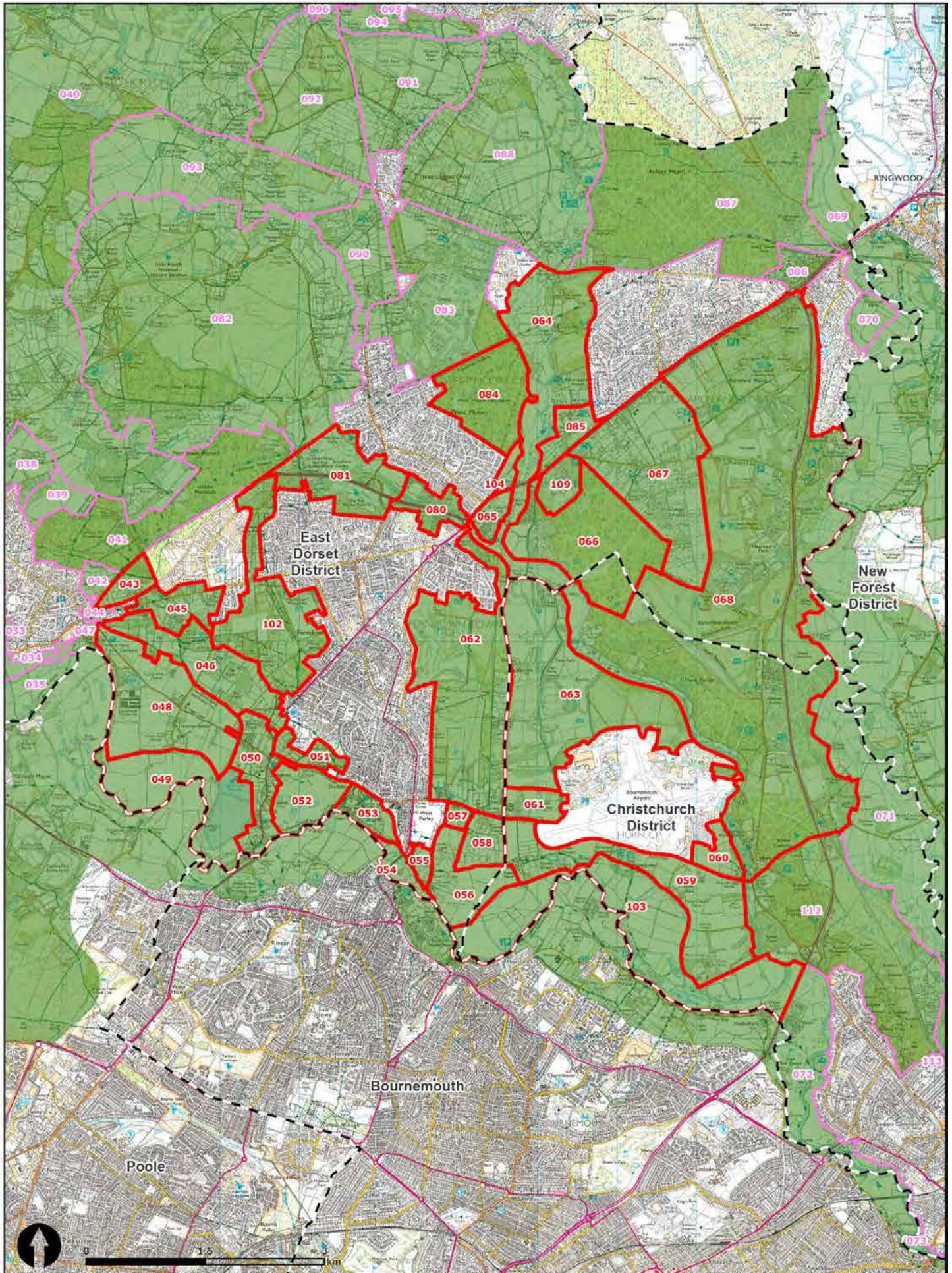
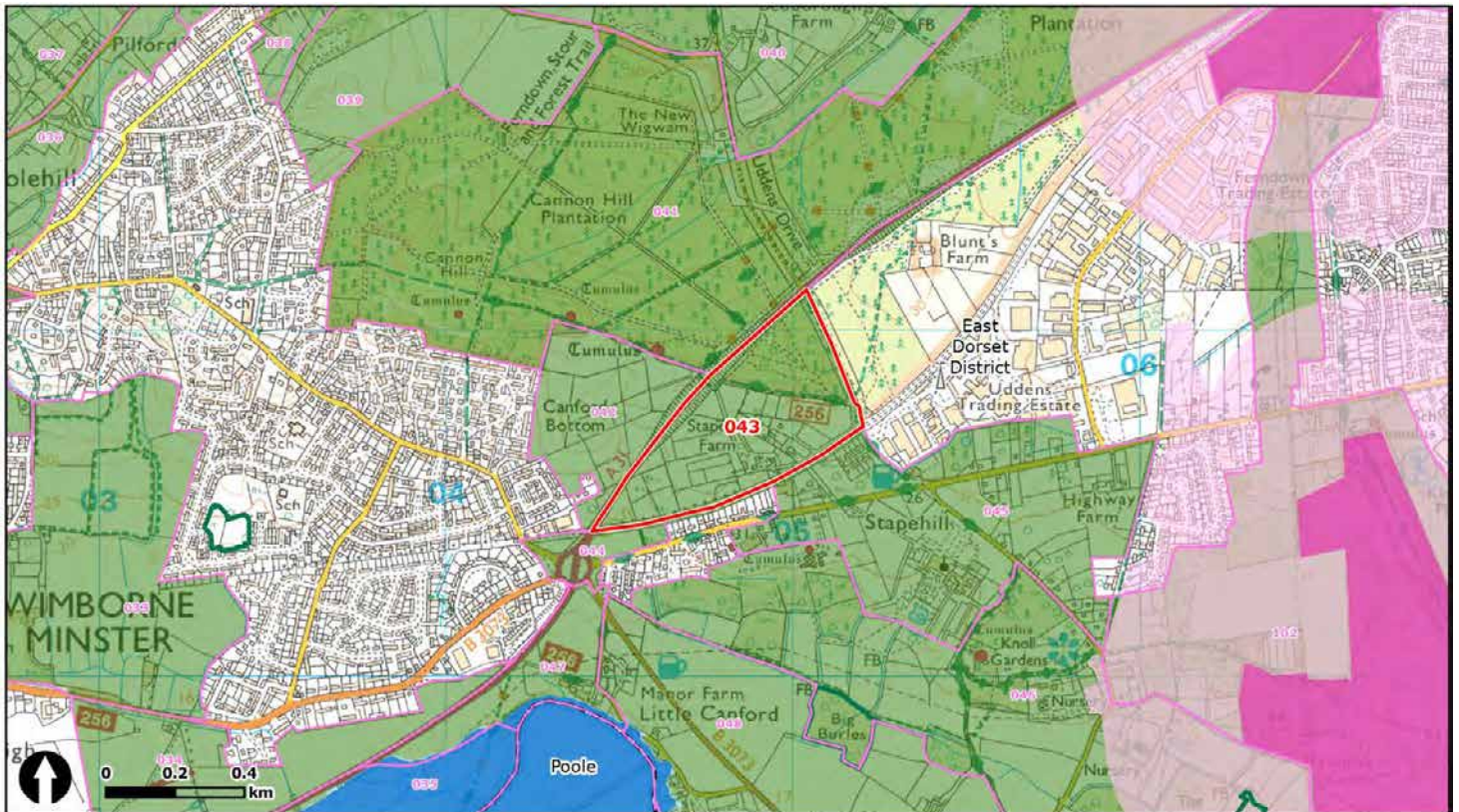


## Ferndown, West Parley, West Moors and Bournemouth Airport



- Settlement area
- Other Settlement area
- Surrounding Local Authorities
- Green Belt
- Green Belt Parcel
- Green Belt Parcel

<b>Parcel</b>	043	Stapehill - north	<b>Area (ha)</b>	24.0
---------------	-----	-------------------	------------------	------



- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	043	Stapehill - north	<b>Area (ha)</b>	24.0
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<b>Development/land use</b>
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Hedged grazing land and, to the north, woodland, for the most part relatively flat but sloping away at the southern edges, contained between inset settlement at Stapehill to the south and at the Uddens/Ferndown Industrial Estate to the east, and the A31 to the north and west. The parcel contains a loose collection of buildings associated with two farmsteads.

<b>Relationship between settlement and countryside</b>
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The parcel has strong containment by inset development edges and the A31, limiting its association with the wider countryside, but its location between three inset urban areas gives it a significant role in maintaining settlement separation. The buildings within the area do not constitute a significant urbanising influence.

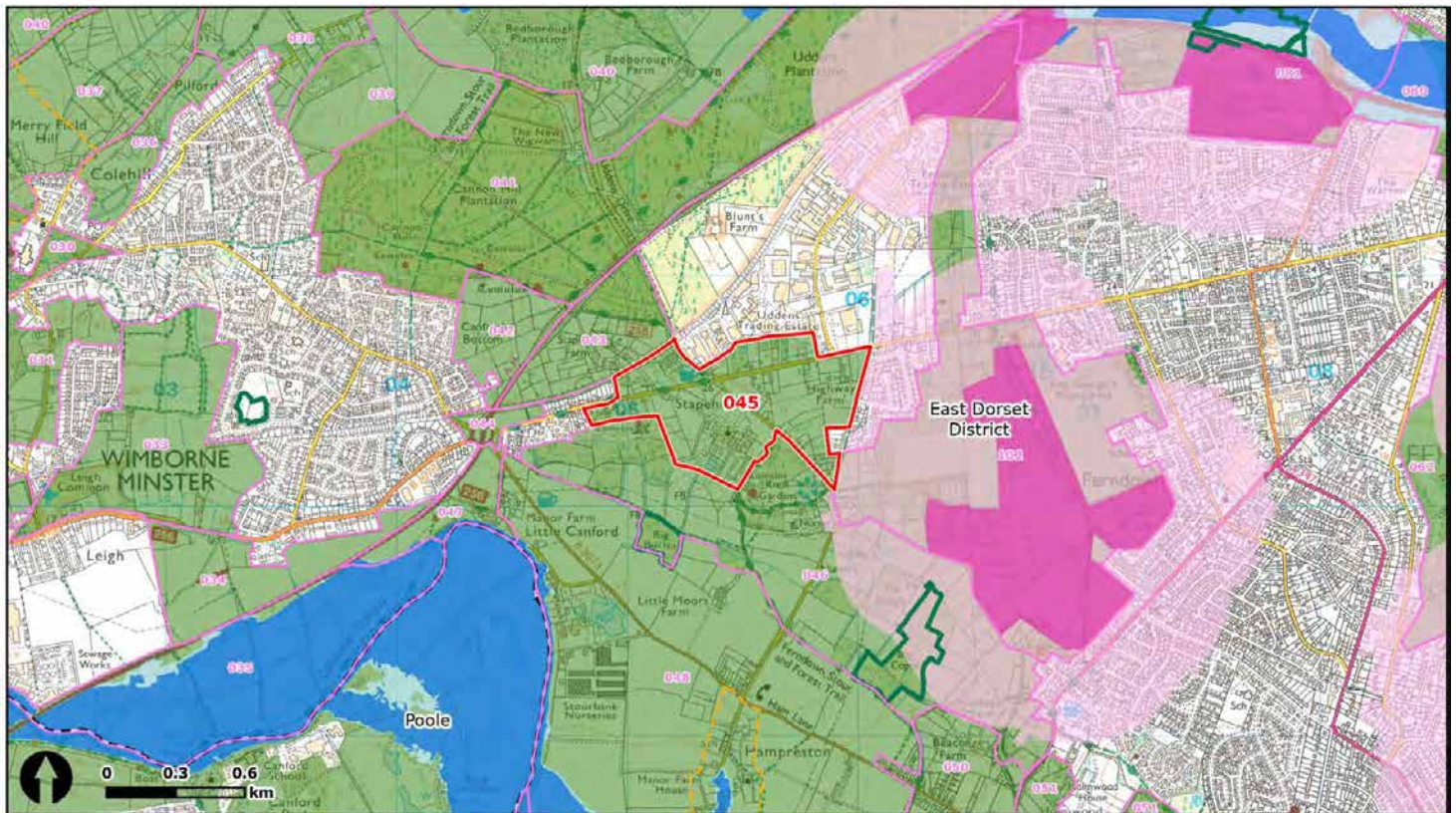
<b>Contribution to Green Belt purposes</b>
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<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	Any development here would be associated with the adjacent urban edges of Stapehill, Wimborne/Colehill or Uddens/Ferndown, none of which constitute large built-up areas. There is significant separation between the parcel and the large, built-up area of Bournemouth/Poole/Christchurch to the south.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel occupies almost all of the gap between the Wimborne/Colehill/Canford Bottom urban area to the west and the inset Uddens/Ferndown Industrial Estate to the east, which in turn has only very narrow separation from the town of Ferndown. Inset development at Stapehill, along the connecting Wimborne Road, combined with existing and forthcoming development within the Green Belt between Stapehill and Ferndown, means that the gap between the towns is already fragile, so further development, whilst not causing coalescence, would make a significant contribution towards it.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	Development within the parcel is not urban in form, but the parcel is strongly contained by inset settlement and the A31, and so has a stronger relationship with urban settlement than with the countryside.	Relatively weak
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south-east from the edge of Ferndown Forest towards trees screening washed-over development on Chestnut Grove, and the inset Uddens Trading Estate

<b>Parcel</b>	045	Staplehill - Uddens	<b>Area (ha)</b>	47.3
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	045	Stapehill - Uddens	<b>Area (ha)</b>	47.3
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**Development/land use**

To the north of Wimborne Road West the parcel is largely wooded, but with a garden centre and several adjacent dwellings at its western end, alongside the inset settlement of Stapehill, a cluster of dwellings within woodland on Chestnut Close (off Uddens Drive), and some large houses within woodland along Wimborne Road.

To the south of Wimborne Road the parcel is a mixture of grassland, woodland and washed-over development, including:

- Residential and horticultural development adjacent to the inset edge of Stapehill;
- The buildings and grounds of Stapehill Abbey, for which permission for the redevelopment of the abbey into residential apartments, and the construction of 25 new houses, has been granted;
- Houses, pasture and woodland in the triangle formed by Wimborne Road West, Stapehill Road and Award Road, with dwellings focused on the southern part of the triangle and woodland along the northern edge.

The parcel is bounded by inset development at the Uddens/Ferndown Industrial Estate to the north, by areas of inset residential development at Stapehill both to the east and west, and largely by woodland to the south.

**Relationship between settlement and countryside**

The parcel contains a significant amount of built development, but for the most part this is distinctly lower in density than the inset parts of Stapehill, and linear in form, and the extent of tree cover in and around the parcel limits its urbanising influence and limits the urbanising influence of adjacent inset areas (in particular the Industrial Estate, which is well-screened by woodland). The distinction between inset and washed-over settlement is weaker at the western end of the parcel, along Wimborne Road, and is also blurred where development has taken place to the west of Reward Road. The location of the parcel in relation to inset development gives it a significant role in settlement separation.

**Contribution to Green Belt purposes**

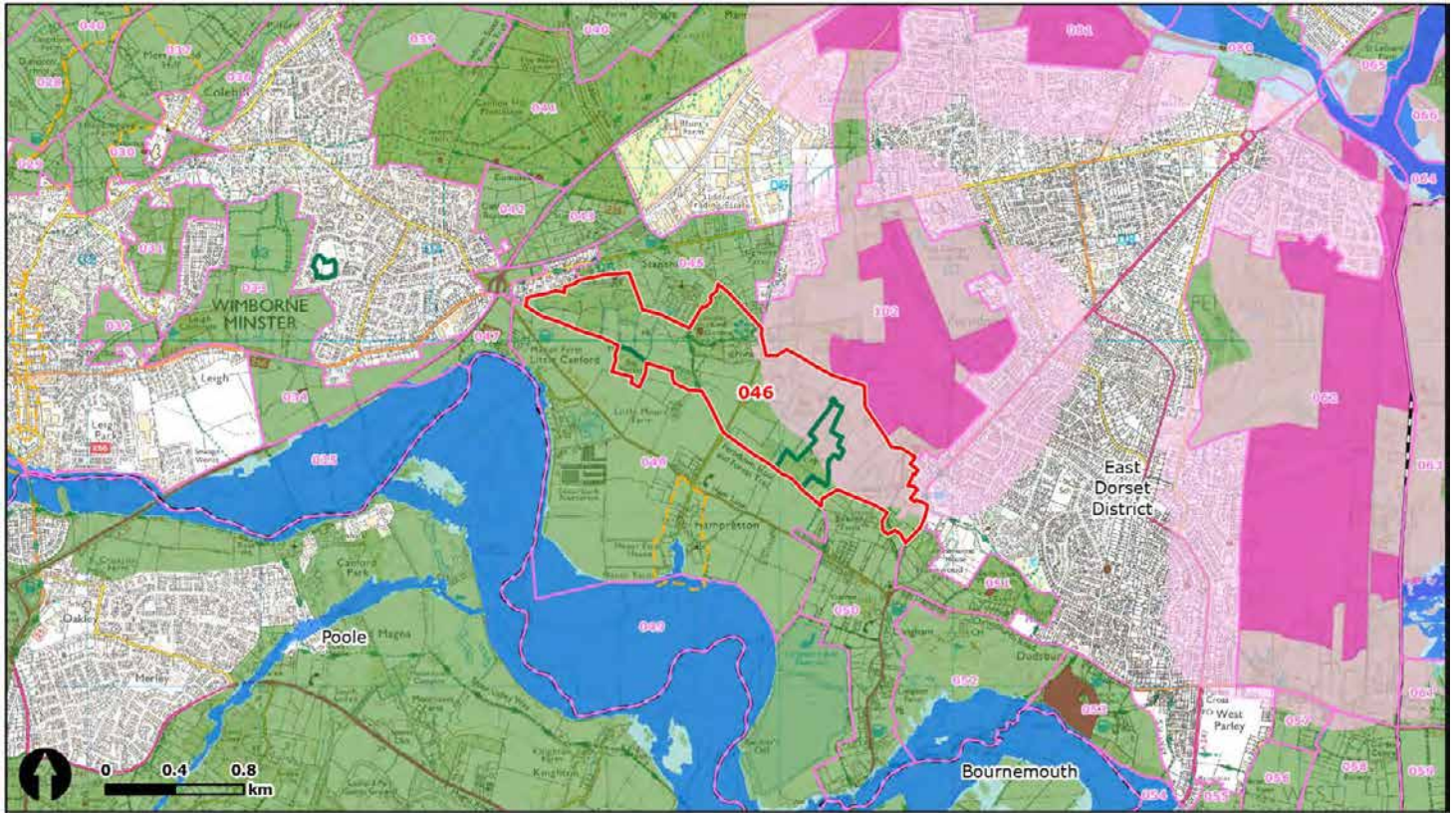
<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	Any development here would be associated with the adjacent urban edges of Stapehill, which does not constitute a large built-up area. There is significant separation between the parcel and the large, built-up area of Bournemouth/Poole/Christchurch to the south.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel occupies the gap between the two inset parts of Stapehill and the inset Uddens/Ferndown Industrial Estate to the north, and its tree cover and open pastures play a significant role in perceived separation between these settlements, despite the extent of built development that it contains. Loss of openness here would leave only narrow gaps between Stapehill and the town of Wimborne/Colehill to the west and Ferndown to the east.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	Development within the parcel is mostly relatively well contained visually by tree cover, and so has a limited impact on countryside character, but the extent of containment by inset settlement/industry and by woodland blocks to the south limits the relationship between the parcel and the wider countryside.	Moderate
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking east from the inset edge of Stapehill on Award Road



<b>Parcel</b>	046	Staplehill - Ferndown	<b>Area (ha)</b>	116.0
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	046	Stapehill - Ferndown	<b>Area (ha)</b>	116.0
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**Development/land use**

Woodland blocks and hedged pasture fields occupying land between Little Canford and Ferndown, to the south of Stapehill. The parcels is undeveloped aside from isolated farmsteads, horticultural uses and a few dwellings. Field and woodland edges mark a distinction between this parcel and larger, more visually open arable fields to the south. Most of the eastern half of the parcel lies within the Heathland 400m Zone around Ferndown Common, which lies to the north-east of the parcel.

**Relationship between settlement and countryside**

Development within this parcel does not represent an urbanising influence, and woodland and a fall in elevation create strong separation between the parcel and the inset and washed-over settlement to the north, around Stapehill. The parcel has only a narrow frontage, at its eastern end, with the inset edge of Ferndown, which is on slightly higher ground and has relatively strong tree cover. To the north-east Ferndown Common provides separation between the town and the parcel.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	Any development here would be associated with the adjacent urban edges of Ferndown or Stapehill, which do not constitute large built-up areas. There is significant separation between the parcel and the large, built-up area of Bournemouth/Poole/Christchurch to the south.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel represents all of the gap between the town of Ferndown and the western end of Stapehill. Stapehill is not a town, but only a narrow strip of Green Belt to either side of the A31 providing separation from the town of Wimborne/Colehill. The parcel as a whole therefore plays an important role in preserving the settlement gap between the two towns, but there would be potential to subdivide it into smaller areas, largely defined by woodland edges, that would make a weaker contribution to this purpose. The distance between the towns is too great for land within the parcel to be considered to make a strong contribution to this purpose.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	There is no significant urbanising influence across most of this parcel. Woodland blocks, the heathland of Ferndown Common and a fall in landform create strong separation between the parcel and urban areas to the north. Washed-over development at Longham, to the south of the eastern end of the parcel, has some urbanising influence, but this area is not defined as a separate parcel due to the constraint created by the Heathland 400m Zone.	Strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

