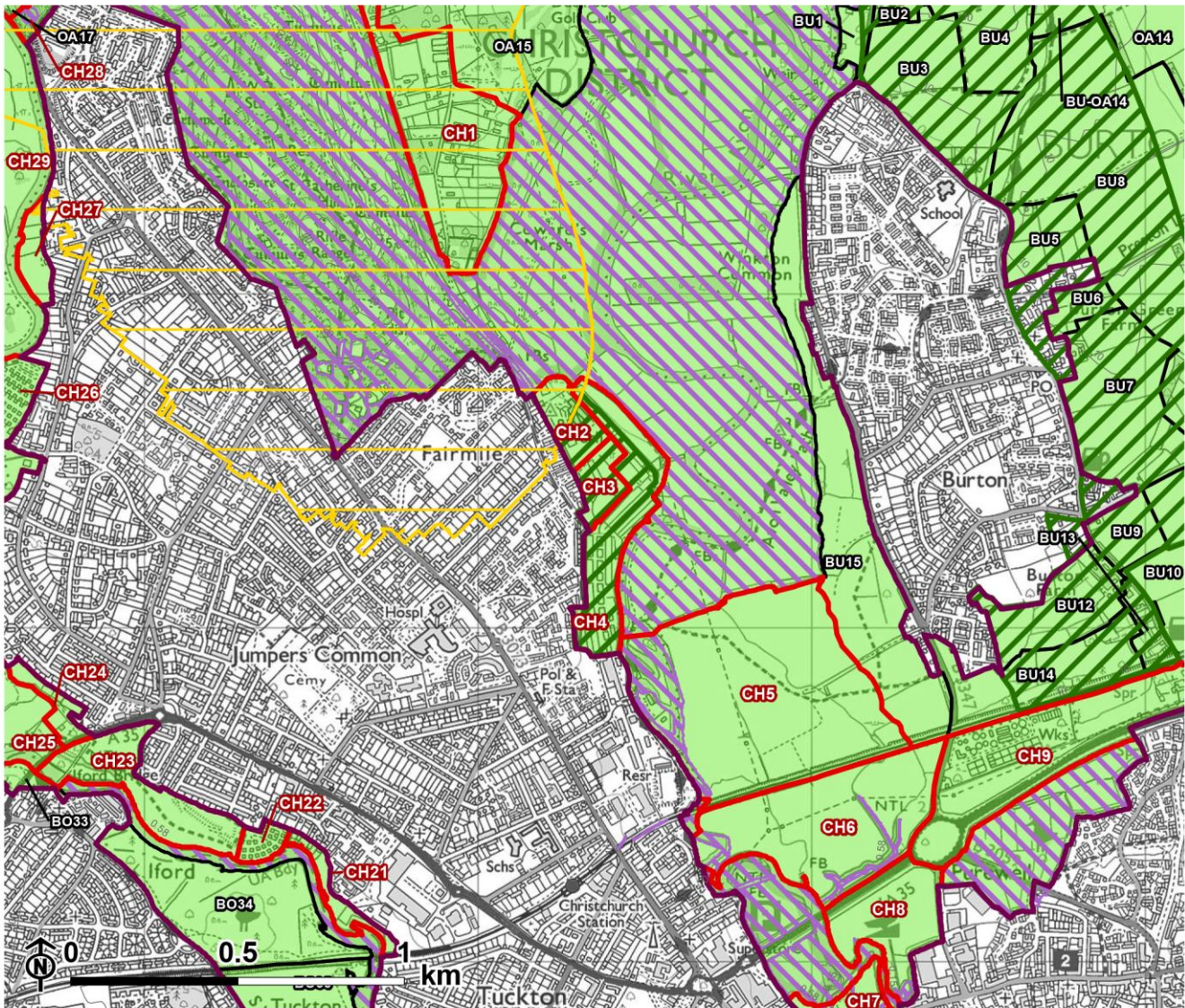


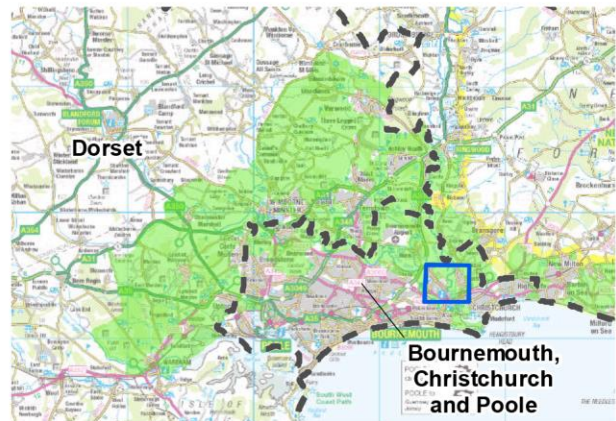
Appendix B

Detailed Stage 2 Harm Assessments: Christchurch & Highcliffe - Part 1

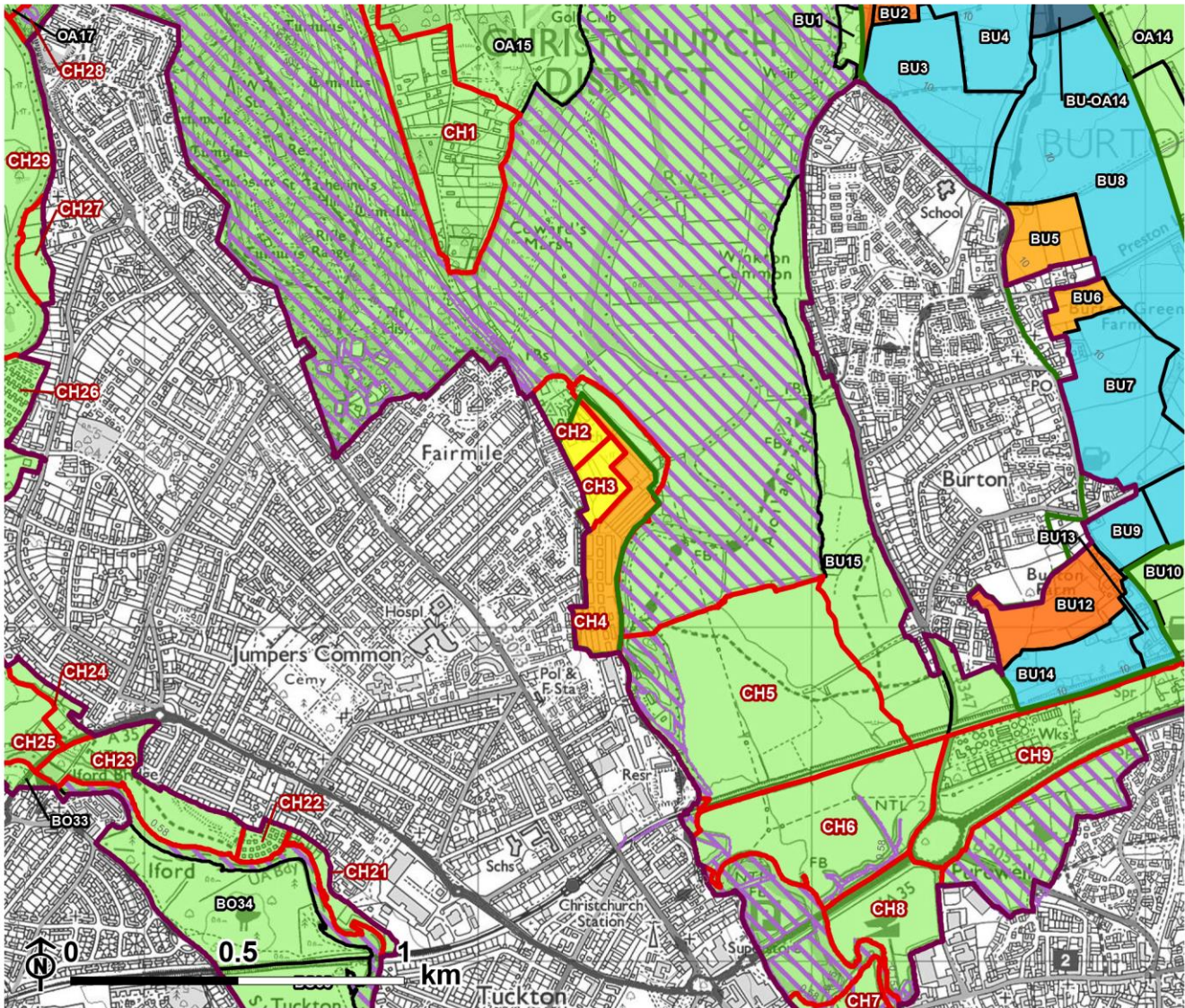
Christchurch & Highcliffe



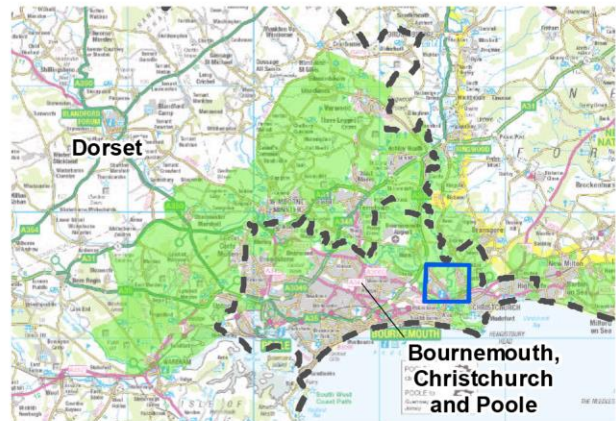
- - - Local Authority boundary
- Inset area
- Green Belt
- Christchurch & Highcliffe parcel
- Neighbouring parcel
- Absolute constraint(s)
- Site / area of search
- 400m Heathland Area



Christchurch & Highcliffe



- - - Local Authority boundary
 - Inset area
 - Green Belt
 - Christchurch & Highcliffe parcel
 - Neighbouring parcel
 - Absolute constraint(s)
 - Site / area of search
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low moderate
 - Low
 - Very low



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Components of harm assessment

The analysis of contribution to the Green Belt purposes is, with the exception of land in 'outer areas', taken from the Stage 1 Green Belt Study. It applies to each parcel as a whole, and 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.

Land more remote from inset settlements was not subject to detailed parcel analysis at Stage 1. Where areas of search / sites encompass land in these 'outer areas', an analysis of contribution, considering the same components as the Stage 1 parcel assessments, has been carried out as part of the Stage 2 study.

