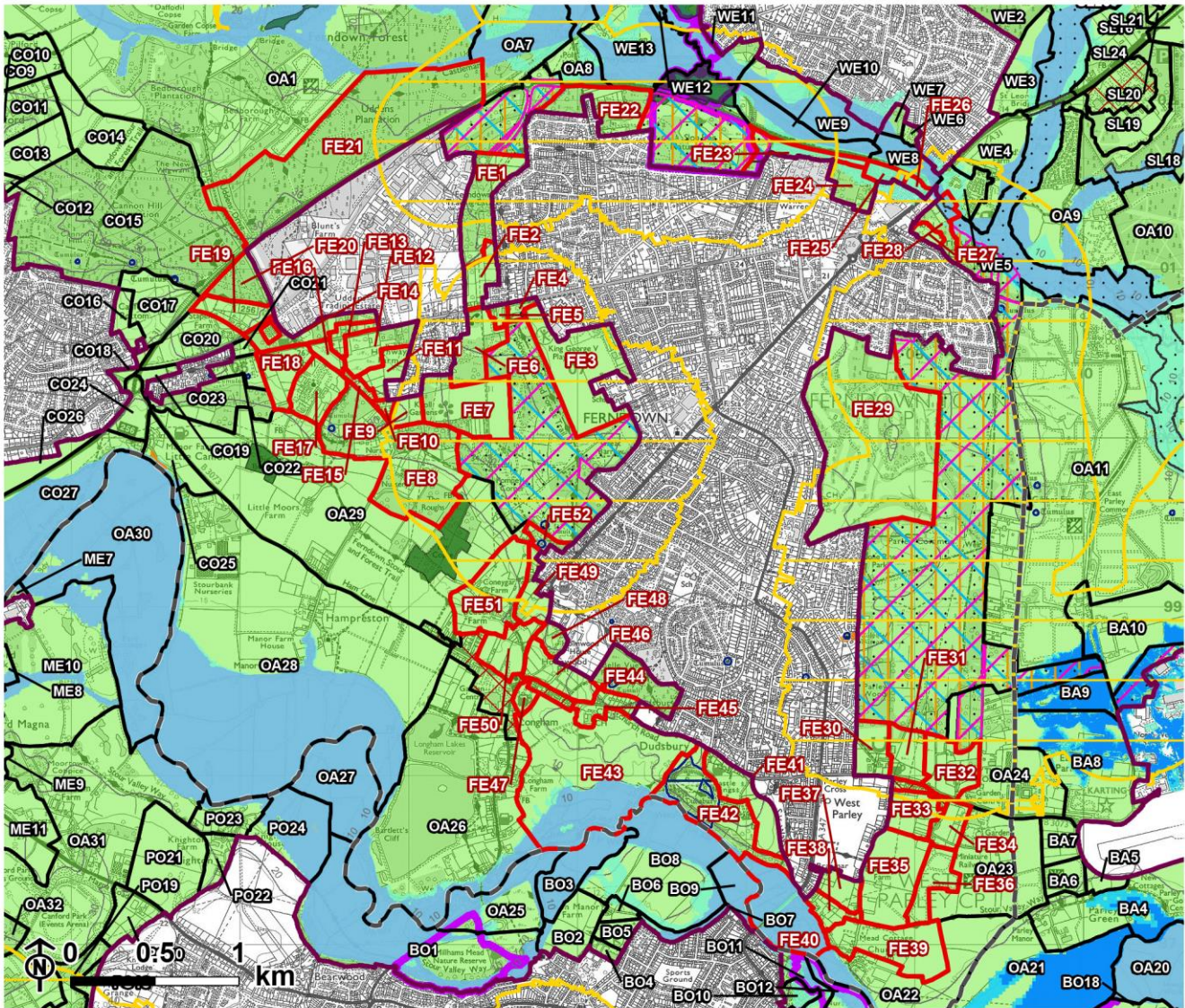


Appendix B
Detailed Stage 1
Contribution
Assessments:
Ferndown & West
Parley - Part 3

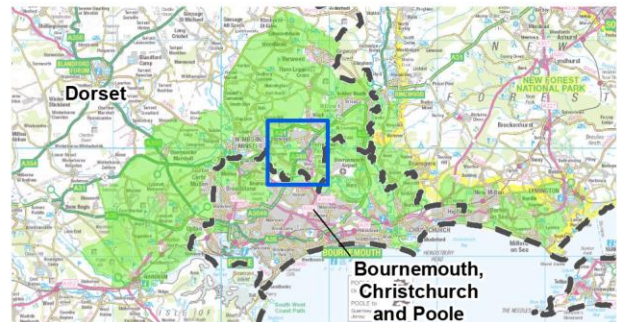
Ferndown & West Parley



- - - 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

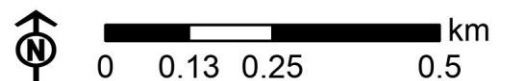
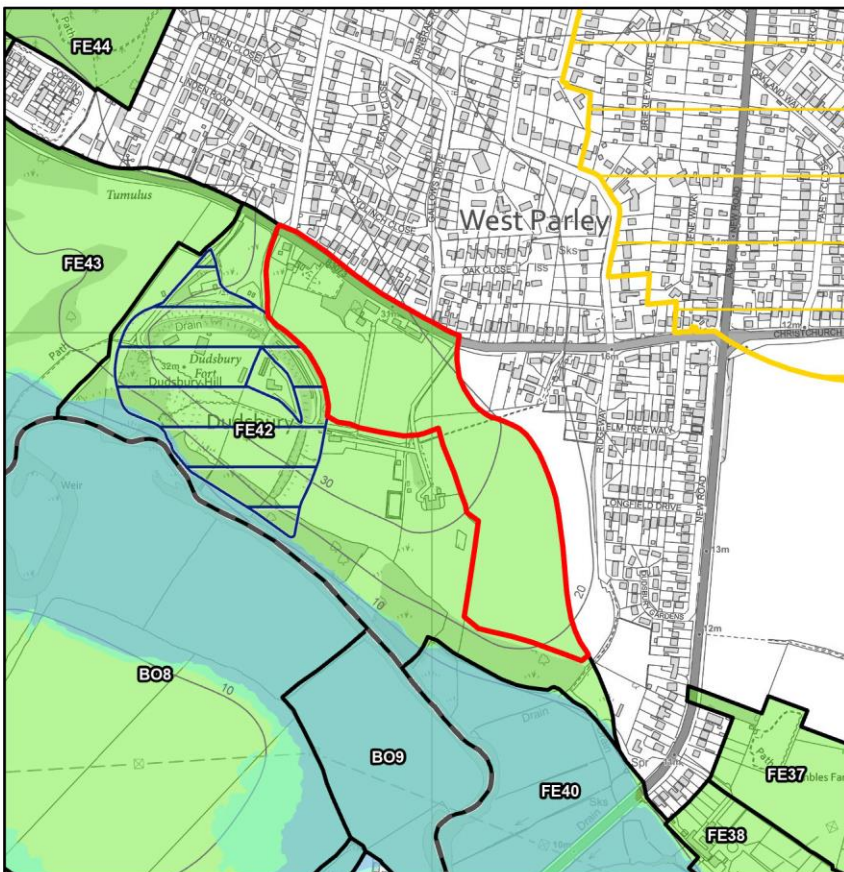
The analysis of contribution to the Green Belt purposes considers:

