views are dominated by urban development. The parcel lies in close proximity to Stapehill and the garden boundaries at the inset edge provide only a weak degree of separation. Overall there is weak distinction between the parcel and the inset settlement.

FE10

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. There is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Weak/No

This is washed over development in the countryside. The parcel is relatively developed and has a significant amount of residential development within it. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a weak/no contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

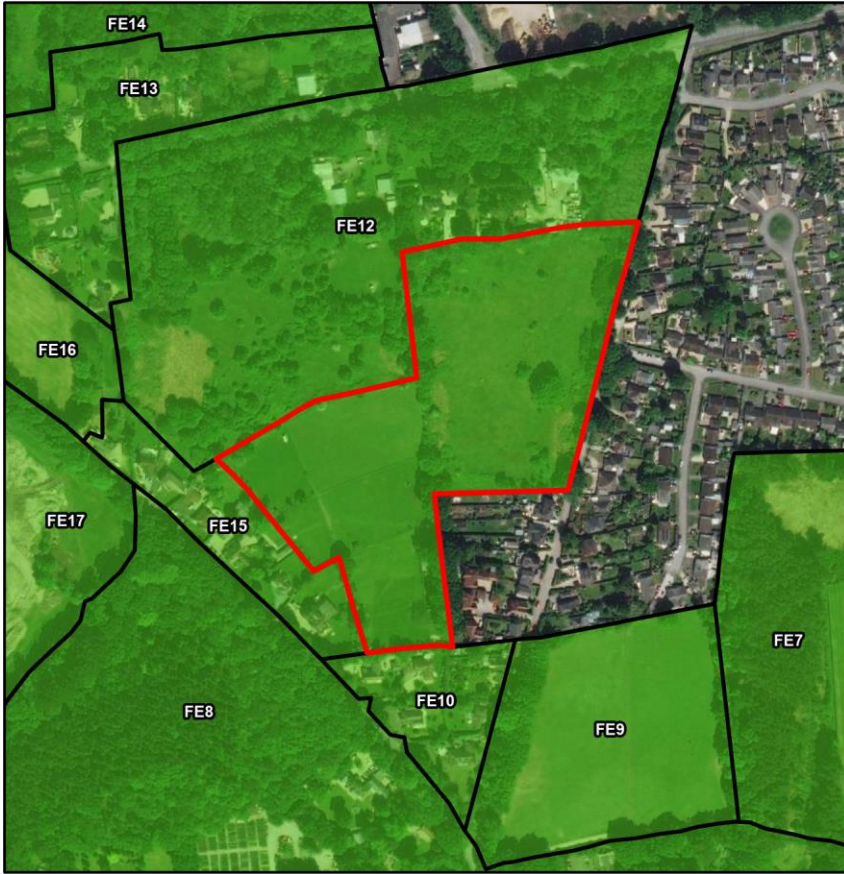
The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

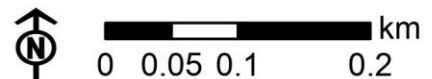
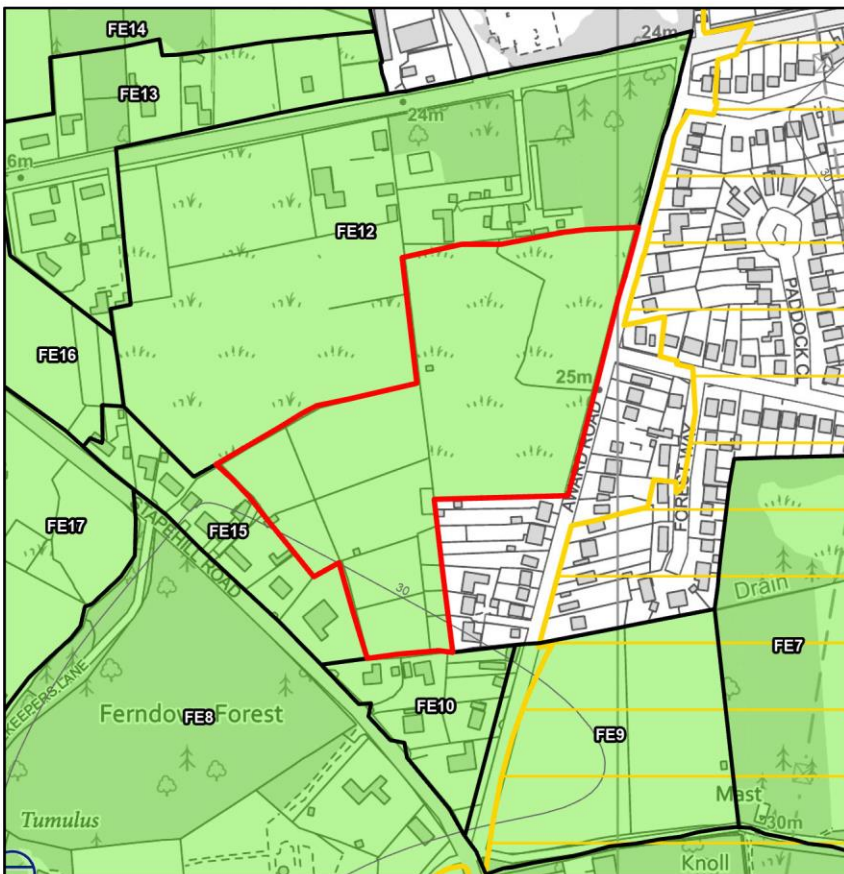
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE11



- FE11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Scheduled monument



FE11

Parcel location and openness

Parcel size: 4.78ha

The parcel is located adjacent to, and west of, Stapehill. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of agricultural fields and vacant grassland.