The Stage 2 analysis of the harm of releasing the site / area of search indicated on the maps above considers:

- the loss of that area's contribution to the Green Belt purposes;
- additional harm resulting from the weakening of adjacent Green Belt land.

Notes on harm ratings

If the harm rating is stated as being for the release of land as an expansion of an existing inset area, it is assumed that any intervening land to the inset edge will also be released. No assumptions are made regarding what intervening land might be released between the parcel and inset edge. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens; and
- Common land.

CH2

Parcel location and openness

Parcel size: 3.2ha

The parcel is located on the northern edge of Christchurch. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

The parcel is occupied by Twynham Primary School and associated playing fields and hardstandings, and so is considered partially developed.

Distinction between parcel and inset area

The garden hedgerow boundary to the west of the parcel is a weak boundary feature, creating little separation from Christchurch. Although the parcel is in close proximity to the inset area it is not contained by urban development, but development within it means that the urban area dominates views. Overall there is weak distinction between the parcel and the urban area.

CH2

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is partially developed and is adjacent to Christchurch, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which further development would be perceived as sprawl of the large built-up area. Overall the area makes a weak contribution to checking the sprawl of the large built up area.

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

Contribution: Weak/No

Land does not lie between neighbouring towns.

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

Contribution: Weak/No

Land is partially developed and is characterised by primary school uses which are associated with the urban area and diminish the extent to which it 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 weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

Although Christchurch is a historic town, land here does not contribute to its historic setting or special character.

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.

CH2

Impact on contribution of adjacent Green Belt

- Release of the south/east part of CH2 (within the area of search) as an expansion of Christchurch:

Rating: Minor

Release of this area would increase urbanising containment around land to the south in CH3. It would have negligible impact on the strip of waterworks land to the east, within CH4.

