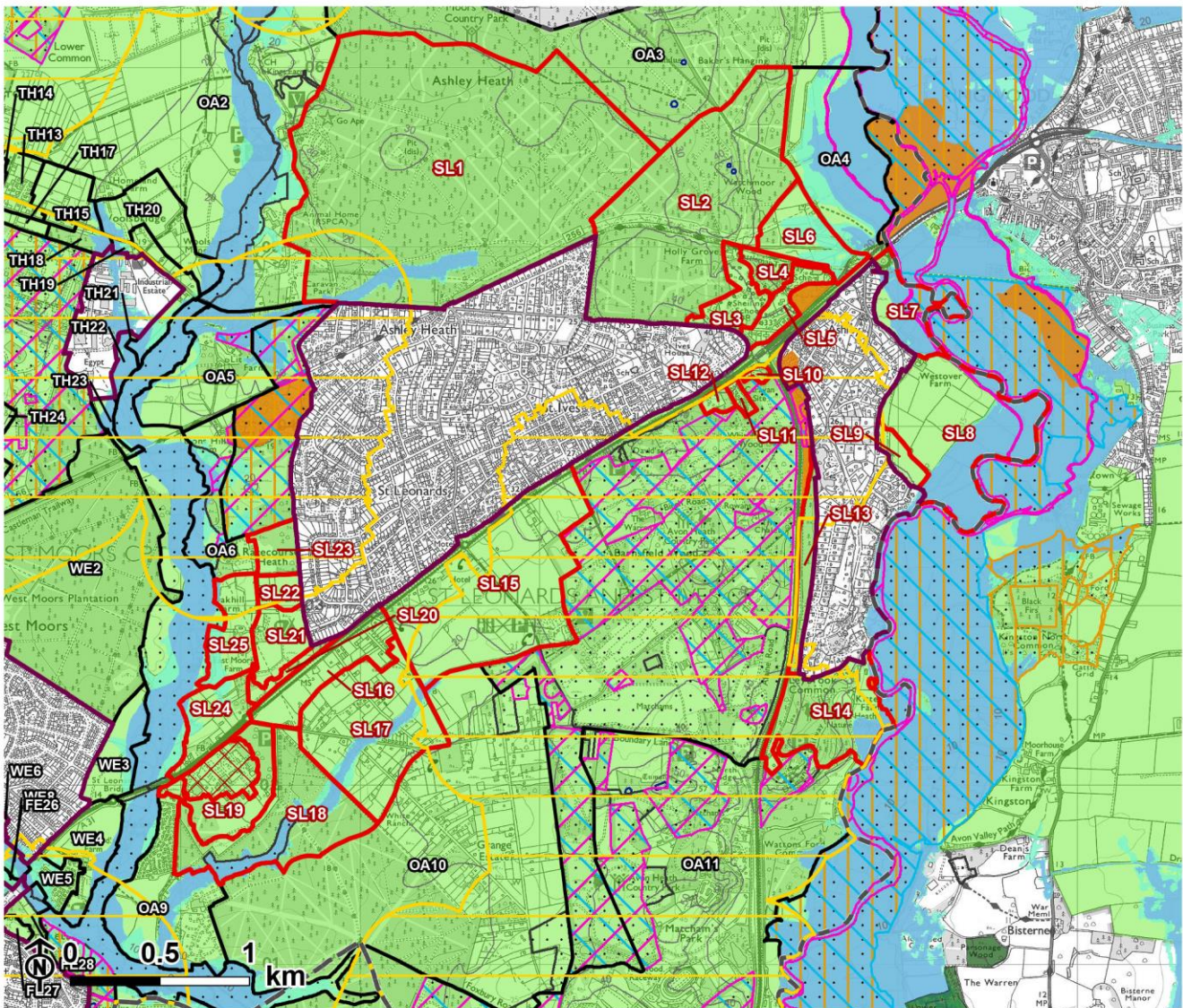


Appendix B
Detailed Stage 1
Contribution
Assessments:
St Leonards and
St Ives - Part 1

St Leonards and St Ives



- - - Local Authority boundary

— Inset area

Green Belt

St Leonards and St Ives parcel

Neighbouring parcel

No openness

Absolute constraints

Special Area of Conservation

Special Protection Area

Ramsar

Site of Special Scientific Interest

Ancient Woodland Inventory

Scheduled monument

CROW Registered Common Land



Potential constraints

Flood zone 3

Flood zone 2

400m Heathland Area

Map Copyright Information

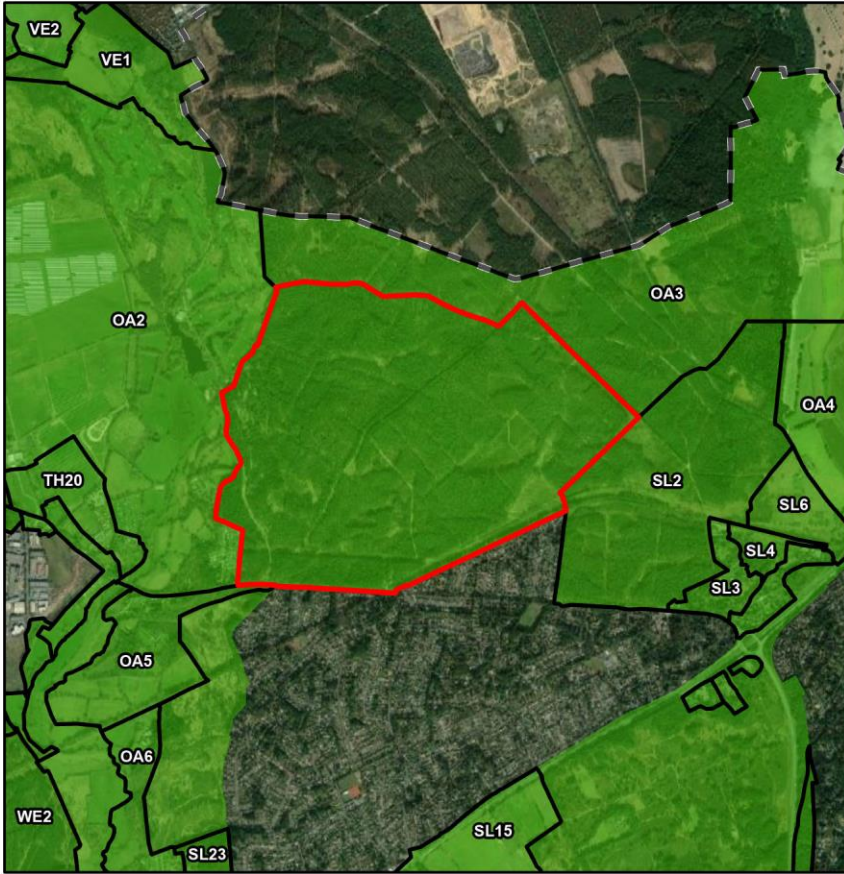
© Crown copyright and database rights 2020 Ordnance Survey 0100060963
© Natural England copyright 2020. © Historic England 2020. © Environment Agency copyright and database rights (2020). © Ordnance Survey Crown copyright. Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, AeroGRID, IGN, and the GIS User Community.

Components of contribution assessment

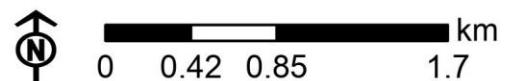
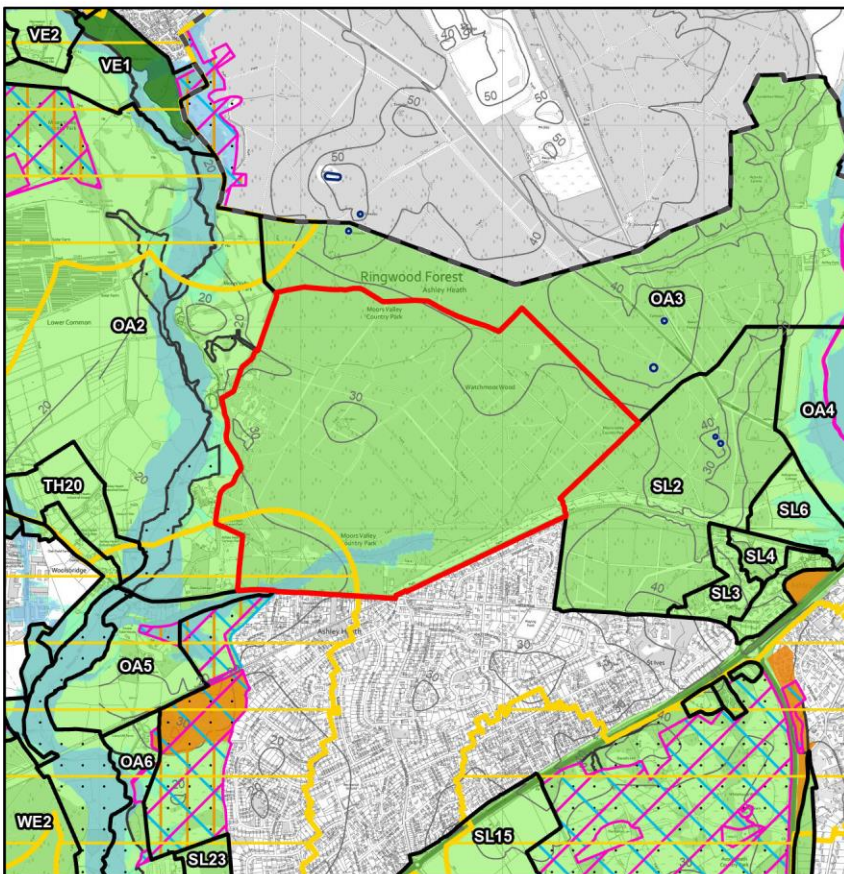
The analysis of contribution to the Green Belt purposes considers:

- 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 SL1



- SL1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SL1

Parcel location and openness

Parcel size: 228.54ha

The parcel is located on the northern edge of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Forested land at Ashley Heath.