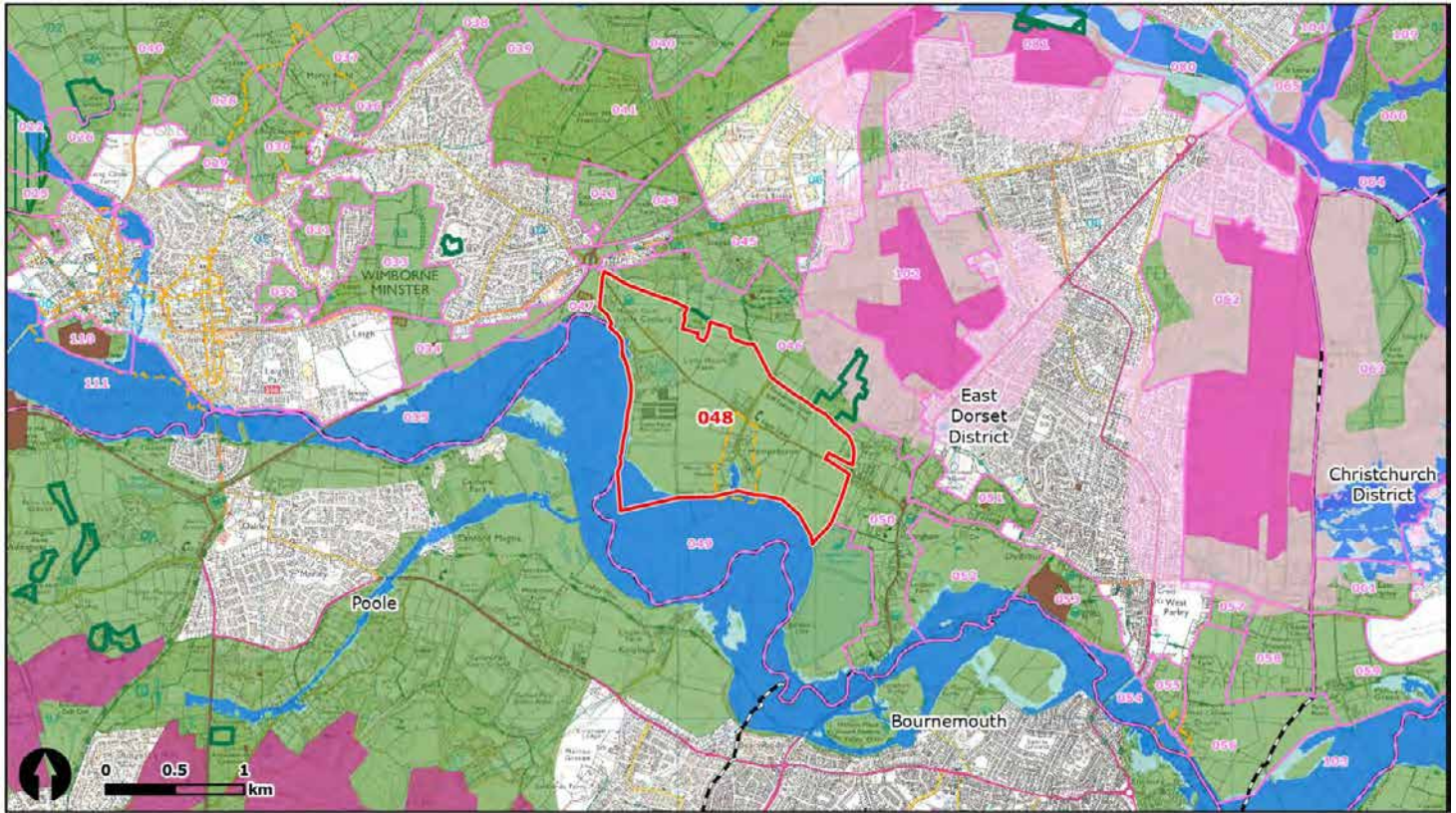


Looking north-west from public footpath to the south of Knoll Gardens

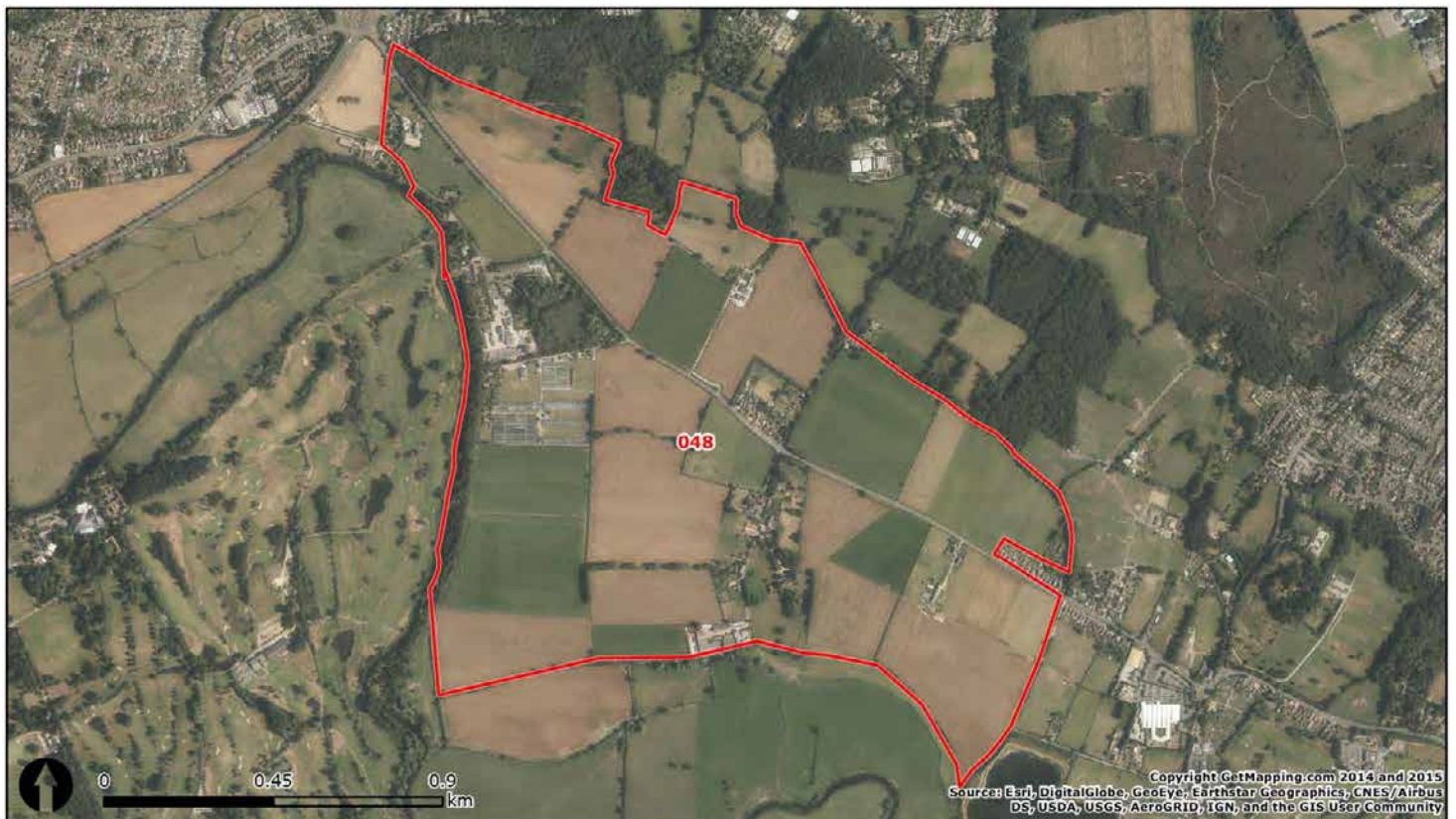
**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	048	Hampreston	<b>Area (ha)</b>	185.9
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport		
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<b>Parcel</b>	048	Hampreston	<b>Area (ha)</b>	185.9
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**Development/land use**

A visually open, flat arable landscape lying just above and to the north of the Stour Valley floodplain. The hamlet of Hampreston lies at the centre of the parcel, with the older part along Stapehill Road to the south of the B3073 Ham Lane, which bisects the parcel east-west, and some more modern development to the north and west of the junction of Ham Lane and Stapehill Road (Hampreston Cross). At the western end of the parcel alongside the River Stour there are dwellings at Little Canford along Old Ham Lane and Stour Close, glasshouses at Stourbank Nurseries and Wessex Water's Little Canford Depot. There are also several isolated farmsteads accessed from Ham Lane. The parcel's western boundary is defined by the River Stour and Fox Lane, the eastern boundary is defined by High Mead Lane and the edge of the village of Longham on Ham Lane, and the northern edge is marked by a change in land use from larger arable fields to smaller pastures and woodlands.

**Relationship between settlement and countryside**

The parcel does not abut any defined urban areas, aside from the far western end of Stapehill, where a woodland block creates strong separation, and is a flat, visually open, rural landscape that has no significant separation from the Stour Valley floodplain to the south. Dwellings on Ham Lane at Hampreston Cross and on the parcel edge at Longham do have a suburban character that has some localised impact, but do not exert a strong influence over the open, homogeneous character of the wider parcel. The houses on the western edge of the parcel are low-density and set in well-treed surrounds, and so have no significant urbanising influence, and the Little Canford Depot is likewise well contained within the landscape, with woodland and lakes screening them from Ham Lane. The Stourbank Nurseries glasshouses are large structures but their horticultural purpose means that they are not an inappropriate Green Belt land use.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so open land to the south of the Stour plays the principal role in preventing the spread of this settlement area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel as a whole forms most of the gap between Wimborne/Colehill and the south-western edge of Ferndown, and the washed-over linear village of Longham just beyond the eastern edge of the parcel occupies a large proportion of the gap between Ferndown and the edge of Bournemouth. There are smaller gaps between inset settlement areas linking Wimborne to Ferndown to the north, but this parcel's visual openness and close association with the Stour Valley add to its significance as a gap between urban areas on both sides of the river.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	The parcel has a homogeneous character, a strong association with the broader Stour Valley landscape, and distinct separation in terms of tree cover and landform change from the urban areas to the north. Residential development along Ham Lane is an urbanising influence locally, but is not of a scale that would significantly diminish adjacent land's stronger relationship with the wider countryside than with urban development.	Strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

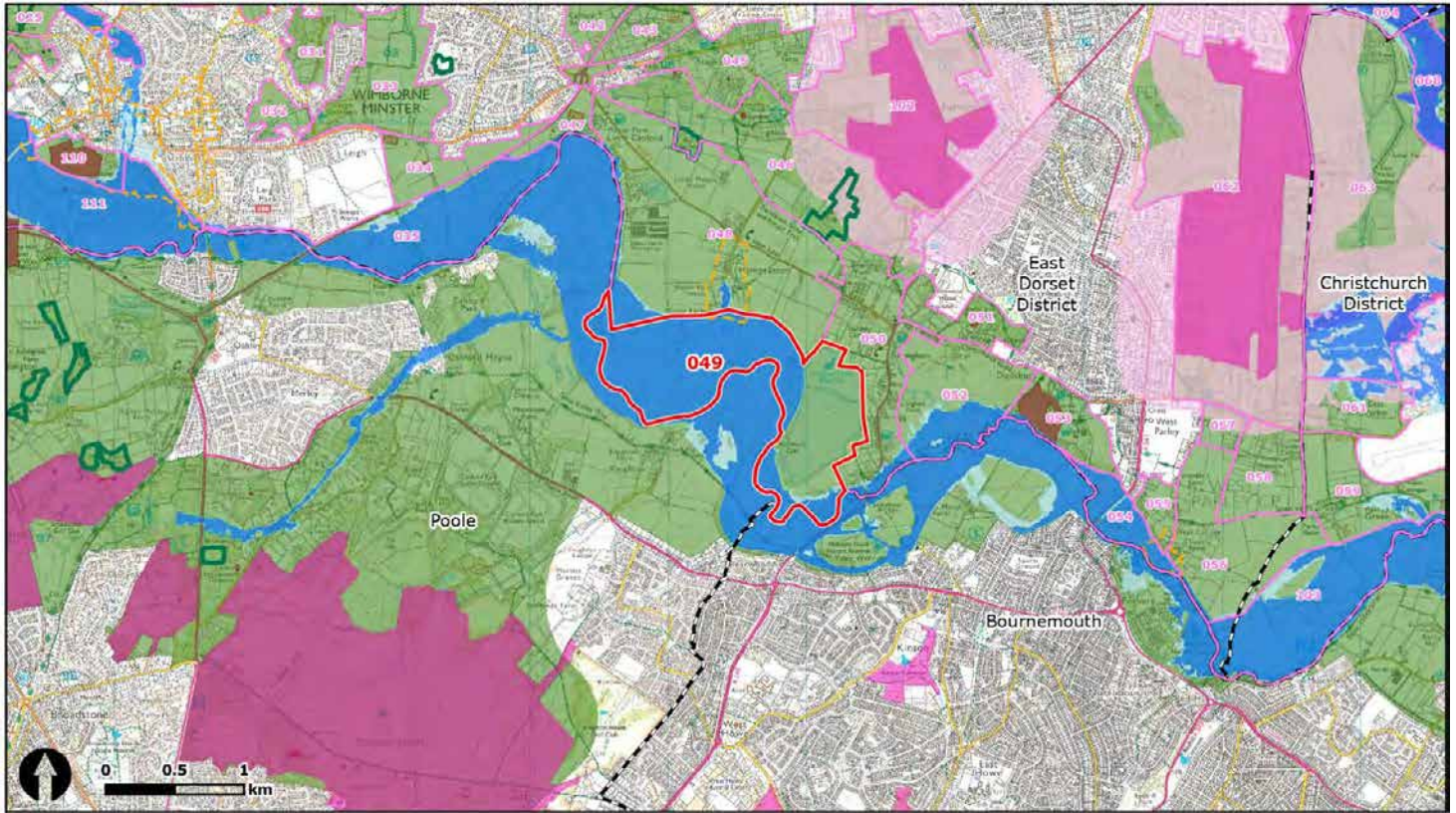


Looking south-west from public footpath near Beacon Farm, towards the inset edge of Longham on the B3073

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	049	Stour Valley - Hampreston	<b>Area (ha)</b>	145.0
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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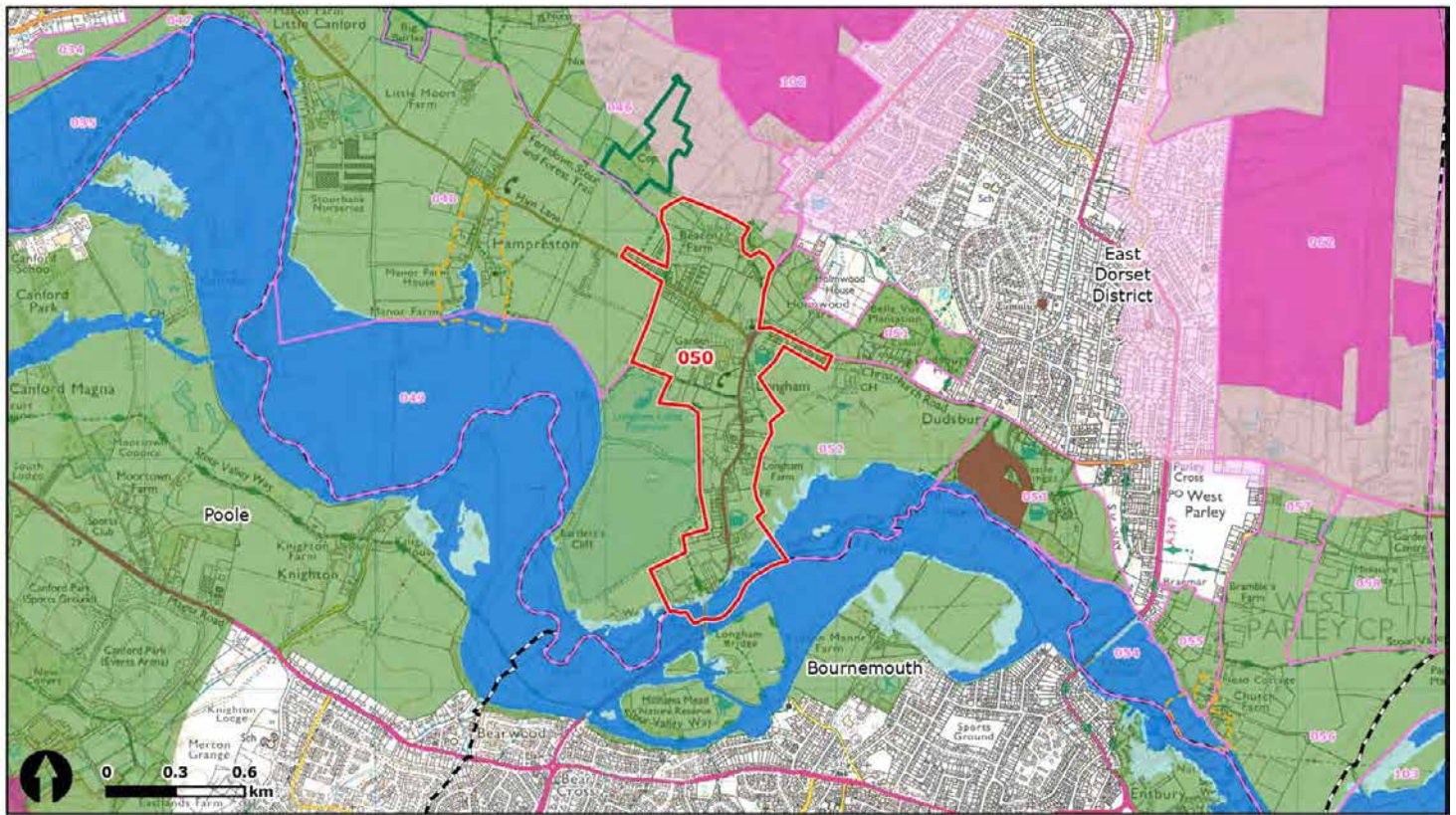
Settlement Area		Ferndown, West Parley, West Moors and Bournemouth Airport			
Parcel	049	Stour Valley - Hampreston		Area (ha)	145.0
<b>Development/land use</b>					
Floodplain farmland to the north/east of the River Stour, together with Longham Lakes, two reservoirs constructed from former gravel pits, and adjacent woodland, scrub and grassland. Hedgerows mark the boundary between the floodplain fields and slightly higher, arable farmland to the north. There is no built development in the parcel, but Manor Farm at the southern end of the hamlet of Hampreston lies just to the north and the washed-over village of Longham lies along the A348 Ringwood Road, parallel to the eastern edge of the parcel.					
<b>Relationship between settlement and countryside</b>					
The River Stour and its floodplain pastures form a continuous belt of physically and visually open land that is critical to the function of the Green Belt in separating settlements and preventing urban sprawl. The river is a strong linear feature, but the homogeneous character of the landscape around it means that it does not typically define any change in countryside character. This stretch of the valley is broad, with significant separation from urban edges. The lakes to the west of Longham form a landscape that, although close to built development, is strongly distinct from it.					
<b>Contribution to Green Belt purposes</b>					
Purpose	Comments			Rating	
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so land to the south of the Stour plays the principal role in preventing the spread of this settlement area. However the River Stour and its floodplain form a strong boundary feature that defines the edge of the large, built-up area to the south of Longham Lakes and further to the east, so the floodplain in this parcel still makes a contribution to preventing sprawl.			Moderate	
2 - Prevent neighbouring towns merging into one another	The parcel lies midway between three towns: Wimborne, Ferndown and Bournemouth. Other land closer to these settlements also contributes to their separation, and there is a narrower gap between Bournemouth and Ferndown/West Parley to the east, but urban development in this visually open parcel would have a significant impact on perceived separation.			Moderate	
3 - Assist in safeguarding the countryside from encroachment	There is no urbanising development within the parcel, which as river floodplain forms part of a linear landscape that is characterised by visual openness and a lack of built development. It therefore has a stronger relationship with the Stour Valley than with any inset settlement areas.			Strong	
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.			Weak or no contribution	
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.			Not assessed	





Looking south-east from public footpath near Manor Farm, Hampreston

<b>Parcel</b>	050	Longham	<b>Area (ha)</b>	71.3
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	050	Longham	<b>Area (ha)</b>	71.3
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### Development/land use

The parcel encompasses the village of Longham and adjacent small grazing fields. Longham is a linear settlement located principally along the A348 Ringwood Road but also extending out east and west along the B3073 (Christchurch Road and Ham Lane). Slopes with a strong element of tree cover separate the main area of Longham parcel from the existing edge of Ferndown c.0.5km to the north, but Green Belt release for forthcoming development at Holmwood means that the inset edge is less than 200m away. The Longham Lakes reservoirs mark the parcel edge to the west and Dudsbury Golf Course is to the east. The River Stour defines the southern edge of the parcel, with the Millhams landfill site and surrounding tree belts forming an island in the floodplain to the south, between the village and the edge of Bournemouth.

### Relationship between settlement and countryside

Infill along the A348 and expansion along the B3073 over the middle half of the 20th century has increased the density of development in Longham, and much of this built form has an urban character; however development is not continuous - there are many locations where open fields face onto the main roads - and there is little development that has extended the settlement edge away from the main roads. Therefore Longham retains a degree of openness. Tree cover and a rising landform create separation between Longham and Ferndown to the north, but this will be diminished by the Holmwood development, and there is only a narrow Green Belt gap, containing some housing and the golf course clubhouse and car park, between Longham and the Dudsbury edge of the Ferndown urban area. The golf course, although open, can be considered to reduce countryside character to a degree. To the south there is stronger physical and visual separation between the village and the outskirts of Bournemouth, with a gap of over 0.5km and intervening tree cover around the Millhams Recycling Centre. To the west the lakes create a strong boundary between the parcel and the broad Stour Valley floodplain farmland.

### Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is close to the Bournemouth/Poole/Christchurch conurbation, but the Stour Valley plays the principal role in preventing the spread of this settlement area, and the extent of existing development in the parcel limits the extent to which further development would constitute unrestricted sprawl.	Relatively weak
2 - Prevent neighbouring towns merging into one another	Longham occupies most of the distance between the towns of Ferndown and Bournemouth, but the Stour Valley and tree belts around the Millhams landfill site form a strong separating element to the south of the village.	Moderate
3 - Assist in safeguarding the countryside from encroachment	In places Longham retains an open character, and it has separation from defined urban areas: tree cover and sloping ground create some distinction between Longham and Ferndown, and the Stour floodplain and woodland belts around the Millhams landfill site separate it from Bournemouth. However existing development has a significant urbanising influence across the parcel as a whole.	Relatively weak
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

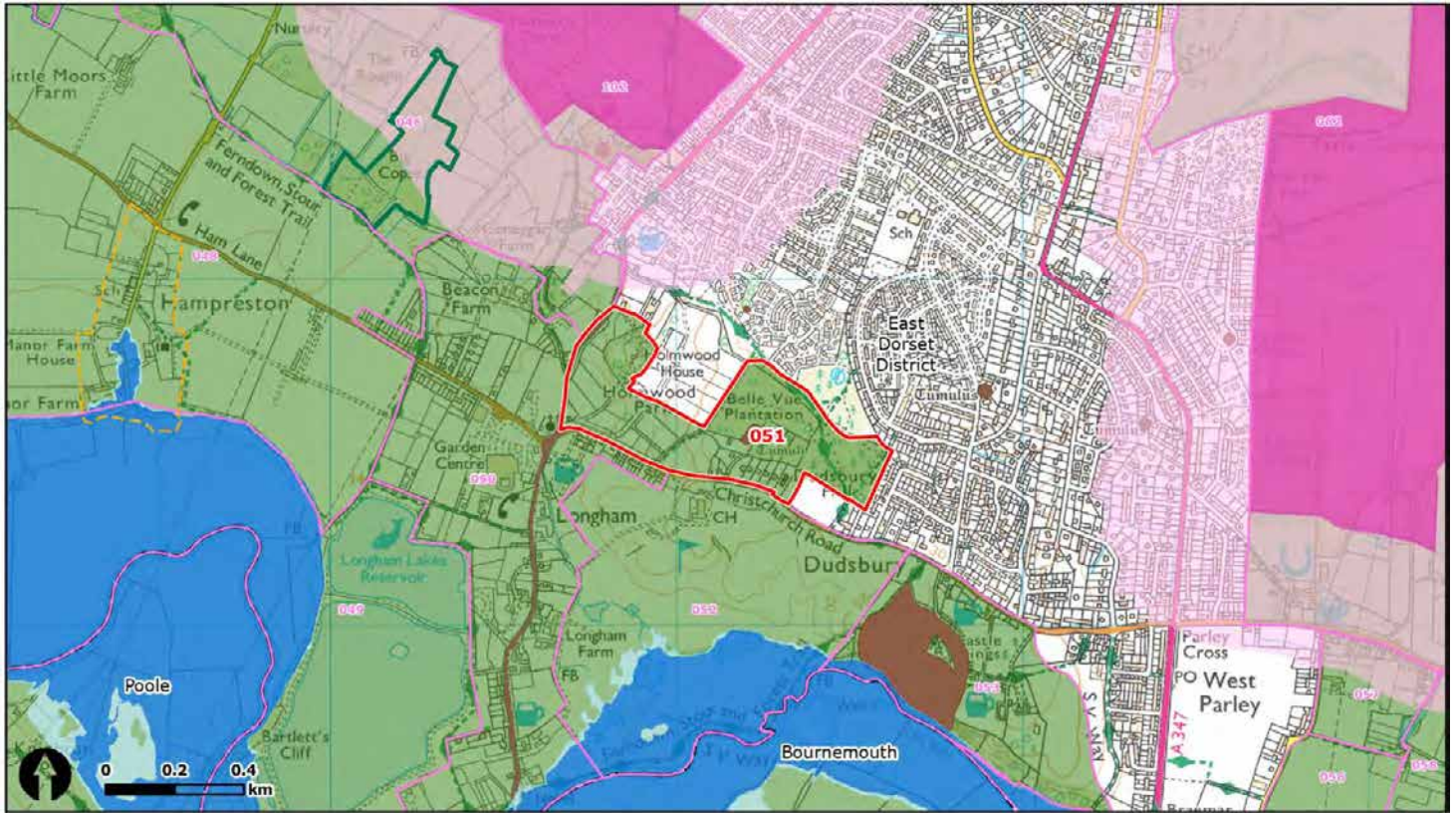


Looking east from the A348 Ringwood Road in Longham towards Dudsbury Golf Course

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	051	Ferndown - Holmwood	<b>Area (ha)</b>	24.0
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	051	Ferndown - Holmwood	<b>Area (ha)</b>	24.0
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### Development/land use

The parcel is largely wooded, with the Belle Vue Plantation on Dudsbury Hill and strong tree cover around Holmwood House and along the park's boundaries onto the B3073 Christchurch Road to the south and Pompeys Lane to the west. The remaining land is grassland with specimen trees; former parkland associated with Holmwood House. Aside from the isolated Holmwood House, there are dwellings along Christchurch Road, backing onto Belle Vue Plantation and separated by a small green gap from recently constructed houses on Coppins Close, which mark the edge of the inset settlement area at Dudsbury. Between Holmwood House and Belle Vue Plantation lies land released from the Green Belt for housing development (Local Plan Policy FWP3). A belt of trees on ground sloping up to the north, within the defined urban area to the north of the new development site, separates the existing urban area from the parcel. To the south of Christchurch Road the parcel borders washed-over housing in the village of Longham, and Dudsbury Golf Course.

### Relationship between settlement and countryside

The parcel's well-treed slopes retain a distinction from the main urban area to the north, but there is no existing distinction between the open parkland area and the new Holmwood Park development. Development along Christchurch Road, in Longham and Dudsbury, and also along Pompeys Lane, has some urbanising influence and creates a degree of separation between the parcel and the wider countryside, but the parcel's wooded slopes form part of a wider belt of tree cover that characterises the slopes that separate most of the Ferndown/Dudsbury urban area from the lower, flatter, more visually open landscape of the Stour Valley.

### Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so Stour Valley to the south plays the principal role in preventing the spread of this settlement area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel occupies a relatively small proportion of the gap between the towns of Ferndown and Bournemouth, much of the gap, along the A348, is occupied by Longham, a village which retains some sense of openness but also has an urbanising influence that weakens the strength of Green Belt separation. Retention of openness between Ferndown and Longham therefore plays some role in maintaining the perceived separation of towns, but the parcel is too small to make a strong contribution in this respect, and the Stour Valley and tree belts around the Millhams landfill site form a strong separating element to the south of Longham.	Relatively weak
3 - Assist in safeguarding the countryside from encroachment	Existing development within and around the parcel, and the forthcoming Holmwood House new neighbourhood, has some urbanising and containing influence; however the sloping tree-dominated ground also retains some distinction from adjacent settlement, and along with wooded ground to the east and west plays a role in distinguishing between the urban area to the north and the more open landscape to the south.	Moderate
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

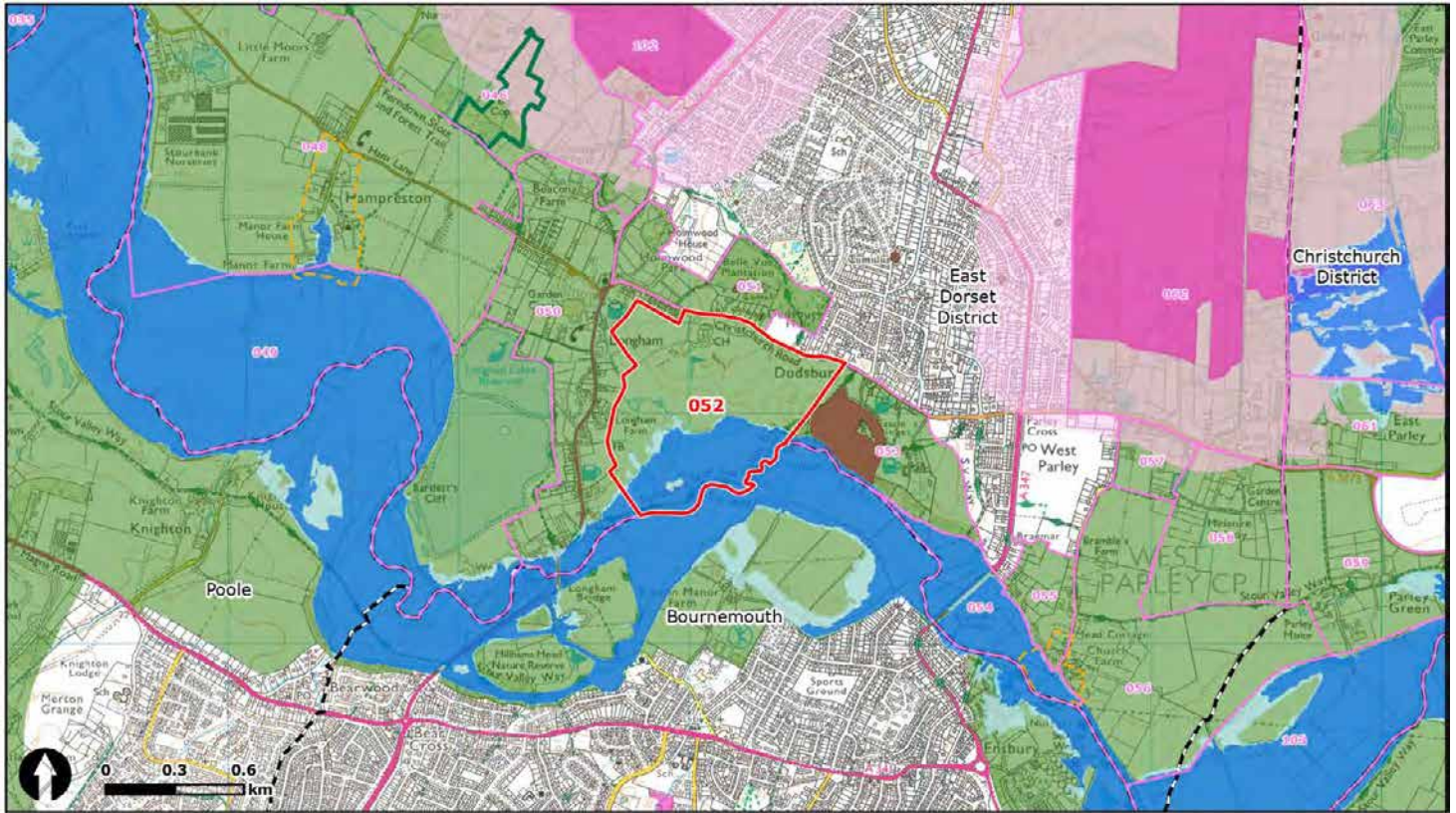


Looking west from public footpath between Belle Vue Plantation and Christchurch Road - the Holmwood development is visible to the right

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	052	Dudsbury - Longham	<b>Area (ha)</b>	60.3
---------------	-----	--------------------	------------------	------



- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	052	Dudsbury - Longham	<b>Area (ha)</b>	60.3
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### Development/land use

The parcel is occupied by Dudsbury Golf Course, which is undulating in character to the north and west but flatter to the south and east, where it forms part of the River Stour floodplain. The course is bounded by the B3073 Christchurch Road to the north, and a row of houses that form the eastern end of Longham, by fields on the edge of Longham to the west, by the wooded slopes of the Dudsbury Camp Iron Age hillfort to the east and by the River Stour to the south. The only built development within the parcel is the golf club house and associated buildings, together with one adjacent house.

### Relationship between settlement and countryside

Golf courses are commonly located on urban edges and can be considered to detract from countryside character to a degree. However, although Dudsbury Golf Club has some distinction in terms of land use from the more open fields that occupy much of the Stour Valley, it nonetheless constitutes a sizeable area of open land that retains a fairly strong separation from the urban area to the north, with the wooded slopes of Belle Vue Plantation forming an edge to the main body of Ferndown, and has a stronger association with the wider valley. There is sufficient openness around Longham for the village not to significantly enclose the parcel.

### Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so land to the south of the Stour plays the principal role in preventing the spread of this settlement area, but the floodplain in the southern part of this parcel is considered to make a limited contribution to forming a barrier to potential sprawl.	Relatively weak
2 - Prevent neighbouring towns merging into one another	The parcel occupies a significant proportion of the gap between the towns of Ferndown and Bournemouth, but farmland to the south of the River Stour, partially within the floodplain, would prevent coalescence.	Moderate
3 - Assist in safeguarding the countryside from encroachment	Its golf course use has some adverse impact on countryside character, but the parcel nevertheless relates more strongly to the wider Stour Valley landscape than to urban development, and retains a distinction from the main body of Ferndown which is located on higher ground to the north and largely screened by woodland.	Relatively strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

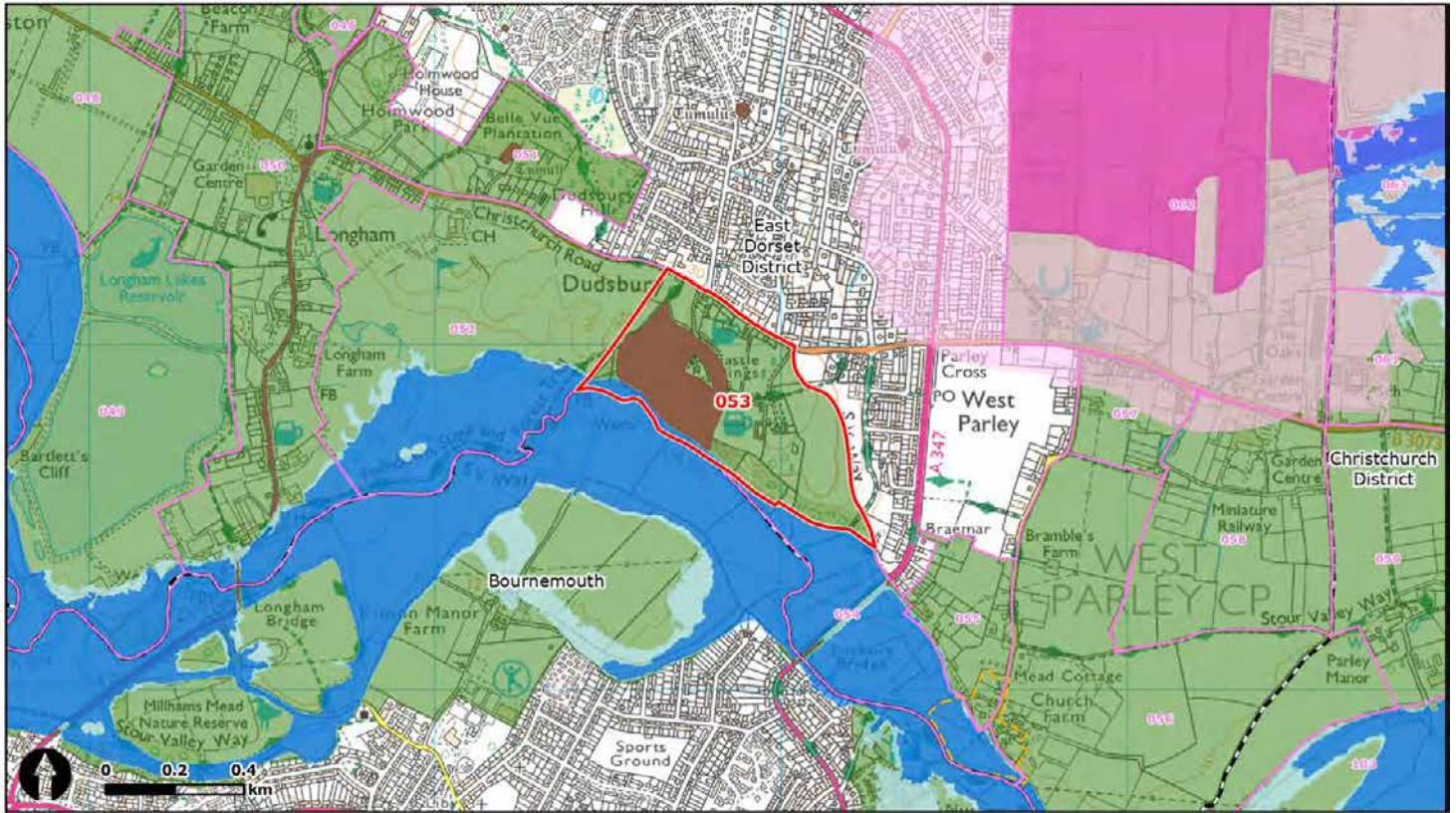


Looking south-west across Dudsbury Golf Course towards Longham

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	053	Dudsbury - castle	<b>Area (ha)</b>	29.3
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	053	Dudsbury - castle	<b>Area (ha)</b>	29.3
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**Development/land use**

Land sloping sharply up from the River Stour and falling away more gently to the north, east and west. The steeper slopes are wooded, and woodland also contains the Dudsbury Camp Iron Age hillfort (part of which forms Dudsbury Guides Camp) in the western part of the parcel. Strong tree cover also contains a private dwelling and a pub in the centre of the parcel, and there are several other pubs and residential dwellings on the edge of the parcel along the B3073 Christchurch Road. Hedged fields to the south of the Christchurch Road buildings are subdivided into paddocks. The Green Belt boundary follows a curved course through grazing paddocks at the eastern end of the parcel, undefined on the ground; this marks the boundary of new housing development, allocated in Local Plan Policy FWP7, lying to the west of a housing estate at West Parley. Dudsbury Camp is designated a Scheduled Monument, covering approximately a third of the parcel's area.

**Relationship between settlement and countryside**

The parcel's elevation and wooded character create strong separation from the flat Stour Valley floodplain fields to the south, and the golf course to the west, and the wooded parts of the parcel are also distinctly separate from the urban edge of Dudsbury/West Parley. However the distinction between the urban edge and the fields in the northern and eastern parts of the parcel is weaker because urban development to the west of New Road has already breached Christchurch Road, reducing its strength as a boundary. Existing development within the parcel is not high enough in density to be a significant urbanising influence, but it nonetheless contributes to weakening the boundary role of Christchurch Road.

**Contribution to Green Belt purposes**

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so open land to the south of the parcel, within the Stour Valley, plays the principal role in preventing the spread of this settlement area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel occupies part of the narrow gap between the town of Ferndown (including the contiguous urban areas of Dudsbury and West Parley) and Bournemouth. However the wooded slope down to the River Stour is a strong visual separator, the Stour Valley floodplain precludes development to the south, and the edge of West Parley to the east of the parcel already extends closer to Bournemouth.	Moderate
3 - Assist in safeguarding the countryside from encroachment	The wooded western and southern edges of the parcel create strong separation from the Stour Valley. Woodland also creates a strong distinction between the parcel and the urban edge, but the fields to the north and particularly to east have a stronger relationship with the urban area. The rating reflects the weaker contribution of the northern and eastern parts of the site, given that most of the wooded area is protected as a Scheduled Monument.	Relatively weak
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

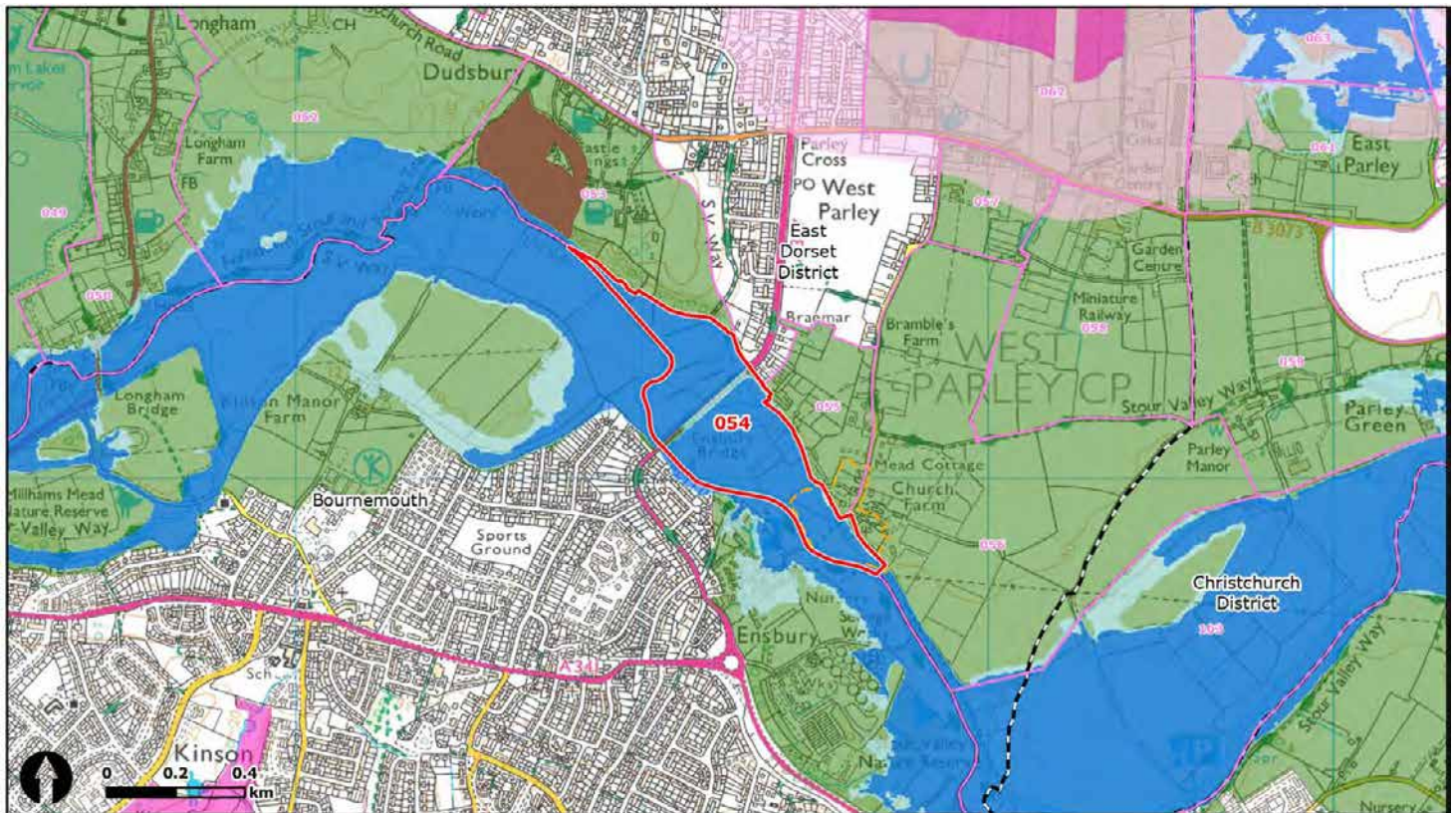


Looking south towards the Stour Valley from public footpath near The Dudsbury pub

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	054	West Parley - Ensbury	<b>Area (ha)</b>	20.8
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	054	West Parley - Ensbury	<b>Area (ha)</b>	20.8
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**Development/land use**

Hedged pasture fields between the southern end of West Parley and the River Stour, which borders the urban edge of Ensbury, part of the Bournemouth/Poole/Christchurch conurbation. The parcel is entirely within the floodplain of the River Stour, contained by steep wooded slopes to the north, and contains no built development.

**Relationship between settlement and countryside**

The River Stour and its floodplain pastures form a continuous belt of physically and visually open land that is critical to the function of the Green Belt in separating settlements and preventing urban sprawl. The river is a strong linear feature, but the homogeneous character of the landscape around it means that it does not typically define any change in countryside character. Therefore although this stretch of the valley is visually influenced by adjacent urban edges it retains a stronger link with the linear floodplain area of which it is part, extending west and south-eastwards within Bournemouth Borough.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The parcel abuts the large, built-up area of Bournemouth/Poole/Christchurch, but is separated from it by the River Stour. Any development within this floodplain area would relate poorly to the existing urban form and would therefore constitute significant sprawl.	Strong
2 - Prevent neighbouring towns merging into one another	The parcel constitutes all of the narrow gap between the towns of Ferndown/West Parley and Bournemouth, with the A348 crossing it to provide a direct link.	Strong
3 - Assist in safeguarding the countryside from encroachment	The floodplain river valley in this parcel forms part of a linear landscape that is characterised by visual openness and a lack of built development. It therefore has a stronger relationship with the Stour Valley than with the adjacent inset settlement edges, despite the urbanising influence of the latter.	Relatively strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south-west over Stour Valley meadows from the A347 on the edge of West Parley





<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	055	West Parley - south	<b>Area (ha)</b>	11.2
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**Development/land use**

Flat, grassland fields, one in use as a touring caravan/camp site, contained between the inset edge of West Parley on the A347 New Road to the west, Church Lane to the east, pastures in the Stour Valley floodplain to the south. Farmland to the north has been released from the Green Belt and allocated for development (Local Plan Policy FWP6). There are several residential dwellings along Church Lane, and some farm/storage structures to the rear of properties on New Road.

**Relationship between settlement and countryside**

The parcel only abuts a short length of the existing built urban edge, but is also bounded by the inset area to the north. Development along the southern section of Church Lane is too dispersed to constitute a significant urbanising influence, but taking into account the forthcoming development to the north the parcel will have a weaker countryside character than the more extensive open agricultural landscape to the east. There is also some distinction between this area and the undeveloped floodplain pastures to the south.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The parcel is close to the Bournemouth/Poole/Christchurch conurbation, but the Stour Valley plays the principal role in preventing the spread of this settlement area. Development in the parcel would be associated primarily with the expansion of the West Parley urban area.	Relatively weak
2 - Prevent neighbouring towns merging into one another	There is only a narrow gap between the towns of Ferndown/West Parley and Bournemouth. Expansion at the southern end of West Parley would slightly narrow the gap, and would increase the length of the developed frontage, but the Stour Valley floodplain is the key element in settlement separation.	Moderate
3 - Assist in safeguarding the countryside from encroachment	Development adjacent to and within the parcel has only limited urbanising influence, but the forthcoming inset built development edge to the north will increase the parcel's relationship with the urban form, and the Stour Valley and Church Lane provide a degree of separation between the parcel and the wider countryside to the west and east respectively.	Relatively weak
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

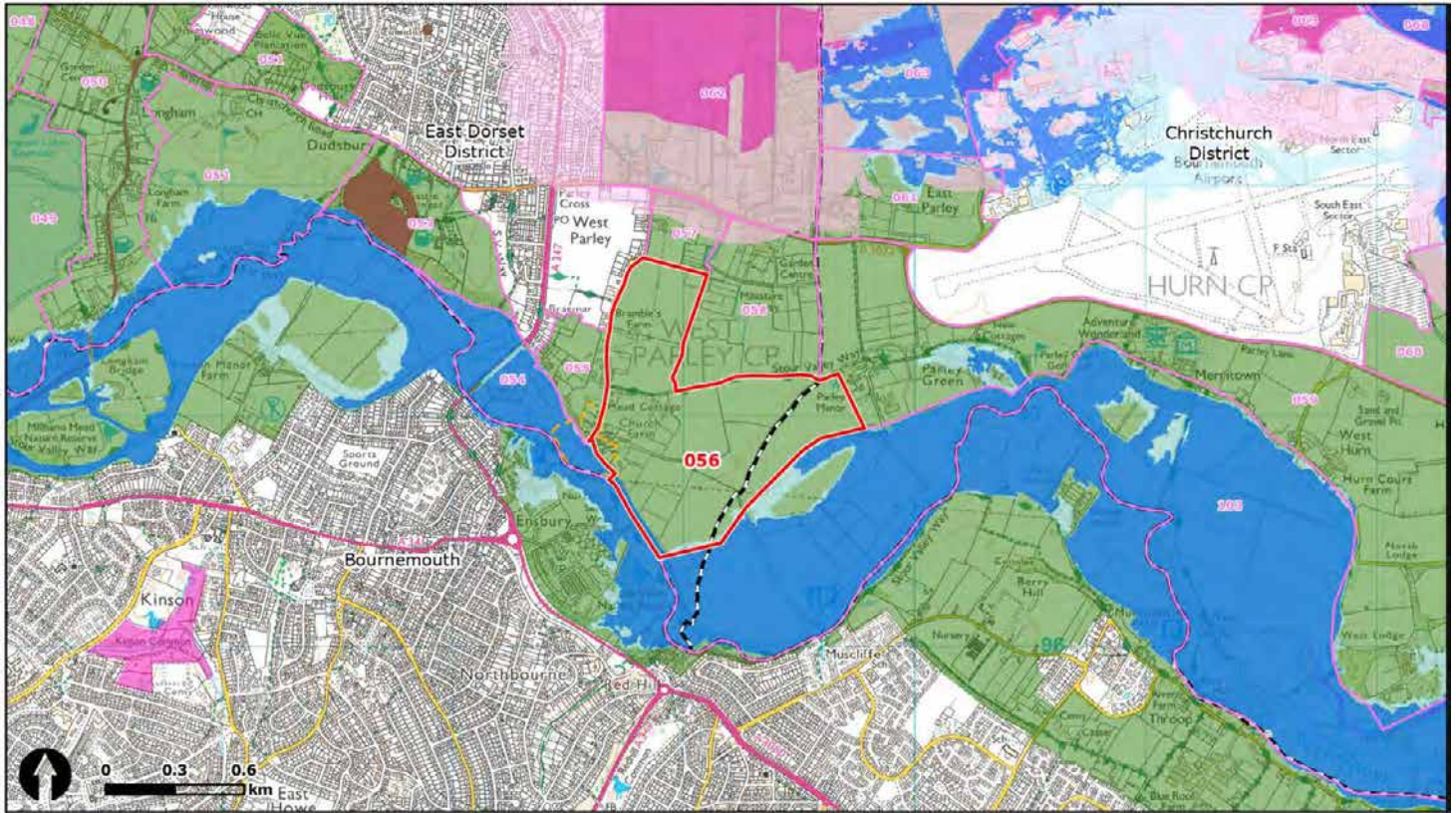


Looking west from Church Lane towards trees screening the inset edge of West Parley on the A347

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	056	West - Parley - south east	<b>Area (ha)</b>	73.7
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport		
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<b>Parcel</b>	056	West - Parley - south east	<b>Area (ha)</b>	73.7
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**Development/land use**

A mixture of open, arable farmland and grazing pastures, with only weak field separation. The parcel includes a few residential dwellings along Church Lane, which forms its north-western boundary, together with Church Farm and All Saints Church. The River Stour forms the south-western boundary, and the Stour floodplain, marked by hedgerows, defines the south-eastern edge. There is similar open farmland to the north and Parley Manor forms a boundary to the east.

**Relationship between settlement and countryside**

The parcel does not abut any defined urban edge other than at its north-western corner, where existing houses on Church Lane abut land allocated for development in the Local Plan (Policy FWP6), and there is little to distinguish it from the wider countryside around it, which is a similar patchwork of flat, visually open fields. The small number of buildings within the parcel do not represent a significant urbanising influence.