The adjoining land within the remainder of CH2 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

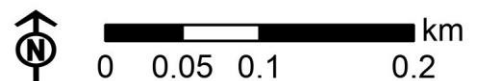
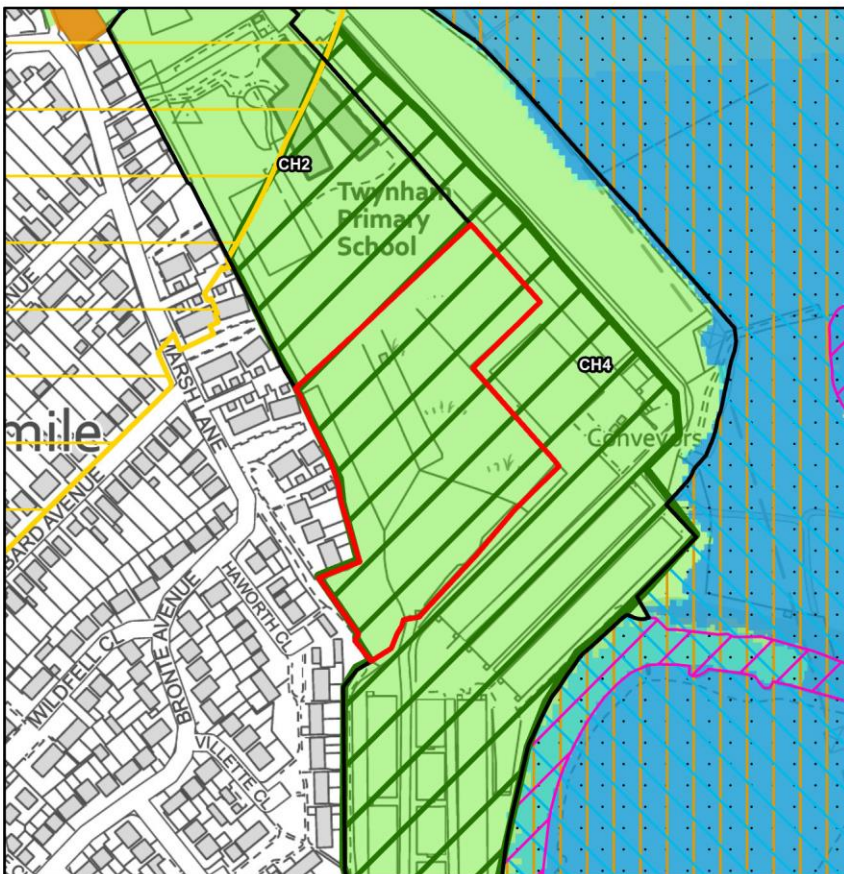
- Parcel CH2 makes a weak/no contribution to all of the Green Belt purposes. The additional impact on the adjacent Green Belt of the release of that part of the parcel within the area of search would be minor. Therefore the harm resulting from its release, as an expansion of Christchurch, would be low.

Low

Harm of release of land in CH3



- CH3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



CH3

Parcel location and openness

Parcel size: 2.5ha

The parcel is located on the northern edge of Christchurch and to the east of Fairmile. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is open, comprising of vacant scrubland.

Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, the parcel is in close proximity to Christchurch and has some degree of containment by urban development, with the urbanising school development to the north. The garden boundary to the west of the parcel is only a weak boundary feature, creating little separation from the settlement. Overall there is weak distinction between the parcel and the urban area.

CH3

Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is open but is adjacent to Christchurch, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.

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

Contribution: Weak/No

Land does not lie between neighbouring towns.

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

Contribution: Relatively weak

The usage of the land - it is scrub with some grazing - gives it some countryside association, and means that it can be considered open in Green Belt terms, but its containment by the waterworks limits this association. 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

Although Christchurch is a historic town, land here does not contribute to its historic setting or special character.

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.

