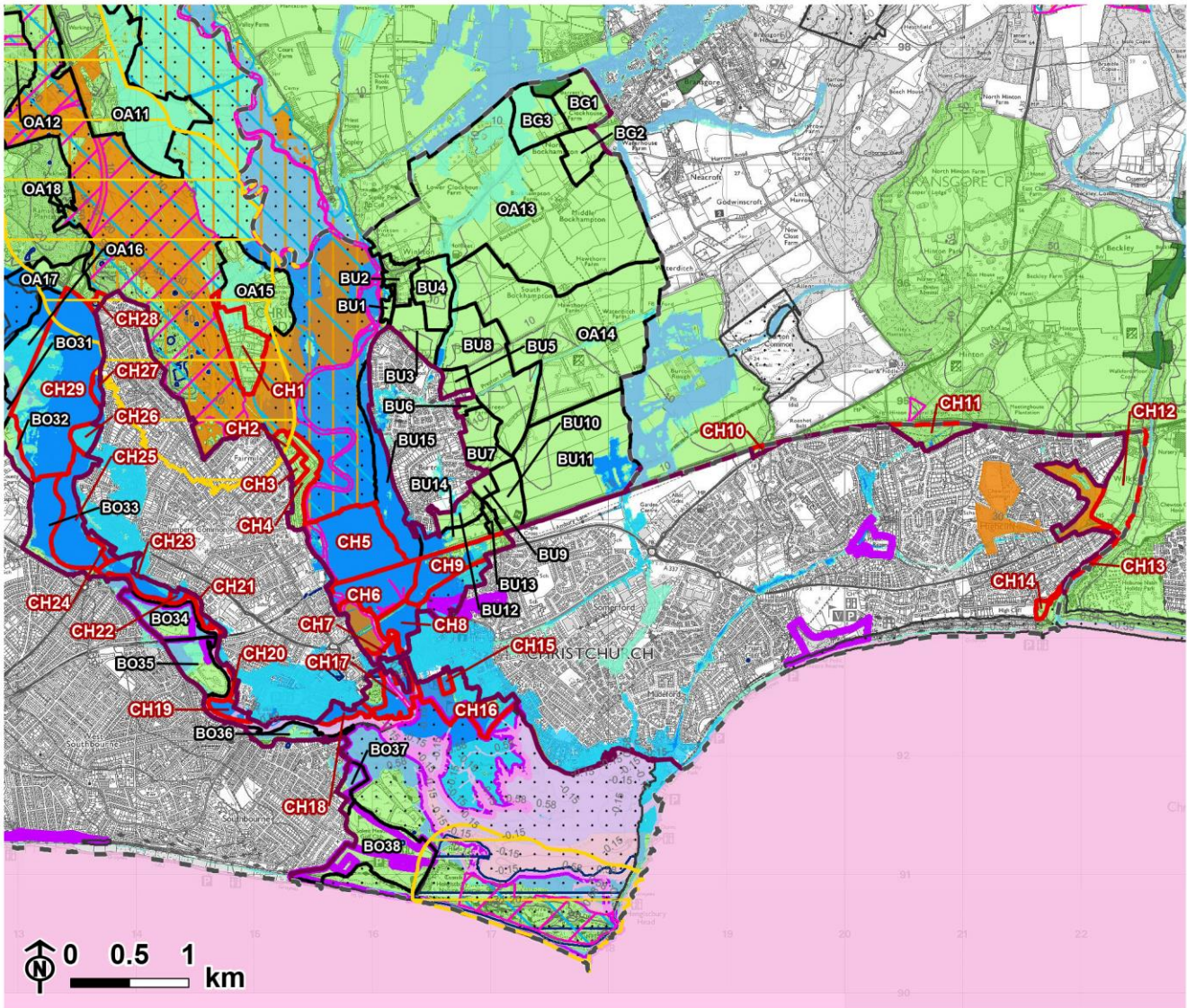


**Appendix B**  
**Detailed Stage 1**  
**Contribution**  
**Assessments:**  
**Christchurch &**  
**Highcliffe - Part 2**

# Christchurch & Highcliffe



- - - Local Authority boundary
- Inset area
- Green Belt
- Christchurch & Highcliffe parcel
- Neighbouring parcel

## Absolute constraints

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



## Potential constraints

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

## Map Copyright Information

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## Components of contribution assessment