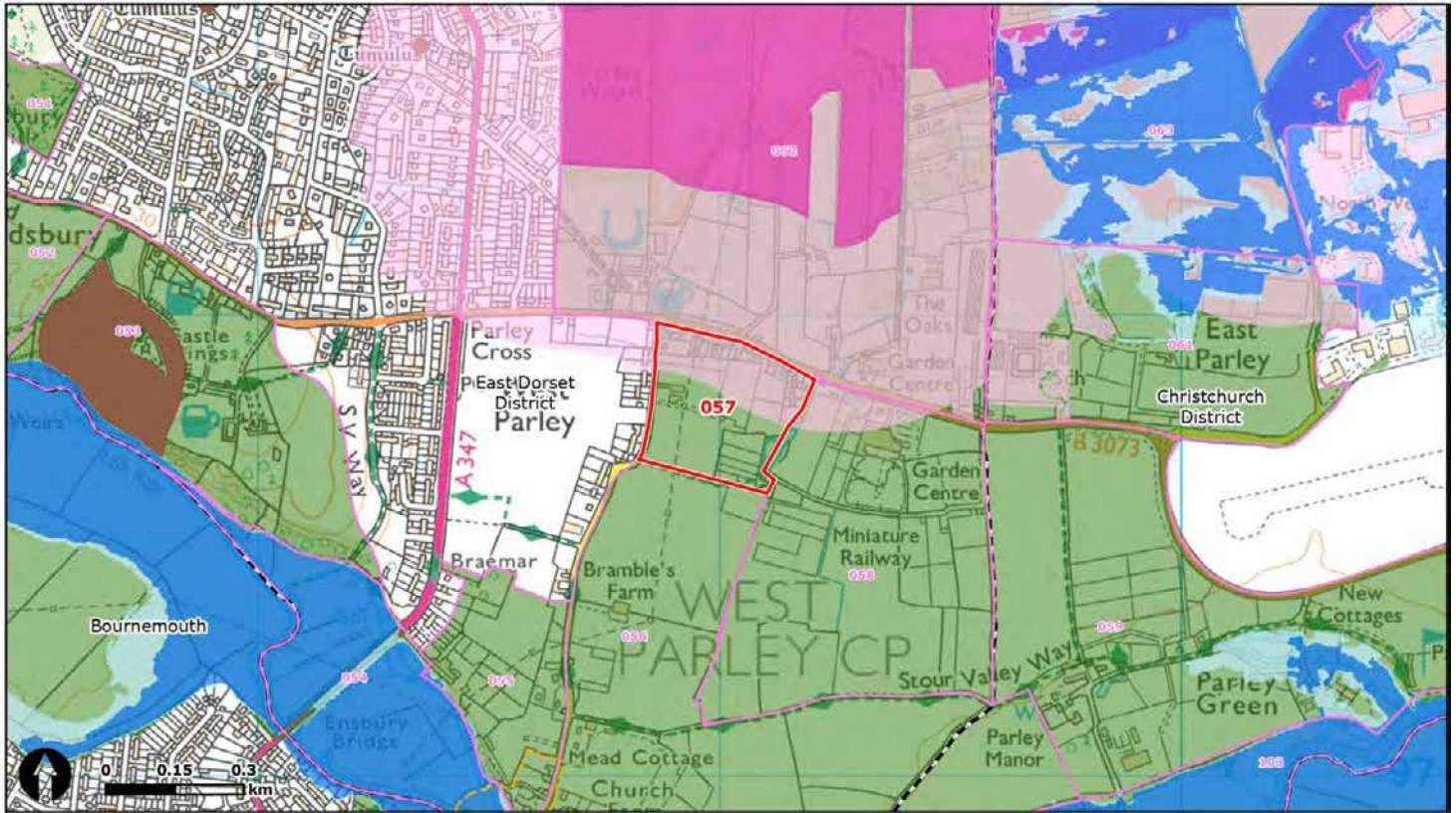
**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The Stour Valley floodplain to the south plays the principal role in preventing the spread of the nearby Bournemouth/Poole/Christchurch conurbation, but the gap between the large, built-up area land to the north of the Stour floodplain is relatively narrow at this point, so the southern part of the parcel makes a moderate contribution to this purpose.	Moderate
2 - Prevent neighbouring towns merging into one another	The parcel is not significantly closer to Bournemouth than the southern end of the existing town of Ferndown/West Parley, and the Stour Valley floodplain is the key element of the settlement gap. However, urban development in this area could create a closer relationship between the settlements across a wider frontage, potentially bringing development close to the Red Hill and Muscliff suburbs. The parcel as a whole therefore makes a relatively strong contribution to this purpose, but the northern and western parts of the parcel make a more moderate contribution.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	Development to the west and within the parcel has little urbanising influence. There is no strong physical or visual separation from the defined urban area (the FWP6 allocation to the north-west), but the parcel has a strong relationship with the wider countryside.	Relatively strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking north from the Stour Valley Way towards Bramble's Farm and houses on Church Lane

<b>Parcel</b>	057	West Parley - east	<b>Area (ha)</b>	9.1
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	057	West Parley - east	<b>Area (ha)</b>	9.1
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**Development/land use**

Fields to the east of the defined urban edge along Church Lane, West Parley (houses on Church Lane are currently isolated from the main urban area, but land to the west is allocated for development (Local Plan Policy FWP6). The parcel includes a row of houses along its northern boundary, the B3073 Christchurch Road, and at the northern end of a hedge-lined gravel road that marks the eastern edge of the parcel, all of which fall within the outer southern limits of the Heathland 400m Zone around Parley Common. There are also several clusters of farm buildings in the parcel.

**Relationship between settlement and countryside**

Dwellings along the northern edge of the parcel have an urban character, and this stretch of road has both pavement and street lights. They front onto open land across Christchurch Road but directly abut the defined urban edge to the west. Further south the parcel has a stronger relationship with open countryside: there is no significant containment to the south of the parcel, or to the southern half of the eastern boundary, so land relates strongly to similar flat fields to the south and east.

**Contribution to Green Belt purposes**

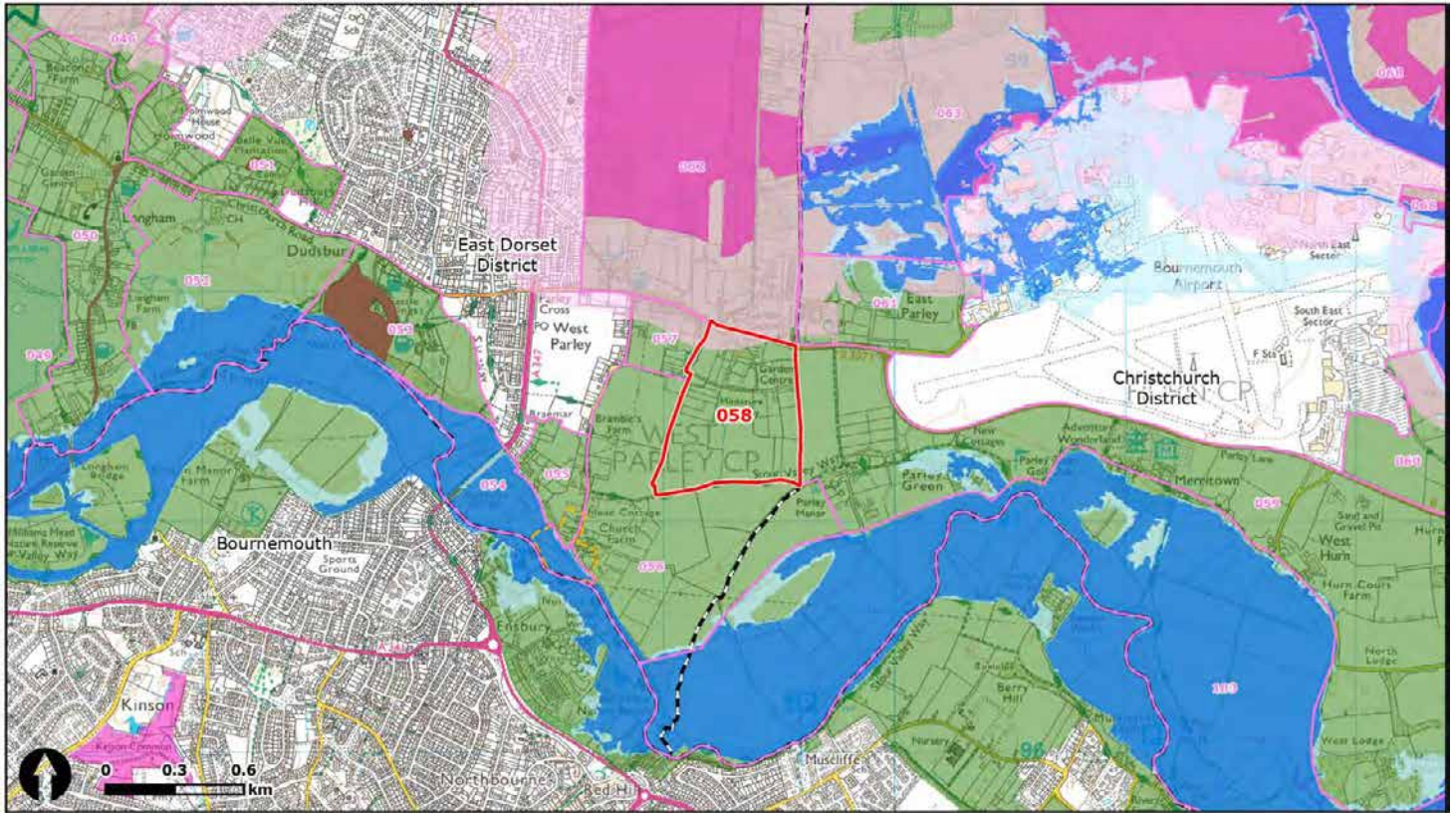
<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The parcel is relatively close to the Bournemouth/Poole/Christchurch conurbation, but the Stour Valley plays the principal role in preventing the spread of this settlement area. Development in the parcel would constitute expansion of West Parley.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The existing inset edge of West Parley on the A347 New Road, and the forthcoming development to the east of New Road (Local Plan Policy allocation FWP6) are closer to Bournemouth than this parcel, so development here would not result in any narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Development on the eastern and northern edges of the parcel has an urbanising influence, but there is no separation between the parcel and the wider countryside to the south and east. Therefore it relates to both the settlement and the wider countryside.	Moderate
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed





Looking north-east from Church Lane towards washed-over houses on the B3073 Christchurch Road

<b>Parcel</b>	058	West Parley - Parley Green	<b>Area (ha)</b>	34.5
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport		
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<b>Parcel</b>	058	West Parley - Parley Green	<b>Area (ha)</b>	34.5
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**Development/land use**

A visually open patchwork of fields, with some hedgerows. There is a solar farm in the south-western part of the parcel, and a garden centre to the south of the B3073 Christchurch Road. The parcel does not adjoin any defined urban areas, but houses extending out from the inset area of West Parley abut its western edge, separated by a hedgerow and access track. Another garden centre, plant nursery and several residential dwellings lie across the road to the north, and the Portfield School is just to the east of these. Open fields of a similar character to the those in the parcel surround it to the west, south and east.

A small part of the parcel, to the north and west of the garden centre buildings, lies within the outer limit of the Heathland 400m zone associated with Parley Common.

**Relationship between settlement and countryside**

There is considerable built development along or close to Christchurch Road between the inset areas of Ferndown/West Parley and Bournemouth Airport, but the urbanising influence of this in the vicinity of parcel 058 is limited. The hedge and track create some distinction between the parcel and the houses to the west, which only abut the parcel along a short frontage, and open fields adjoin the main road to either side of the garden centres. The parcel has no significant separation from the wider countryside, consisting of similar flat fields.

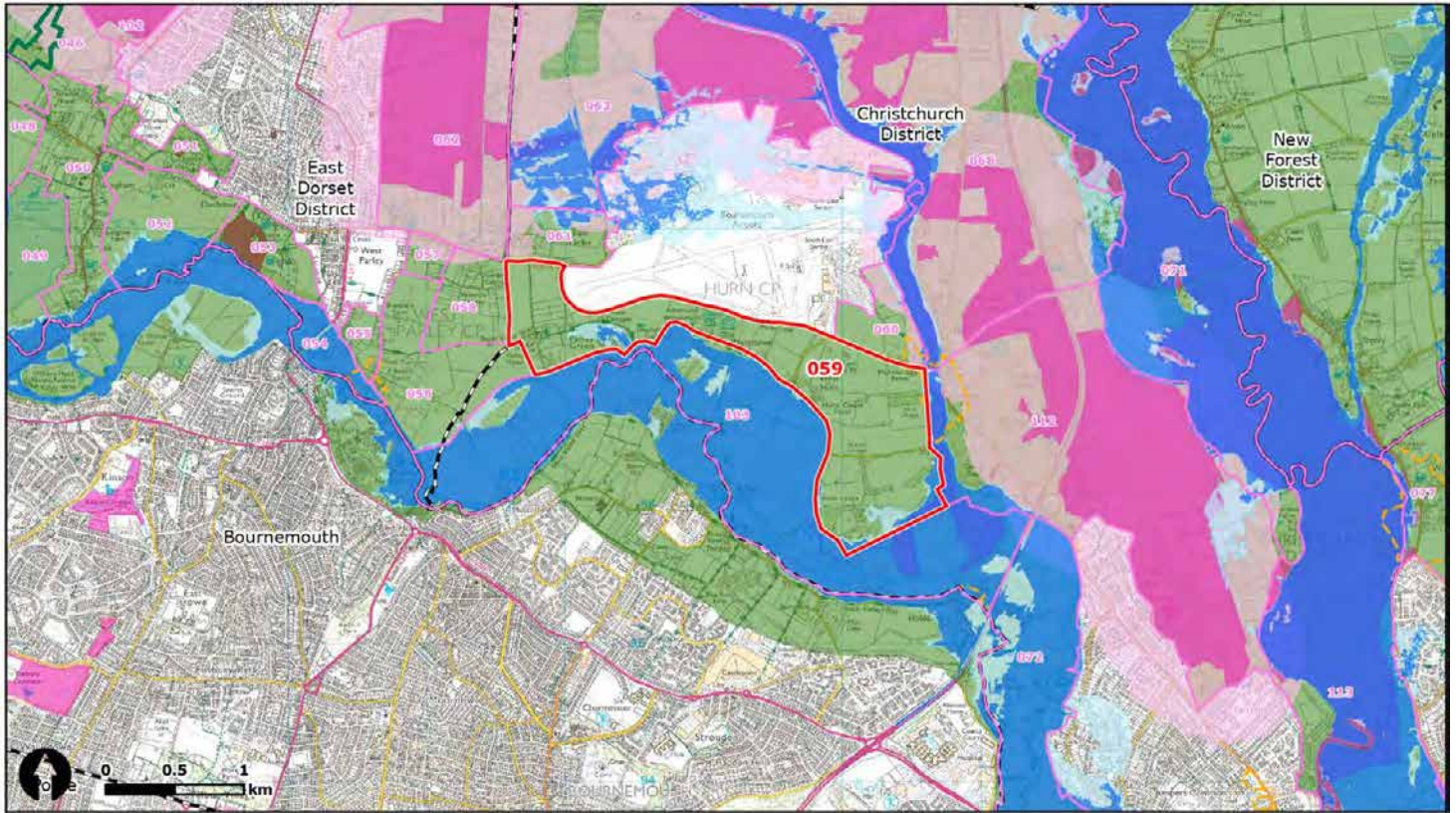
**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The parcel is relatively close to the Bournemouth/Poole/Christchurch conurbation, but the Stour Valley plays the principal role in preventing the spread of this settlement area. Development in the parcel would constitute expansion of West Parley.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The existing inset edge of West Parley on the A347 New Road, and the forthcoming development to the east of New Road (Local Plan Policy allocation FWP6) are closer to Bournemouth than this parcel, so development here would not result in any narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Nearby development, and the garden centre within the parcel, has some urbanising influence, but the gaps between built developments along Christchurch Road help in retaining countryside character in this area. The fields within the parcel form part of a wider area of visually open farmland, and relate more strongly to this than to urban settlement.	Relatively strong
4 - To preserve the setting and special character of historic towns	The parcel does not contribute to the setting or special character of any historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking north from Stour Valley Way towards Plowmans Garden Centre

<b>Parcel</b>	059	Airport - south	<b>Area (ha)</b>	193.3
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport		
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<b>Parcel</b>	059	Airport - south	<b>Area (ha)</b>	193.3
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**Development/land use**

This parcel encompasses land to the south of Bournemouth Airport and north of the River Stour's floodplain, from Christchurch Road to the west, through the hamlets of Parley Green, Merritown and West Hurn, to Hurn Court and up to the western edge of Hurn. Field boundary hedgerows mark the western edge of the parcel and the wooded Moors River corridor defines the eastern edge. The parcel includes flat, visually open farmland and, between the B3073 (Parley Lane) and Hurn Court Lane, active mineral workings. The area around Hurn Court, in the south-eastern part of the parcel, has a more wooded character. The hamlets are centred on farmsteads, but development within the area includes Parley Golf Centre and, at Merritown, the Adventure Wonderland theme park and Bournemouth Aviation Museum.

**Relationship between settlement and countryside**

Bournemouth Airport, and the associated Aviation Park industrial estate, are inset into the Green Belt, with the main terminal buildings located adjacent to the parcel to the east of the runways but the hangars and commercial development further to the north. Proximity to the airport has a clear influence on landscape character, but it is not considered to represent a significant urbanising influence, the airport's functional buildings being associated with an open-space land use and separated from the parcel by a main road. The parcel is separated from the nearest inset settlement areas, West Parley to the west and Bournemouth to the south, by open farmland, which in the latter case is also largely floodplain.

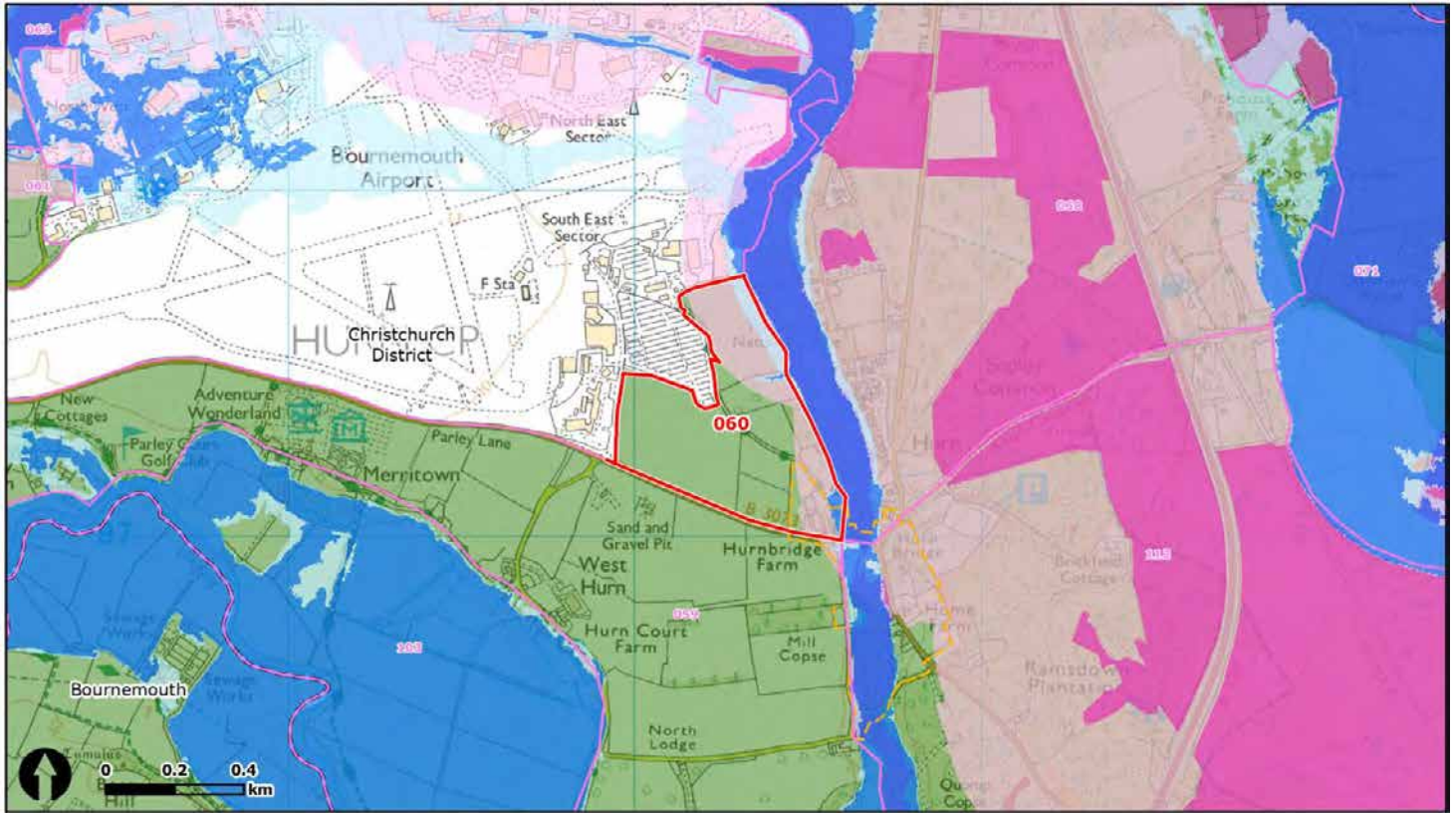
**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The parcel is close to the Bournemouth/Poole/Christchurch conurbation, but the Stour Valley floodplain and Green Belt to the south of it play the principal role in preventing the spread of the large, built-up area. Development in the parcel would be associated with the inset airport area, or could constitute a new inset area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel is not in a location that plays a significant role in separating towns. Bournemouth and Ferndown/West Parley have only narrow separation across the Stour Valley to the west, and the inset development to the north of this parcel does not constitute a town.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Development within the parcel is scattered, does not impact significantly on openness, and is not of a form, scale or use that would represent an urbanising influence. The scale of development in the inset area to the north, and the openness of the airfield, means that it does have some impact on countryside character, but the B3073 provides physical separation and the parcel relates fairly strongly to the open floodplain fields to the south, and farmland to the west.	Relatively strong
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking east from Parley Green towards Parley Court Golf Club

<b>Parcel</b>	060	Airport - Hurn	<b>Area (ha)</b>	27.2
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	060	Airport - Hurn	<b>Area (ha)</b>	27.2
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**Development/land use**

Pastures to either side of Pussex Lane, a no-through road which ends on the edge of Bournemouth Airport, adjacent to the main car park. The parcel is contained between the airport to the north/west, the B3073 Parley Lane to the south and the wooded Moors River corridor to the east. One farmstead, Hurnbridge Farm, is located at the south-east corner of the parcel. The farm buildings and much of the land to the east of Pussex Lane lies within the Heathland 400m Zone around Sopley Common.

**Relationship between settlement and countryside**

The parcel has no urbanising development, and retains a rural character, but lies adjacent to the airport, which is inset development, and is separated from the wider countryside to the south by the B3073 and from the village of Hurn to the east by a strong woodland belt along the Moors River (also a SSSI and within the Heathland 400m Zone).

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The parcel is close to the Bournemouth/Poole/Christchurch conurbation, but the Stour Valley and Green Belt land to the south of it play the principal role in preventing the spread of the large, built-up area. Development in the parcel would constitute an expansion of the airport development area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel forms most of the gap between the airport and the village of Hurn, but the two are separated physically and visually by the wooded Moors River corridor. The parcel does not form part of the gap between Bournemouth and Ferndown/West Parley, the nearest towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel lacks urbanising development but the airport has some limited impact on countryside character, and the extent of the parcel's containment to the west and south limits its relationship with the wider countryside.	Moderate
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

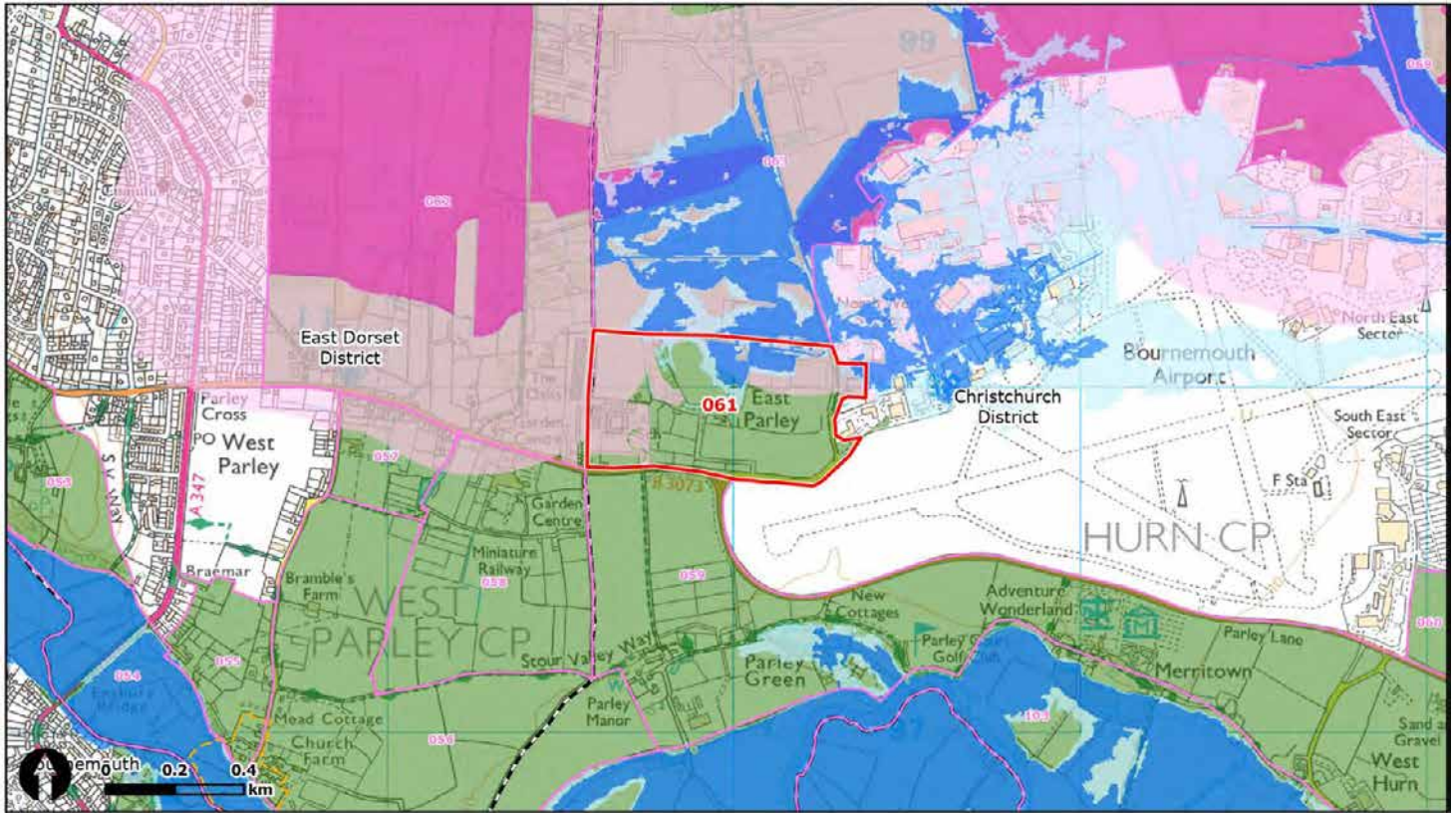


Looking north from Pussex Lane (with the wooded course of the Moors River to the right)

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	061	East Parley	<b>Area (ha)</b>	29.5
---------------	-----	-------------	------------------	------



- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	061	East Parley	<b>Area (ha)</b>	29.5
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**Development/land use**

Land to the north of the B3073 Christchurch Road and west of the Aviation Park industrial estate at Bournemouth Airport, comprising the buildings and grounds of Portfield School and a number of sports pitches and associated buildings (Bournemouth Sports Club and Bournemouth Rugby Football Club). Hedgerows and a tree belt create some internal subdivision within the parcel, and a belt of trees forms its northern boundary. There are more sports pitches to the north, but these lie entirely within the Heathland 400m Zone around Parley Common; this zone also extends south to include some land within the parcel. Horticultural glasshouses lie to the west of the parcel and Chapel Lane forms the eastern boundary, other than where the Green Belt extends further east to include several dwellings set within well-treed surrounds.