Distinction between parcel and inset area

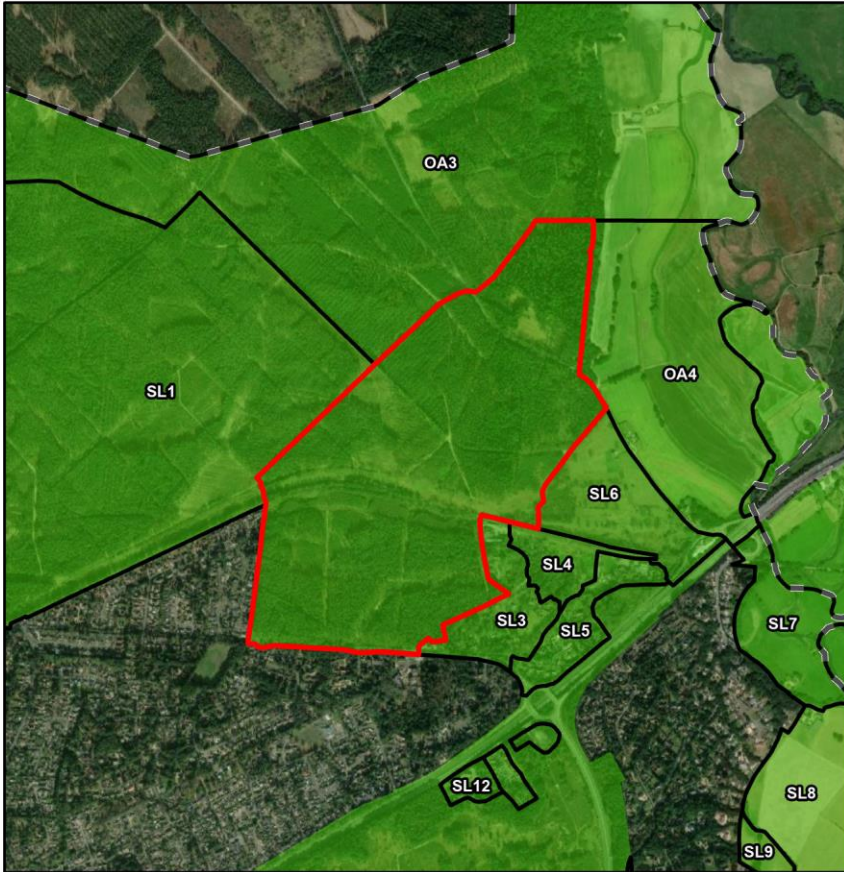
Land cover is woodland and therefore very prominent, making it significantly different from the inset area. The woodland nature of the parcel also means that there is a strong boundary creating separation from the inset settlement. Land is not contained by urban development and views are dominated by open countryside. Land extends a significant distance from the urban area. Overall there is very strong distinction between the parcel and the urban area.

SL1

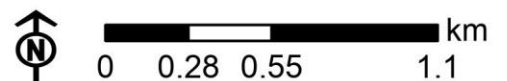
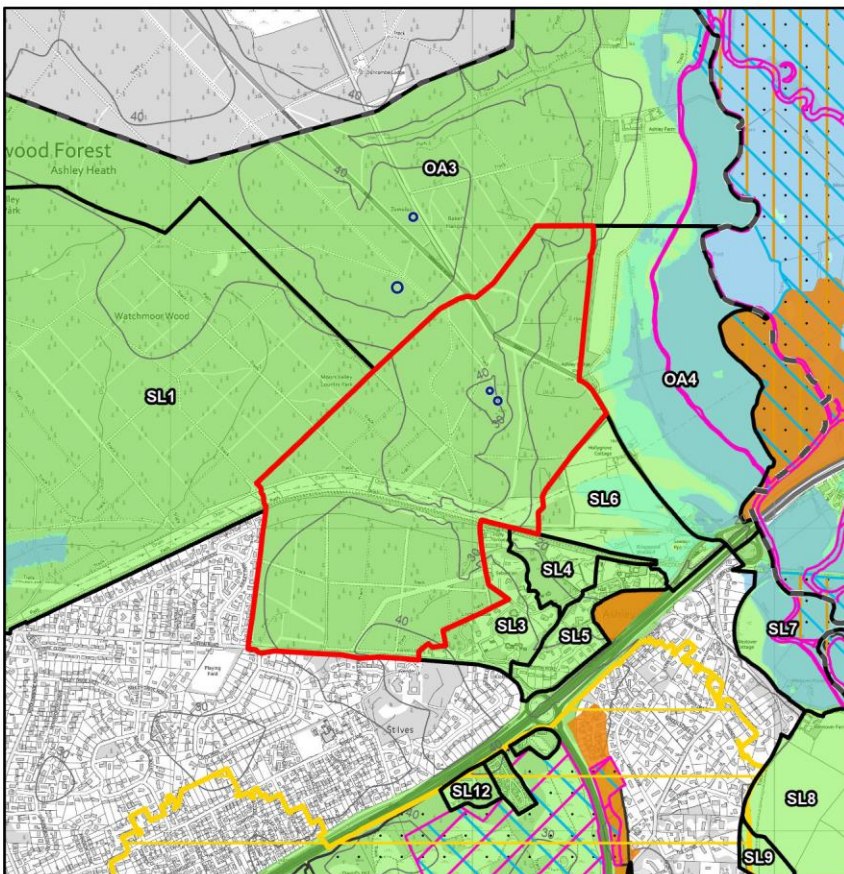
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and lies in a wide gap between St Leonards and Verwood to the north, with some significant separating features, including woodland and multiple field boundaries. 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. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in SL2



- SL2
- 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
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SL2

Parcel location and openness

Parcel size: 96.94ha

The parcel is located on the northern edge of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Forested land at Ashley Heath.

Distinction between parcel and inset area

Land cover is woodland and therefore very prominent, making it significantly different from the inset area. The woodland nature of the parcel also means that there is a strong boundary creating separation from the inset settlement, and views are dominated by open countryside. Land extends a significant distance from the urban area. The northern half of the parcel (north of the Castleman Trailway) is not contained by urban development, and although the southern part does have a degree of containment from the urban edges to the west and south, and washed-over urbanising development to the east, this is not sufficient to diminish the overall very strong distinction between the parcel and the urban area.

SL2

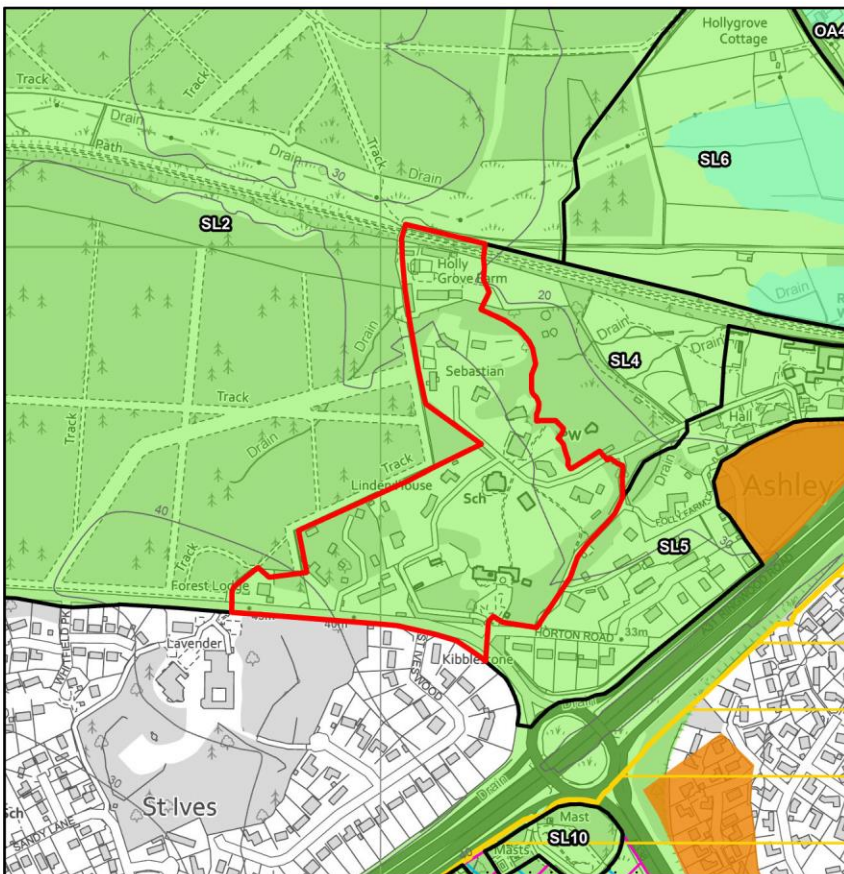
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open and is peripheral to a narrow gap between St Ives and Ringwood. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in SL3



- SL3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2



SL3

Parcel location and openness

Parcel size: 9.6ha

The parcel is located on the northern edge of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Built development at The Sheiling has some urbanising impact but this is quite limited in the western part of the site, where land remains relatively open.