Distinction between parcel and inset area

Neither the countryside nor the urban area dominates views, but the parcel has some degree of containment by urban development and is in close proximity to Stapehill. Although the western field within the parcel has a stronger treeline boundary, the hedgerow on the eastern edge of the parcel is only a weak boundary feature, creating little separation from the inset area. Overall there is weak distinction between the parcel and the urban area.

FE11

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Land is open countryside but there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

FE12

Parcel location and openness

Parcel size: 7.6ha

The parcel is located adjacent to Ferndown Industrial Estate to the north, and adjacent to Stapehill to the east. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

Land is open and is dominated by sparse woodland. Several residential buildings are located in the centre of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel is largely contained by urban development, including Ferndown Industrial Estate to the north, Stapehill to the east and a relatively developed area to the south. However, there are enough weaker boundary features to create moderate separation from the settlement. Overall there is moderate distinction between the parcel and the urban area.

FE12

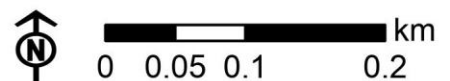
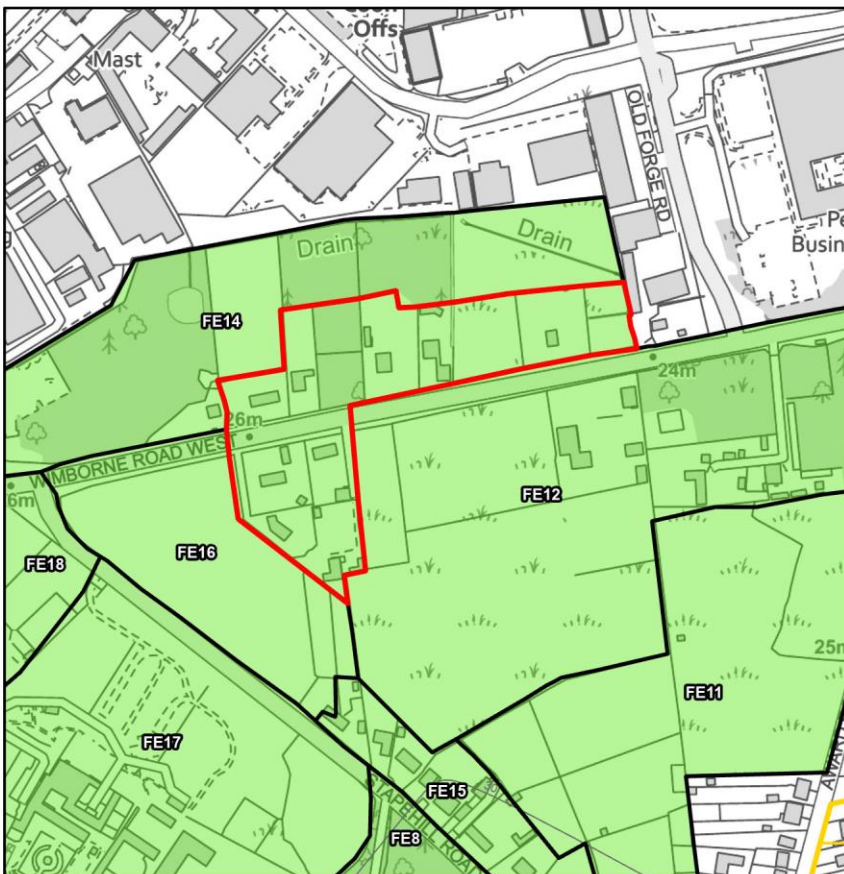
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE13



-  FE13
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area



FE13

Parcel location and openness

Parcel size: 2.6ha

The parcel is located south and adjacent to Ferndown Industrial Estate, and west of Stapehill. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

Land is relatively open but has some limited urbanising development within it, including a number of residential buildings.

Distinction between parcel and inset area

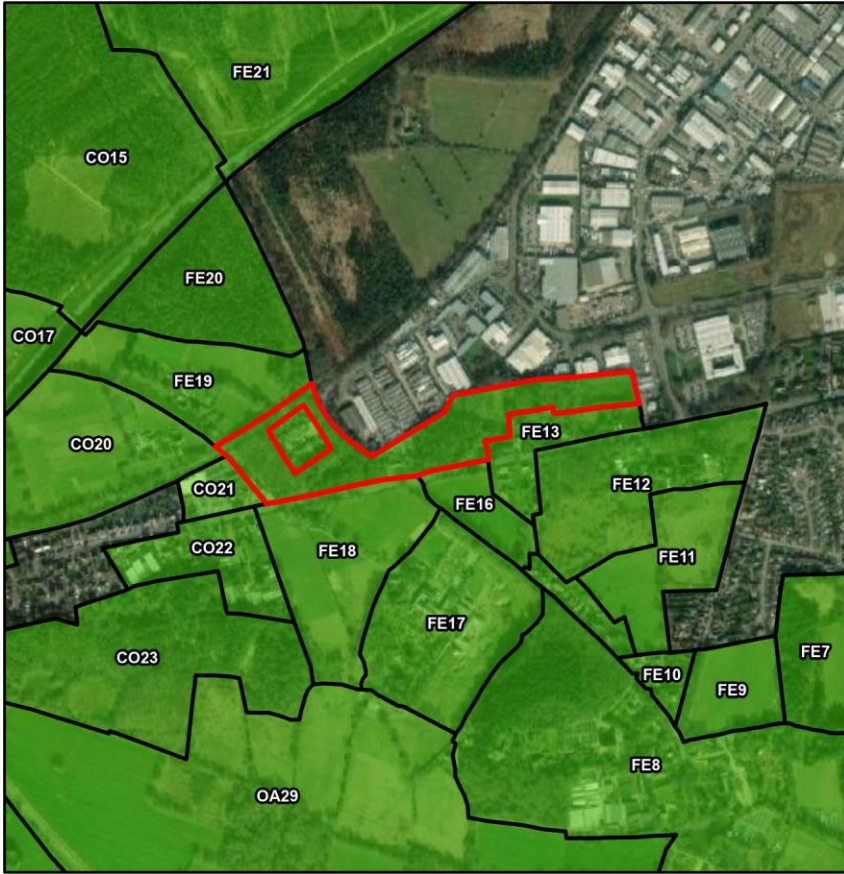
Although the parcel is in close proximity to the inset area and has some degree of containment by urban development, neither the countryside nor the urban area dominates views. Tree cover within the parcel is relatively prominent, which provides some distinction from Ferndown Industrial Estate, and Wimborne Road East, Award Road and the associated treelines on the northern and eastern edges of the parcel are a strong boundary feature creating separation from the inset area. Overall there is moderate distinction between the parcel and the urban area.