**Relationship between settlement and countryside**

There is considerable built development along or close to Christchurch Road between the inset areas of Ferndown/West Parley and Bournemouth Airport. The school's buildings are densely situated but do not cover an extensive area, so their urbanising influence is limited, and the sports club buildings are an isolated grouping within well-treed surrounds. Chapel Lane, which is mostly lined by a strong belt of trees, creates visual and physical separation between the parcel and the inset commercial development to the east. Land to the south of the B3073 is open Green Belt farmland, and land to the south-east is also open but, as part of the airfield site, excluded from the Green Belt.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The Bournemouth/Poole/Christchurch conurbation is the nearest large, built-up area, but the Stour Valley floodplain area plays the principal role in preventing its spread. Development in the parcel would be associated with the expansion of the Bournemouth Airport inset area, or potentially expansion out from West Parley.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel does not form part of the gap between Bournemouth and Ferndown/West Parley, the nearest towns. The loss of separation between West Parley and the airport/East Parley would increase the facing frontage of the two urban areas, across the Stour Valley, but would not narrow the gap.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel has uses that limit its countryside character, but it largely retains openness. It has relatively strong separation from the inset development at Aviation Park, but tree cover also separates it from the heathland area to the north, and the B3073 separates it from the fields to the south.	Moderate
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

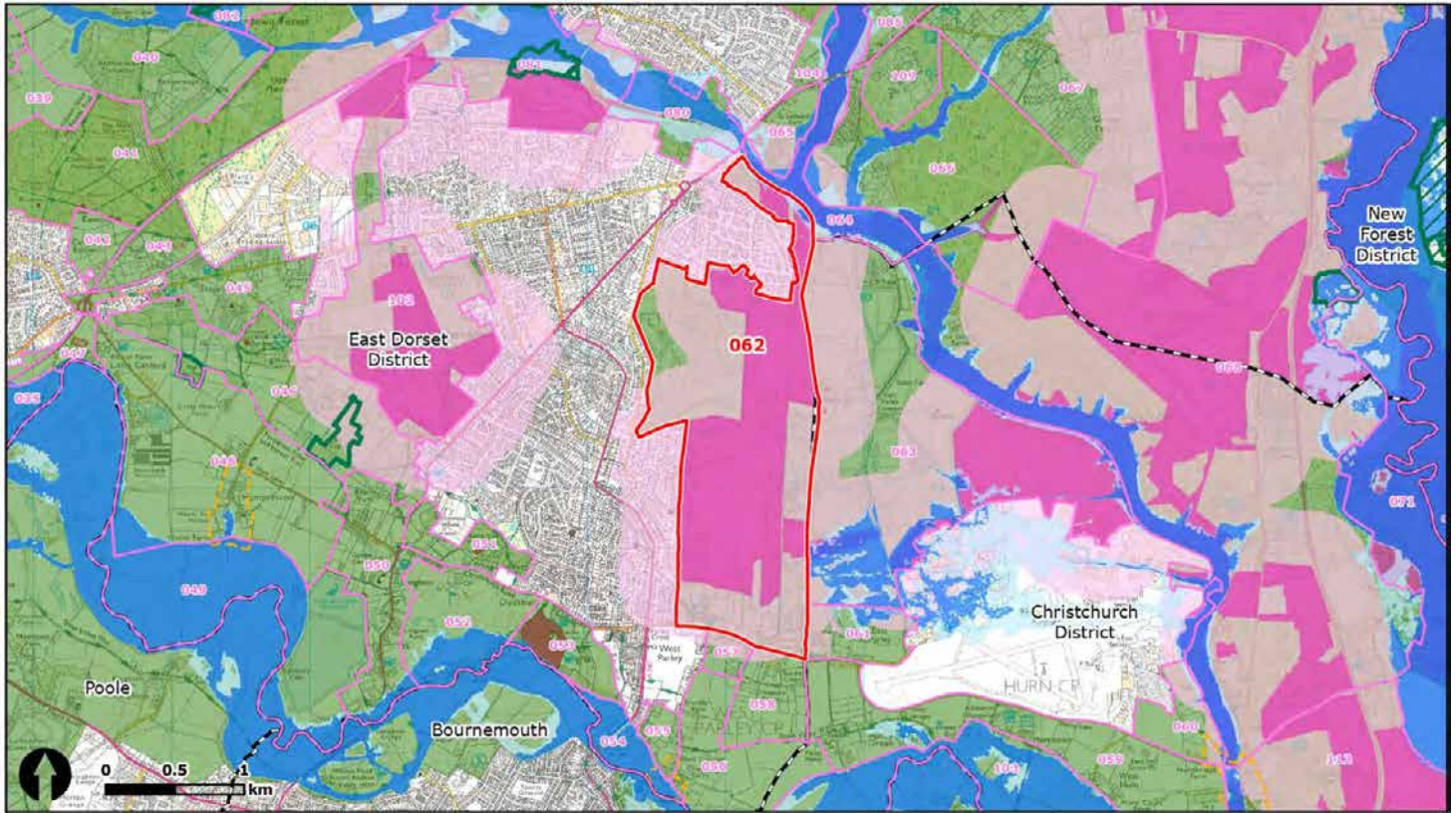


Looking north-west from Chapel Gate towards Portfield School

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	062	Parley Common	<b>Area (ha)</b>	291.8
---------------	-----	---------------	------------------	-------



- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	062	Parley Common	<b>Area (ha)</b>	291.8
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**Development/land use**

Parley Common, a heathland SPA/SAC, covers around half of the parcel, and the adjacent Ferndown Golf Course, which retains a heathland character, occupies much of the remainder. The Common and golf course abut the eastern edge of Ferndown between the B3073 Christchurch Road to the south and Uddens Water/Moors River to the north. To the south and east of Parley Common the parcel includes a mixture of woodland blocks, small grazing pastures and a scattering of residential dwellings and commercial enterprises (along Christchurch Road and Barrack Road). All of the parcel lies within Parley Common's Heathland 400m Zone.

**Relationship between settlement and countryside**

Parley Common and Ferndown Golf Course are homogeneous landscapes, dominated by heather, gorse and pine, that have a strong sense of identity and therefore distinction from the adjacent urban edges. Some of the built development along Barrack Road has a localised urbanising influence, but is isolated from urban areas and strongly contained by tree cover. Christchurch Road has more of an urban fringe character, with residential development on the southern side of the road, but built development within the parcel is isolated and the open land within the parcel has a strong tree cover element.

**Contribution to Green Belt purposes**

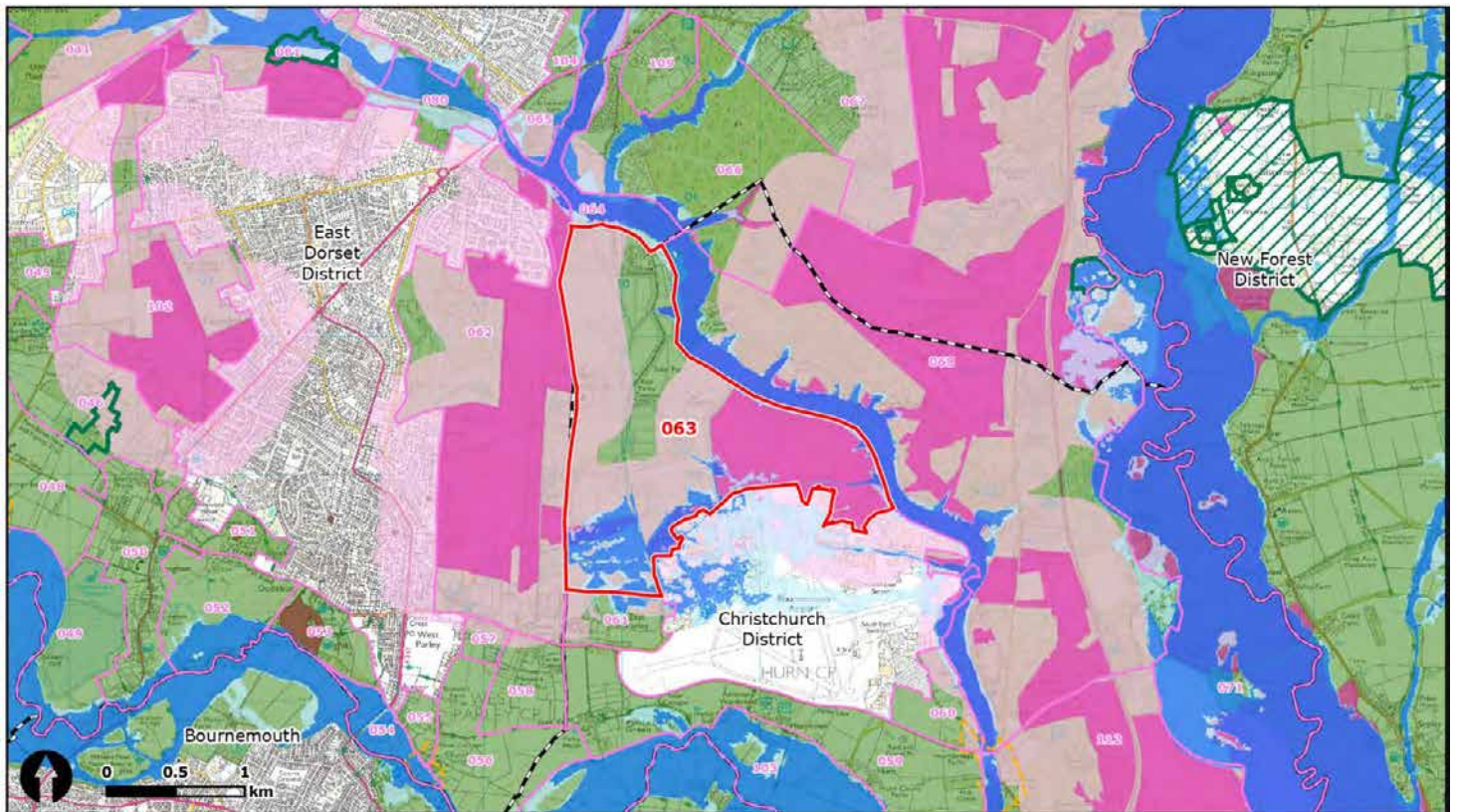
<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so open land to the south, centred on the Stour Valley, plays the principal role in preventing the spread of this settlement area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	Lying to the east of Ferndown, the parcel does not form part of the gap between Bournemouth and Ferndown/West Parley, the nearest towns. It contributes to the gap between Ferndown and inset development around Bournemouth Airport, but there is a significant distance to any other towns in this direction.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The heathland and the golf course, which has a similar character, are an undeveloped landscape which has a strong sense of distinction from the urban area. Built development along Barrack Road is clearly located within the countryside, isolated from the urban edge, and lacks the scale or density to constitute an urban area in its own right. Countryside character is slightly weaker along Christchurch Road, but this area is not identified as a separate parcel because of its coverage by the Heathland 400m Zone.	Strong
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Parley Common, looking west towards tree cover along the inset edge of West Parley



<b>Parcel</b>	063	East Parley Common	<b>Area (ha)</b>	308.8
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	063	East Parley Common	<b>Area (ha)</b>	308.8
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**Development/land use**

Located between Parley Common to the west and the Moors River and beyond it Hurn Forest to the east. The parcel contains some heathland elements, mostly to the south-east, a sewage works to the north, and the Ecoturf waste composting site to the south, off Chapel Lane, but is mostly occupied by the large Chapel Lane Solar Farm. A number of woodland blocks and belts break up the fields of solar panels, and provide some visual containment around the edges of the parcel. There are sports pitches on the southern edge of the parcel at East Parley, associated with further sports pitches beyond a tree belt to the south but included within this parcel because all of it, aside from an isolated strip within the solar farm, falls within the Heathland 400m Zone. Aside from structures associated with the composting site and the sewage works the only built developments are the storage buildings of a fencing company and one adjacent residential property, both on Chapel Lane. The parcel abuts the inset urban area at Bournemouth Airport, with built development at the Aviation Business Park and in the North-East Sector forming most of the boundary, but is separated from Ferndown/West Parley by Parley Common.

**Relationship between settlement and countryside**

Tree belts around the airport perimeter create separation between the inset area and the parcel. The heathland to the north of the airport is a distinct, homogeneous, open and undeveloped landscape. Solar farms are classified as inappropriate development in Green Belt, and therefore require demonstration of 'special circumstances' to be granted planning consent. The key elements underpinning the case for special circumstances at Chapel Lane were, as is typical for most solar farms, the fact that it is a temporary development, granted permission for 25 years, with a limited impact on openness. The extent of tree cover around the farm also means that its visual impact on the wider landscape is very limited, and whilst it can be considered to have a localised adverse effect on landscape character it is not, as a rural land use, considered to have an urbanising influence.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The parcel is close to the Bournemouth/Poole/Christchurch conurbation, but the Stour Valley plays the principal role in preventing the spread of this settlement area. Release of land in the parcel would either be associated with the expansion of the inset development at Bournemouth Airport or would constitute a new inset area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	Although a large area of land, the parcel's location means that it plays a negligible role in the separation of towns. Ferndown/West Parley is a town but there are no other towns for a considerable distance to the east.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Most if the parcel is a significant distance from any urban areas, with heathland to the west, and within the south-eastern part of the parcel, constituting countryside that is open, undeveloped and with a strong sense of distinction from urban areas. The solar farm is too remote from inset development edges to be considered to lack countryside character. Tree cover forms a strong buffer between Aviation Business Park and the composting site off Chapel Lane, and the latter is not considered to constitute a significant urbanising influence.	Strong
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

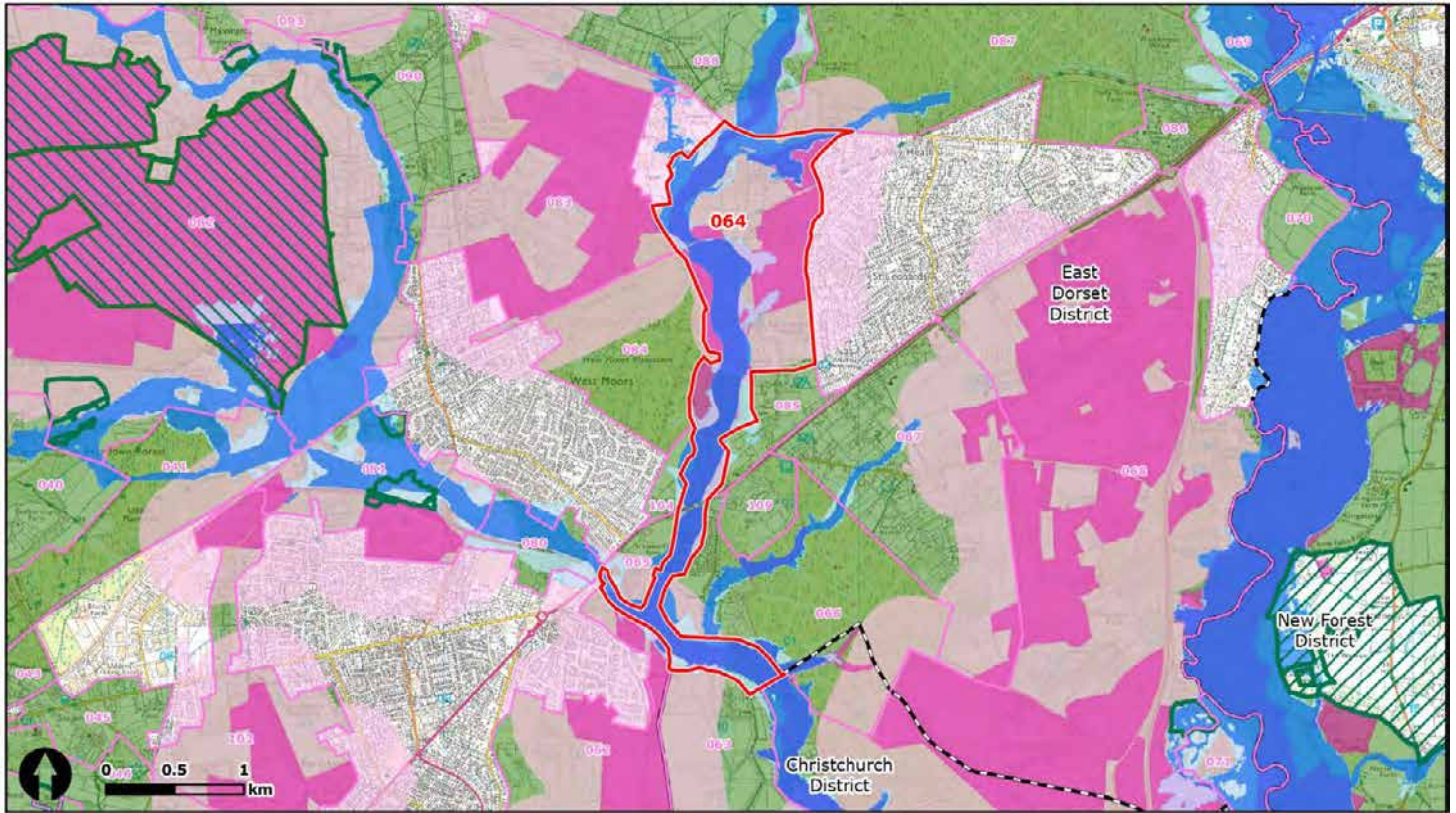


Looking east towards Hurn Forest across the Chapel Lane Solar Farm

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	064	Moors River	<b>Area (ha)</b>	231.6
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport		
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<b>Parcel</b>	064	Moors River	<b>Area (ha)</b>	231.6
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**Development/land use**

This parcel includes the upper section of the Moors River, between Woolsbridge (north of which it becomes the River Crane) and Ferndown, together with an area of heathland at Lions Hill to the west of St Leonards. The lower reaches of the Moors River, which joins the Stour just south of the village of Hurn, are assessed as part of a much larger parcel that includes Hurn Forest and heathlands to the north and east. The Moors River and adjacent floodplain pastures are a SSSI and are also largely within Heathland 400m Zones. The parcel is located close to the urban areas of Ferndown, West Moors, St Leonards and Woolsbridge Industrial Park, but only directly abuts the latter two, where the heathland constraint means that there is no land between the river and urban edges with potential for development. It contains only a few isolated dwellings and farmsteads, mostly along Lions Hill Way in the north-eastern part of the parcel.

**Relationship between settlement and countryside**

The Moors River and its associated pastures form the core of the separation between the inset settlement of St Leonards and both West Moors and Woolsbridge. They form a distinct, homogeneous and undeveloped linear landscape that is an important separator of urban areas.

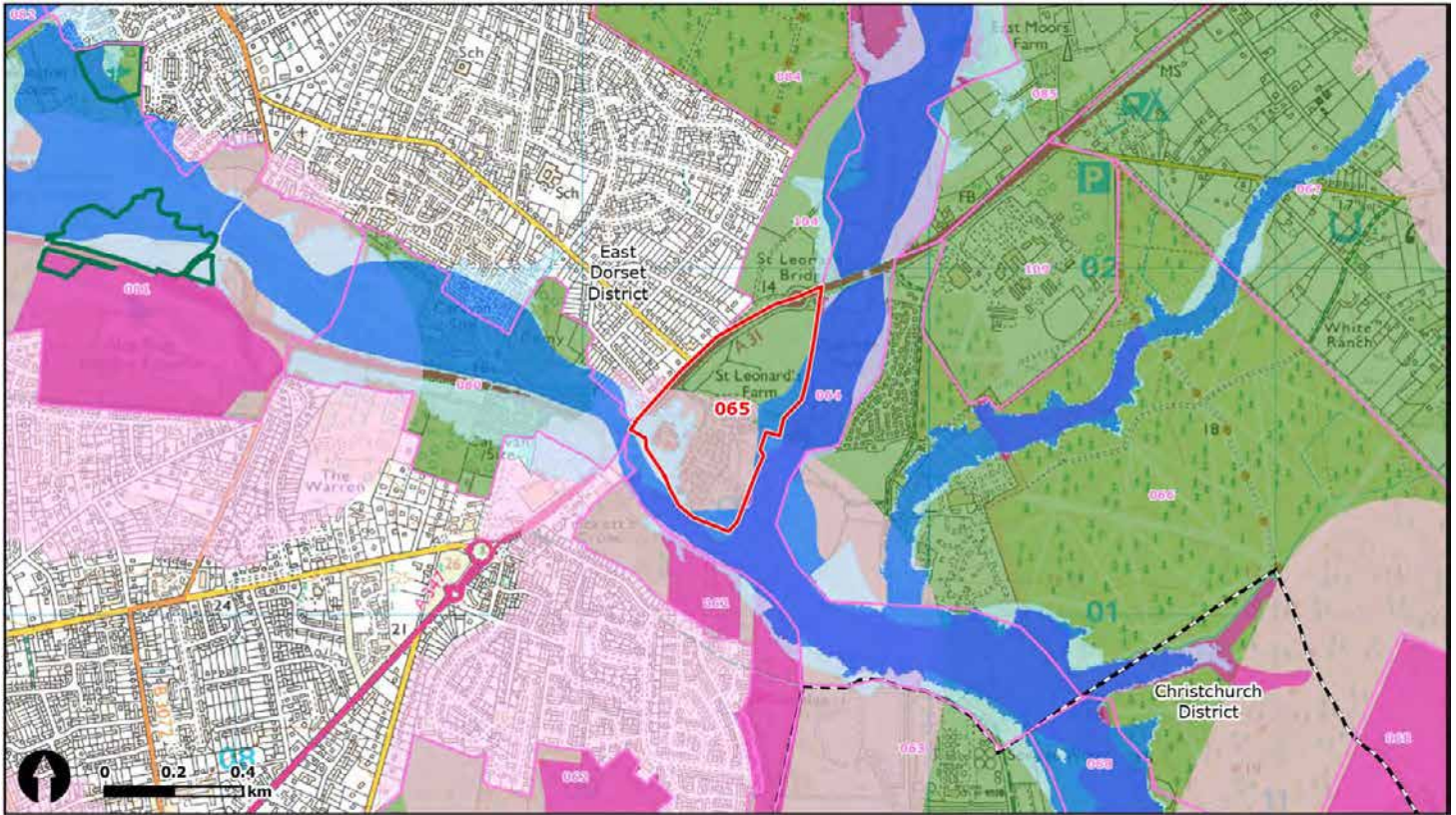
**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so the parcel is too distant to make any contribution to this purpose.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	West Moors and St Leonards/St Ives are considered to be towns. The parcel forms the central element in the gap between the southern parts of the two settlements, although land to either side also contributes to the gap. Further north the parcel forms all of the gap between St Leonards and Woolsbridge, the loss of which would significantly reduce the gap to the northern end of West Moors, but land within the Heathland 400m Zone and with a strong element of tree cover would preserve separation.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	The Moors River is a linear landscape element with a homogeneous and undeveloped countryside character that makes it distinct from nearby urban areas.	Strong
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking south along the Moors River Valley from the A31

<b>Parcel</b>	065	West Moors - St Leonards Park	<b>Area (ha)</b>	19.5
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	065	West Moors - St Leonards Park	<b>Area (ha)</b>	19.5
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**Development/land use**

Land between the A31, at the eastern edge of West Moors, and two rivers, the Moors River to the east and Uddens Water to the south. The northern half of the parcel is arable farmland, there is a small close of residential dwellings in the western part, with a small pasture field alongside, and the remainder is occupied by the buildings of St Leonards Farm, an estate of park homes and a touring caravan site. All of the southern half of the parcel falls within the Heathland 400m Zone associated with Parley Common.

