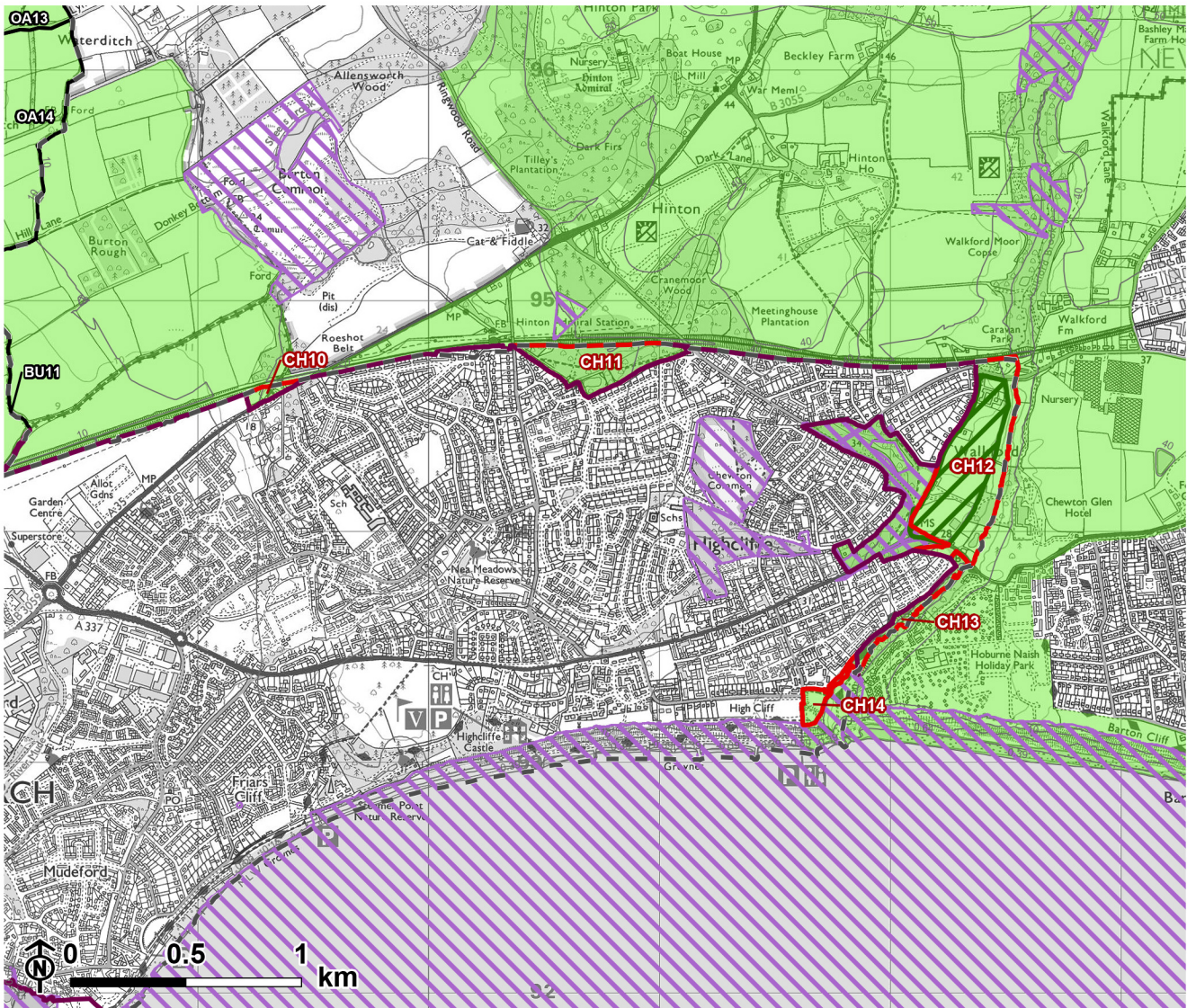


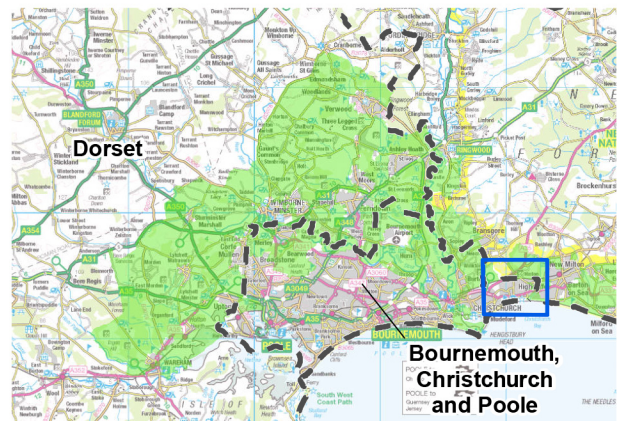
Appendix B

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

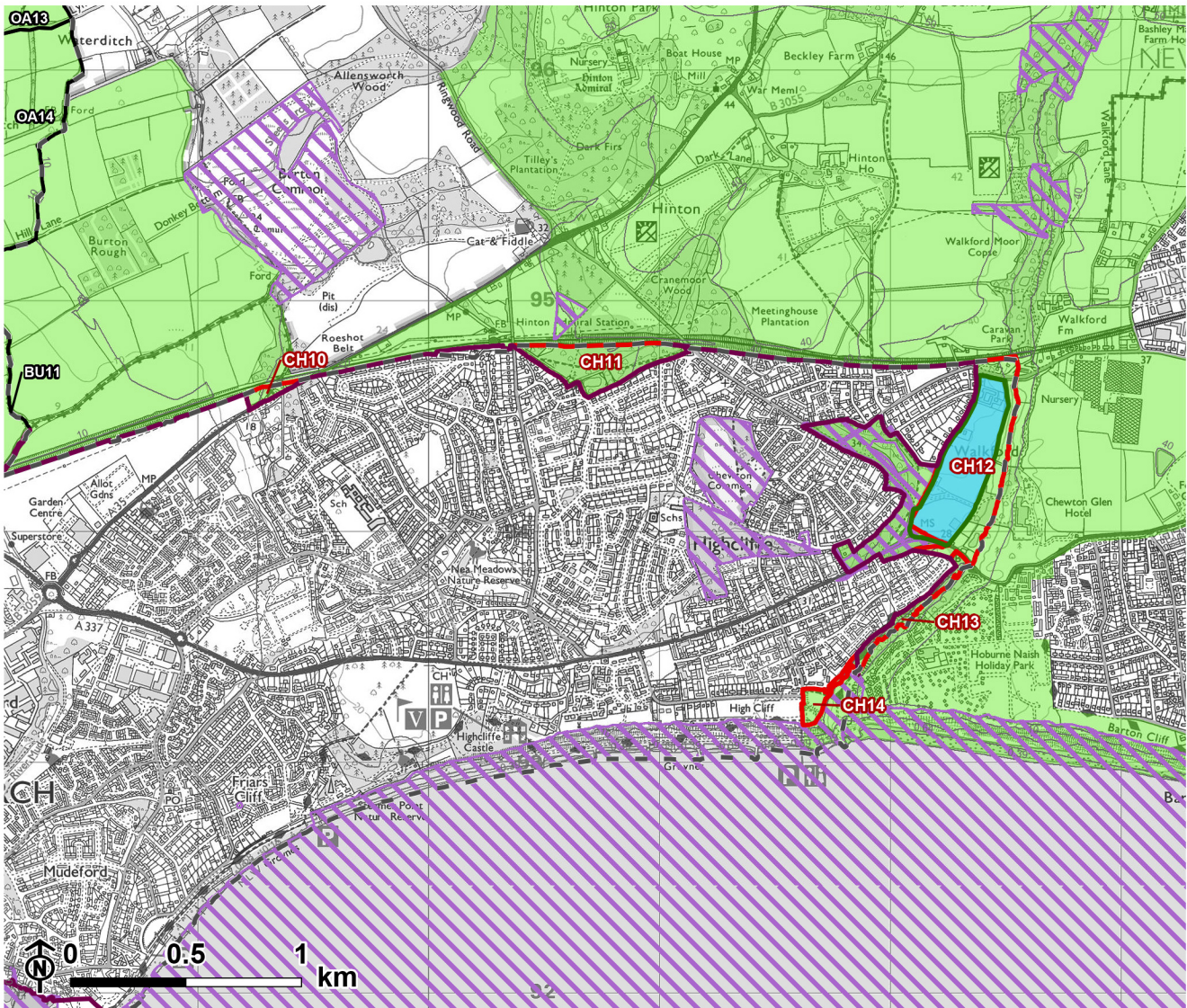
Christchurch & Highcliffe



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



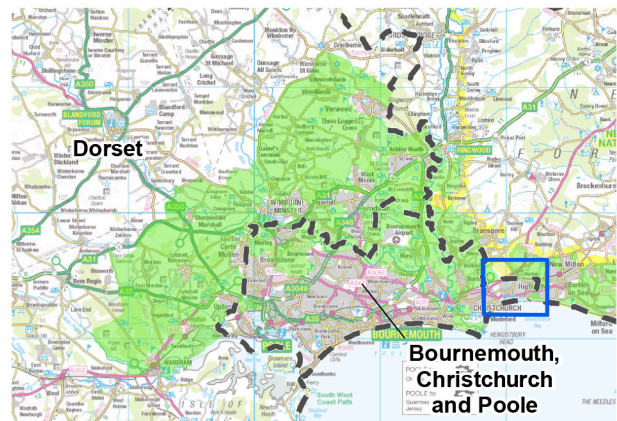
Christchurch & Highcliffe



- - - 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.