CH3

Impact on contribution of adjacent Green Belt

- Release of CH3 as an expansion of Christchurch:

Rating: Negligible

The adjoining land within CH2 and CH4 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

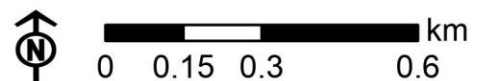
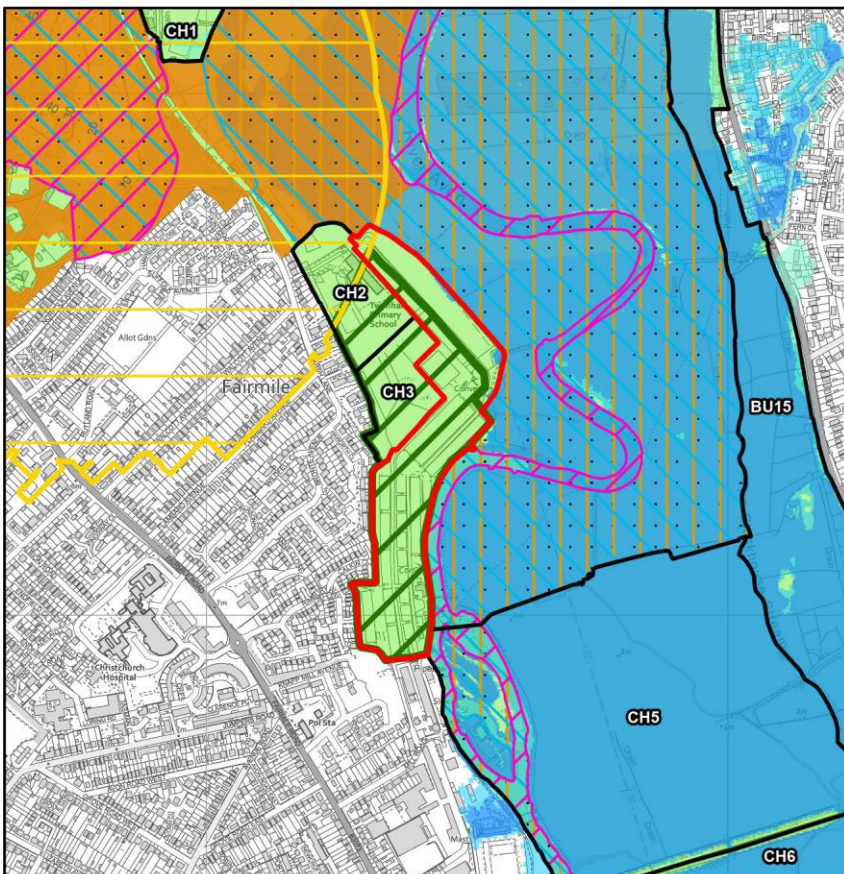
- Parcel CH3 makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and a relatively weak contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Christchurch, would be low.

Low

Harm of release of land in CH4



- CH4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



CH4

Parcel location and openness

Parcel size: 9.75ha

The parcel is located on the northern edge of Christchurch, adjacent to the River Avon. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town.

Land is a water treatment facility, with sufficient development (settlement tanks and hard surfaces) to diminish openness.

Distinction between parcel and inset area

Land is in close proximity to the inset area and the hedgerow boundary to the south of the parcel is only a weak boundary feature, creating little separation from the inset area. However, the parcel is not contained by urban development and as such, neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

CH4

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively weak
Land is relatively developed and is adjacent to Christchurch, part of the large built-up area of the South East Dorset conurbation. 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 checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Weak/No
Land is relatively developed and is characterised by uses which are associated with the urban area and diminish the extent to which it is perceived as countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. 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: Relatively weak
Land lacks any visual relationship with the historic core around the Priory, and there is intervening modern development, but it forms part of the setting of the approach along the River Avon. Overall the area makes a relatively weak contribution to preserving the setting and special character of Christchurch.
- 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.

CH4

Impact on contribution of adjacent Green Belt

- Release of land in CH4 as an expansion of Christchurch:

Rating: Minor

The release and development of land in CH4 would increase urbanising containment and increase urbanising visual impact on land in CH2 and CH3. The release would not have an impact on the contribution of land within CH5 to the south east, with which it shares a very short frontage.

Overall harm of Green Belt release

- Parcel CH4 makes a relatively weak contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and a relatively weak contribution to preserving the setting and special character of historic settlements, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Christchurch, would be low-moderate.

Low-Moderate