**Relationship between settlement and countryside**

There are urbanising influences associated with the edge of West Moors and with the extent of built development in the parcel, which weakens the role of the A31 as a separator between settlement and countryside. The rivers to the east and south, and their associated floodplain pastures, are SSSI designated, and woodland adjacent to Uddens Water is within the Heathland 400m Zone, so there is protected containment around the parcel; however open land within the parcel contributes to the narrow gaps between settlements and lacks separation from the surrounding pastures and woodland.

**Contribution to Green Belt purposes**

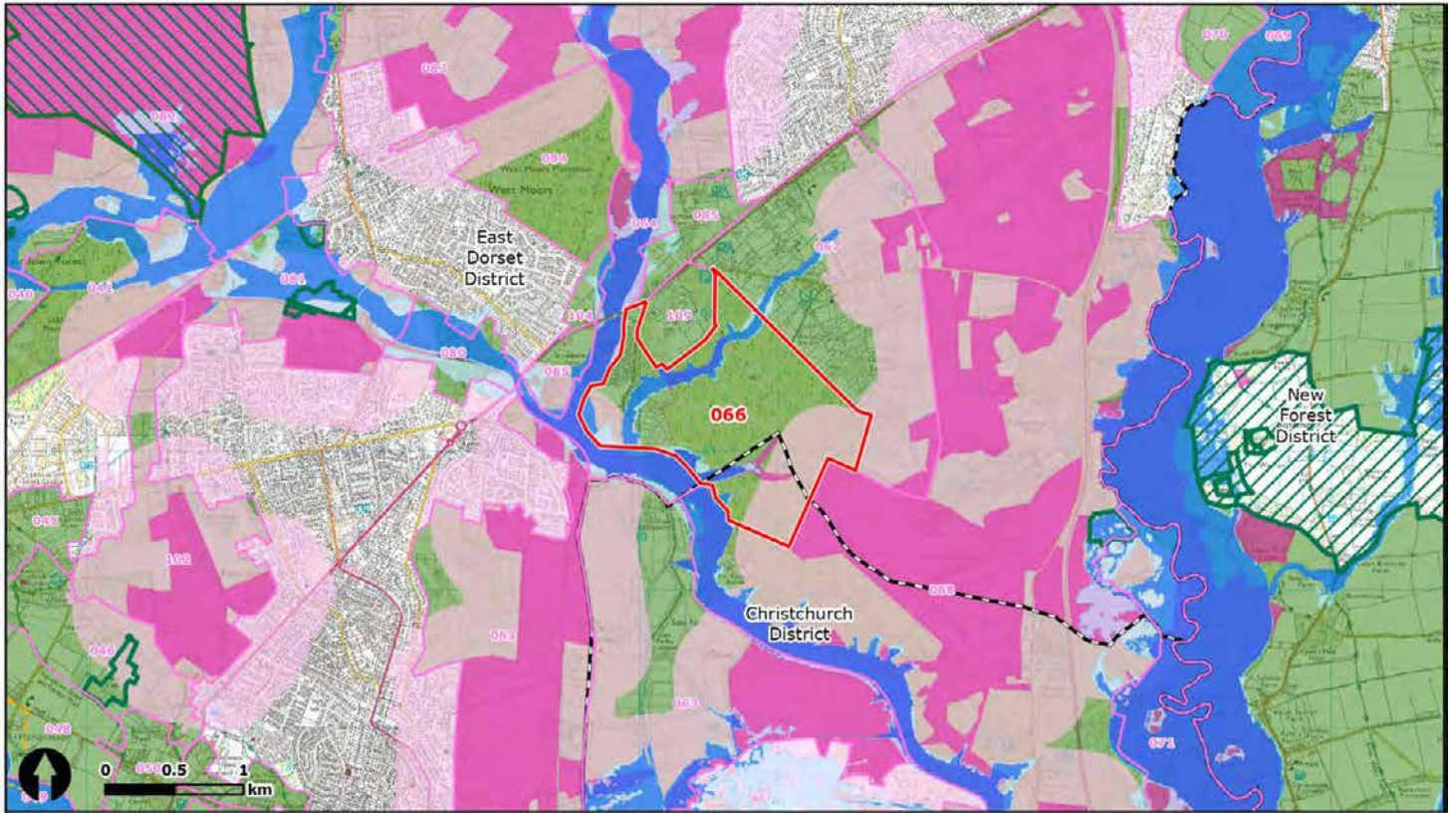
<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel is too distant to play a role in preventing its expansion.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel lies adjacent to the A31, which links the towns of West Moors and St Leonards/St Ives. The gap between the two settlements in the vicinity of the road is narrow, and much affected by built development, principally St Leonards Hospital and the adjacent Victory Oak residential estate, currently under construction. The floodplain and SSSI designation of the Moors River serve to prevent complete coalescence, and woodland at the northern end of Hurn Forest creates visual separation, but the visual openness of the parcel and lack of development at its northern end make a significant contribution.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	The southern half of the parcel is in part developed (park homes, although they are not permanent structures, nonetheless reduce Green Belt openness), and the northern half is exposed to the urban edge of West Moors. The A31 creates separation from countryside to the north, but there is no significant separation between the parcel and the river pastures and adjacent woodland to the east and south.	Moderate
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed





Looking south-east across the A31 from the edge of West Moors

<b>Parcel</b>	066	Hurn Forest - north	<b>Area (ha)</b>	196.2
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	066	Hurn Forest - north	<b>Area (ha)</b>	196.2
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**Development/land use**

This parcel incorporates the northern end of Hurn Forest - distinguished as a separate parcel because it lies mostly outside of the Heathland 400m Zone that acts as a constraint to development to the rest of the forest to the south. The parcel also includes two park home sites set into the western edge of the Forest, Oakdene Forest Park and Oak Tee Park, and three pasture fields lying between Oakdene and the Moors River. The fields are mostly within the Heathland 400m Zone associated with Parley Common, to the south of the river. St Leonard's Hospital and the Victory Oak housing development (under construction) lie to the north of the parcel, and grazing pastures and dwellings along Wayside Road (within the Green Belt) lie to the east.

**Relationship between settlement and countryside**

The forested area, which in addition to coniferous plantation incorporates two wooded streams that form part of the Moors River System SSSI, is a homogeneous landscape that is physically very distinct from and also geographically separated from the nearest urban areas. The Moors River, adjacent pastures and arable land to the west separate the parcel from West Moors, and a mixture of grazing pasture and very low density housing, set within a well-treed landscape, lie between the parcel and St Leonards to the north. The two park home sites are development that reduce openness in a localised context, but their urbanising impact on the wider landscape, including the open fields in the south-western part of the parcel, is very limited.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel is too distant to play a role in preventing its expansion.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The northern fringe of the parcel contributes to the rural character of the space between the northern edge of Ferndown and the southern edge of St Leonards, but does not directly fall between the gap between the two towns, along the A31, or contribute to the narrower gap to the north of the A31 between St Leonards and West Moors.	Relatively weak
3 - Assist in safeguarding the countryside from encroachment	Hurn Forest has a homogeneous character and its physical form creates isolation from the urban edges around it. Any isolated release of land within the forest would lack association with existing urban areas and so would constitute significant encroachment.	Strong
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking north from the entrance road to Oakdene Forest Park, with homes at Oak Tree Park to the left and the north-western edge of Hurn Forest to the right

**Settlement Area**

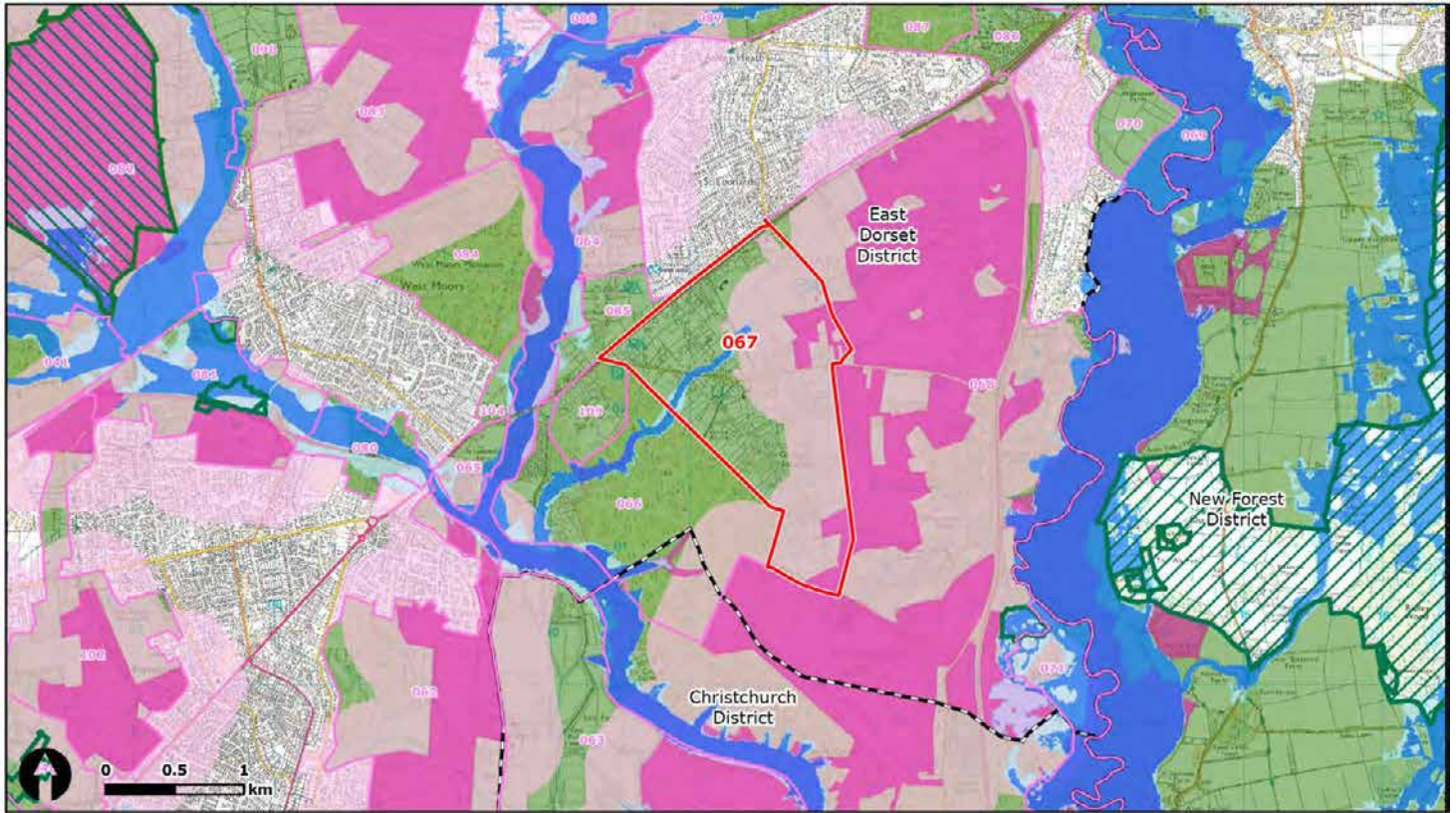
Ferndown, West Parley, West Moors and Bournemouth Airport

**Parcel** 067

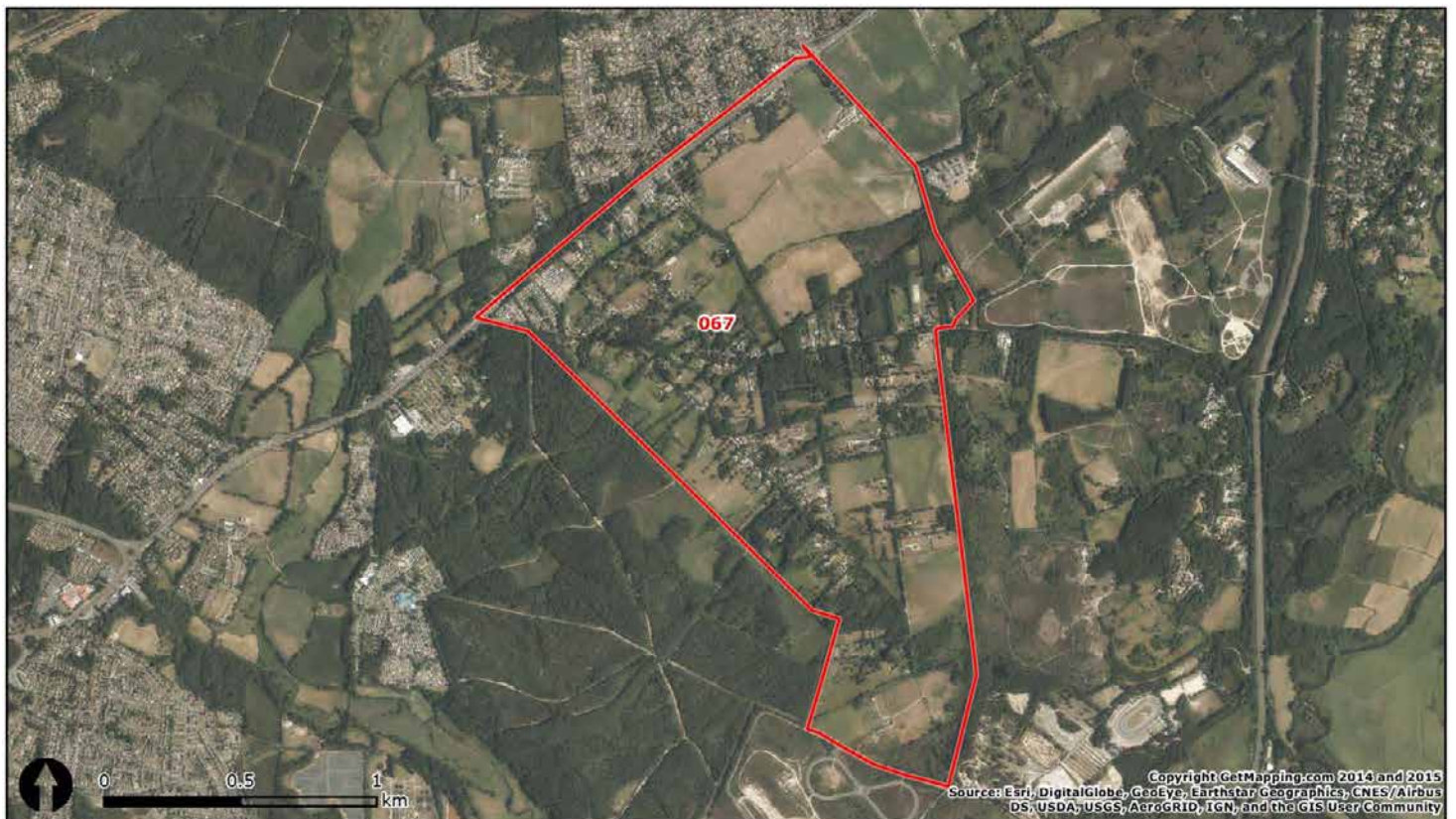
St Leonards - Grange Estate

**Area (ha)**

241.1



- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	067	St Leonards - Grange Estate	<b>Area (ha)</b>	241.1
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**Development/land use**

Mostly small pastures and low density residential plot development within the Grange Estate, set within a well-treed landscape. There are some commercial developments along the A31 on the northern edge of the parcel, and some large fields in the north-eastern corner. The eastern edge of the parcel lies along the margins of the Avon Heath Country Park, and the associated Heathland 400m Zone covers the eastern half of the parcel. To the south the parcel adjoins Barnsfield Heath, a military vehicle testing site, and to the west it abuts Hurn Forest and, alongside the A31, the washed-over Victory Oak residential development (under construction).

**Relationship between settlement and countryside**

Development within the parcel is too low in density to have any significant impact on openness, and whilst some of the development has urban characteristics it is too contained by tree cover to have an urbanising influence over the parcel as a whole. The parcel abuts the urban edge of St Leonards, but a well-treed settlement edge limits urbanising influence and the A31 forms a strong boundary. Forest and heathland form a strong rural landscape structure around the other edges.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel is too distant to play a role in preventing its expansion.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel forms part of the gap between West Moors / Ferndown and St Leonards, but its contribution to settlement separation is limited by the fact that the A31 edge already has some development, within the parcel and at the nearby St Leonards Hospital and Victory Oak, and by the stronger separating role played by woodland and by the Moors River floodplain pastures to the west.	Relatively weak
3 - Assist in safeguarding the countryside from encroachment	Development within the parcel has only a limited urbanising impact, so the area retains a rural character. The A31 creates strong separation from the urban area of St Leonards and the parcel has a stronger association with the undeveloped heathland and forest to the east and south.	Relatively strong
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

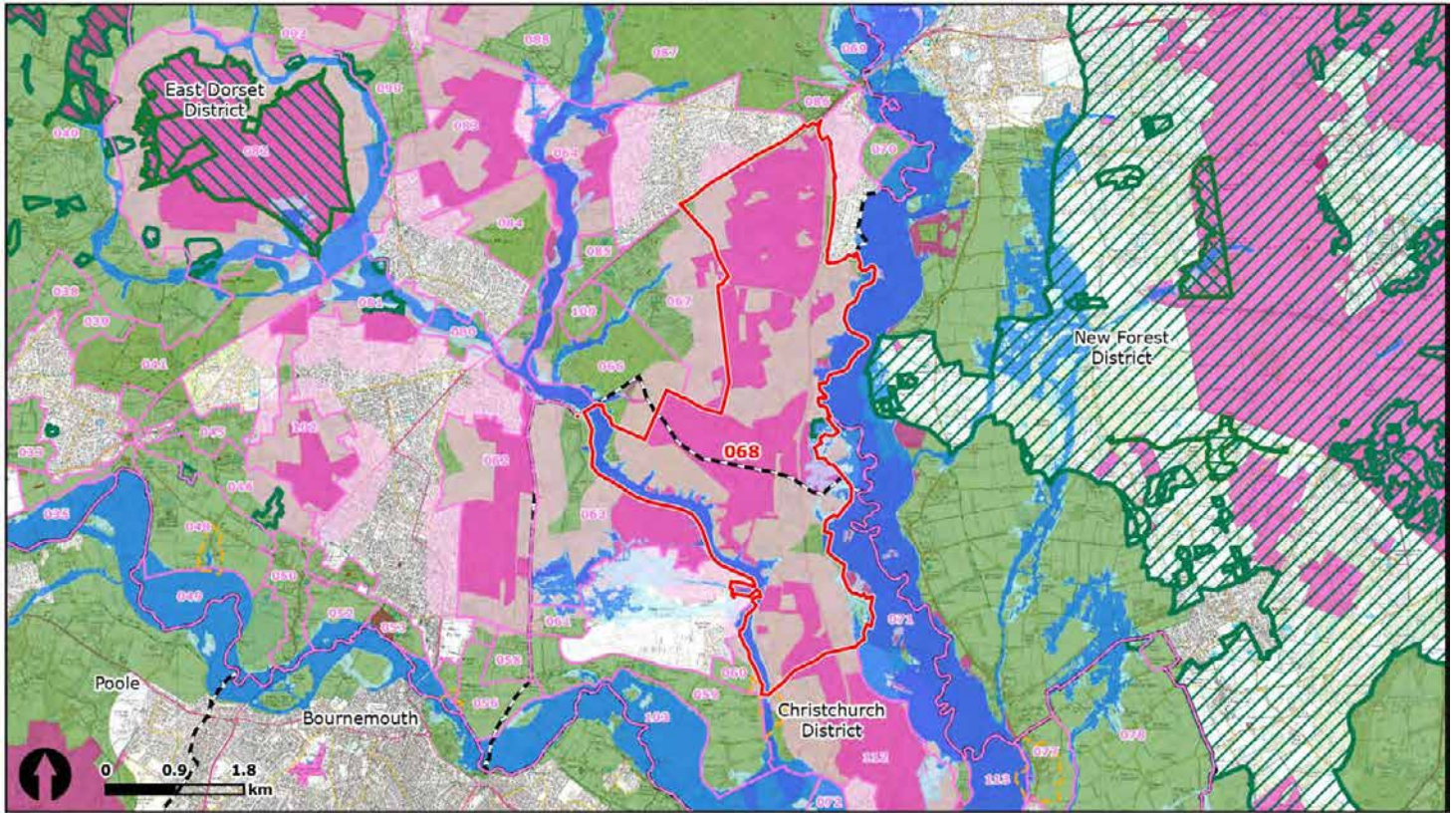


Looking south-west across paddock towards Hurn Forest from Wayside Road

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	068	Hurn Forest - Avon Heath	<b>Area (ha)</b>	1,251.1
---------------	-----	--------------------------	------------------	---------



- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |





<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport		
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<b>Parcel</b>	068	Hurn Forest - Avon Heath	<b>Area (ha)</b>	1,251.1
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**Development/land use**

This parcel incorporates extensive areas of forestry plantation, woodland and open heath, extending north from Hurn and the Avon Causeway to the A31 on the edge of St Leonards / St Ives, abutting the Avon Valley to the east. The Moors River forms most of the western edge of the parcel, adjoining Bournemouth Airport and adjacent pastoral farmland, heathland on East Parley Common and the Chapel Lane Solar Farm. Between St Leonards and the Moors River the parcel adjoins grazing land and low density residential development on the Grange Estate, and also the northern end of Hurn Forest, which is assessed as a separate parcel because it lacks the constraint associated with proximity to heathland (the Heathland 400m Zone) that applies to almost all of parcel 068. The parcel contains several caravan parks and the small settlements of Matcham and Hurn, both set in wooded surrounds.