- 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 FE41



- FE41
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



FE41

Parcel location and openness

Parcel size: 10.01ha

The parcel is located on the southern and western edges of Ferndown/West Parley. 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 western part of the parcel is contained by Dudsbury Camp Scheduled Monument to the southwest.

Land is open, comprising of fields divided by treelines. A few houses and a pub are located along the northern edge of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

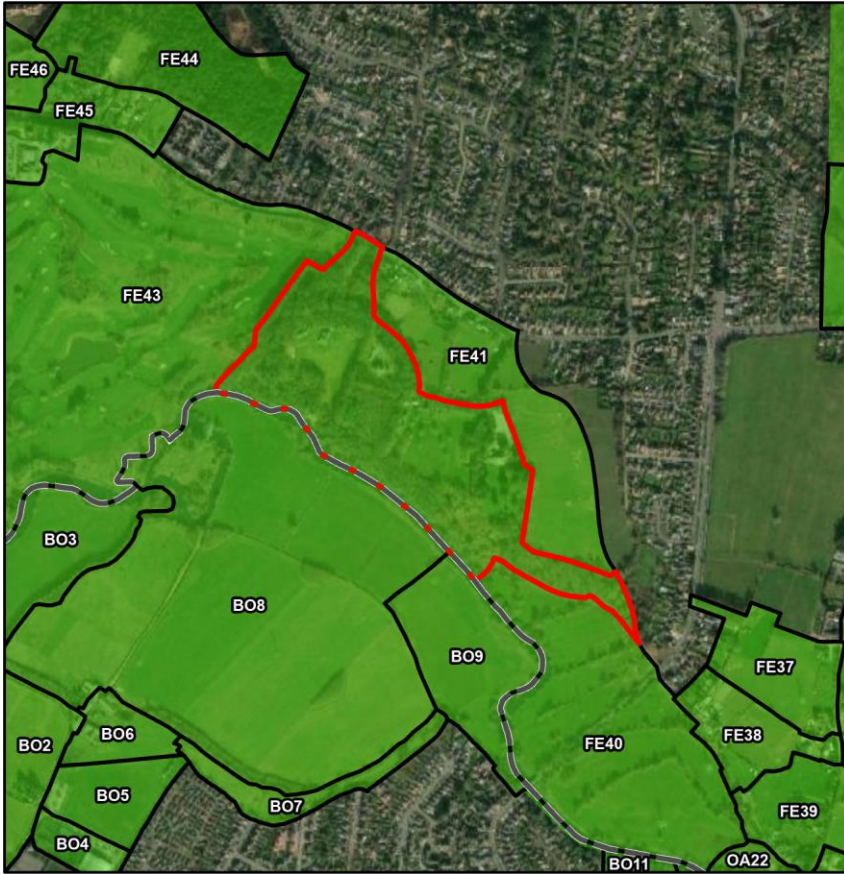
Although land within the parcel is in close proximity to the inset settlement of Ferndown/West Parley and there are no boundary features along the eastern edge of the parcel to create separation from the inset area, the tree-lined Christchurch Road bounding the north of the parcel creates moderate separation from the inset area to the north. In addition, the parcel is not contained by urban development and the urban area is prevented from dominating views. Moreover, although landform and landcover within the north of the parcel do not create distinction from the inset area, the land in the west of the parcel slopes up away from the inset settlement edge, providing some distinction from it. Overall there is moderate distinction between the parcel and the urban area. Development of the currently open strip of land between the eastern edge of the parcel and the current residential edge is unlikely to weaken this distinction.

FE41

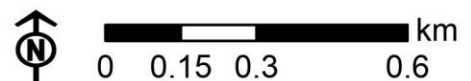
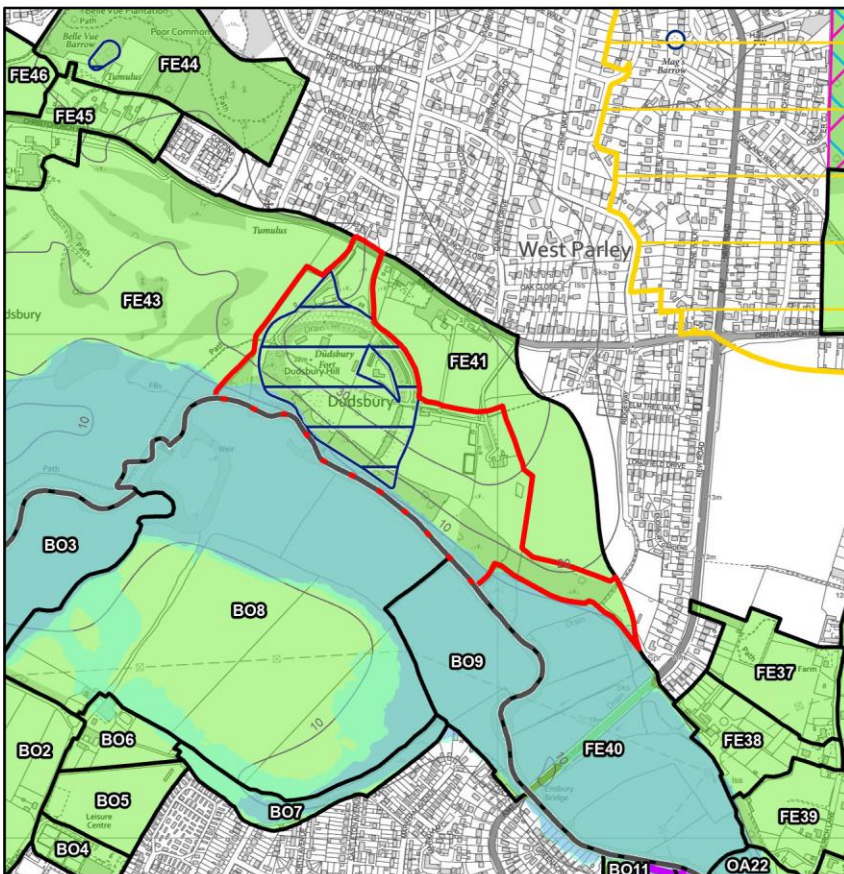
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Bournemouth, part of the South East Dorset Conurbation, but has a stronger relationship with Ferndown/West Parley. 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 gap which is narrow, but which maintains clear separation between Bournemouth and Ferndown/West Parley. However, the River Stour and associated floodplain to the south are sufficient to create significant separation. 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 FE42