Distinction between parcel and inset area

Although there is considerable tree cover alongside Horton Road, its role as a boundary to the inset area is limited by the extent of development at The Sheiling. There is also inset development to the north of Horton Road further west. The presence of denser development in The Sheiling to the east, and inset development to the east of the A31, means that the parcel has a degree of urbanising containment. However, the extent of tree cover means that urban development does not dominate views. Overall there is moderate distinction between the parcel and the urban area.

SL3

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Relatively weak

Land is relatively open but has some limited urbanising development within it. Land is peripheral to a narrow gap between St Ives and Ringwood. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

The parcel includes washed over development in the countryside but is still relatively open. 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: Weak/No

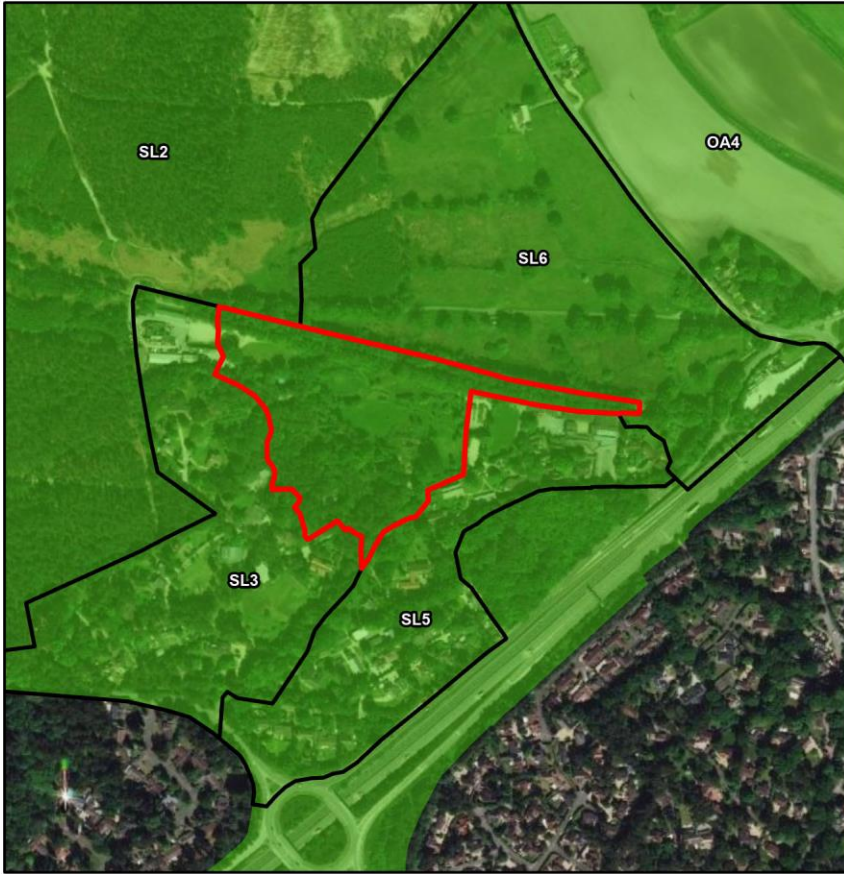
The parcel does not contribute to the setting or special character of any historic towns.

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

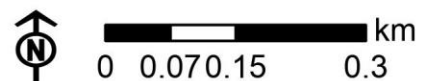
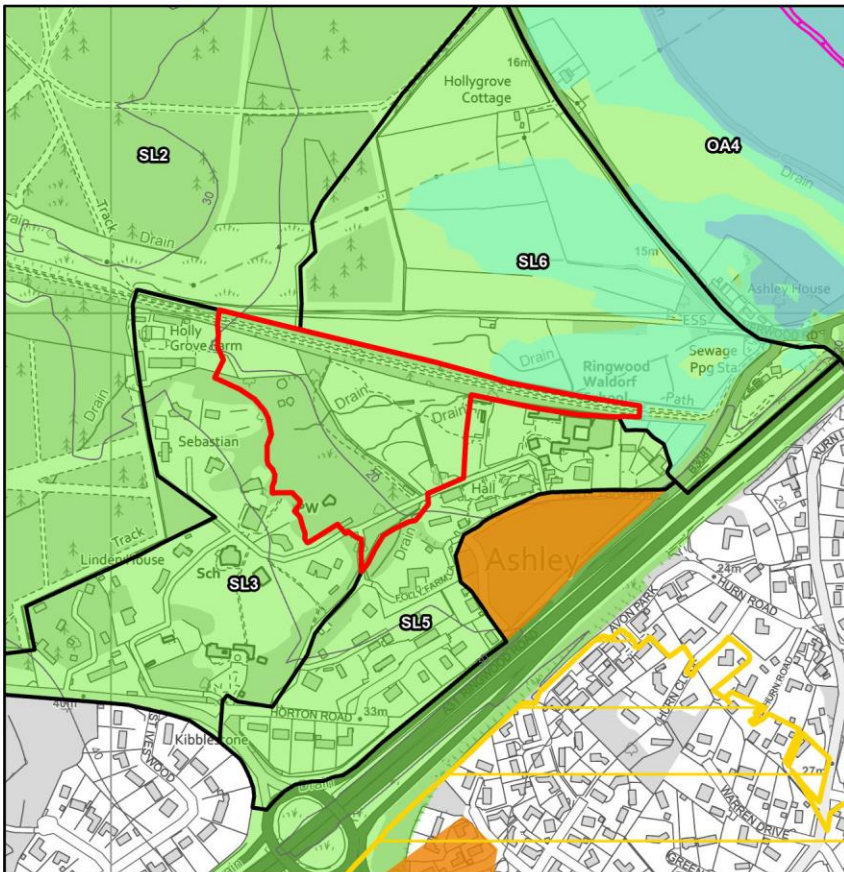
Contribution: Equal

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

Contribution of land in SL4



- SL4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SL4

Parcel location and openness

Parcel size: 5.43ha

The parcel is located to the northwest of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Part of The Sheiling site, but mostly woodland, with some grassland and only a few buildings, which have no significant impact on openness.

Distinction between parcel and inset area

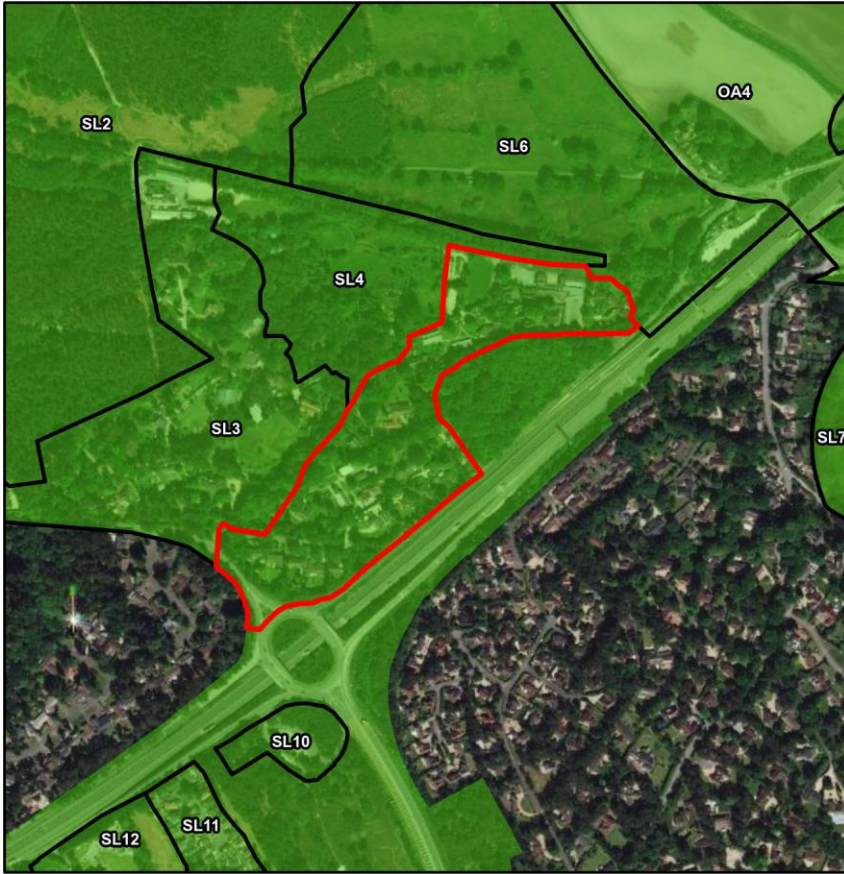
The parcel's tree cover, together with woodland within the more developed parts of The Sheiling, constitutes moderate boundary separation from the inset urban area, and creates some land cover distinction from it. There is some degree of containment from washed over development to the east, south and west, and inset development beyond that, but sufficient openness is retained to limit the impact of this. Therefore, neither the countryside nor the urban area dominates views within the parcel. Overall there is moderate distinction between the parcel and the urban area.