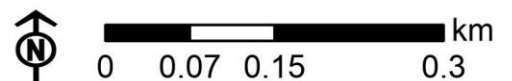
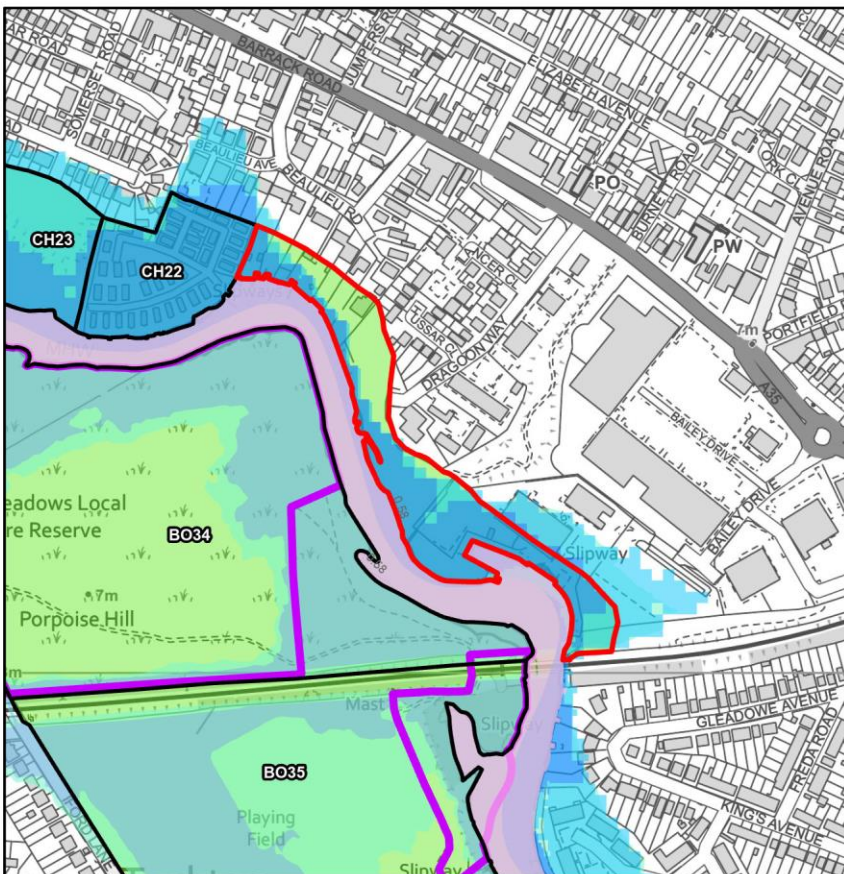
The analysis of contribution to the Green Belt purposes considers:

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

# Contribution of land in CH21



- CH21
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Potential SPA
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH21

## Parcel location and openness

Parcel size: 2.1ha

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

Land is open, comprising of residential gardens and an area of commercial building and associated car park. However, this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

The parcel is in close proximity to Christchurch and has some degree of containment by urban development. The urban area dominates views. In addition, there is no boundary feature to create separation from Christchurch. Overall there is weak distinction between the parcel and the urban area.

# CH21

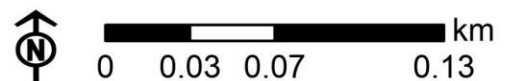
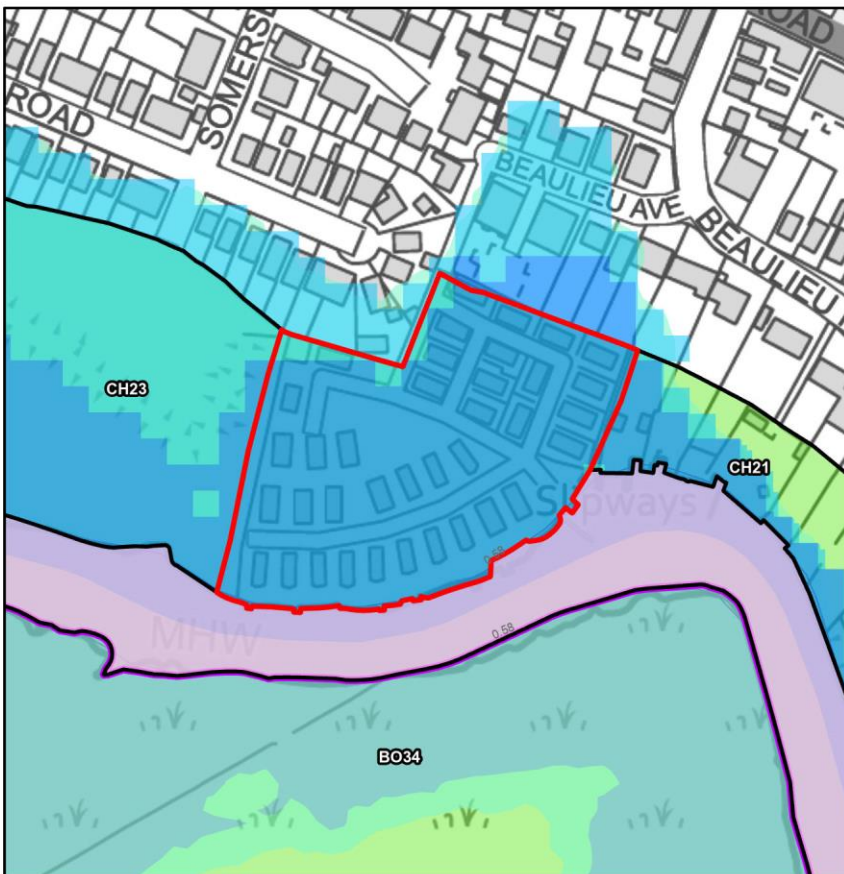
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Moderate  
Land is open but is adjacent to Christchurch, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is open and lies in a gap which is very narrow, but which maintains clear separation between Christchurch/Highcliffe and Bournemouth, and the River Stour is a significant separating feature. Although the settlement gap is very fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively weak  
Land is open and is characterised by uses which are associated with the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CH22



- CH22
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Potential SPA
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH22

## Parcel location and openness

Parcel size: 1.35ha

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

Land is relatively developed and has a significant amount of urbanising development within it, including a holiday park.