- FE42
- 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
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



FE42

Parcel location and openness

Parcel size: 19.06ha

The parcel is located on the southwestern edge of Ferndown/West Parley. 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. Much of the western part of the parcel is constrained by Dudsbury Camp Scheduled Monument.

Land is open, comprising largely of woodland and grassland. Scattered buildings, including a couple of dwellings, a Girl Guide campsite and a pub are also located within the parcel, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

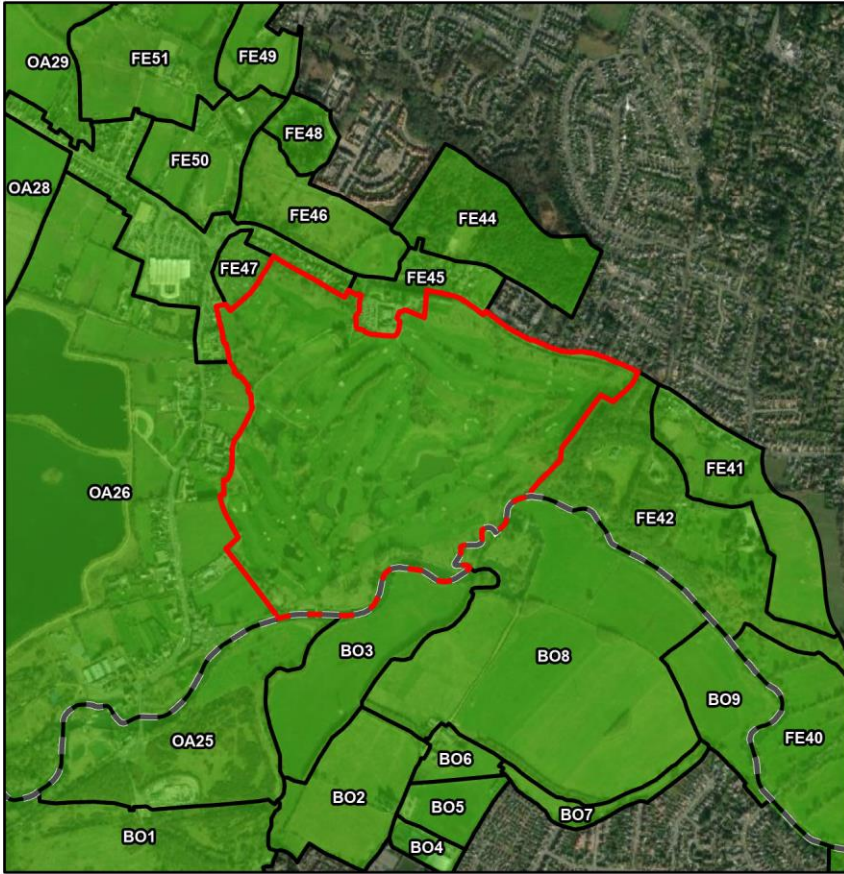
Land is not contained by urban development and the woodland cover within the parcel is very prominent, making it significantly different from and creating strong separation from the inset settlement of Ferndown/West Parley. In addition, views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

FE42

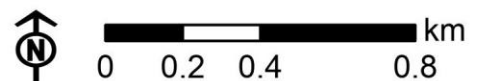
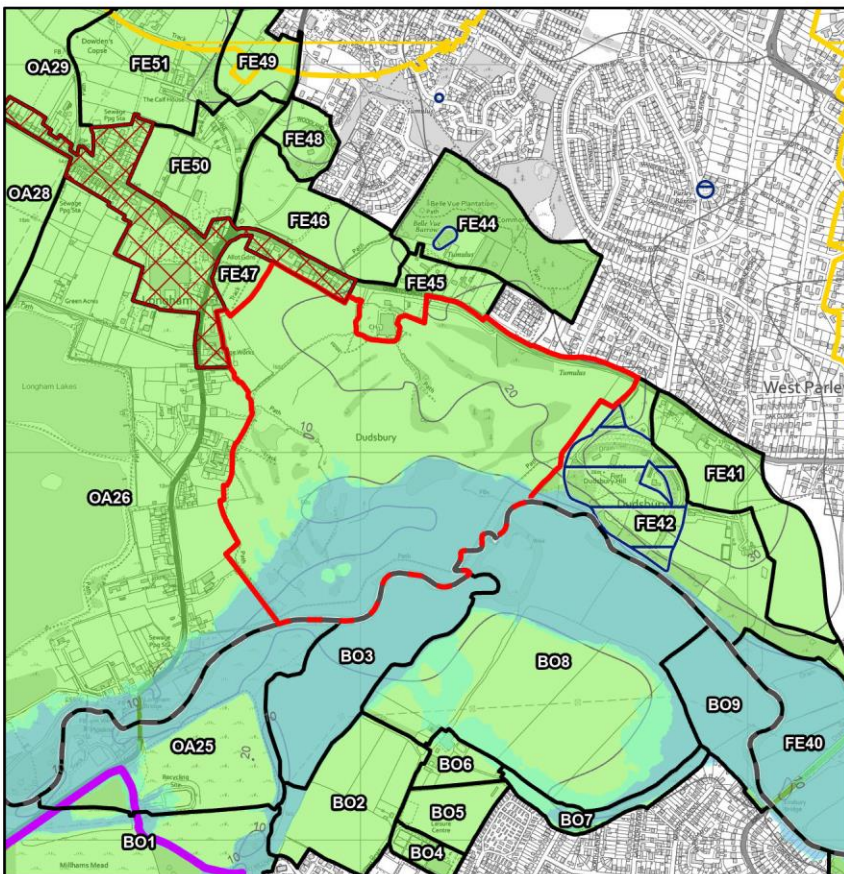
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Bournemouth, part of the South East Dorset Conurbation, but has a stronger relationship with Ferndown/West Parley. 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 lies in a gap which is narrow, but which maintains clear separation between Bournemouth and Ferndown/West Parley and the River Stour and associated floodplain to the south are sufficient to create significant separation. 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 FE43



- FE43
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Ancient Woodland Inventory
- Scheduled monument
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



FE43

Parcel location and openness

Parcel size: 59.93ha

The parcel is located on the southern edge of Ferndown/West Parley. 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 a golf course.