SL4

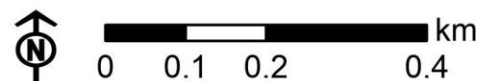
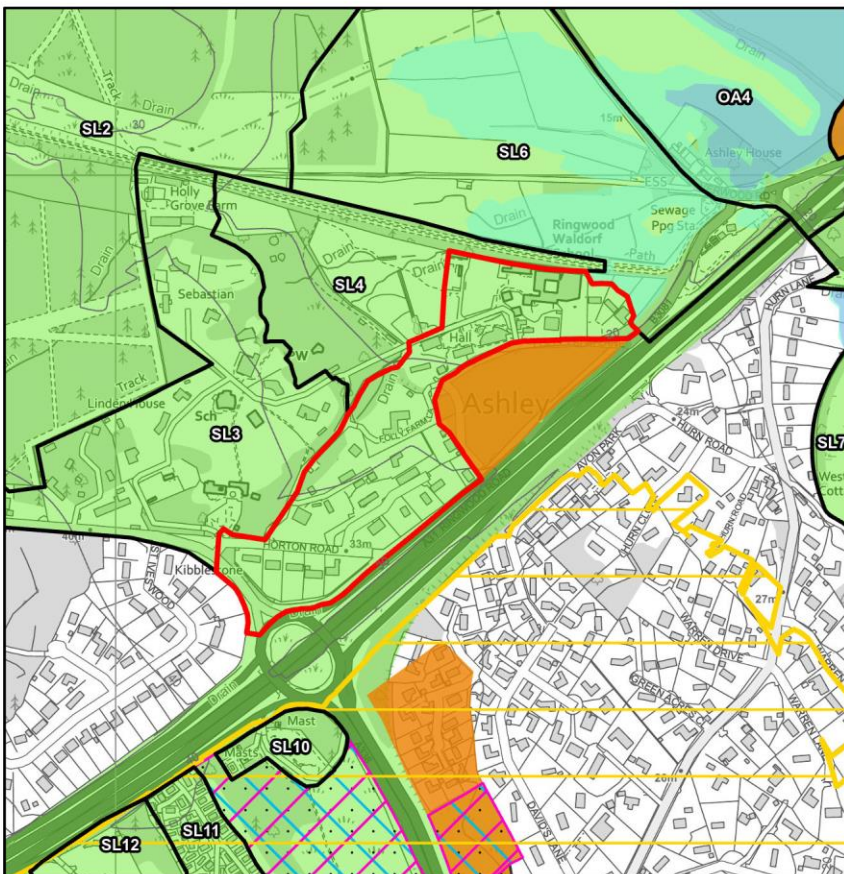
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and peripheral to a narrow gap between St Ives and Ringwood. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in SL5



- SL5
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SL5

Parcel location and openness

Parcel size: 7.43ha

Land is located on the north eastern edge of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The eastern part of The Sheiling is relatively developed, diminishing Green Belt openness.

Distinction between parcel and inset area

Although there is considerable tree cover alongside Horton Road, its role as a boundary to the inset area is limited by the extent of development at The Sheiling. There is also inset development to the north of Horton Road further west. The presence of inset development to the east of the A31, means that the parcel has a degree of urbanising containment. However, the extent of tree cover means that urban development does not dominate views. Overall there is moderate distinction between the parcel and the urban area.

SL5

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. Land is peripheral to a narrow gap between St Ives and Ringwood. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Relatively weak

This is washed over development in the countryside which constitutes a significant amount of urbanising development. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

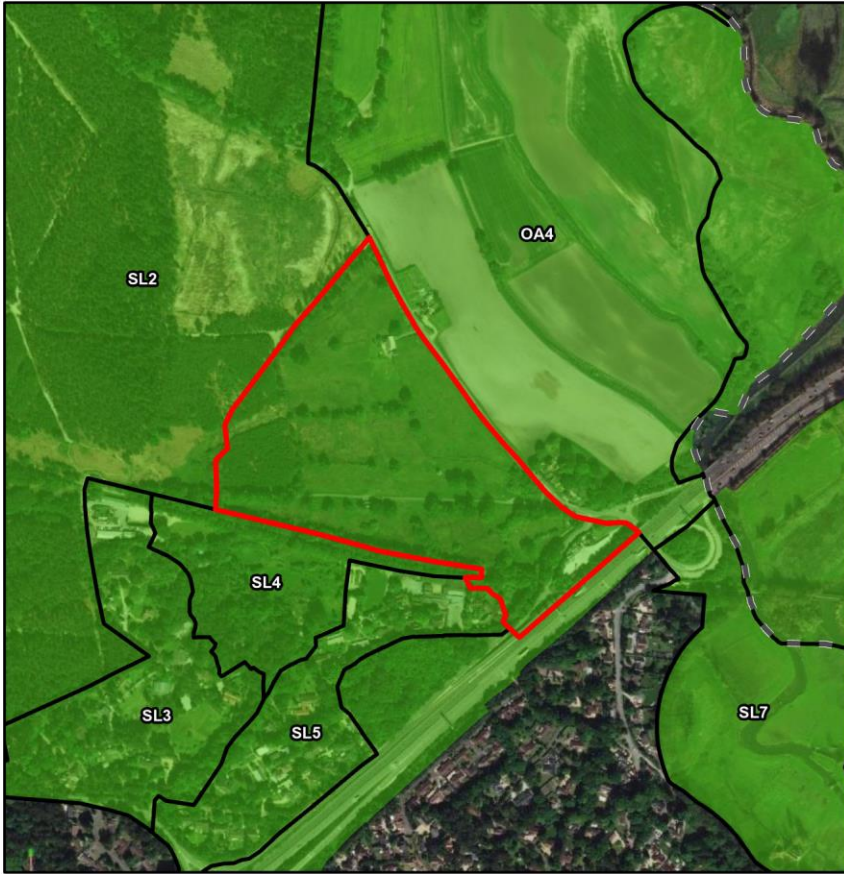
The parcel does not contribute to the setting or special character of any historic towns.

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

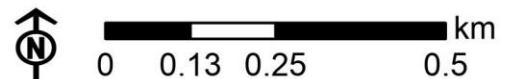
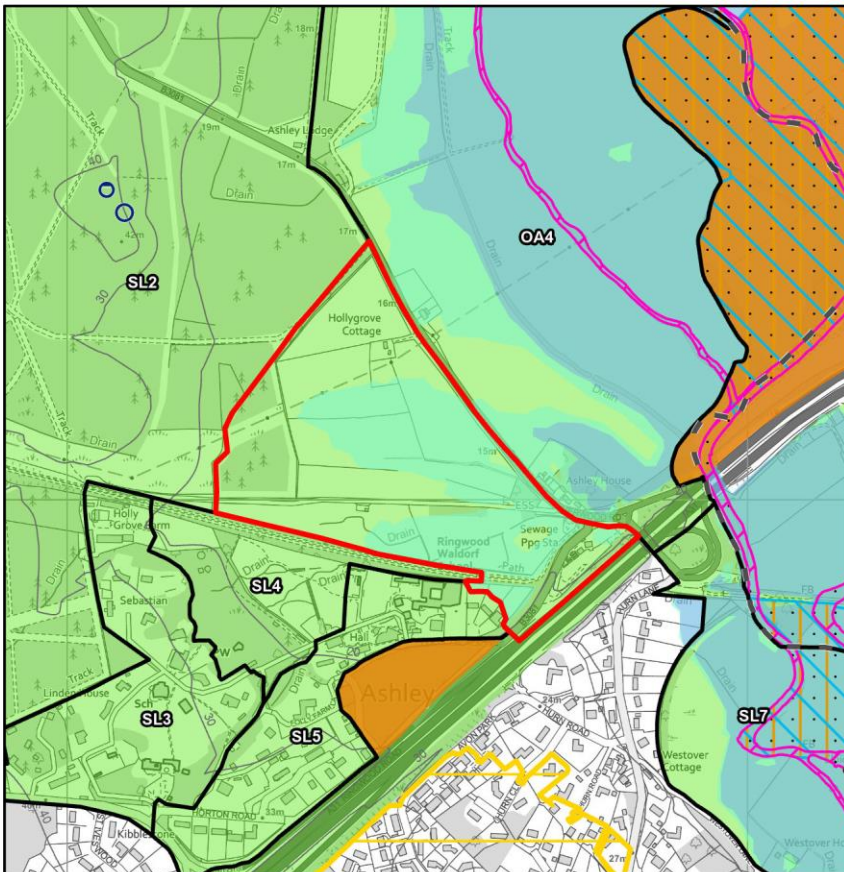
Contribution: Equal

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

Contribution of land in SL6



- SL6
- 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
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SL6

Parcel location and openness

Parcel size: 15.24ha

The parcel is located to the northwest of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of grassland and a single dwelling, which is too isolated to significantly diminish openness.