FE13

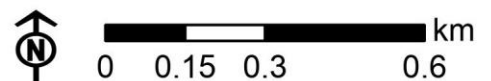
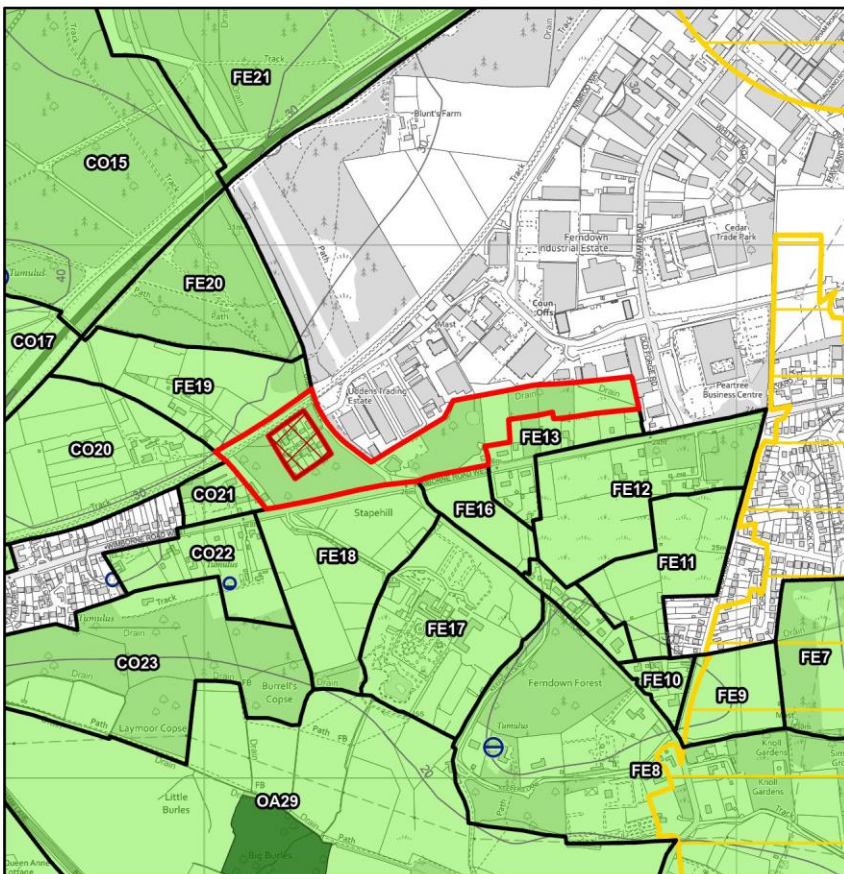
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is relatively open but has some limited urbanising development within it. There is a narrow gap between Ferndown and West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Land is relatively open countryside but has some limited urbanising development within it. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE14



- FE14
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Ancient Woodland Inventory
- Scheduled monument



FE14

Parcel location and openness

Parcel size: 6.75ha

The parcel is located south and adjacent to Uddens Trading Estate and Ferndown Industrial Estate. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

Land is open and is dominated by sparse tree cover.

Distinction between parcel and inset area

Land is in close proximity to Ferndown and West Parley and has some degree of containment by urban development. Views are not dominated by either the countryside or the urban area. However, tree cover is relatively prominent, which provides some distinction from the settlement, and the treeline on the northern edge of the parcel is a strong boundary feature creating separation from Uddens Trading Estate and Ferndown Industrial Estate. Overall there is moderate distinction between the parcel and the urban area.

FE14

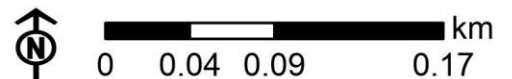
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE15



-  FE15
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area



FE15

Parcel location and openness

Parcel size: 1.19ha

The parcel is located west of Stapehill. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

Land is relatively developed and has a significant amount of urbanising development within it, including a number of residential buildings.

Distinction between parcel and inset area

The parcel is dominated by views of the urban area. However, land is not contained by urban development located to the west and south, and the treeline to the east of the parcel is a moderate boundary feature creating separation from the inset area. Overall there is moderate distinction between the parcel and the urban area.