Distinction between parcel and inset area

Land slopes down southwards away from the inset settlement edge of Ferndown/West Parley, making it significantly different from the settlement. In addition, with the exception of the north westernmost part of the parcel that lies adjacent to the developed land in Longham that is washed over by the Green Belt, the land within the parcel is not contained by urbanising development and views are dominated by countryside. Moreover, the tree-lined Christchurch Road bounding the north of the parcel creates moderate separation from the inset settlement of Ferndown/West Parley and land extends a significant distance from this. Overall there is very strong distinction between the parcel and the urban area.

FE43

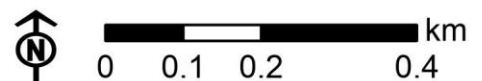
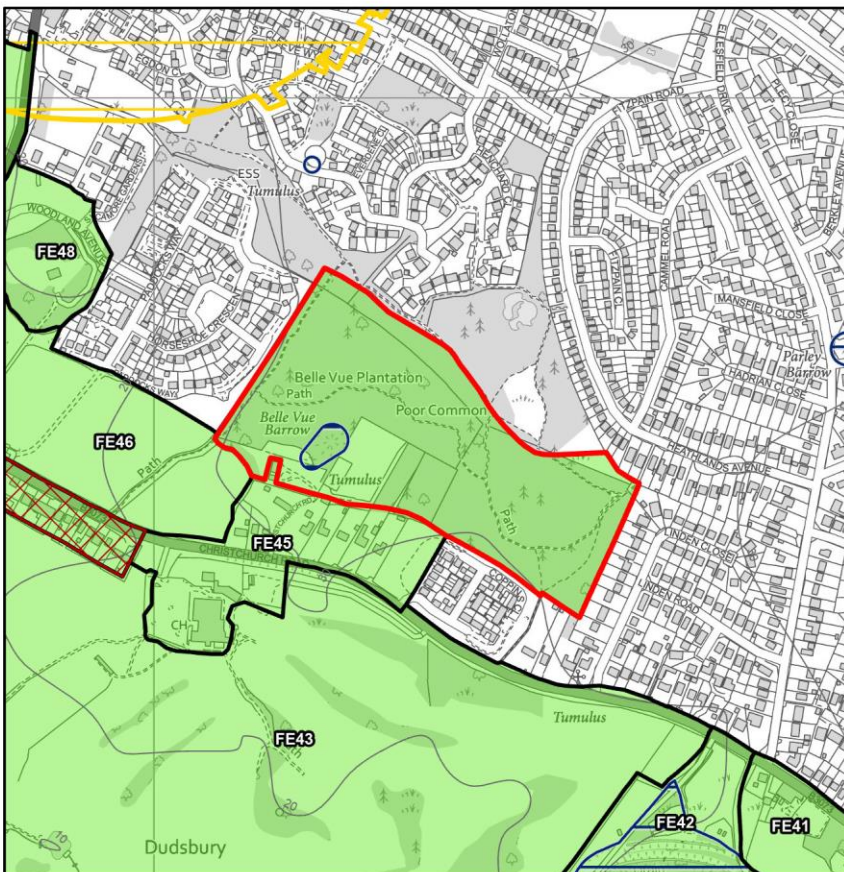
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Bournemouth, part of the South East Dorset Conurbation, but has a stronger relationship with Ferndown/West Parley. 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 and lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the west of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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 relatively 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 FE44



- FE44
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Scheduled monument



FE44

Parcel location and openness

Parcel size: 10.48ha

The parcel is located on the southern edge of Ferndown/West Parley. 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. A Scheduled Monument, bell barrow known as Belle Vue Barrow, and a bowl barrow 250m north east of Hillamsland, is located in the west of the parcel.

Land is open, predominantly comprising of woodland.

Distinction between parcel and inset area

Land is in close proximity to the inset settlement of Ferndown/West Parley and is contained by urban development to a degree that although wooded it is considered only to constitute a weak boundary feature in Green Belt terms. Tree cover does add some distinction from the urban area, and prevents it from dominating views, but there is nonetheless only overall weak distinction between the parcel and the urban area.

FE44

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 lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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: 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:

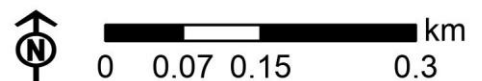
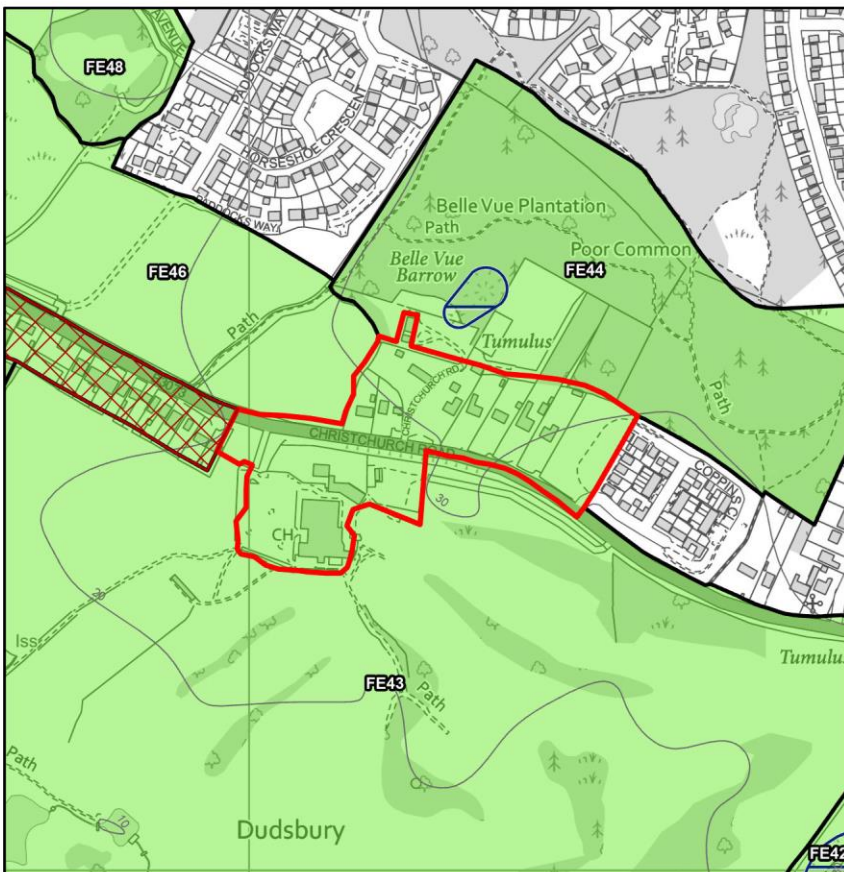
Contribution: Equal