Distinction between parcel and inset area

Tree cover along the Castleman Trailway to the south, and the A31 dual carriageway to the southeast, provide strong boundaries from the inset settlement. The parcel extends a significant distance from the settlement and is not contained by urban development, and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

SL6

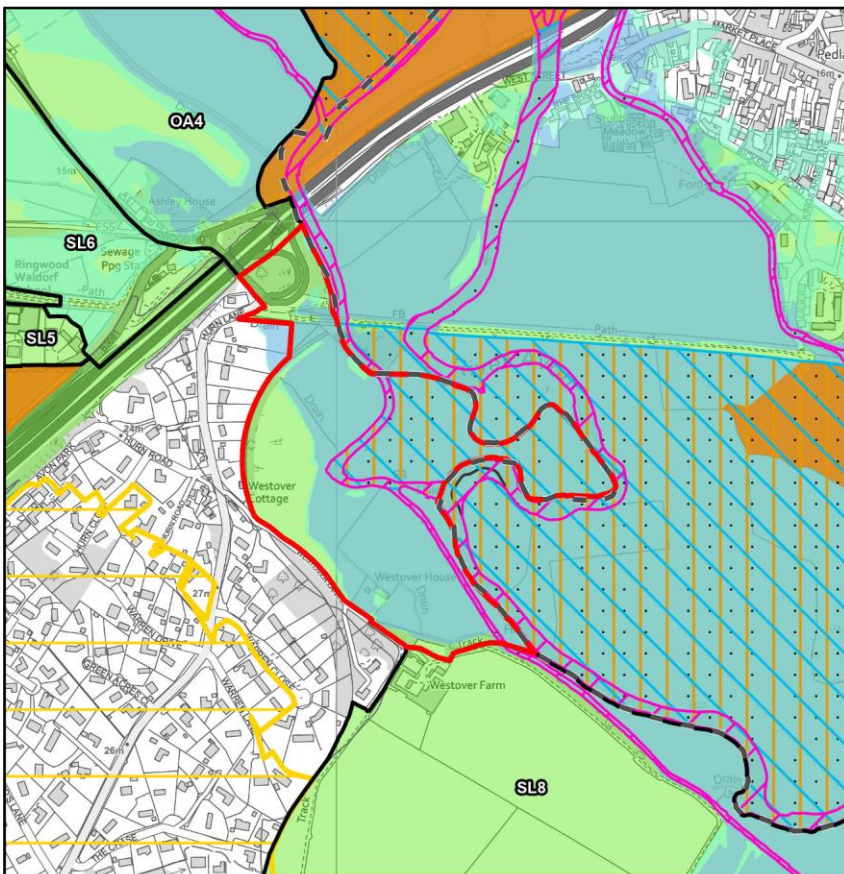
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open and peripheral to a narrow gap between St Ives and Ringwood. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in SL7



- SL7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SL7

Parcel location and openness

Parcel size: 13.13ha

The parcel is located on the eastern edge of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Ringwood, to the east of SL7, is considered to be a historic town. Avon Valley SSSI and Ramsar Site is located to the east of the parcel.

Land is open, comprising of pasture fields and an area of the River Avon floodplain. There is one residential property located in the southeast of the parcel, but this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The tree line at the inset edge is a moderate boundary feature providing separation from the inset area. Neither the countryside nor the urban area dominates views but in relation to the size of the area, urban development is not considered to create significant containment. The area forms part of the distinctive floodplain of the River Avon and there is also a reasonable change in elevation from the higher inset settlement, so landform and landcover are significantly different from the urban area. Overall there is strong distinction between the parcel and the urban area.

SL7

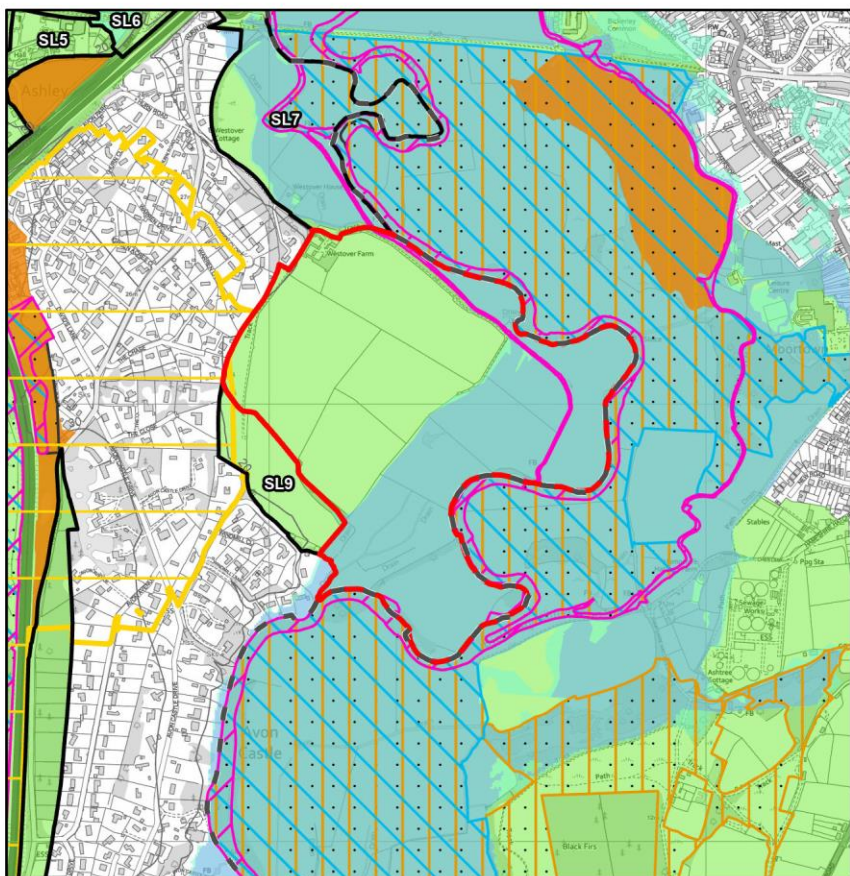
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Strong
Land is open and lies in a gap which is narrow, but which maintains clear separation between St Ives and Ringwood and has some significant separating feature, including the River Avon. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open and countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Relatively weak
Land is part of the peripheral floodplain setting of Ringwood, lacking visual association with the historic core. Overall the area makes a relatively weak contribution to preserving the setting and special character of Ringwood.
- 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 SL8



- SL8
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SL8

Parcel location and openness

Parcel size: 49.66ha

The parcel is located on the eastern edge of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Ringwood, to the east of SL8, is considered to be a historic town. Avon Valley SSSI and Ramsar Site is located to the east of the parcel.

Land is open, comprising of agricultural fields. There are agricultural use buildings in the northern most part of the parcel, but these are considered to be an 'appropriate use' in the Green Belt.

Distinction between parcel and inset area

The garden boundaries at the inset edge are only a weak boundary feature, providing little separation from the inset area, but there is a sharp change in elevation which provides some landform distinction from the inset area. In relation to the size of the area, urban development is not considered to create significant containment and the parcel extends a significant distance from the urban area, with views dominated by the open countryside of the Avon Valley. Overall there is strong distinction between the parcel and the urban area.

SL8

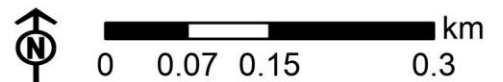
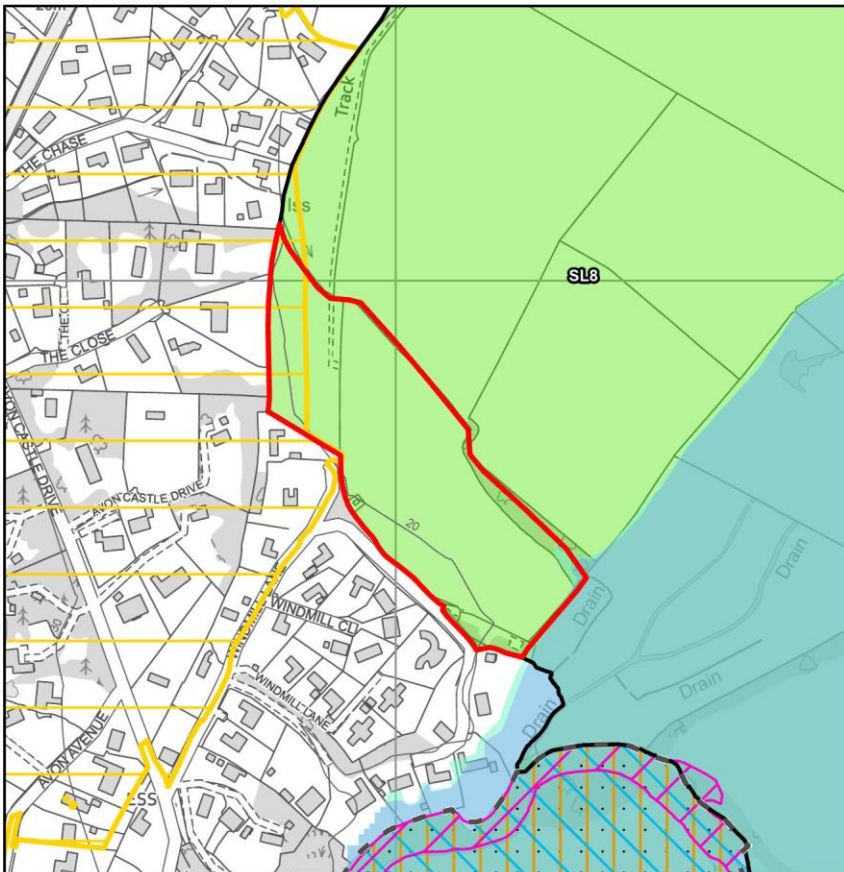
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is open and lies in a moderate gap between St Ives and Ringwood, but there are some significant separating features, including the River Avon. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Relatively weak
Land is part of the peripheral floodplain setting of Ringwood, lacking visual association with the historic core. Overall the area makes a relatively weak contribution to preserving the setting and special character of Ringwood.
- 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 SL9



- SL9
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



SL9

Parcel location and openness

Parcel size: 4.44ha

The parcel is located on the eastern edge of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of two agricultural fields.