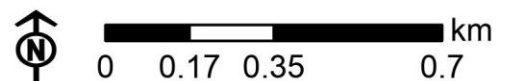
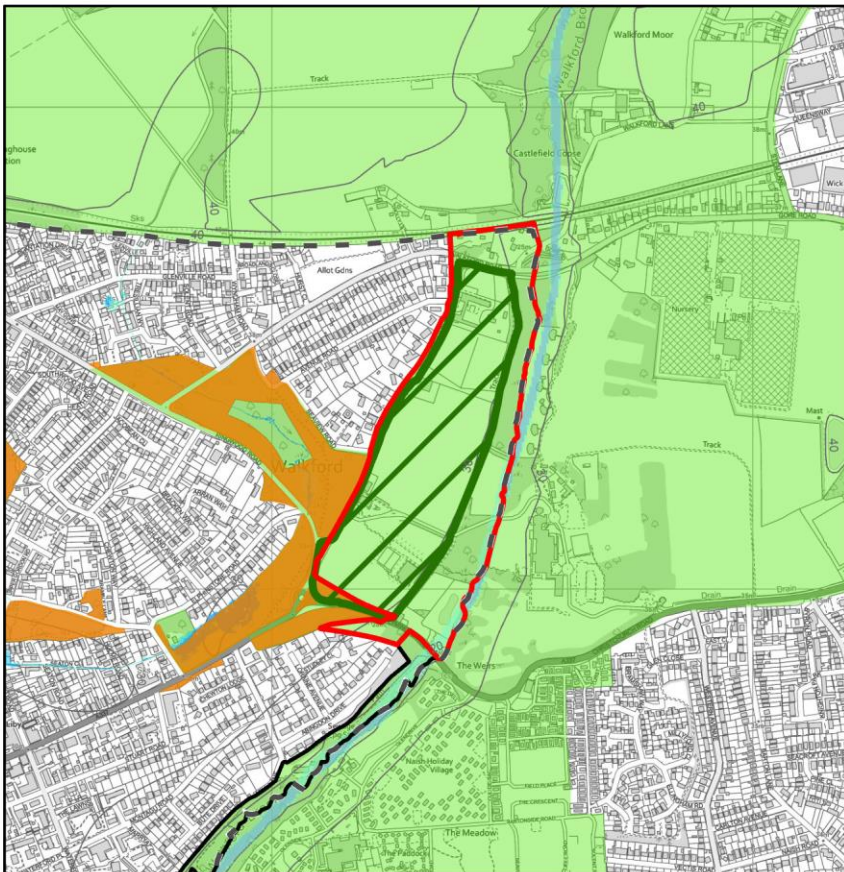
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- 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.

Harm of release of land in CH12



- CH12
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



CH12

Parcel location and openness

Parcel size: 21.82ha

The parcel is located on the eastern edge of Highcliffe. 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 adjoining the west of the parcel is a proposed Suitable Alternative Natural Greenspace.

Land is open.

Distinction between parcel and inset area

The parcel has some degree of containment by urban development and neither the countryside nor the urban area dominates views. However, Chewton Farm Road and the associated treeline to the west of the parcel are a moderate boundary feature creating separation from Highcliffe, and the sloping landform down towards Walkford Brook to the east of the parcel provides some distinction from the settlement. Overall there is moderate distinction between the parcel and the urban area.

CH12

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
Land is open but is adjacent to Highcliffe, 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 strong contribution to checking the 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 narrow gap between Christchurch/Highcliffe and New Milton/Barton on Sea. Urbanising development reduces gaps, but Walkford Brook and the associated steep, narrow valley and tree cover 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
Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. 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.

CH12

Impact on contribution of adjacent Green Belt

- Release of the western part of CH12 (within the area of search) as an expansion of Christchurch & Highcliffe:

Rating: Minor

There is no adjacent Green Belt land within Bournemouth, Christchurch and Poole District that makes a stronger contribution, and the wooded valley to the east creates strong separation from Green Belt land in New Forest District. This strong boundary feature maintains separation between the towns of Christchurch and New Milton, but any loss of remaining Green Belt separation would still have minor adverse impact on the perceived settlement gap.

The adjoining land within the remainder of CH12 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 CH12 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, to preventing neighbouring towns merging into one another, and to preventing encroachment on the countryside. 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 & Highcliffe, would be moderate-high.

Moderate-High