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

Contribution of land in FE45



- FE45
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Scheduled monument



FE45

Parcel location and openness

Parcel size: 4.65ha

Land is located on the south western edge of Ferndown/West Parley. 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 relatively developed and has a significant amount of urbanising development within it, including dwellings and a hotel and spa.

Distinction between parcel and inset area

Although the woodland to the north of the parcel creates strong separation from the inset settlement of Ferndown/West Parley to the north, there is no boundary features to define the edge of the parcel with the settlement to the east, creating little separation. In addition, the parcel has some degree of containment by urbanising development within Ferndown/West Parley and by development washed over by the Green Belt within Longham to the west. Moreover, views are dominated by the urban area. Overall there is weak distinction between the parcel and the urban area.

FE45

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. 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. The parcel lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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

Land is relatively developed and has a significant amount of urbanising development within it. This is washed over development in the 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 weak/no contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

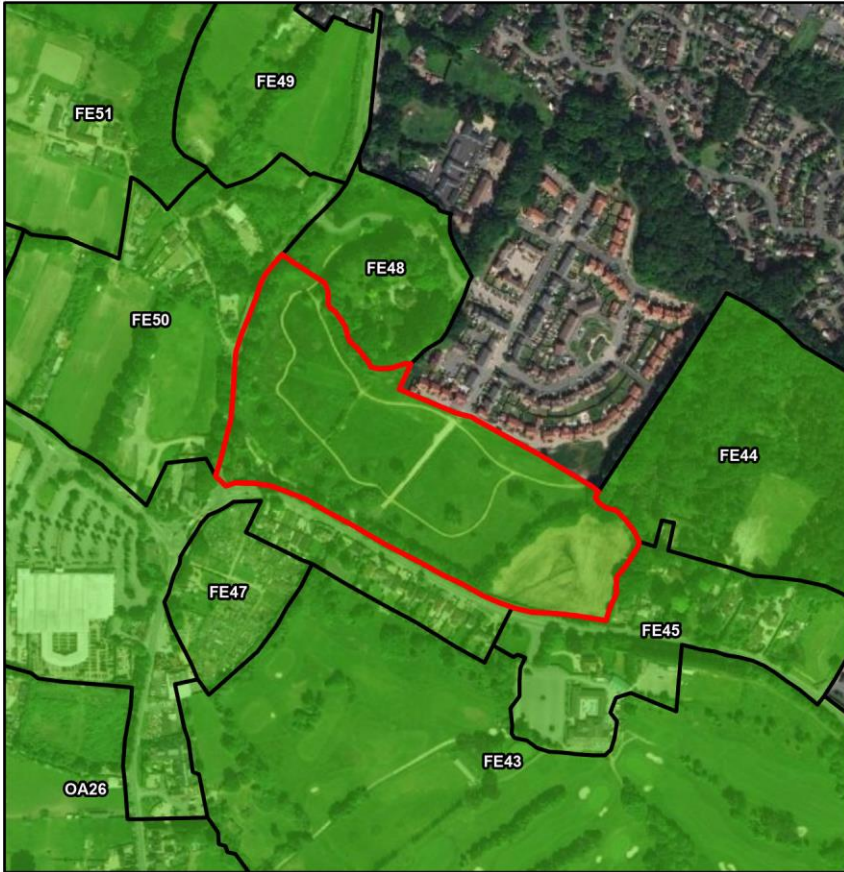
The parcel does not contribute to the setting or special character of any historic towns.

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

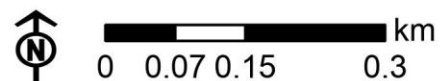
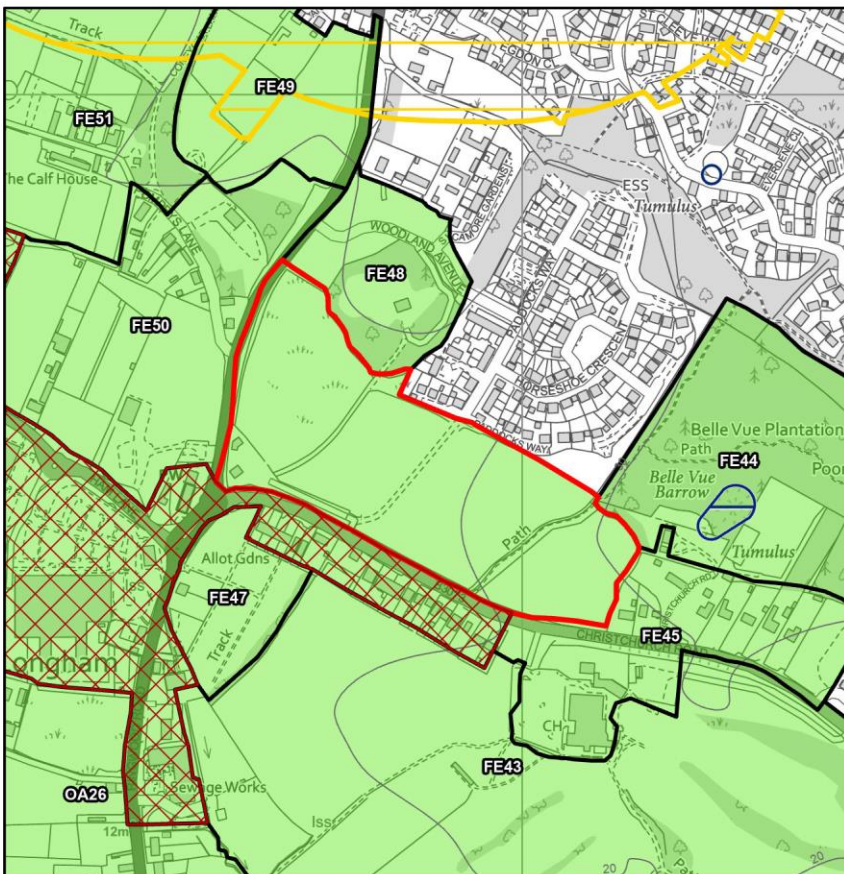
Contribution: Equal