FE15

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Relatively weak

Land is relatively developed and has a significant amount of urbanising development within it. There is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Relatively weak

Land is relatively developed and has a significant amount of urbanising development within it. This is washed over development in the countryside but The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

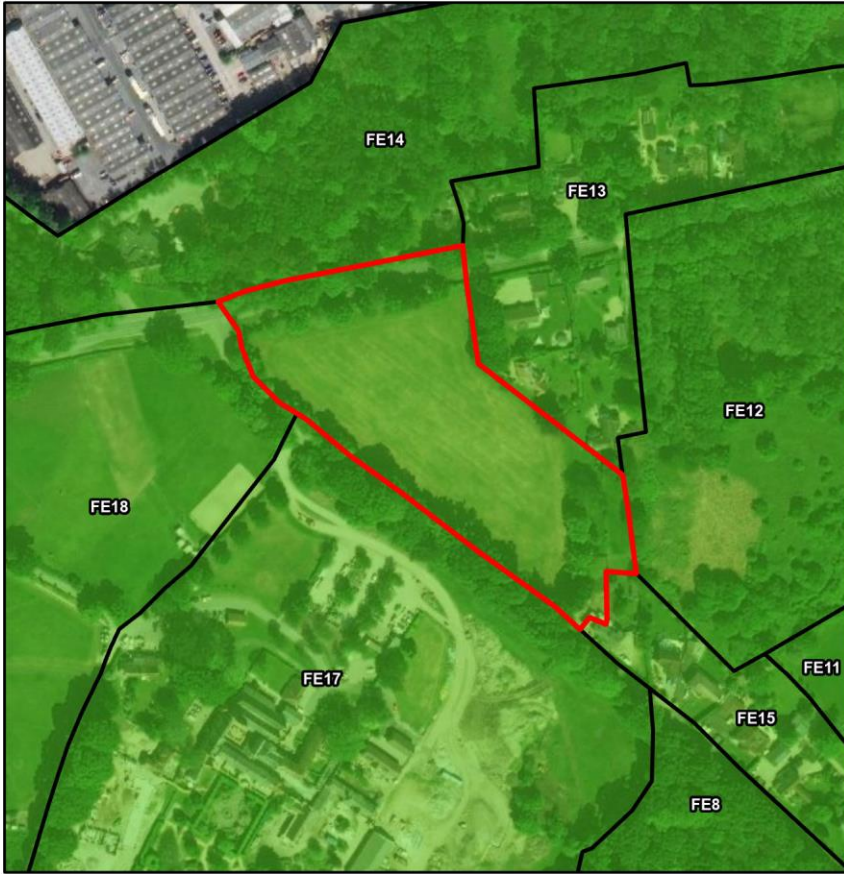
The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

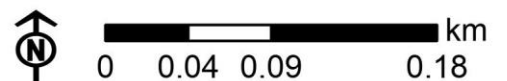
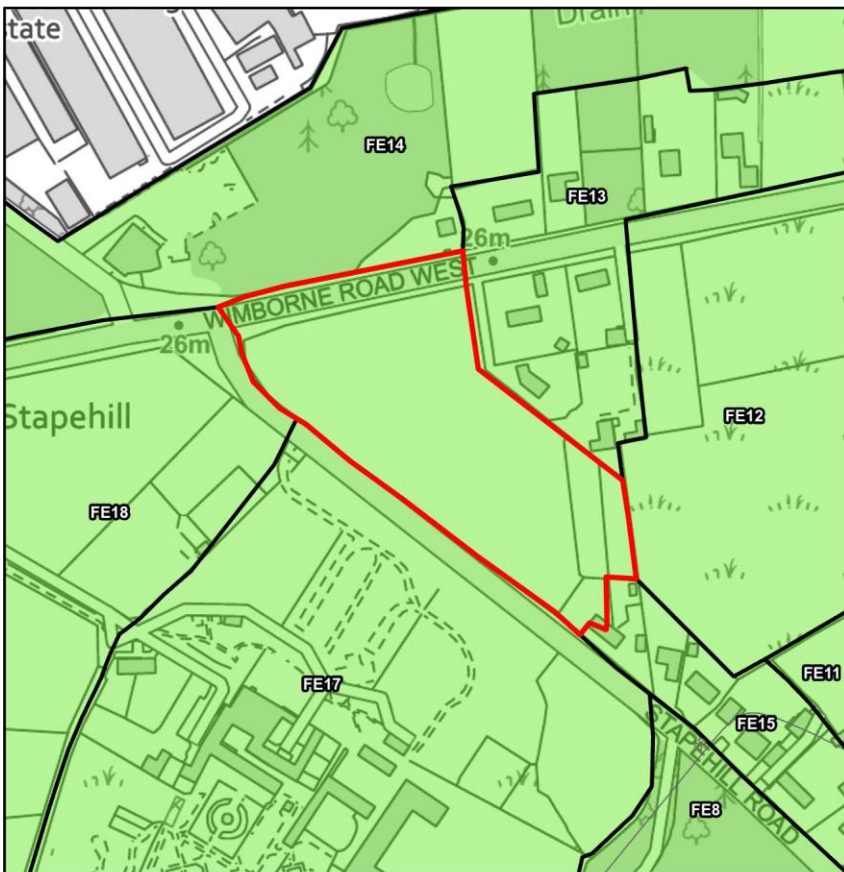
Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE16



-  FE16
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



FE16

Parcel location and openness

Parcel size: 2.1ha

The parcel is located south of Ferndown Industrial Estate and Uddens Trading Estate, and west of Stapehill. Ferndown and West Parley do not constitute large built-up area or historic towns, but are, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of agricultural land.