**Relationship between settlement and countryside**

The forest and heathland making up this parcel are homogeneous landscapes that have a strong sense of distinction, and in most places isolation, from urban areas. Major roads with associated woodland strips create separation from St Ives/St Leonards (the A31) and Ashley (the A338), and the wooded ridge between St Catherine's Hill and Hurn (assessed as parcel 112) forms a strong edge to Christchurch. The Moors River and associated pastures, all SSSI designated, and adjacent woodland forms a strong buffer to Bournemouth Airport.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The parcel is separated from the Bournemouth/Poole/Christchurch conurbation by wooded high ground, so development would not be associated with the large, built-up area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel as a whole occupies a large proportion of the gap between two settlements classified as towns in this assessment, Christchurch and St Ives/St Leonards, but the distance between the towns is too great for land within the parcel to be considered to make a strong contribution to this purpose. Smaller parts of the parcel make a weaker contribution.	Moderate
3 - Assist in safeguarding the countryside from encroachment	The heathland and forest are distinctive landscapes with little development, any urbanisation of which would constitute significant encroachment.	Strong
4 - To preserve the setting and special character of historic towns	The parcel is too far from, and too visually isolated from, the historic town of Christchurch to contribute to its historic setting.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

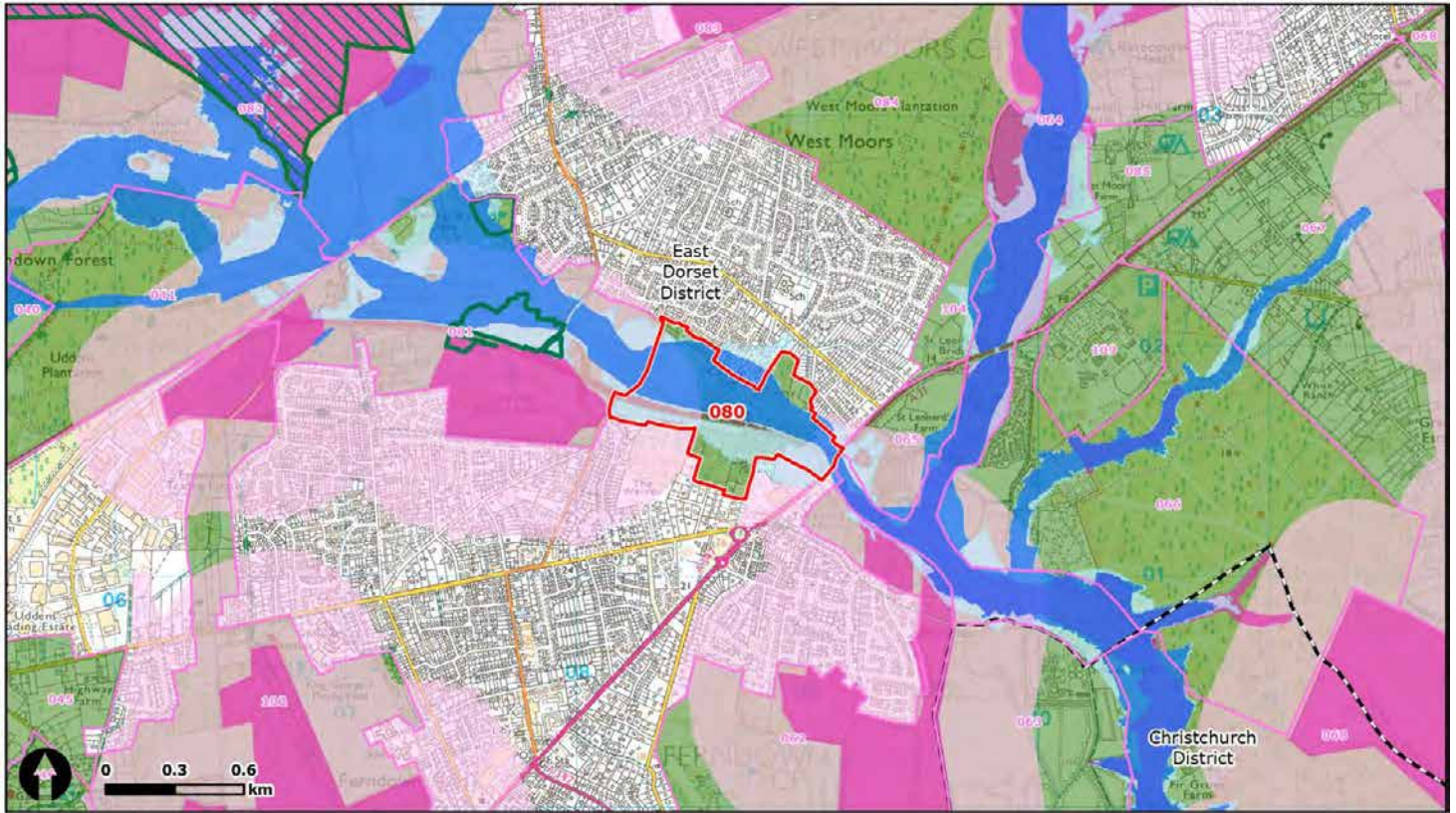


Fields between the A31 at St Leonards and the northern edge of Barnsfield Wood (part of Avon Heath Country Park)

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	080	Ferndown - West Moors	<b>Area (ha)</b>	36.9
---------------	-----	-----------------------	------------------	------



- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport		
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<b>Parcel</b>	080	Ferndown - West Moors	<b>Area (ha)</b>	36.9
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### Development/land use

Land to either side of the A31 and Uddens Water, between Ferndown and West Moors, largely occupied by woodland but including several strongly hedged fields forming part of the Woolslope community open space adjacent to West Moors. Just to the south of the A31 close to its junction with the A347, which forms the eastern edge of the parcel, part of a park homes site, Gladelands Park, lies within the Green Belt. Aside from this there is only a single house within the parcel, adjacent to Woodland Walk and Coach House Mews on the edge of Ferndown, but largely contained by woodland. The Green Belt between West Moors and Ferndown has been split into two parcels, along West Moors Road to the south of the A31 and a hedgerow to the north, to reflect constraints associated with the Heathland 400m Zone defined around Slop Bog. Most of parcel 080 lies outside of the Slop Bog 400m zone, although the eastern edge close to the A338/A31 roundabout is within the 400m zone around Parley Common. Most of the area to the north of the A31 is within Flood Zone 3. Open space at The Warren, within the defined urban area to the south of the parcel, has planning consent for construction of a 5-block care home.

### Relationship between settlement and countryside

The gap between Ferndown and West Moors is narrowest at its eastern end, with only a weak link to further Green Belt land to the east, and the A31 subdivides the parcel. A pedestrian subway under the A31 is an urbanising features that emphasises the proximity of urban areas. However extensive tree cover, screening settlement edges and the main road, means that rural character is retained within the main body of the parcel. The parcel, together with 081 to the west, functions as gap to preserve the separate identities of the two adjacent towns.

### Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel is too distant to play a role in preventing its expansion.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel forms a narrow gap separating the towns of Ferndown and West Moors, so as a whole it makes a strong contribution to this purpose; however the A31 and adjacent woodland act as a buffer that would retain settlement separation were smaller parts of the parcel adjacent to either settlement edge to be released. The Gladelands Park development within the Green Belt makes a weaker contribution to this purpose.	Strong
3 - Assist in safeguarding the countryside from encroachment	Woodland and strong hedgerows mean that the parcel retains a distinction from the adjacent urban areas, and Uddens Water and its associated floodplain create linear linkage with the wider Green Belt, but the parcel is too narrow, particularly taking into consideration the fragmentation caused by the A31, for any part of it to have a strong countryside character. There is little distinction between that part of the Gladelands Park site that lies within the Green Belt and that part which is within the defined urban area.	Moderate
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

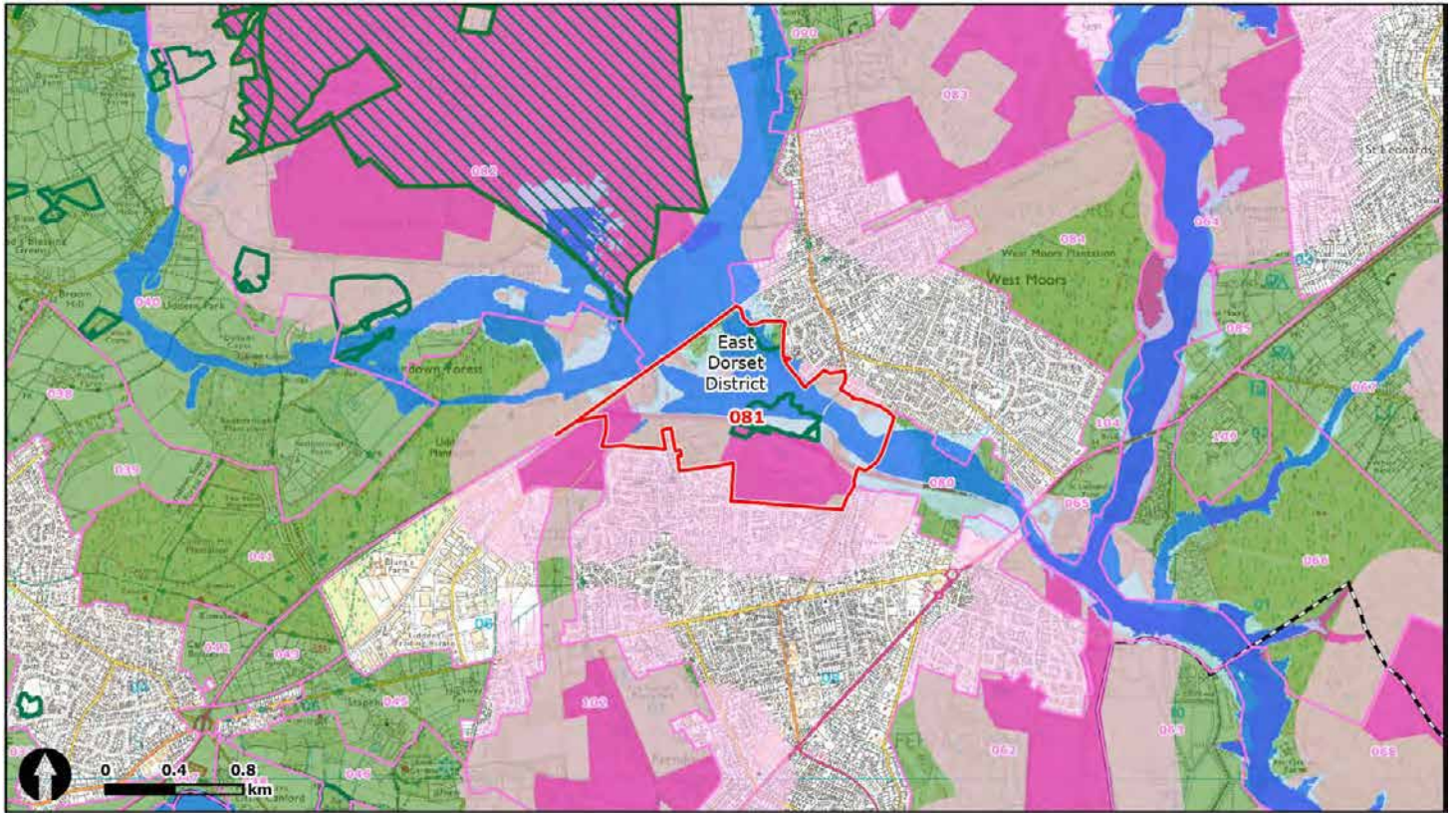


Looking west from the A347 Ringwood Road just south of Palmersford Roundabout; the park homes to the left of the view are inset within the urban area of Ferndown, but others screened by trees in this view are washed-over

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	081	Ameyford	<b>Area (ha)</b>	111.8
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	081	Ameysford	<b>Area (ha)</b>	111.8
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**Development/land use**

Land to either side of the A31, between Ferndown and West Moors, largely occupied by woodland but including Ferndown Forest Golf Course, a field forming part of the Woolslope community open space adjacent to West Moors, and the Dorset Police HQ at Ameysford. Aside from the police HQ and golf club buildings there are only a few houses, set in well-wooded surrounds on the edge of Ferndown. The parcel is bound to the north/west by Forest Links Road and to the west by Ferndown Forest. The Green Belt between West Moors and Ferndown has been split into two parcels, along West Moors Road to the south of the A31 and a hedgerow to the north, to reflect constraints associated with the Heathland 400m Zone. All of parcel 081, with the exception of the northern tip which is either within the floodplain or ancient woodland (Pennington's Copse), lies within the 400m zones around either Slop Bog or Uddens Heath.

**Relationship between settlement and countryside**

The parcel, together with 080 to the east, functions as gap to preserve the separate identities of Ferndown and West Moors. The gap between the two towns widens towards its western end, and extensive tree cover, screening settlement edges and the main road, means that rural character is largely retained.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel is too distant to play a role in preventing its expansion.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel forms a relatively narrow gap separating the towns of Ferndown and West Moors, so as a whole it makes a strong contribution to this purpose; however the A31 and adjacent woodland act as a buffer that would retain settlement separation were land adjacent to just one settlement edge to be released. Smaller areas adjacent to either settlement edge could in isolation make a moderate contribution.	Strong
3 - Assist in safeguarding the countryside from encroachment	Woodland and strong hedgerows mean that the parcel retains a distinction from the adjacent urban areas, particularly to the north where Uddens Water adds further strength. The parcel has a strong relationship with open farmland to the north/west of Forest Links Road, and to the adjacent woodlands to the east and west.	Strong
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



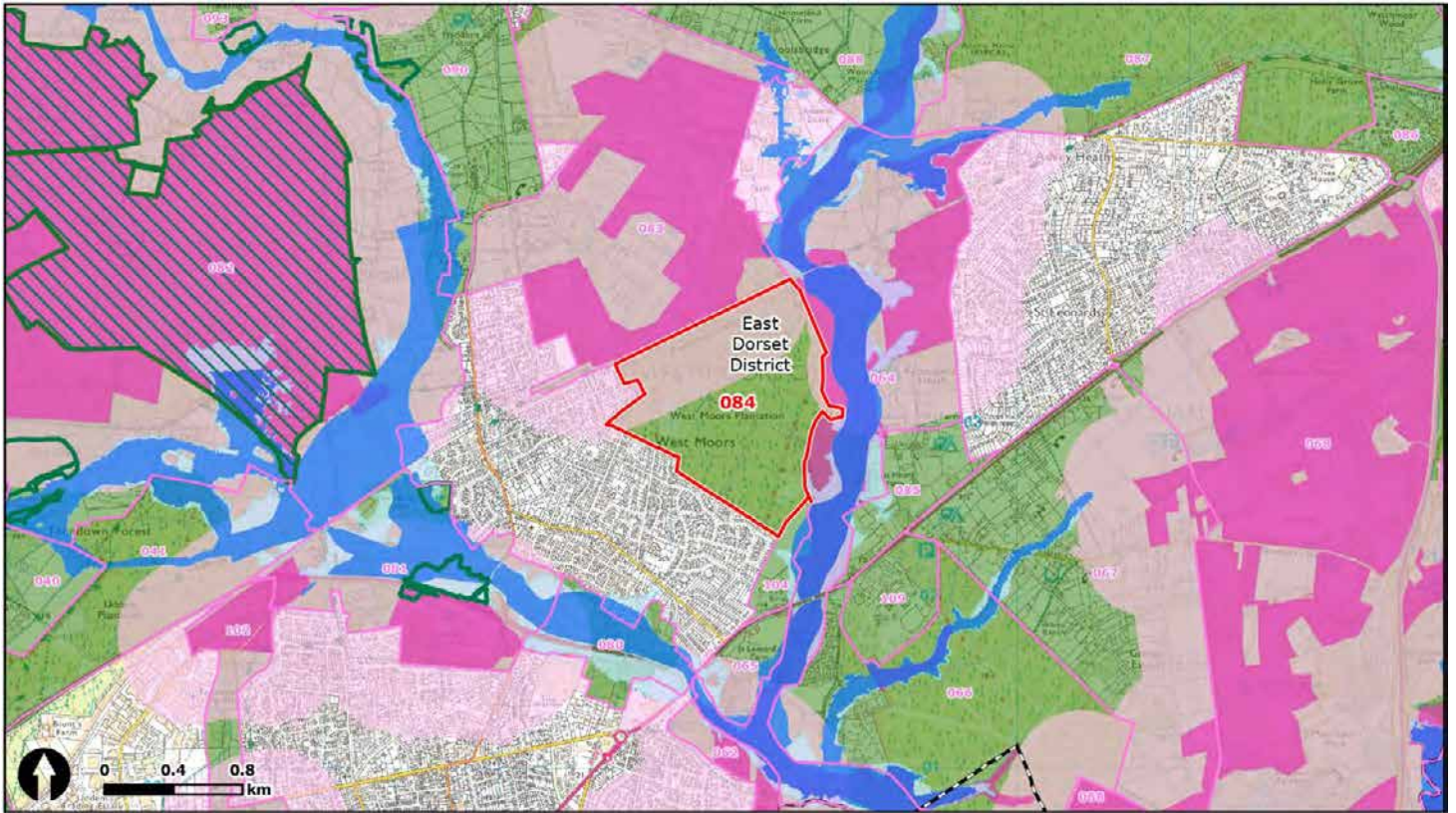
Looking west towards the Slop Bog Nature Reserve from the B3072 just south of the A31



**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	084	West Moors Plantation	<b>Area (ha)</b>	110.7
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	084	West Moors Plantation	<b>Area (ha)</b>	110.7
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**Development/land use**

West Moors Plantation is coniferous forest, with a multi-age structure and some open areas, abutting the northern edge of West Moors and contained between the Moors River valley to the east and the West Moors Petroleum Depot to the north, separated from the latter by a strip of grassland alongside the Castleman Trailway (a long distance path following a former railway line) and by a belt of heathland. The northern part of the parcel lies within the Heathland 400m Zone. There is no built development in this area.

**Relationship between settlement and countryside**

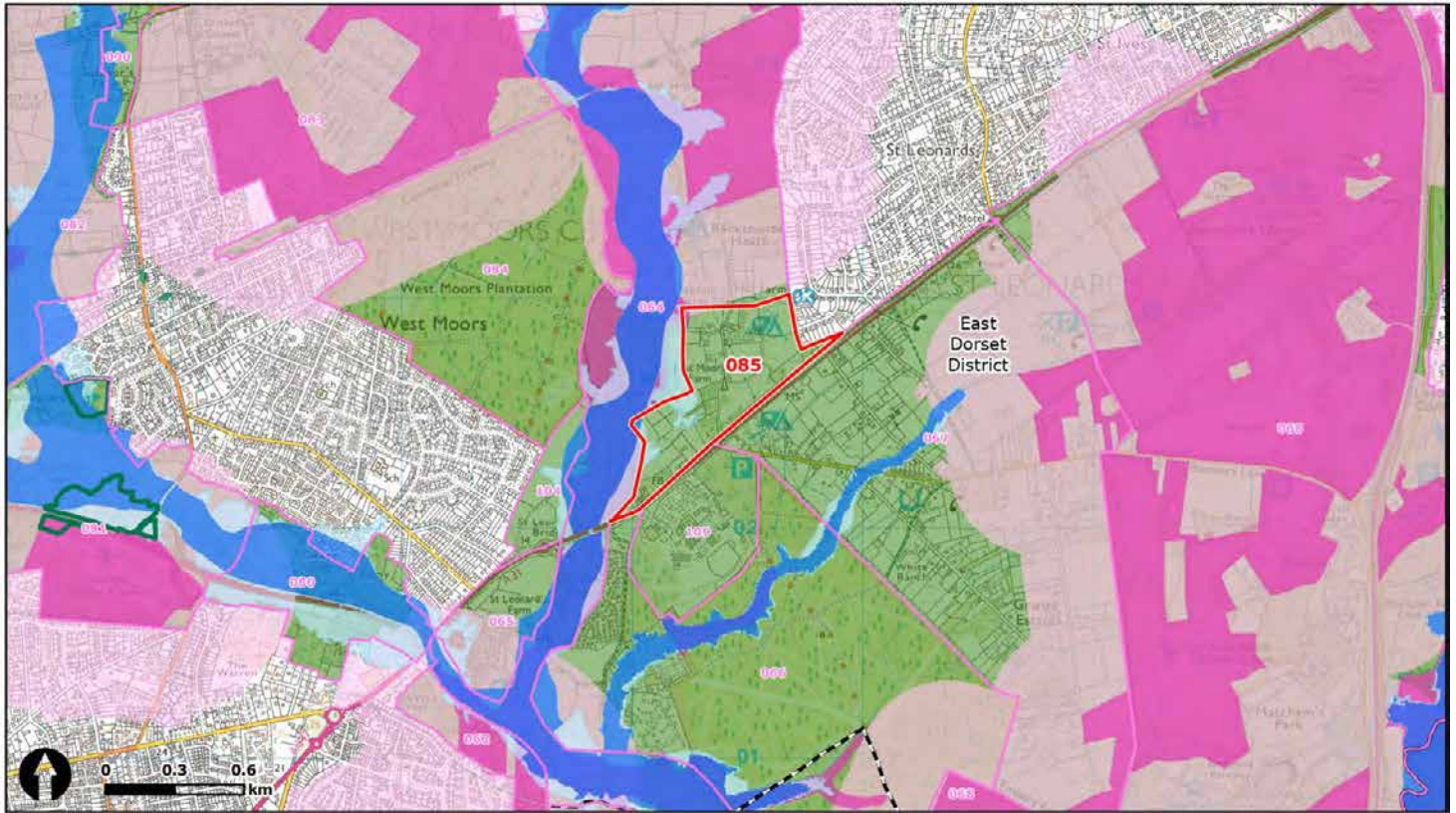
The plantation has a strong sense of distinction from the urban edge, with mature tree cover forming a strong edge to West Moors and creating isolation from urbanising influences. It forms a major element in the separation of West Moors and the neighbouring town of St Leonards/St Ives.

**Contribution to Green Belt purposes**

<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel is too distant to play a role in preventing its expansion.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The plantation occupies around half of the gap between West Moors and St Leonards. The Moors River (SSSI designated) and Lions Heath (SPA/SAC) would preserve physical separation were the plantation to be released, but the tree cover it provides is an important element in the settlement gap. The size of the plantation is such that smaller parts of it can be considered in isolation to make a weaker contribution to this purpose.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	West Moors Plantation has a homogeneous, undeveloped character and its physical form creates isolation from the urban edges around it.	Strong
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



Looking east from the inset settlement edge on Uplands Road towards the southern tip of West Moors Plantation



- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |

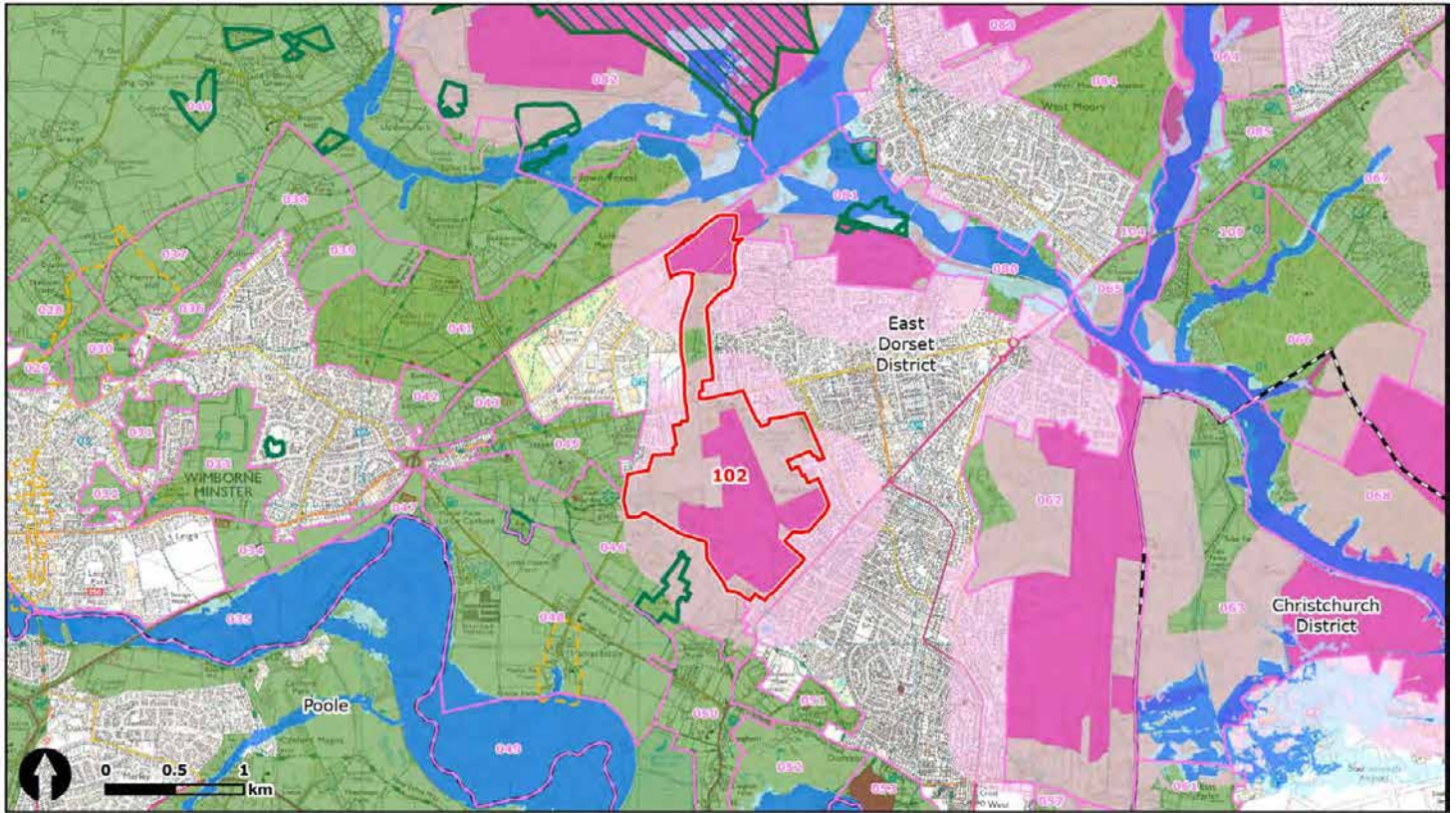


Settlement Area		Ferndown, West Parley, West Moors and Bournemouth Airport			
Parcel	085	St Leonards - south west		Area (ha)	32.9
<b>Development/land use</b>					
Pastoral farmland, a touring caravan park and a waste recycling site, located to either side of East Moors Lane between the A31, the edge of St Leonards and the Moors River floodplain. There are buildings at East Moors Farm and Shamba Holiday Park, and storage structures at the waste site.					
<b>Relationship between settlement and countryside</b>					
Strong tree cover along the edge of St Leonards and alongside the A31 creates separation between the parcel and the urban area. The parcel has a stronger relationship with the open landscape of the Moors River valley to the west. None of the built development is of a form or density to have any significant urbanising influence, although the recycling site has a localised impact on character. The parcel forms a significant proportion of the gap between West Moors and St Leonards to the north of the A31.					
<b>Contribution to Green Belt purposes</b>					
Purpose	Comments			Rating	
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel is too distant to play a role in preventing its expansion.			Weak or no contribution	
2 - Prevent neighbouring towns merging into one another	The parcel forms the majority of the separation between the towns of St Leonards/St Ives and West Moors to the north of the A31. The SSSI-designated Moors River floodplain would prevent coalescence were this parcel to be released, and tree cover would limit perception of development, but the physical gap would be much reduced.			Relatively strong	
3 - Assist in safeguarding the countryside from encroachment	Strong tree cover to the east and south and lack of enclosure to the west means that the parcel has a stronger relationship with the wider countryside than with the adjacent urban area of St Leonards, so it plays a significant role in preventing encroachment. Development within the parcel does not have a significant urbanising influence.			Relatively strong	
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.			Weak or no contribution	
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.			Not assessed	



Looking east from access road near East Moors Farm towards tree cover on the edge of St Leonards

<b>Parcel</b>	102	Ferndown - Uddens	<b>Area (ha)</b>	163.6
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport		
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<b>Parcel</b>	102	Ferndown - Uddens	<b>Area (ha)</b>	163.6
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**Development/land use**

The main body of the parcel is Ferndown Common, together with adjacent farmland, woodlands and Knoll Gardens to the west, on the inset edge of Stapehill, and the playing fields of King George's Recreation Ground to the east, on the edge of Ferndown. Houses along Wimborne Road East distinguish this area from a narrow strip of Green Belt, with some narrow strips of pasture but mostly tree-covered, that runs northward between Ferndown and the inset Ferndown/Uddens Industrial Estates, ending at Uddens Heath adjacent to the A31. The Wimborne Road houses are washed-over, to retain a continuous strip of Green Belt. The area is assessed as a single parcel because all except a small, mostly wooded patch in the narrow gap between Ferndown and the industrial estates, falls with the Heathland 400m Zones associated with either Ferndown Common or Uddens Heath. Other than the Wimborne Road houses there are only a few isolated buildings set in wooded surrounds, including those at Knoll Gardens on Stapehill Road.