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

Contribution of land in FE46



- FE46
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Scheduled monument



FE46

Parcel location and openness

Parcel size: 7.82ha

Land is located on the south western edge of Ferndown/West Parley. 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 majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of grassland fields and some scattered trees, divided by treelines and a lane. A single dwelling is located in the southwest of the parcel, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Views from the parcel are balanced between the urban area and open countryside. The woodland to the northwest of the parcel creates strong distinction between the parcel and the inset settlement of Ferndown/West Parley. However, the driveway marking the edge of the parcel and the inset settlement to the north is only a weak boundary feature, creating little separation from the inset area. In addition, the parcel is in close proximity to Ferndown/West Parley. Moreover, land is largely contained by urban development within Ferndown/West Parley to the north and by development washed over by the Green Belt within Longham to the south. Overall there is weak distinction between the parcel and the urban area.

FE46

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 lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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: 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:

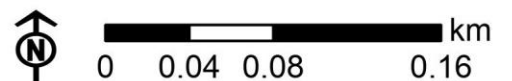
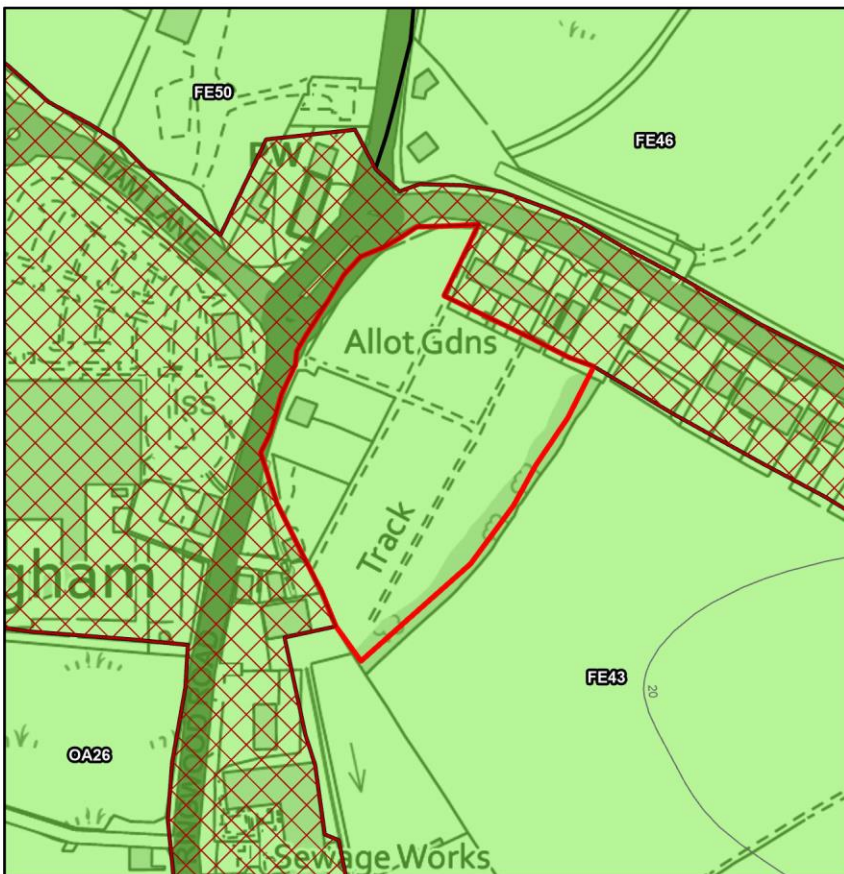
Contribution: Equal

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

Contribution of land in FE47



-  FE47
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness



FE47

Parcel location and openness

Parcel size: 1.82ha

Land is located to the south of Ferndown/West Parley. 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, largely comprising of allotments. A single dwelling is located in the west of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Land is largely contained by urbanising development washed over by the Green Belt within Longham to the north, west and south, and views are dominated by this urbanising development. However, the tree-lined Christchurch Road and open land beyond to the north create strong separation from Ferndown/West Parley and the parcel is located a significant distance from this settlement. Overall there is moderate distinction between the parcel and the urban area.

FE47

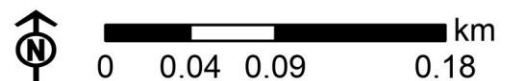
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is relatively close to Bournemouth, part of the South East Dorset Conurbation, but has a stronger relationship with Ferndown/West Parley. 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 in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the north, west and south of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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 FE48



-  FE48
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness
-  400m Heathland Area



FE48

Parcel location and openness

Parcel size: 2.59ha

Land is located on the south western edge of Ferndown/West Parley. 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 west of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of grassland fields and tree cover. A single dwelling is located within the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Land is in close proximity to the inset settlement of Ferndown/West Parley and has some degree of containment by urban development within the settlement to the north and east. However, the tree-cover within the parcel is relatively prominent, which provides some distinction and creates moderate separation from the inset settlement, preventing the urban area from dominating views. Overall there is moderate distinction between the parcel and the urban area.