## Distinction between parcel and inset area

The parcel is in close proximity to Christchurch, and the narrowness of the gap between Christchurch and Bournemouth means that there is a degree of containment by urban development. There is no boundary feature to create separation from Christchurch and the urban area dominates views. Overall there is weak distinction between the parcel and the urban area.



# CH22

## Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. Land is perceived as being within Christchurch, part of the large built-up area of the South East Dorset conurbation, but still links to the wider Green Belt. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a weak/no contribution to checking the sprawl of the large built up area.

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

Contribution: Relatively weak

Land is relatively developed and has a significant amount of urbanising development within it. Land lies in a gap which is very narrow, but which maintains clear separation between Christchurch/Highcliffe and Bournemouth, and the River Stour is a significant separating feature. Although the settlement gap is very fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

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

Contribution: Weak/No

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

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

Contribution: Weak/No

Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.

## CH22

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

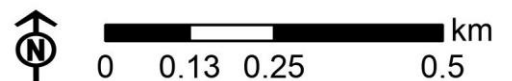
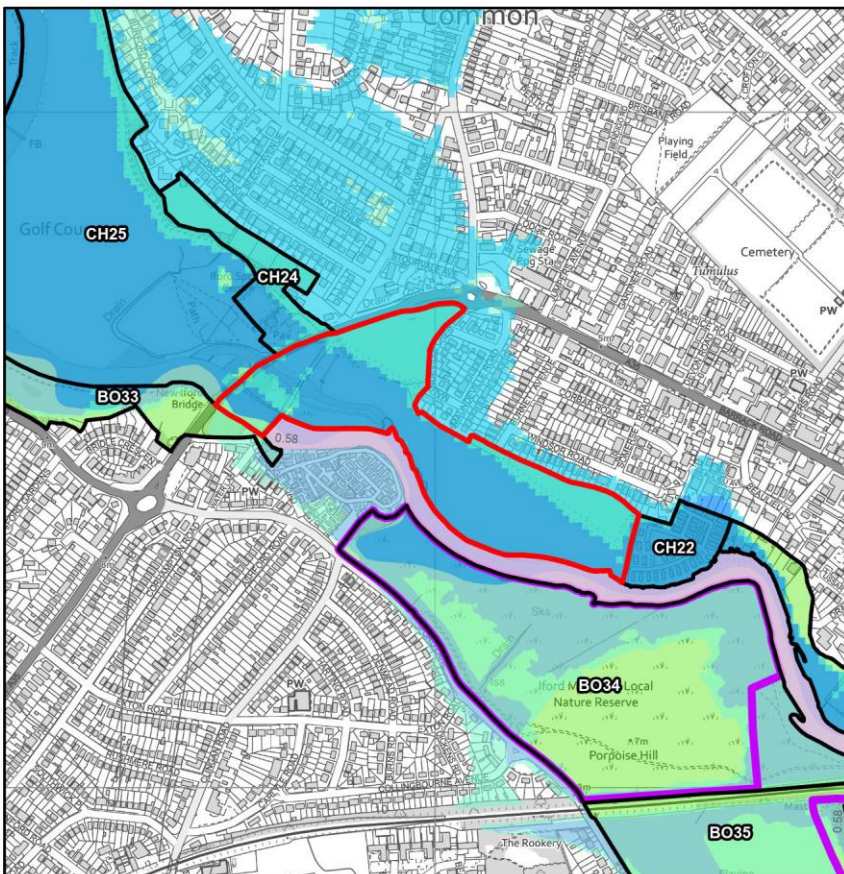
Contribution: Equal

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

# Contribution of land in CH23



- CH23
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Potential SPA
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH23

## Parcel location and openness

Parcel size: 8.36ha

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

Land is open, comprising of public open space and sparse tree lines.

## Distinction between parcel and inset area

Although the landform within the parcel is sloping and is more associated with the River Stour, providing some distinction from the settlement, the garden boundaries to the north of the parcel are only a weak boundary feature, creating little separation from Christchurch. In addition, the parcel is in close proximity to the inset area and is largely contained by urban development and is dominated by views of the urban area. Overall there is weak distinction between the parcel and the urban area.