**Relationship between settlement and countryside**

Ferndown Common is a homogeneous, undeveloped landscape that has strong visual openness and acts as a strong separator between two areas of inset development. Tree cover creates strong separation from most residential development at Stapehill and Ferndown. King George's Recreation Ground abuts Ferndown Leisure Centre and two schools, and is mostly contained by a belt of trees edging the heathland, so it has a closer relationship with the urban area than the wider countryside. The countryside gap is narrow to the north of Wimborne Road, but its tree cover is important in maintaining separation between the town and the industrial area.

**Contribution to Green Belt purposes**

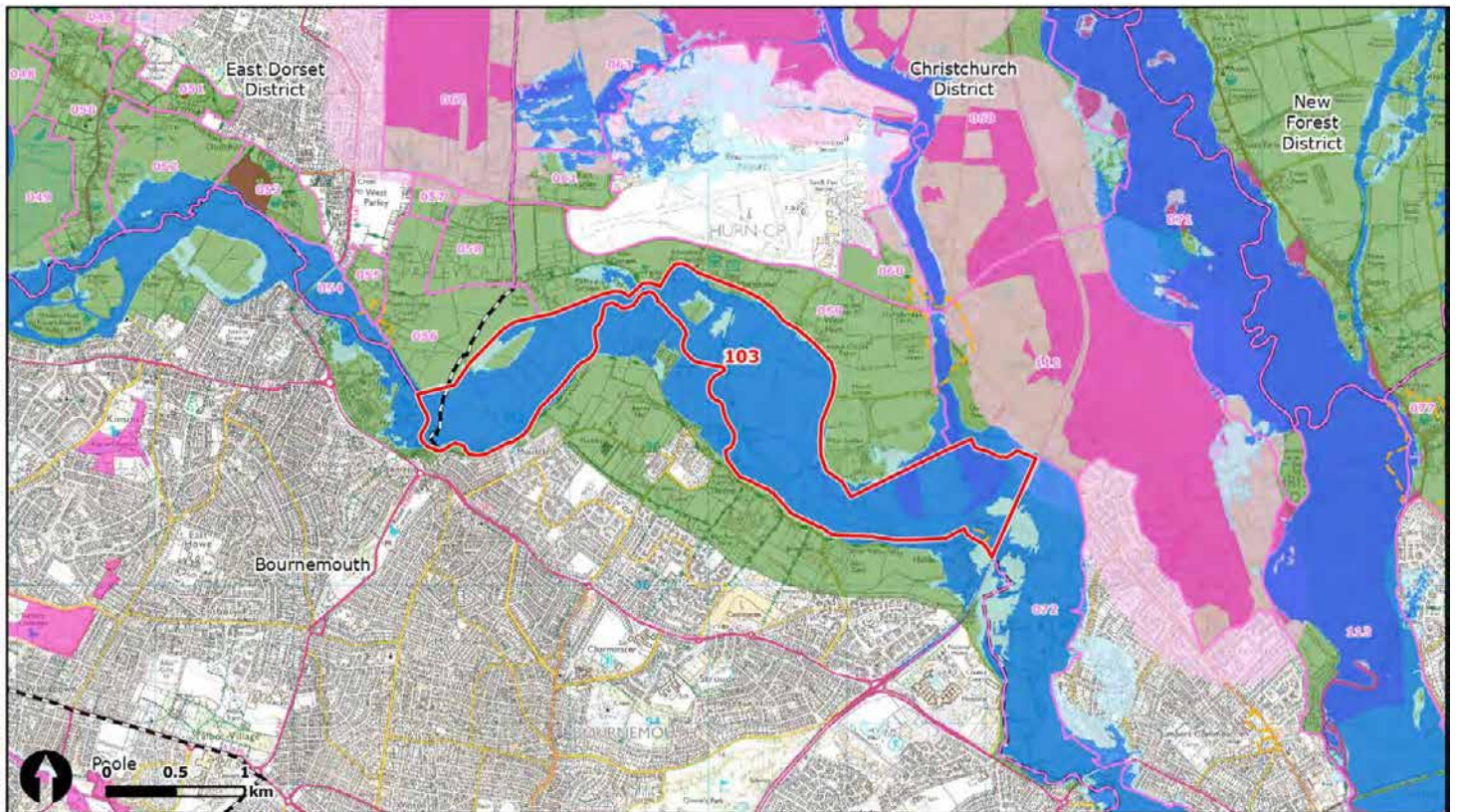
<b>Purpose</b>	<b>Comments</b>	<b>Rating</b>
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation. Open land to the south of this parcel plays the principal role in preventing the spread of this settlement area.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	Ferndown/West Parley and Wimborne/Colehill are classified as towns in this assessment, but development in the Stapehill area means that there are only fragile gaps between the two. The narrow but wooded strip at the northern end of the parcel helps to retain some sense of separation between residential Ferndown and the Ferndown/Uddens Industrial Estate, and significant loss of openness around Ferndown Common would in effect make Reward Road the urban edge of Ferndown, leaving little open land between it and Wimborne/Colehill. Smaller areas of land at the fringes of the Common can be considered to make a weaker contribution to this purpose.	Moderate
3 - Assist in safeguarding the countryside from encroachment	The heathlands and woodlands that occupy most of this parcel lack development and create a strong sense of separation from neighbouring urban areas. King George's Recreation Ground, with its functional use and its proximity to urban development, makes a weaker contribution but development constraint associated with the Heathland 400m Zone means that it is not identified as a separate parcel.	Strong
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed





Looking north from Ferndown Common towards woodland along Wimborne Road East

<b>Parcel</b>	103	Stour Valley - Hurn	<b>Area (ha)</b>	277.9
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	103	Stour Valley - Hurn	<b>Area (ha)</b>	277.9
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### Development/land use

Farmland within the Stour Valley floodplain, to the north of the river (which form the Christchurch Borough boundary). The western end of the parcel is adjacent to the Muscliff suburb of Bournemouth, and the eastern end is defined by the A338 near Holdenhurst close to the confluence of the Stour and the Moors River. To the north the parcel abuts open farmland. Between Muscliff and Holdenhurst a strip of Green Belt land mostly c.0.5km or wider, within Bournemouth Borough, separates the parcel from the urban edge to the south. With the exception of a single farmstead at Holdenhurst, the parcel is free from built development.

### Relationship between settlement and countryside

The River Stour and its floodplain pastures form a continuous belt of physically and visually open land that is critical to the function of the Green Belt in separating settlements and preventing urban sprawl. The river is a strong linear feature, but the homogeneous character of the landscape around it means that it does not typically define any change in countryside character. Therefore although this stretch of the valley is visually influenced by the adjacent urban edge of Bournemouth, and development within the Green Belt at Throop, it retains a stronger link with the linear floodplain area of which it is part.

### Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is closer to Bournemouth than to any other inset settlement. Any development within this floodplain area, crossing the river, would relate poorly to the existing urban form and would therefore constitute significant sprawl.	Strong
2 - Prevent neighbouring towns merging into one another	The parcel is too far east to play a strong role in separating Bournemouth and Ferndown/West Parley, which already have only narrow separation across the Stour Valley to the west, and the inset development at Bournemouth Airport to the north does not constitute a town. However, the Stour Valley at the eastern end of the parcel plays a significant role in separating the northern end of Christchurch (in the Jumpers Common area) from the north-eastern edge of Bournemouth, near Holdenhurst. The A338 and land to the east of it would retain some separation, but development here associated with expansion of Bournemouth would represent a significant change. Although Bournemouth and Christchurch are considered close enough to form part of the same conurbation, the Stour Valley is critical in preserving the separate identities of the two settlements.	Relatively strong
3 - Assist in safeguarding the countryside from encroachment	The floodplain river valley in this parcel forms part of a linear landscape that is characterised by visual openness and a lack of built development. It therefore has a stronger relationship with the Stour Valley than with the adjacent inset settlement edge of Bournemouth. Tree cover along the river limits the urbanising influence of the town.	Strong
4 - To preserve the setting and special character of historic towns	Although the parcel is some distance from the historic core of Christchurch, the River Stour is a key element in the town's historic setting, a relationship which can be appreciated from the viewpoint at Ramsdown, in Hurn Forest.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed

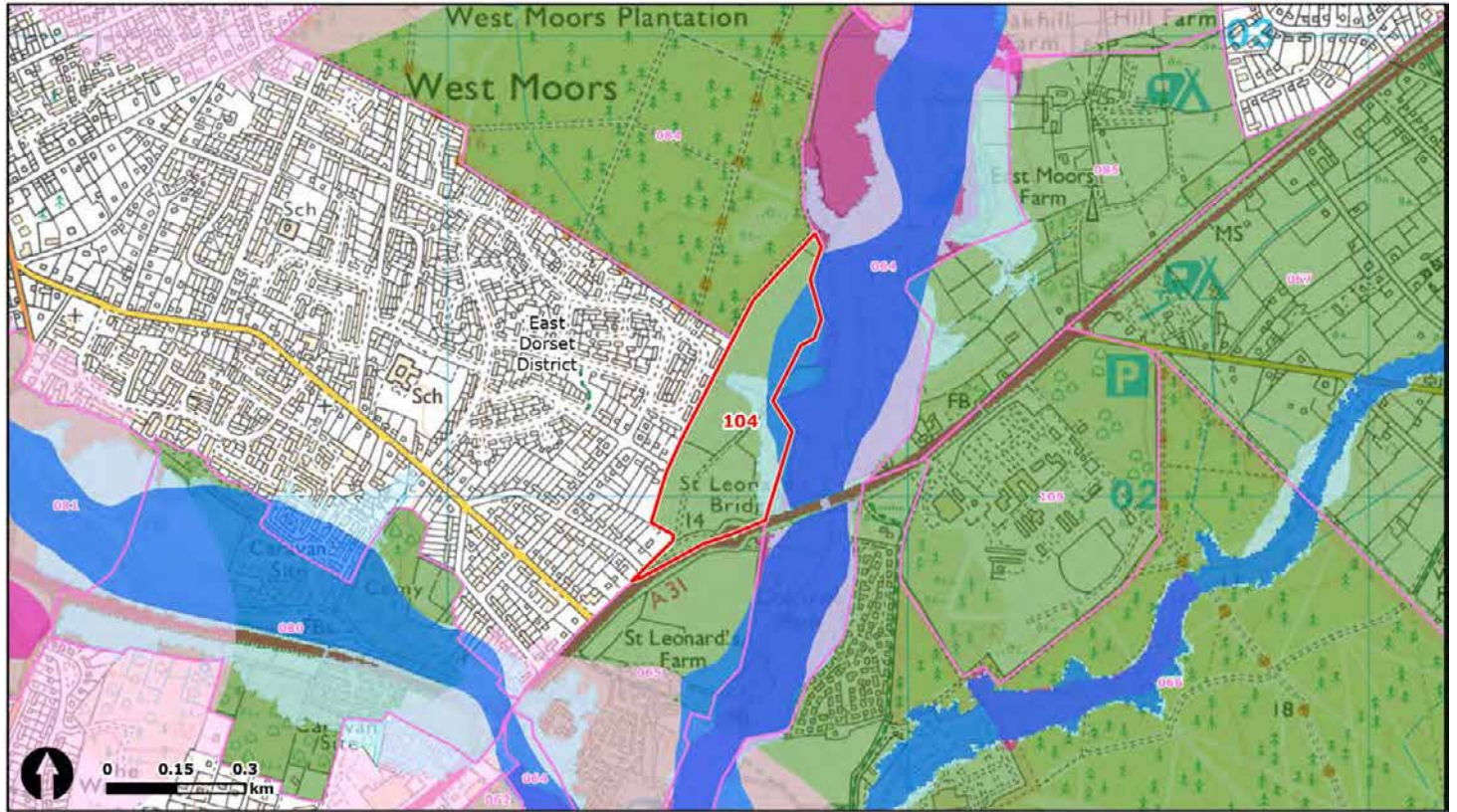


Looking south-east across southern end of Parley Green Golf Course

**Settlement Area**

Ferndown, West Parley, West Moors and Bournemouth Airport

<b>Parcel</b>	104	West Moors - St Leonards Bridge	<b>Area (ha)</b>	11.5
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



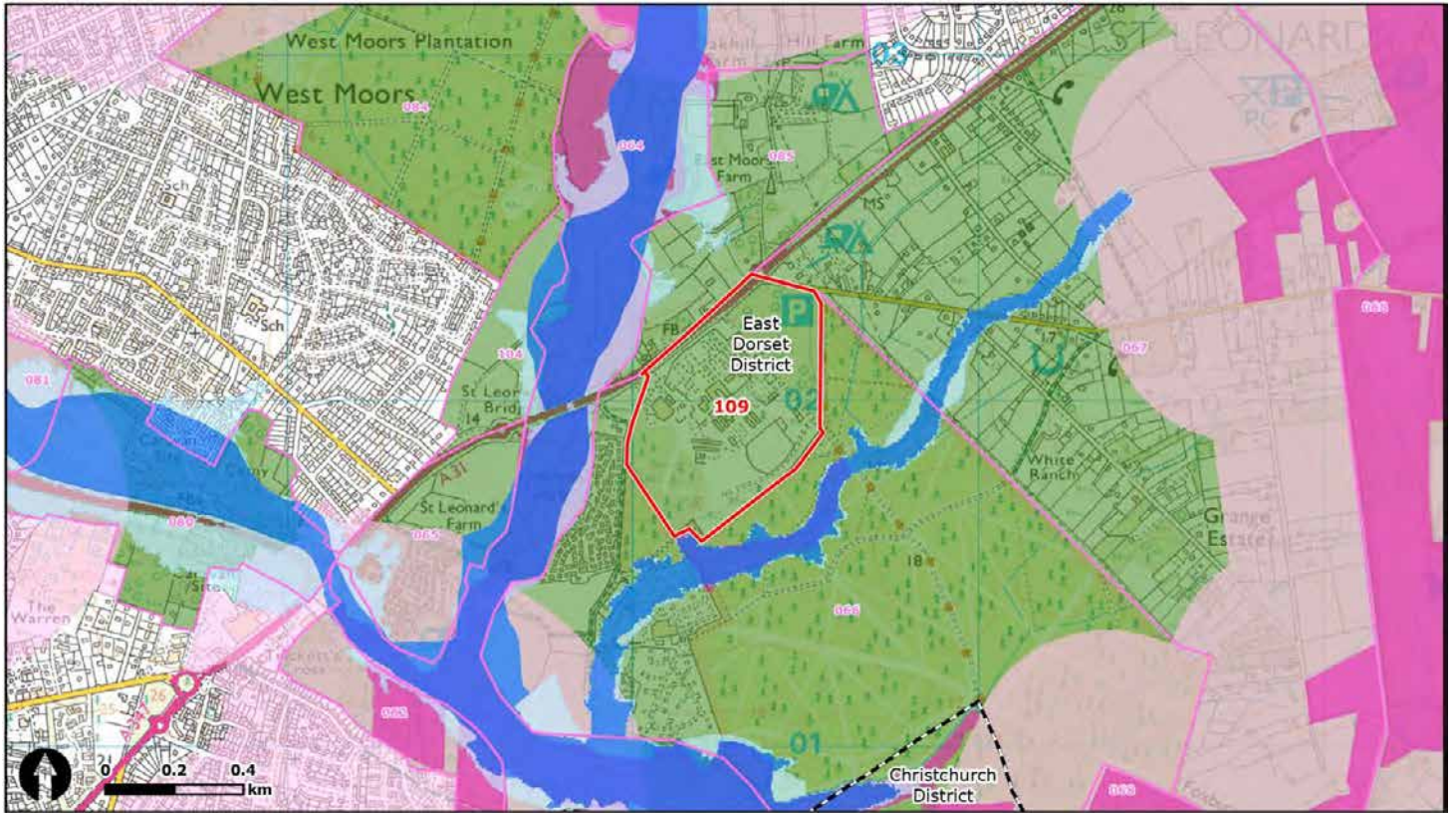
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Settlement Area		Ferndown, West Parley, West Moors and Bournemouth Airport			
Parcel	104	West Moors - St Leonards Bridge		Area (ha)	11.5
<b>Development/land use</b>					
Hedged farmland to the north of the A31, between the edge of West Moors to the west and fields within the Moors River floodplain to the east. West Moors Plantation adjoins the north-western edge of the parcel. There is no development within it.					
<b>Relationship between settlement and countryside</b>					
There are urbanising influences associated with the edge of West Moors, but no clear distinction between the parcel and the pastures to the east within the Moors River floodplain. The parcel also contributes to the narrow gap between West Moors and St Leonards.					
<b>Contribution to Green Belt purposes</b>					
Purpose	Comments			Rating	
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel is too distant to play a role in preventing its expansion.			Weak or no contribution	
2 - Prevent neighbouring towns merging into one another	The parcel lies adjacent to the A31, which links the towns of West Moors and St Leonards/St Ives. The gap between the two settlements in the vicinity of the road is narrow, and much affected by built development, principally St Leonards Hospital and the adjacent Victory Oak residential estate, currently under construction. The floodplain and SSSI designation of the Moors River serve to prevent complete coalescence, and woodland within the river valley creates visual separation, but the parcel's lack of development means that it forms part of the core visually open Green Belt between the towns.			Relatively strong	
3 - Assist in safeguarding the countryside from encroachment	The parcel is adjacent to the urban edge, which has some urbanising influence, but it lacks development and has a stronger relationship with the floodplain farmland to the east.			Relatively strong	
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.			Weak or no contribution	
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.			Not assessed	

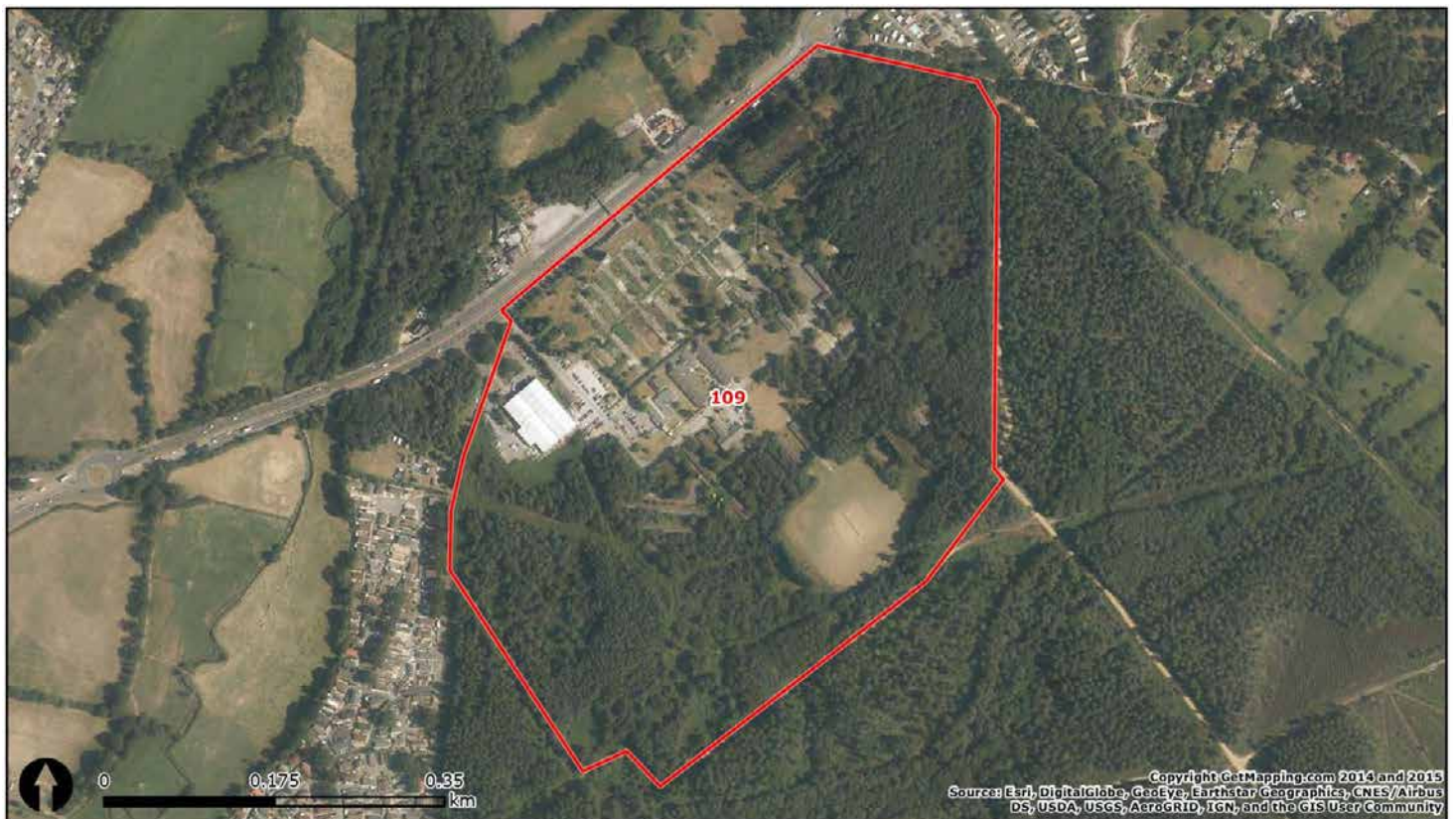


Arable land on the eastern edge of West Moors, from the A31

Parcel	109	Victory Oak Estate	Area (ha)	29.3
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- |                                   |                                      |                                    |
|-----------------------------------|--------------------------------------|------------------------------------|
| Settlement Area Green Belt Parcel | Flood Zone 3                         | National Park                      |
| Other Green Belt Parcels          | Flood Zone 2                         | Ancient Woodland                   |
| Local Authority Boundary          | Statutory environmental designations | National Nature Reserves           |
| Green Belt                        | Heathland 400m consultation zone     | Area of Outstanding Natural Beauty |
| Urban Extension                   | Scheduled Monument                   | Registered Parks and Gardens       |
|                                   |                                      | Conservation Area                  |



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<b>Settlement Area</b>	Ferndown, West Parley, West Moors and Bournemouth Airport
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<b>Parcel</b>	109	Victory Oak Estate	<b>Area (ha)</b>	29.3
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### Development/land use

The parcel consists of the buildings of St Leonards Hospital and the adjacent Victory Oak housing estate that is currently under construction (on land identified as a 'previously developed site in the Green Belt' by Local Plan Policy VTSW7). These lie on the south side of the A31 between West Moors and St Leonards, set into the edge of woodland contiguous with the northern edge of Hurn Forest.

### Relationship between settlement and countryside

The parcel's frontage along the A31 accounts for the middle third of the c.1.5km gap between the inset settlements of West Moors and St Leonards. Development between the settlements, including existing and proposed development within the parcel, park homes to the west and some commercial enterprises to the east, has and will have an urbanising impact that diminishes the countryside character of the gap. However the extent of tree cover in the vicinity helps to visual contain development, and the Moors River floodplain to the west is undeveloped, so that there is still a distinction between the parcel and the two inset settlements.

### Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The nearest large, built-up area is the Bournemouth/Poole/Christchurch conurbation, so this parcel is too distant to play a role in preventing its expansion.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel forms a significant part of the gap between the towns of West Moors and St Leonards/St Ives, but the extent of development within the parcel, together with the role of nearby woodland and floodplain in maintaining settlement separation, limits its contribution.	Relatively weak
3 - Assist in safeguarding the countryside from encroachment	The parcel is a previously developed site that will further developed, with a greater loss of openness. It has a largely rural setting, with surrounding tree cover, and some open spaces, but makes only a limited contribution to preventing encroachment.	Relatively weak
4 - To preserve the setting and special character of historic towns	The parcel makes no contribution to the setting or special character of historic towns.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	All parcels are considered to make an equal contribution to this purpose.	Not assessed



The Victory Oak development under construction, viewed from the A31 footbridge, with Hurn Forest behind