Distinction between parcel and inset area

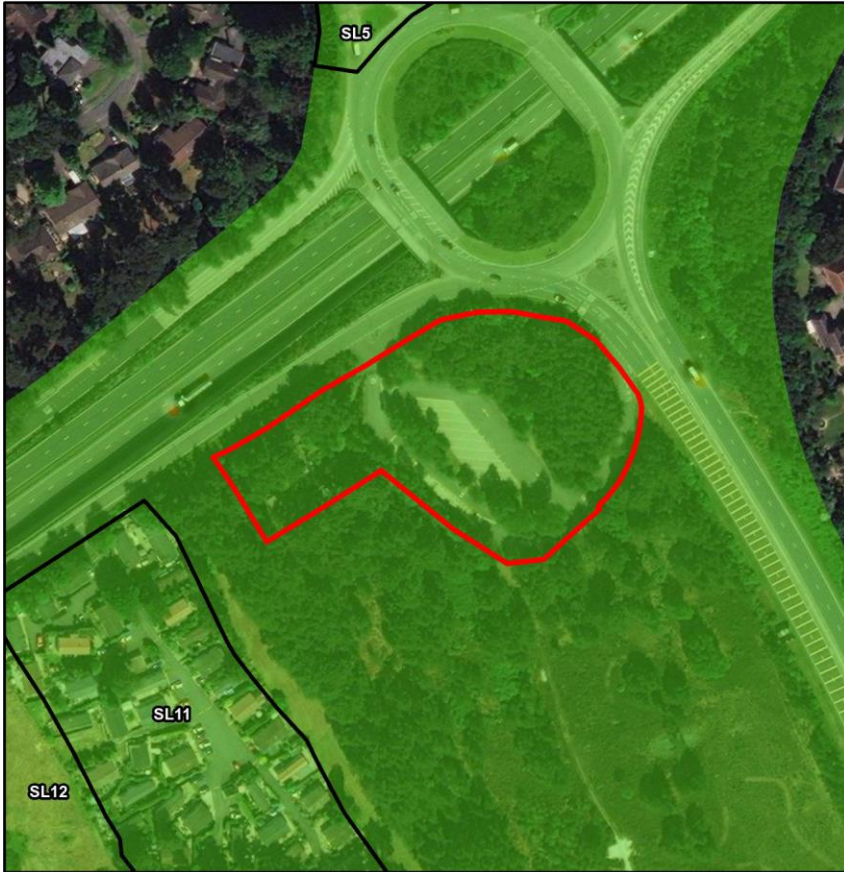
Land is in close proximity to the inset settlement, but tree cover along the urban edge is a moderate boundary feature providing some separation from the inset area, and a sharp change in slope adds some landform distinction from the urban area. The parcel is not contained by urban development, but its proximity to the inset edge and presence of hedgerows to create some visual separation from the wider valley means that neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

SL9

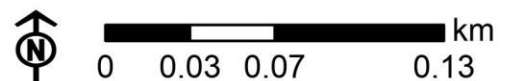
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open lies in a moderate gap between St Ives and Ringwood, but there are some significant separating features, including the River Avon. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in SL10



- SL10
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- CROW Registered Common Land



SL10

Parcel location and openness

Parcel size: 0.97ha

The parcel is located adjacent to the A338, between the western and eastern halves of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. St Leonards and St Ives Heaths SSSI and Dorset Heaths SAC surround the parcel to the south.

A small wooded area and vehicle check point adjacent to the road. There is enough hardstanding to have some limited impact on openness.

Distinction between parcel and inset area

The dual carriageway adjacent to the parcel is a strong boundary feature, providing separation from the inset area and the trees within the parcel also provide some distinction from the inset area in terms of land cover. However, the parcel is in close proximity to the inset settlement and is largely contained, by urban development within the inset settlement to the north and east and by washed-over but urbanising development in park homes site to the west. Tree cover means that neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

SL10

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Land is relatively open but has some limited urbanising development within it. It is located in 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: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in SL11



- SL11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- CROW Registered Common Land



SL11

Parcel location and openness

Parcel size: 1.56ha

The parcel is located on the southern edge of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. St Leonards and St Ives Heaths SSSI and Dorset Heaths SAC surround the parcel to the south.

Sunnyside Park is a park homes site, of sufficient density that it is considered relatively developed, with limited openness.

Distinction between parcel and inset area

The dual carriageway adjacent to the parcel is a strong boundary feature. The parcel is in close proximity to the inset settlement and is partially contained by urban development within the inset settlement to the north and east. The extent of development here means that urbanising influences dominate views. Overall there is moderate distinction between the parcel and the urban area.

SL11

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Weak/No

Land does not lie between neighbouring towns.

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

Contribution: Relatively weak

This is washed over development in the countryside. Land is relatively developed and has a significant amount of urbanising development within it. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

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

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

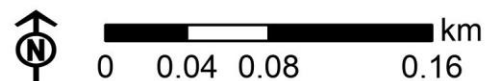
Contribution: Equal

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

Contribution of land in SL12



-  SL12
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Site of Special Scientific Interest



SL12

Parcel location and openness

Parcel size: 1.88ha

The parcel is located on the southern edge of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. St Leonards and St Ives Heaths SSSI and Dorset Heaths SAC surround the parcel to the south.

Two dwellings and their gardens (including outbuildings), with boundary woodland. The development is not large enough in scale to significantly diminish Green Belt openness.

Distinction between parcel and inset area

The dual carriageway adjacent to the parcel is a strong boundary feature. The parcel is in close proximity to the inset settlement and is partially contained by urban development within the inset settlement to the north and east, but there is sufficient tree cover around the site boundaries to maintain a visual connection with countryside. Overall there is moderate distinction between the parcel and the urban area.

SL12

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Weak/No

Land does not lie between neighbouring towns.

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

Contribution: Relatively strong

Although it comprises the grounds of residential dwellings, the land is in a countryside setting. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

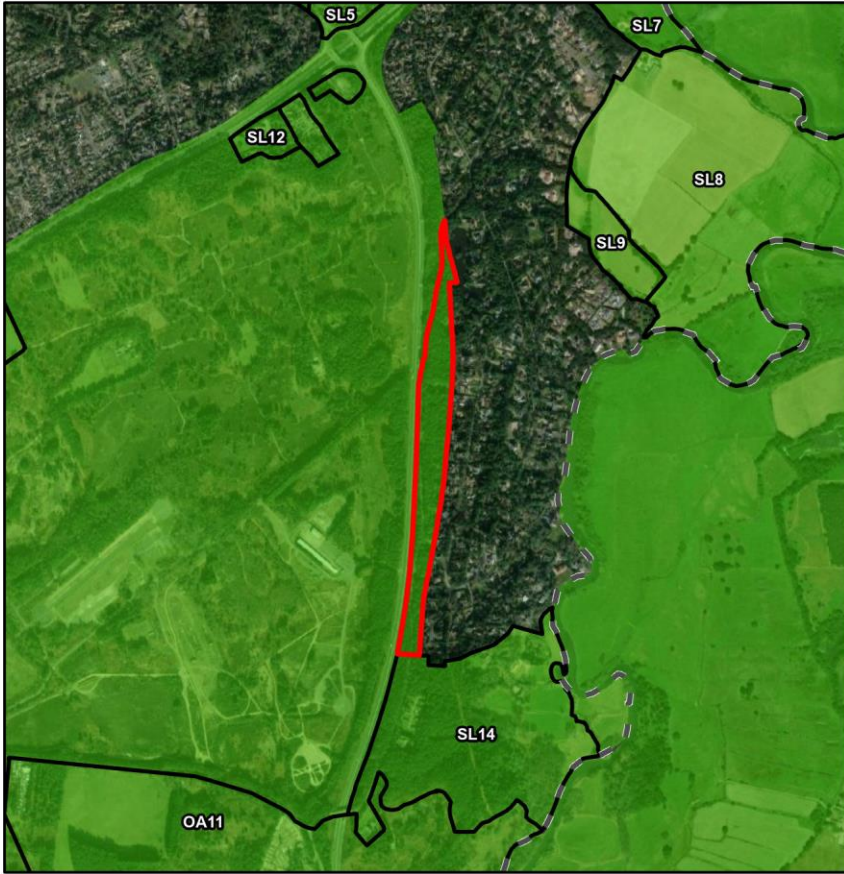
The parcel does not contribute to the setting or special character of any historic towns.

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

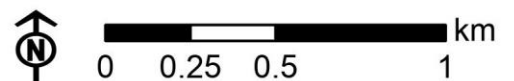
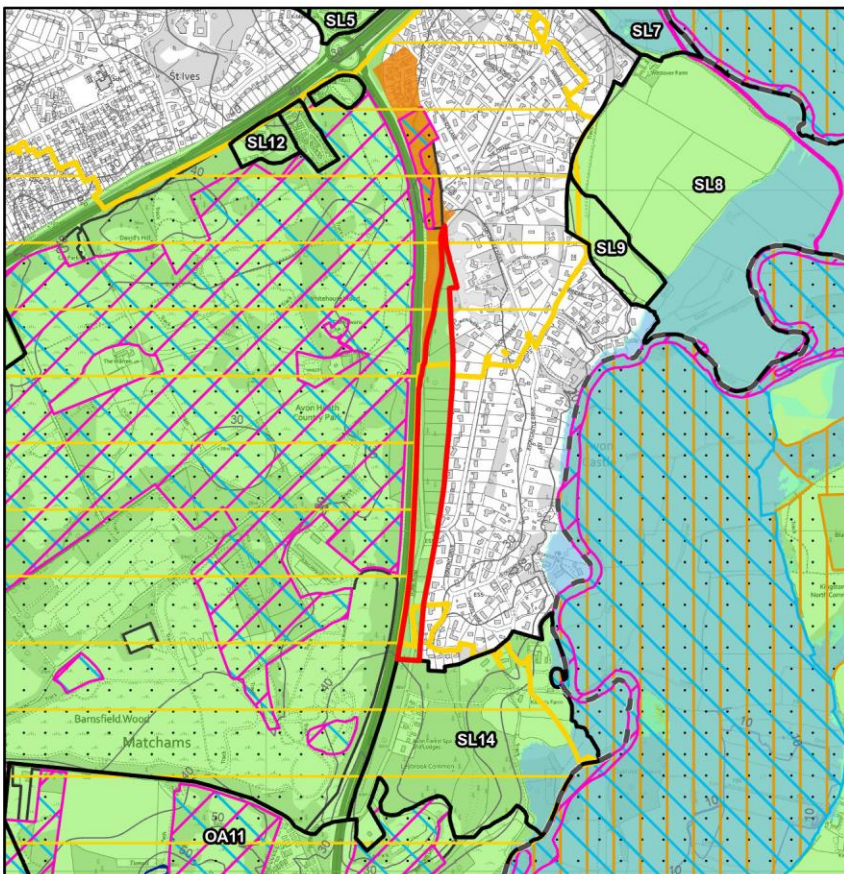
Contribution: Equal

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

Contribution of land in SL13



- SL13
- 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
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SL13

Parcel location and openness

Parcel size: 8.32ha

The parcel is located on the western side of the eastern half of St Ives, adjacent to the A338. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

Land is open, comprising of woodland adjacent to the A338 and some parts of residential gardens.