# CH23

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Relatively weak  
Land is open and is perceived as being within Christchurch, part of the large built-up area of the South East Dorset conurbation, but still links to the wider Green Belt. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a relatively weak contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is open and lies in a gap which is very narrow, but which maintains clear separation between Christchurch/Highcliffe and Bournemouth, and the River Stour is a significant separating feature. Although the settlement gap is very fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Moderate  
Land is open countryside and there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively weak  
Land lacks any visual relationship with the historic core around the Priory, and there is intervening modern development, but it forms part of the setting of the approach along the River Stour. Overall the area makes a relatively weak contribution to preserving the setting and special character of Christchurch.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

## CH23

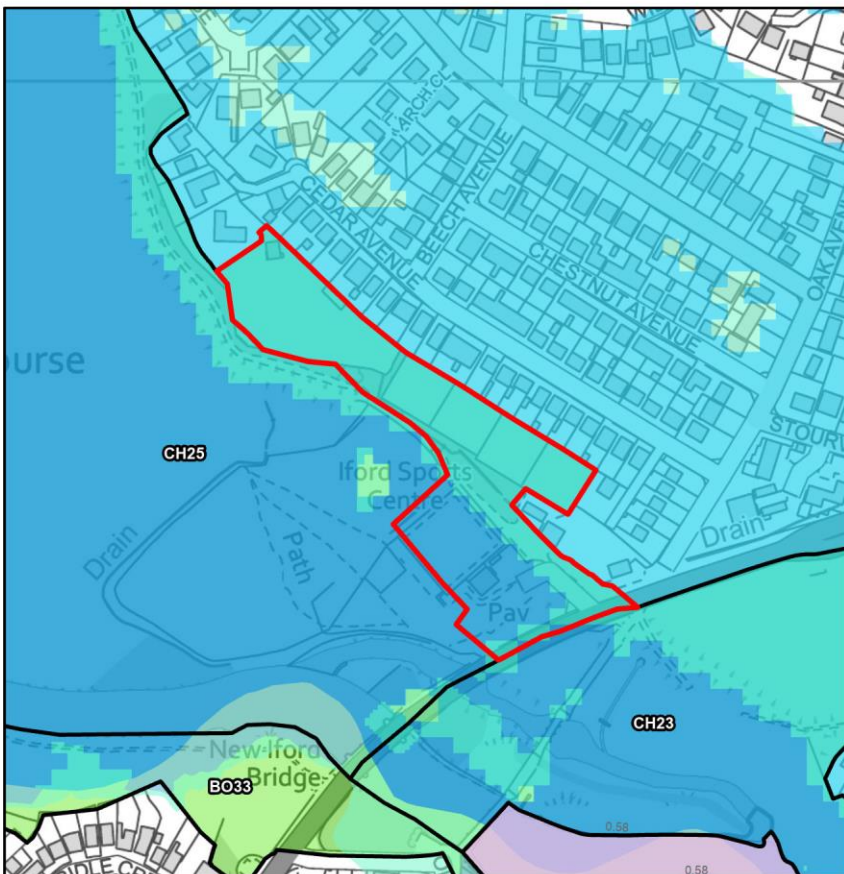
Contribution: Equal

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

# Contribution of land in CH24



- CH24
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Potential SPA
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH24

## Parcel location and openness

Parcel size: 1.92ha

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

Land is open and consists of several commercial buildings and a residential garden. However, this development is not large enough in scale to impact openness. Tennis courts are also located within the parcel, however, these are 'appropriate development' in the Green Belt and therefore do not impact openness.

## Distinction between parcel and inset area

The garden boundary to the north of the parcel is only a weak boundary feature, creating little separation from Christchurch. The parcel is in close proximity to the inset area and has some degree of containment by urban development, with views that are dominated by the urban area. Overall there is weak distinction between the parcel and the urban area.



# CH24

## Contribution to the Green Belt purposes

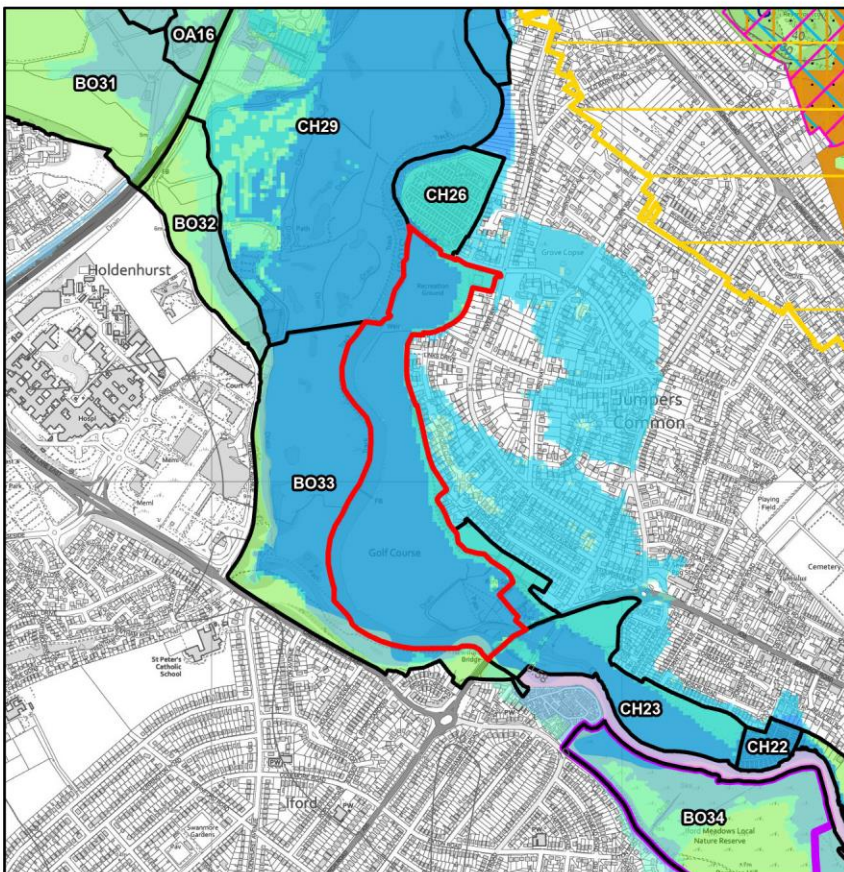
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Moderate  
Land is open but is adjacent to Christchurch/Highcliffe, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is open, and although the River Stour is a significant separating feature it lies in a gap which is very narrow and which maintains clear separation between Christchurch/Highcliffe and Bournemouth. Although the settlement gap is very fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively weak  
Land is open but is characterised by uses, including tennis courts, which are associated with the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