Distinction between parcel and inset area

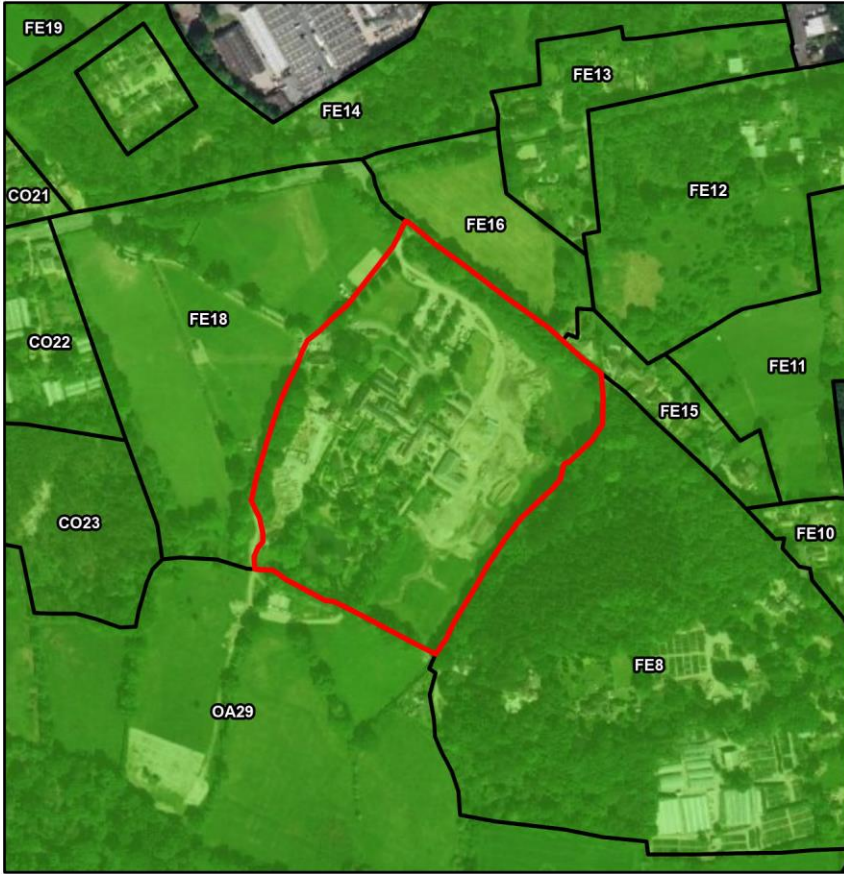
Although the parcel has some degree of containment by urban development, there are enough boundary features to create strong separation from the settlement and so neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

FE16

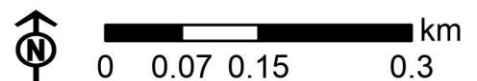
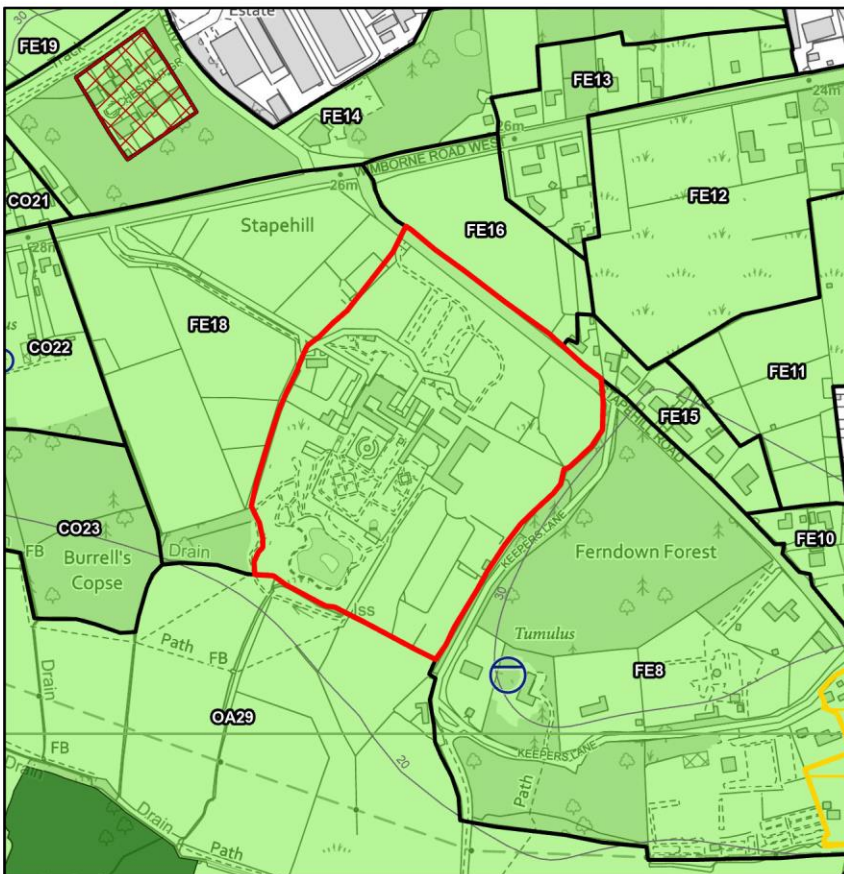
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is open. Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE17



- FE17
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Ancient Woodland Inventory
- Scheduled monument



FE17

Parcel location and openness

Parcel size: 8.65ha

The parcel is located west of Stapehill, and south of Uddens Trading Estate and Ferndown Industrial Estate. Ferndown and West Parley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Land adjoining the southeast of the parcel is identified as a Suitable Alternative Natural Greenspace.

The proposed development within this parcel appears to retain significant openness, and therefore it is relatively open, but has some limited urbanising development within it.