FE48

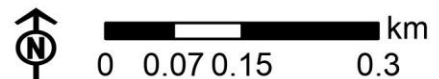
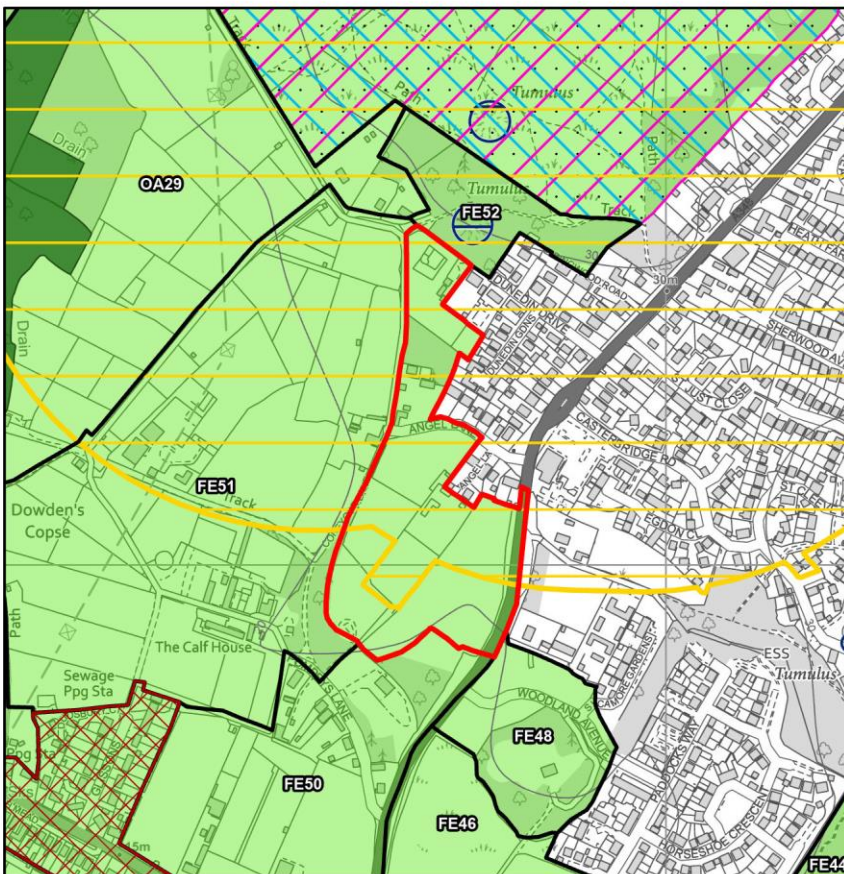
Contribution to the Green Belt purposes

- 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 in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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 FE49



- FE49
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument



FE49

Parcel location and openness

Parcel size: 5.23ha

Land is located on the western edge of Ferndown/West Parley. 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.

Land is open, comprising predominantly of grassland fields and some tree cover. 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

The tree-lined Ringwood Road to the east of the parcel creates separation between the south of the parcel and the inset settlement to the east, but this is breached by existing inset development to the northwest. In addition, the boundary between this development and the majority of the parcel is largely defined by garden boundaries, creating little separation from the inset area. Moreover, the northern part of the parcel is in close proximity to the inset settlement of Ferndown/West Parley. The parcel is largely contained by urbanising development within Ferndown/West Parley to the north and east. Development washed over by the Green Belt within Longham to the south, also provides some containment but the size of the parcel limits the urbanising influence. As such, the urban area is prevented from dominating views. Overall there is moderate distinction between the parcel and the urban area.

FE49

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 in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but Longham Lakes Reservoir, the River Stour and the associated floodplain to the south are sufficient to create significant separation. 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.

FE50

Parcel location and openness

Parcel size: 7.59ha

Land is located to the southwest of Ferndown/West Parley. 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 east of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, predominantly comprising of fields, tree lines, and gardens. A few buildings including dwellings and a social club are located within the parcel, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

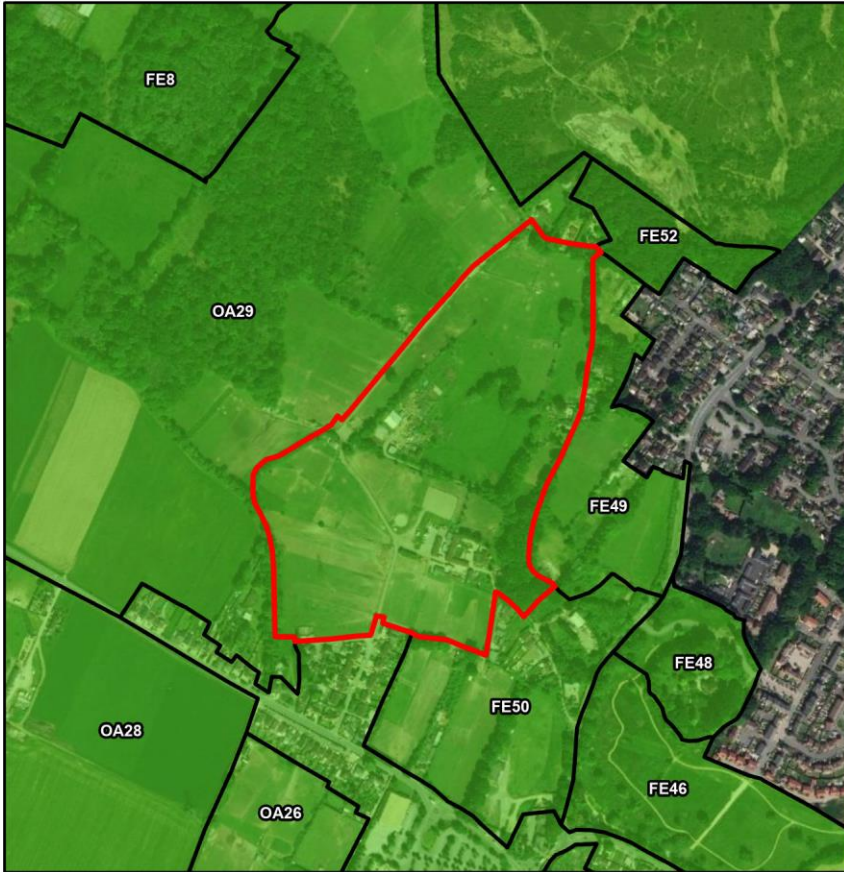
Land extends a significant distance from the inset settlement of Ferndown/West Parley, and tree cover within and to the north of the parcel is relatively prominent, which provides some distinction and creates strong separation from the inset settlement. Land is largely contained by urbanising development within Ferndown/West Parley to the north and east by development washed over by the Green Belt within Longham to the south and east, but the size of the area limits the urbanising influence. As such, with the exception of the southernmost part of the parcel, the urban area is prevented from dominating views. Overall there is strong distinction between the parcel and the urban area.