## CH24

Contribution: Equal

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

# Contribution of land in CH25



- CH25
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Potential SPA
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH25

## Parcel location and openness

Parcel size: 23.12ha

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

Land is open, comprising of a golf course and a recreational sports ground located in the north of the parcel. These are 'appropriate development' in the Green Belt and therefore do not impact openness.

## Distinction between parcel and inset area

Although the parcel is in close proximity to Christchurch and has some degree of containment by urban development, neither the countryside nor the urban area dominates views. The garden boundaries to the east of the parcel are only a weak boundary feature, creating little separation from the inset area. However, the sloping landform within the parcel provides some distinction from the settlement. Overall there is moderate distinction between the parcel and the urban area.

# CH25

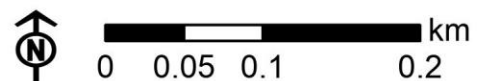
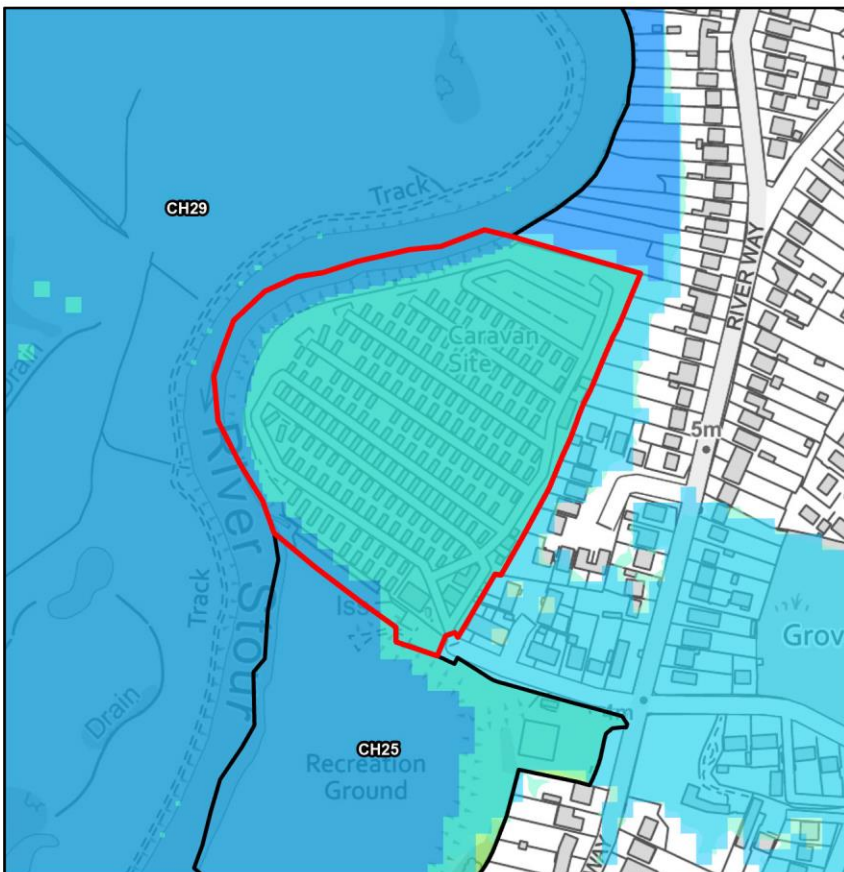
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Relatively strong  
Land is open and is adjacent to Christchurch/Highcliffe, part of the large built-up area of the South East Dorset conurbation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Strong  
Land is open, and although the River Stour is a significant separating feature which maintains clear separation between Christchurch/Highcliffe and Bournemouth, it lies in a gap which is very narrow. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Moderate  
Land is open and is characterised by uses, including a recreational sports ground, which are associated with the urban area and diminish the extent to which it is perceived as countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively weak  
Land lacks any visual relationship with the historic core around the Priory, and there is intervening modern development, but it forms part of the setting of the approach along the River Stour. Overall the area makes a relatively weak contribution to preserving the setting and special character of Christchurch.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in CH26



-  CH26
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b



# CH26

## Parcel location and openness

Parcel size: 4.55ha

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

Land is relatively open but has some limited urbanising development within it, consisting of a static caravan park.