Distinction between parcel and inset area

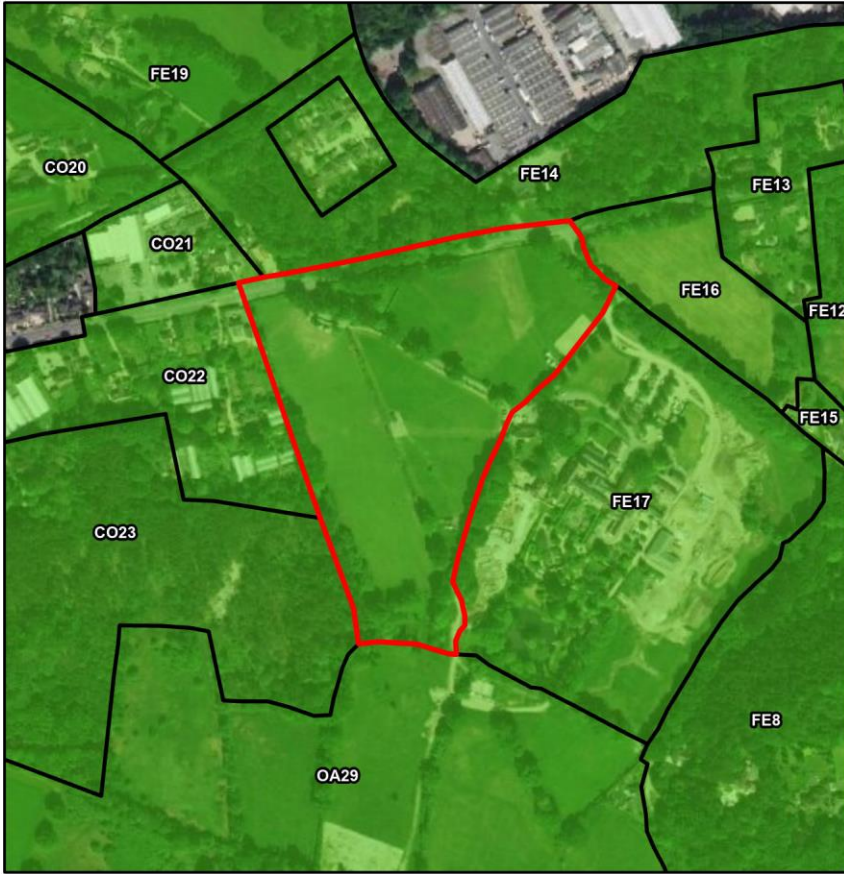
Although neither the urban area nor the countryside dominates views, the parcel is located a significant distance from the inset area and is not contained by urban development. In addition, there are enough boundary features, including hedgerows and treelines, to create strong separation from the inset area. Overall there is strong distinction between the parcel and the urban area.

FE17

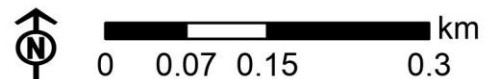
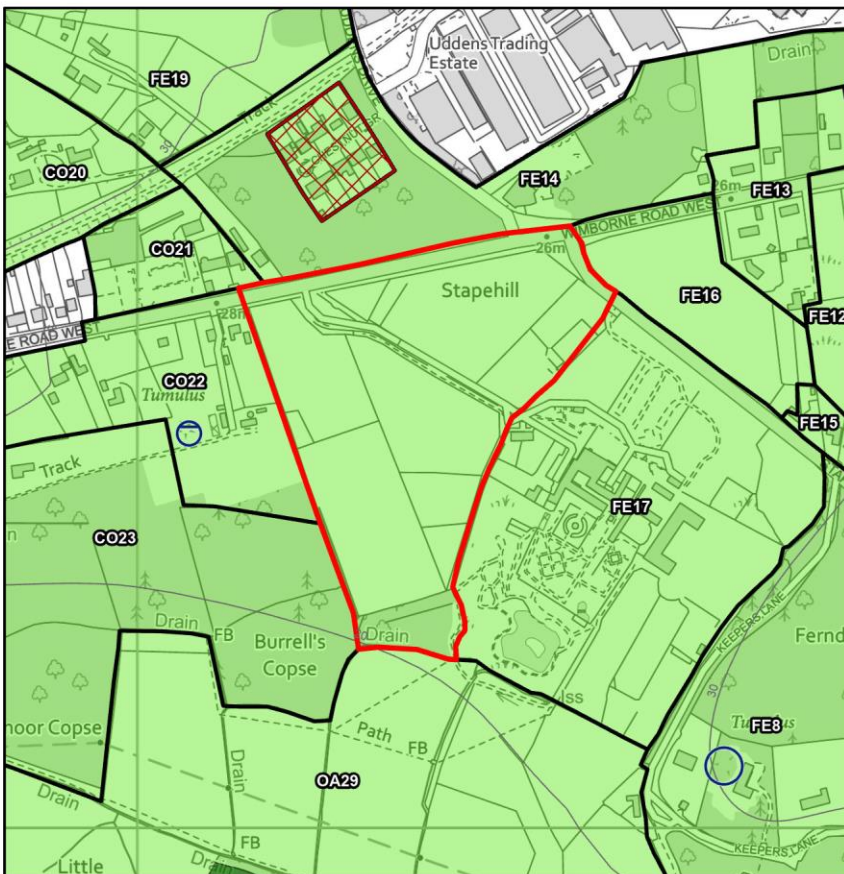
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is relatively open but has some limited urbanising development within it. There is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is relatively open but has some limited urbanising development within it. This is washed over development in the countryside but there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE18



- FE18
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Ancient Woodland Inventory
- Scheduled monument



FE18

Parcel location and openness

Parcel size: 7.49ha

The parcel is located south west of Uddens Trading Estate. Ferndown and West Parley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The south of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of agricultural fields with separating hedgerows and a private road, Stapehill Abbey Gardens, that passes through the centre of the parcel.