Distinction between parcel and inset area

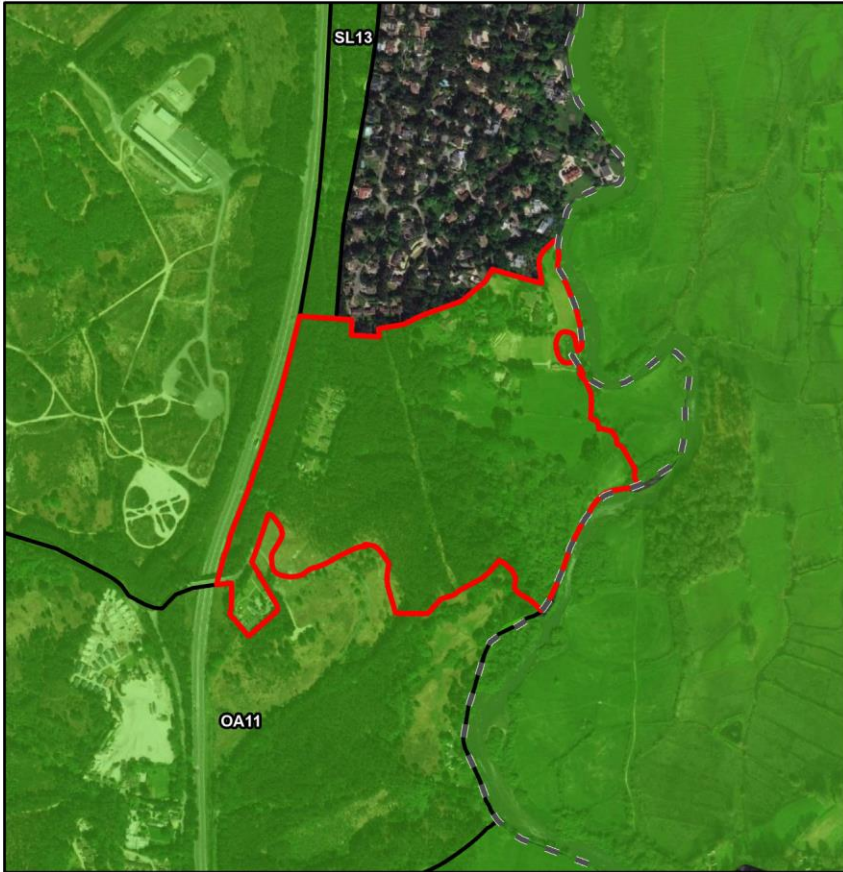
The woodland belt provides a strong boundary feature to the inset area, but the extent to which this can be considered distinct from the urban area is limited by the amount of tree cover in the Avon Castle estate. The parcel is located in close proximity to the inset area and as it is a narrow strip of land it is considered to have some degree of containment between this and the A338. This containment also means that, despite the extent of tree cover, neither the urban area nor countryside dominate views. Overall there is moderate distinction between the parcel and the urban area.

SL13

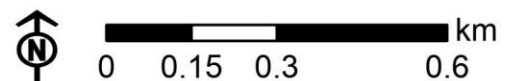
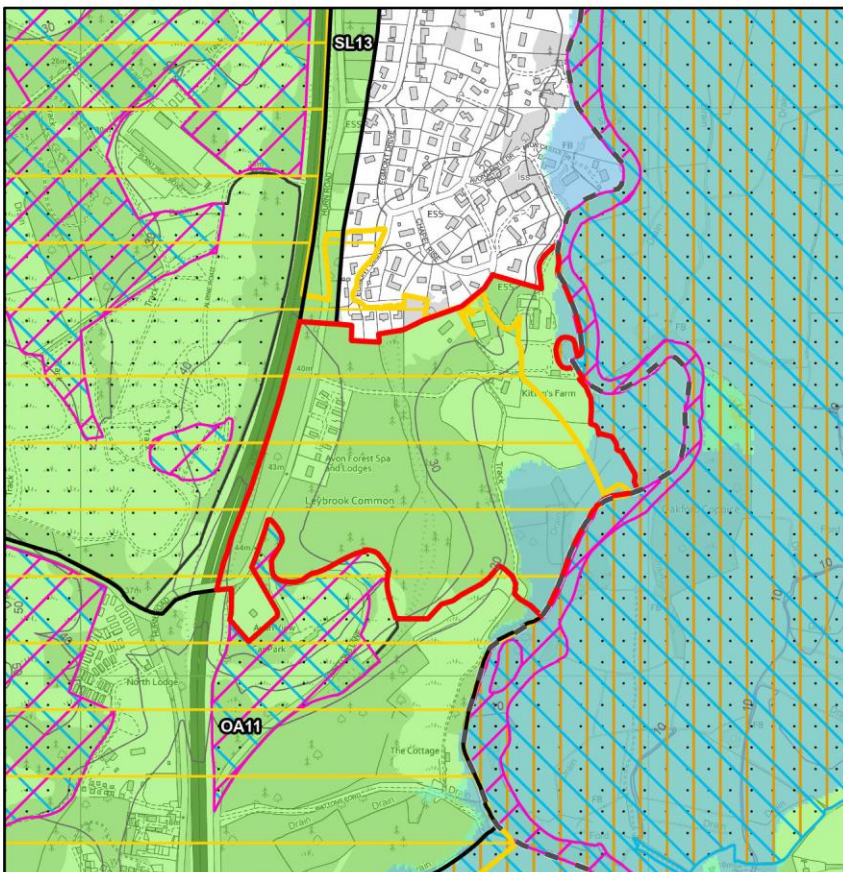
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
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 SL14



-  SL14
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Ramsar
-  Site of Special Scientific Interest
-  Flood Zone 2
-  Flood Zone 3



SL14

Parcel location and openness

Parcel size: 28.48ha

The parcel is located on the south eastern boundary of St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Avon Valley SSSI and Ramsar Site is located to the east of the parcel.

Land is open, comprising of woodland and some agricultural fields in the east of the parcel. There are several residential properties towards the northern edge of the parcel, and a cluster of chalet homes off Hurn Road, but these developments are not large enough in scale to impact openness.

Distinction between parcel and inset area

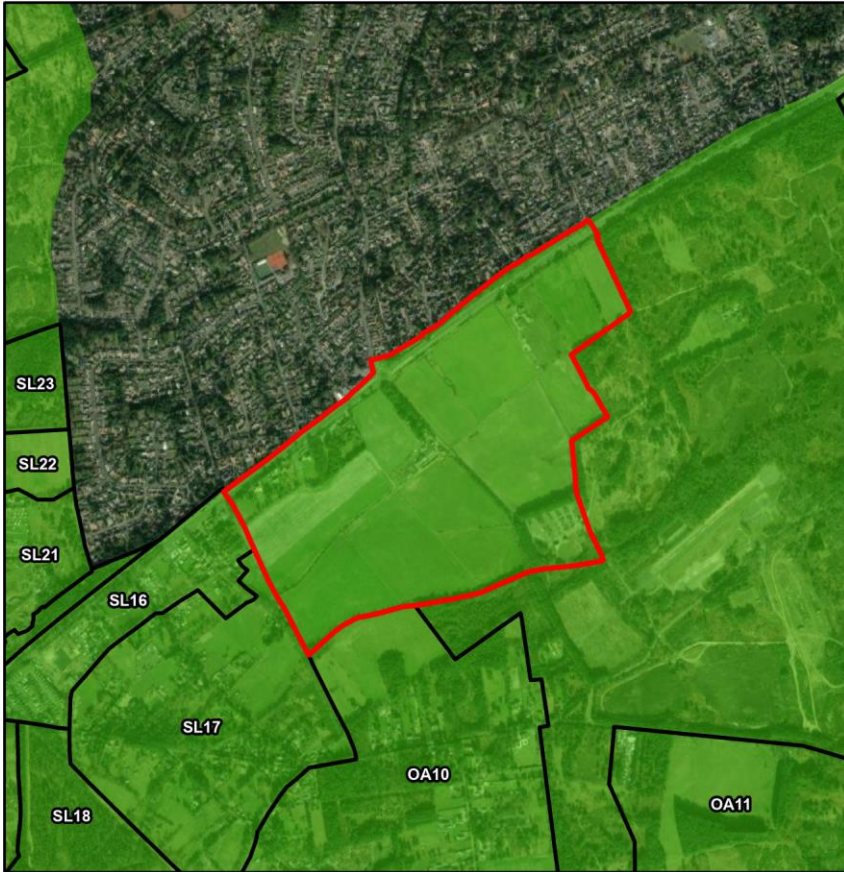
Trees along the inset urban edge do not constitute a significant boundary feature due to the presence of development beyond them, but landform and landcover do add significant distinction, with extensive tree cover to the south and a steep slope down towards the River Avon to the east. The parcel extends a significant distance from the urban area and is not contained by urban development, and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