## Distinction between parcel and inset area

Although the parcel is not contained by urban development, it is in close proximity to Christchurch and is dominated by views of the urban area. The garden boundaries to the east of the parcel are only a weak boundary feature, creating little separation from the settlement. Overall there is weak distinction between the parcel and the urban area.

# CH26

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Relatively weak  
Land is relatively open but has some limited urbanising development within it and is adjacent to Christchurch/Highcliffe, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a relatively weak contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively weak  
Land is relatively open but has some limited urbanising development within it. The parcel lies in a gap which is narrow, but which maintains clear separation between Christchurch/Highcliffe and Bournemouth. and has some significant separating features including the River Stour and the A338 transport corridor. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively weak  
Land is relatively open but has some limited urbanising development within it. This is washed over development in the countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of



## CH26

derelict and other urban land:

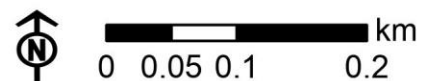
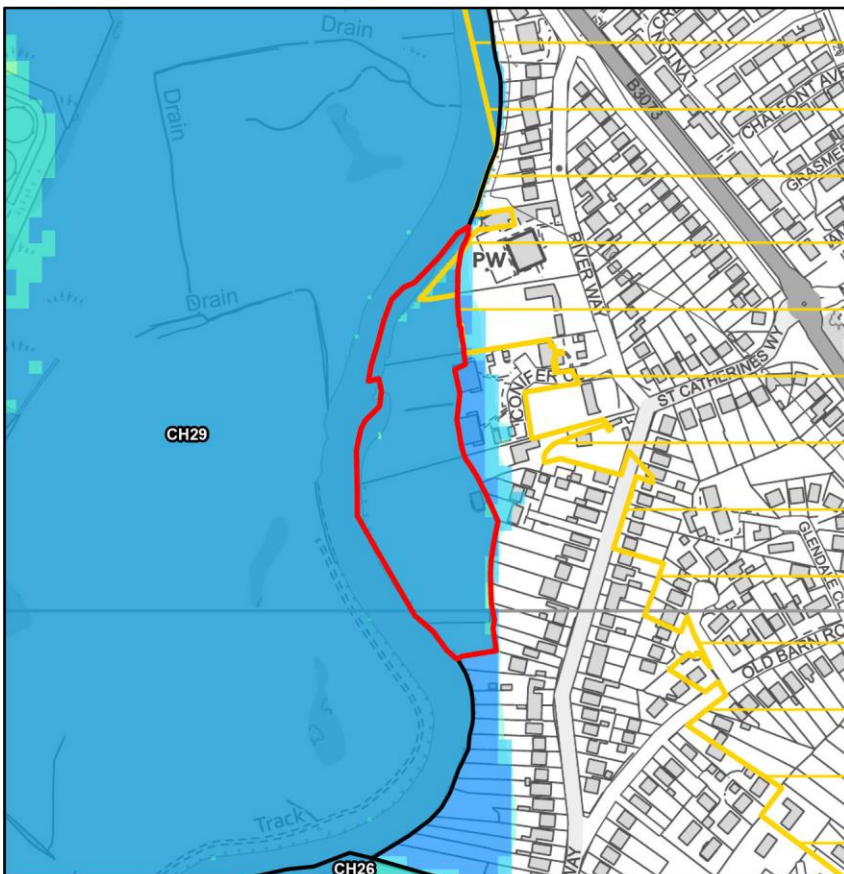
Contribution: Equal

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

# Contribution of land in CH27



-  CH27
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b



# CH27

## Parcel location and openness

Parcel size: 2.12ha

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

Land is open, comprising of residential gardens and public open space. A residential building is located in the south of the parcel; however, this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

Although the parcel is not contained by urban development, it is in close proximity to Christchurch and is dominated by views of the urban area. The garden boundaries to the east of the parcel are only a weak boundary feature, creating little separation from the settlement. Overall there is weak distinction between the parcel and the urban area.

# CH27

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Moderate  
Land is open and is adjacent to Christchurch/Highcliffe, part of the large built-up area of the South East Dorset conurbation. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
Land is open and lies in a gap which is narrow, but which maintains clear separation between Christchurch/Highcliffe and Bournemouth. and has some significant separating features including the River Stour and the A338 transport corridor. Although the settlement gap is fragile, there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively weak  
Land is open and is characterised by uses, including residential gardens, which are associated with the urban area and diminish the extent to which it is perceived as countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
Although Christchurch is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