Distinction between parcel and inset area

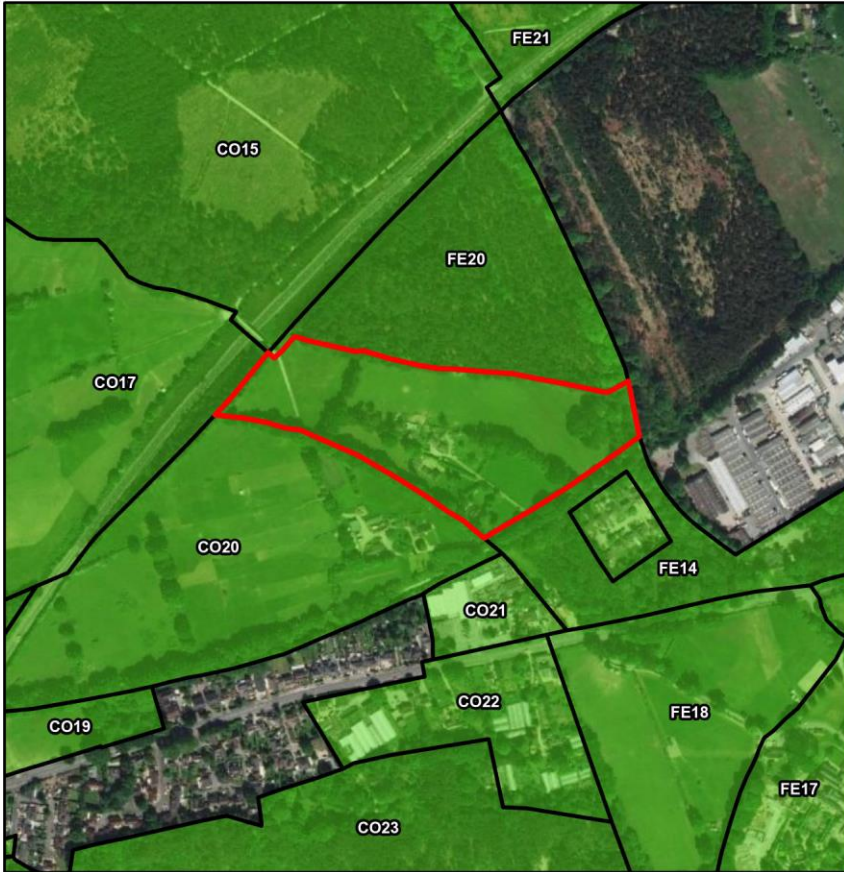
The parcel is not contained by urban development and Wimborne Road West and the associated treeline to the north of the parcel is a strong boundary feature creating separation from Uddens Trading Estate. The parcel extends a significant distance from the settlement and is dominated by views of open countryside. Overall there is very strong distinction between the parcel and the urban area.

FE18

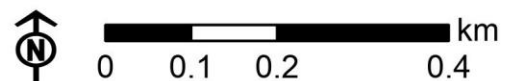
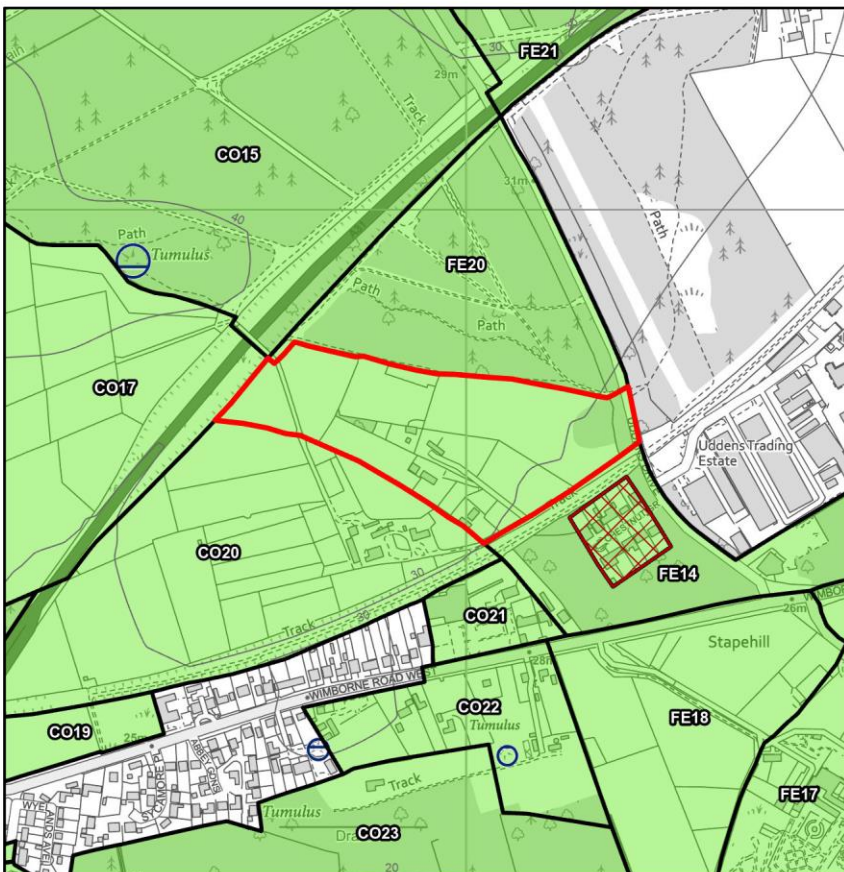
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Strong
Land is open but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE19



- FE19
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Scheduled monument



FE19

Parcel location and openness

Parcel size: 5.81ha

The parcel is located on the north western edge of Ferndown Industrial Estate and Uddens Trading Estate. Ferndown and West Parley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of agricultural land and several residential buildings located in the south of the parcel. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