FE50

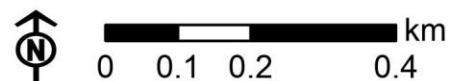
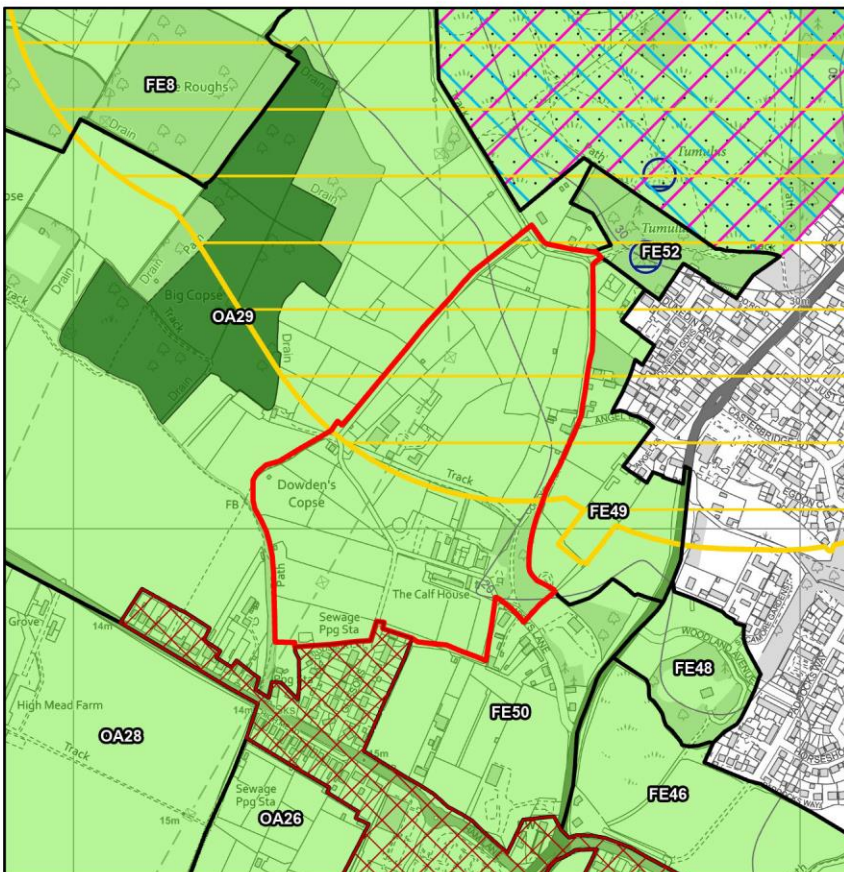
Contribution to the Green Belt purposes

- 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 and lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south, west and east of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and its associated floodplain to the south 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: 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 FE51



- FE51
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument



FE51

Parcel location and openness

Parcel size: 16.75ha

Land is located to the west of Ferndown/West Parley. 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 predominantly of grassland fields and some treelines. Some agricultural buildings are located within the parcel, however these are 'appropriate development' in the Green Belt and therefore do not impact openness. In addition, a few dwellings and stables are located within the parcel, however this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

There are enough weaker hedgerow and tree line boundaries to the east of the parcel to create moderate separation from the inset settlement of Ferndown/West Parley. The land slopes down to the southwest, providing some distinction from the settlement. Moreover, land is not contained by urban development and, with the exception of the southernmost part of the parcel adjacent to urbanising development washed over by the Green Belt in Longham, views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

FE51

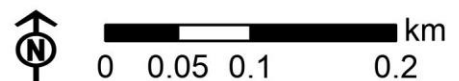
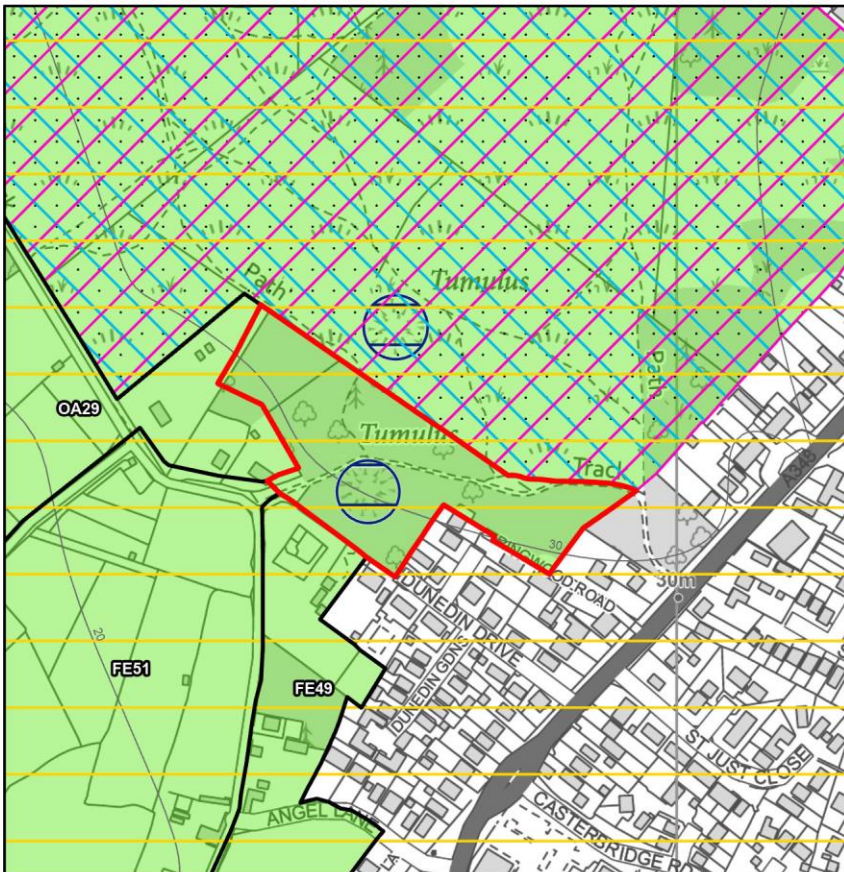
Contribution to the Green Belt purposes

- 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 and lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but Longham Lakes Reservoir, the River Stour and the associated floodplain to the south are sufficient to create significant separation. 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: 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 FE52



- FE52
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Scheduled monument



FE52

Parcel location and openness

Parcel size: 2ha

Land is located on the western edge of Ferndown/West Parley. 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. A Scheduled Monument, bell barrow 500m north east of Beacon Farm, is located within the parcel and the parcel is contained by the Dorset heathlands Special Area of Conservation and Site of Special Scientific Interest sites to the north.

Land is open, comprising of woodland.

Distinction between parcel and inset area

Although the parcel is in close proximity to the inset settlement of Ferndown/West Parley to the east, the woodland within the parcel is very prominent, making it significantly different to and creating strong separation from the inset settlement. In addition, the land is not contained by urban development and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

FE52

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. It is peripheral to a gap between Colehill and Ferndown/West Parley which is narrowed by intervening urban development to the north, but which is wider in this area. Although the settlement gap is robust, 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 moderate 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.