## CH27

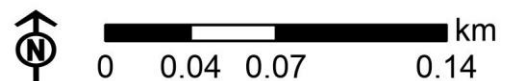
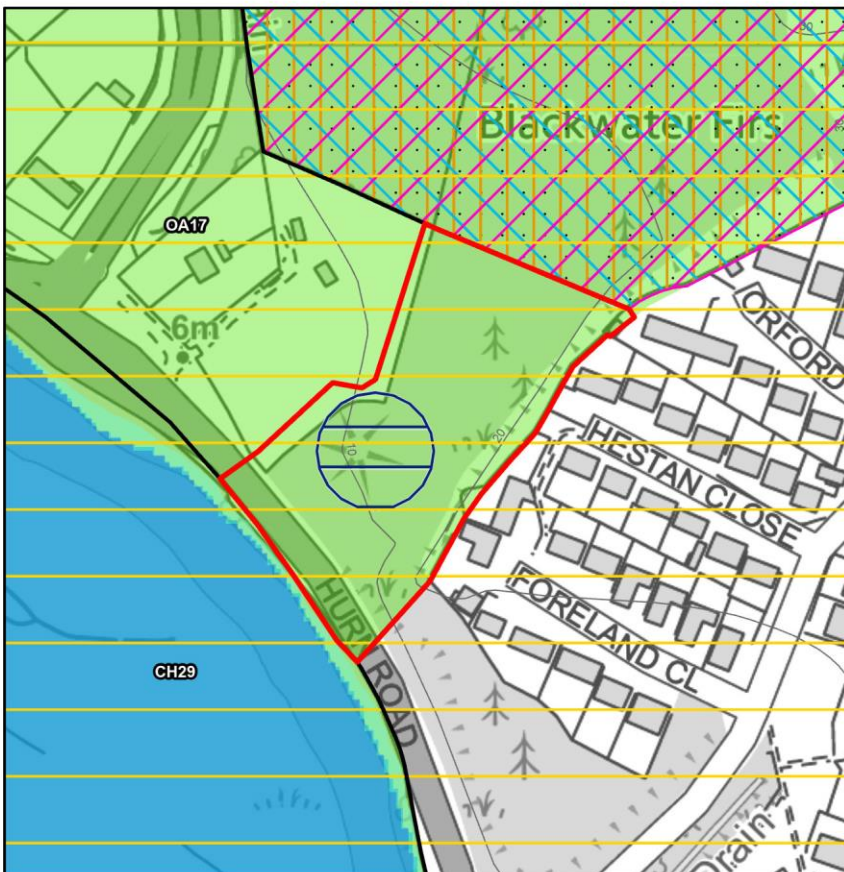
Contribution: Equal

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

# Contribution of land in CH28



- CH28
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b



# CH28

## Parcel location and openness

Parcel size: 1.27ha

The parcel is located on the northern edge of Christchurch, adjacent to the River Stour. Christchurch, together with Highcliffe, are part of the large built-up area and are a town. Christchurch is also considered to be a historic town. There is a Scheduled Monument, a round barrow, in the centre of the parcel.

Land is open, comprising of woodland.

## Distinction between parcel and inset area

Although the parcel is in close proximity to the inset area, land cover is very prominent, making it significantly different from Christchurch, with St Catherine's Hill Camp and Round Barrows Scheduled Monument providing more distinction from the inset area. The tree cover within the parcel is a strong boundary feature creating separation from the settlement. In addition, the parcel is not contained by urban development and is dominated by views of open countryside. Overall there is very strong distinction between the parcel and the urban area.

# CH28

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Strong  
Land is open and is adjacent to Christchurch/Highcliffe, part of the large built-up area of the South East Dorset conurbation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
Land is open and in a wide gap between Ferndown/West Parley and Christchurch. Urbanising development at Bournemouth Airport reduces the perceived countryside gap but woodland around Hurn and the Moors River are significant separating features. Although the settlement gap is robust, there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively weak  
Land forms part of the wooded setting to the north of Christchurch, but is distant from the historic core, and modern development lies beyond it, weakening its boundary role. Overall the area makes a relatively weak contribution to preserving the setting and special character of Christchurch.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