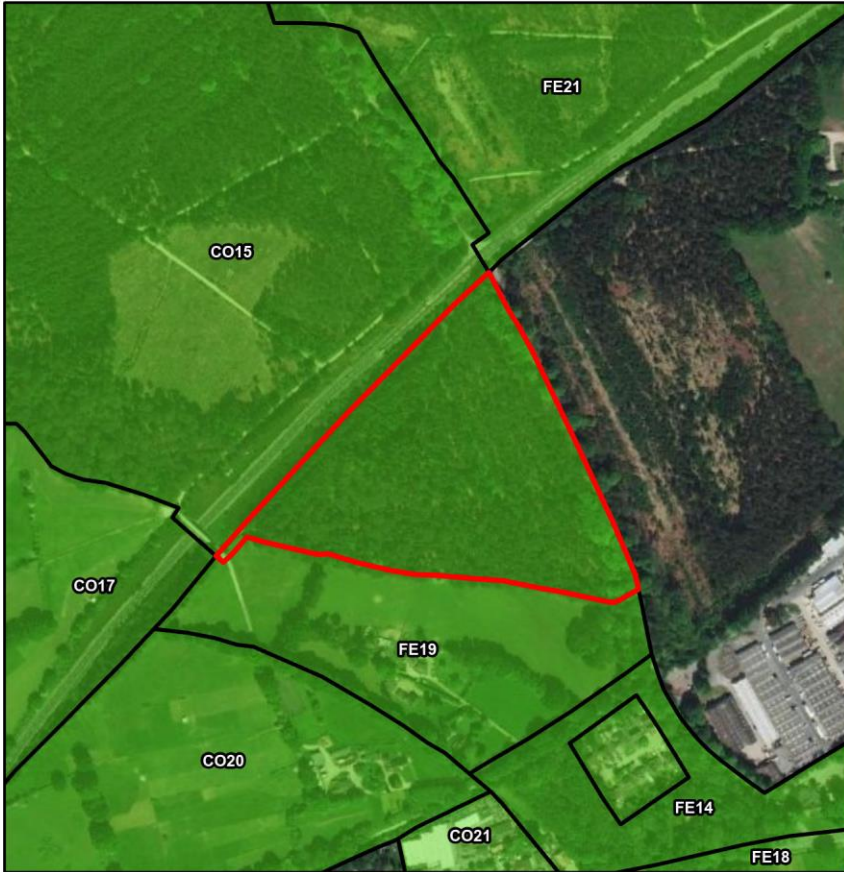
The parcel is not contained by urban development and the treelines to the east and south of the parcel are strong boundary feature creating separation from the inset area. As such, the parcel is dominated by views of open countryside. Overall there is strong distinction between the parcel and the urban area.

FE19

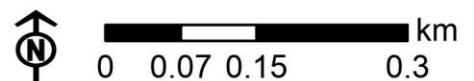
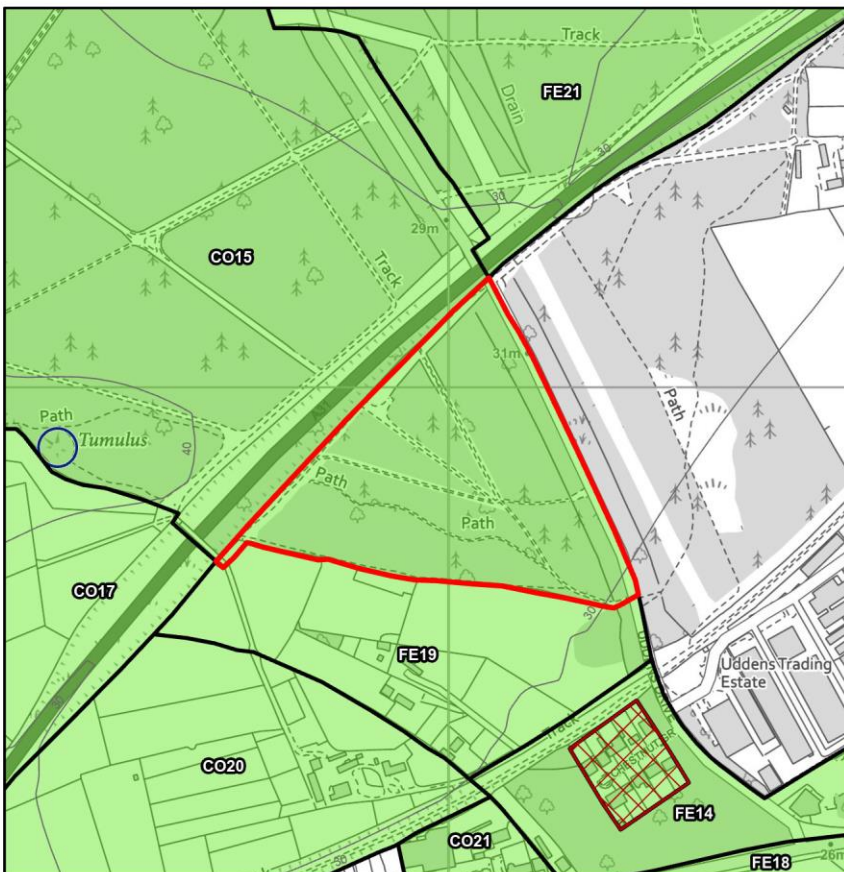
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Strong
Land is open but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in FE20



-  FE20
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness
-  Scheduled monument



FE20

Parcel location and openness

Parcel size: 6.59ha

The parcel is located on the north western edge of Ferndown Industrial Estate. Ferndown and West Parley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open and is dominated by woodland.

Distinction between parcel and inset area

Tree cover within the parcel is very prominent, making it significantly different from the settlement, and is a strong boundary feature creating separation from inset land to the east (adjacent to Ferndown Industrial Estate but currently undeveloped). In addition, land is not contained by urban development, with views dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area, and development of the currently open land within the inset settlement is unlikely to weaken this distinction.

FE20

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Strong
Land is open but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.