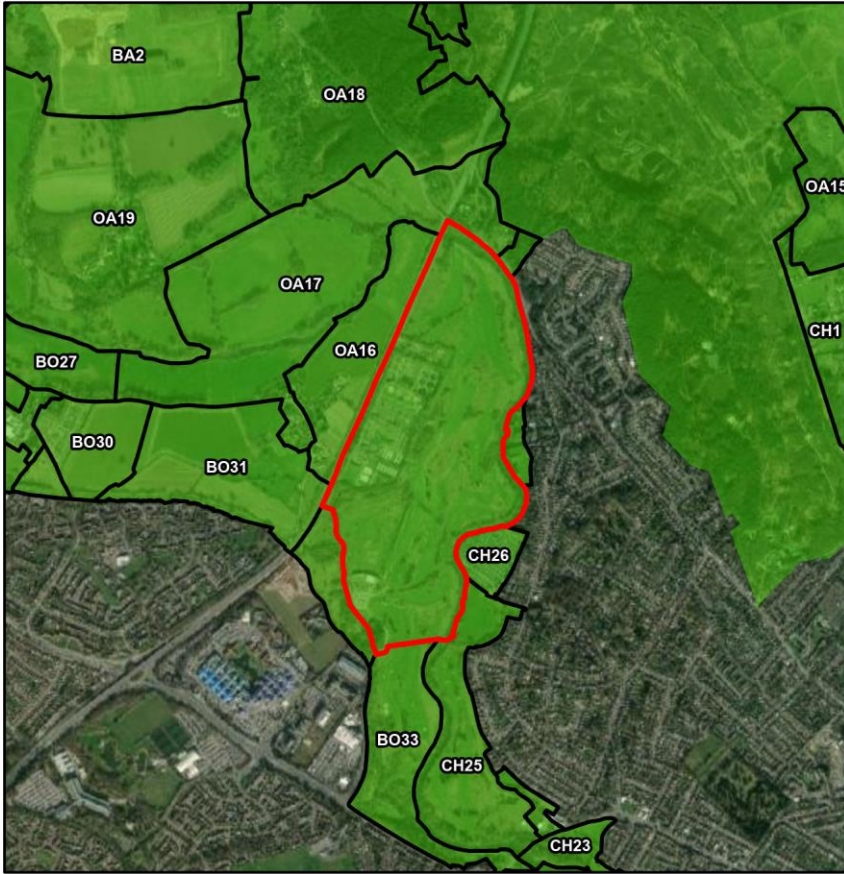


## CH28

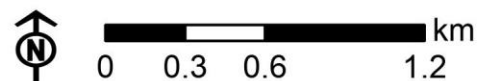
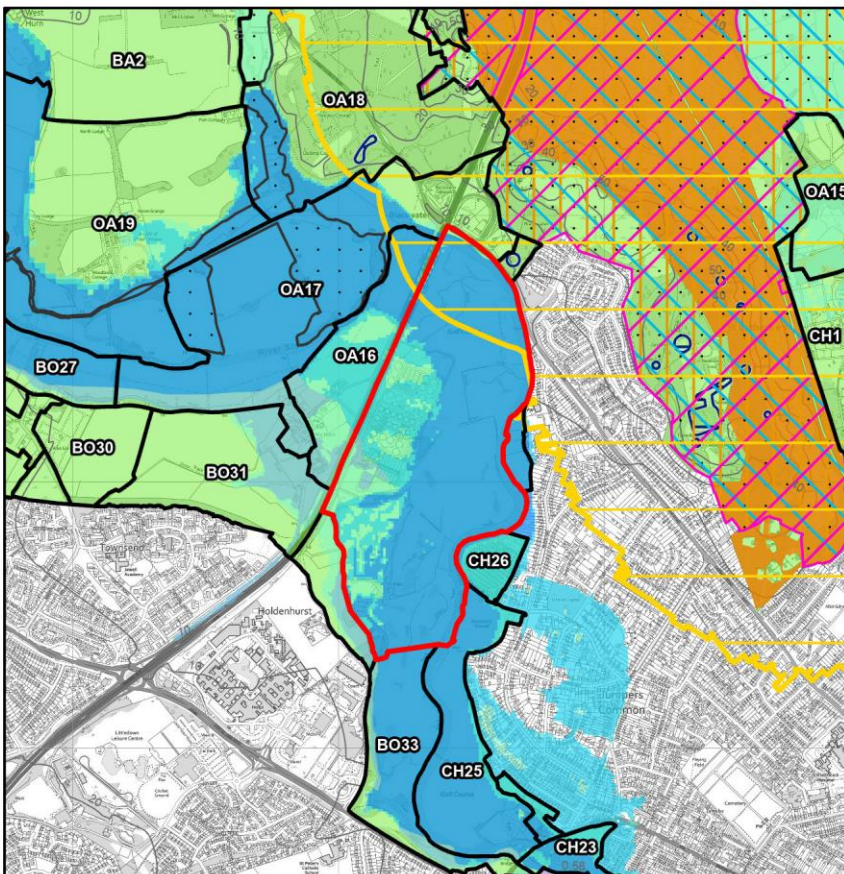
Contribution: Equal

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

# Contribution of land in CH29



- CH29
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Potential SPA
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3
- Flood Zone 3a
- Flood Zone 3b



# CH29

## Parcel location and openness

Parcel size: 75.68ha

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

Land is open and is dominated by a golf course, with associated buildings located in the south of the parcel. These are 'appropriate development' within the Green Belt and therefore do not impact openness. A sewage treatment works is located in the north of the parcel. However, this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

The parcel extends a significant distance from Christchurch and the River Stour is a strong boundary feature creating separation from the inset area. In addition, the parcel is not contained by urban development and open countryside dominates views. Overall there is very strong distinction between the parcel and the urban area.

# CH29

## Contribution to the Green Belt purposes

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

Contribution: Strong

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

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

Contribution: Strong

Land is open and lies in a gap which is narrow, but which maintains clear separation between Christchurch/Highcliffe and Bournemouth and has some significant separating features including the River Stour and the A338 transport corridor. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.

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

Contribution: Strong

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

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

Contribution: Moderate

Land lies to the west of the Stour, which is a key historic boundary feature to Christchurch, but is distant from the historic core of the town. Land in the western part of the parcel, closer to Bournemouth, makes a weaker contribution. Overall the area makes a moderate contribution to preserving the setting and special character of Christchurch.

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

## CH29

Contribution: Equal

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