SL14

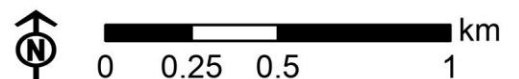
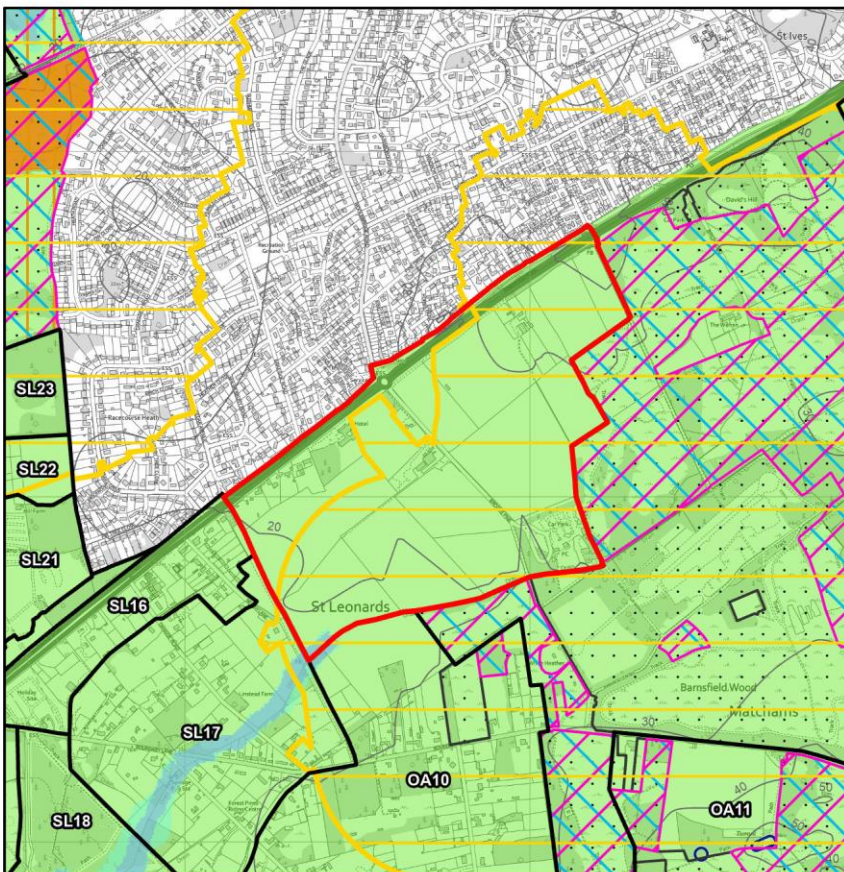
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Strong
Land is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in SL15



- SL15
- 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
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



SL15

Parcel location and openness

Parcel size: 75.77ha

The parcel is located on the southern edge of St Leonards and St Ives. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. St Leonards and St Ives Heaths SSSI and Dorset Heaths SAC are located to the east of the parcel.

Land is open, comprising of agricultural fields and some agricultural use buildings which are considered to be 'appropriate use' in the Green Belt. There are several residential properties in the west of the parcel, but this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The A31 is a strong boundary feature creating separation from St Leonards, and the parcel extends a significant distance from the urban area. As such, visually, the area relates more strongly to the countryside than the urban area. There are two small areas of washed-over but urbanising development adjacent to the parcel - dwellings alongside the A31 and the Avon Heath Country Park visitor facilities, but in relation to the size of the parcel these are not considered to create significant containment. Overall there is very strong distinction between the parcel and the urban area.

SL15

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Relatively weak

Land is open and peripheral to a moderate gap between St Leonards and West Moors to the west. 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 relatively weak contribution to preventing the merging of neighbouring towns.

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

Contribution: Strong

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

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

Contribution: Weak/No

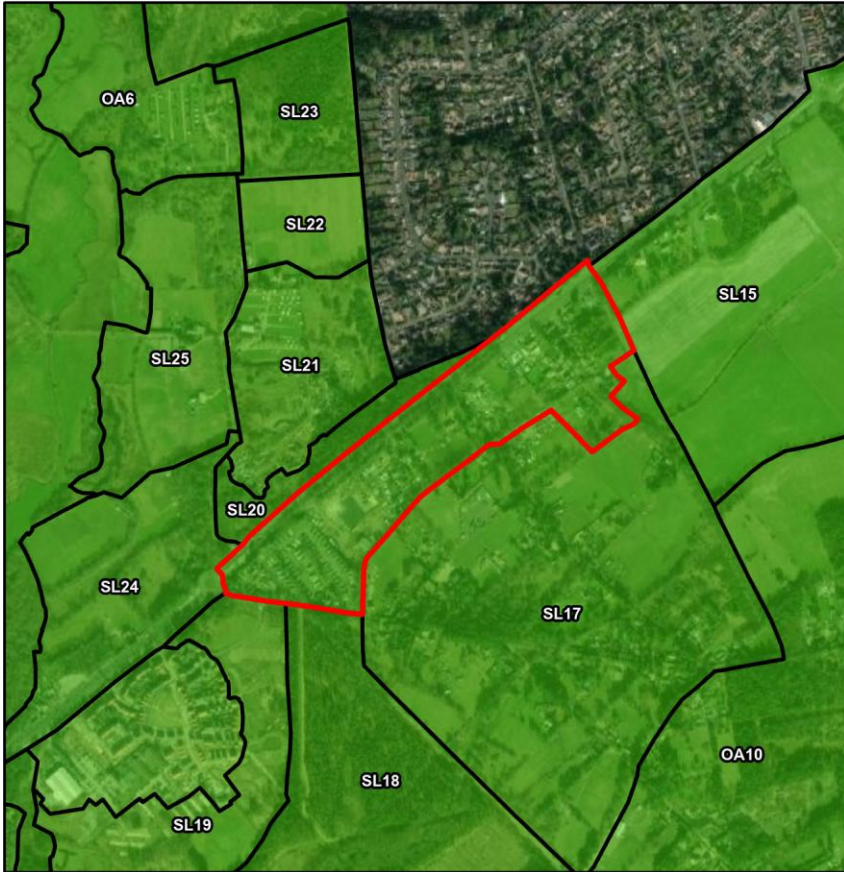
The parcel does not contribute to the setting or special character of any historic towns.

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

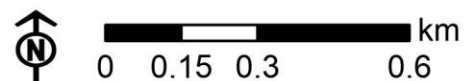
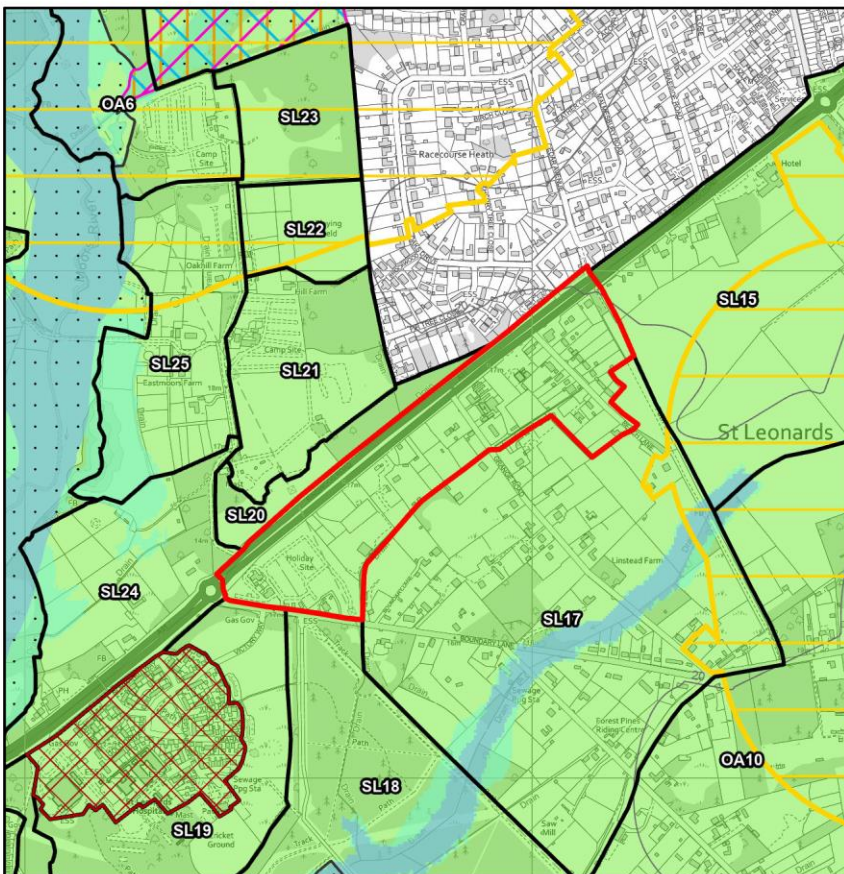
Contribution: Equal

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

Contribution of land in SL16



- SL16
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



SL16

Parcel location and openness

Parcel size: 18.03ha

The parcel is located on the southern edge of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Land adjoining the south of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is relatively developed, including permanent residential development, park homes and commercial uses.

Distinction between parcel and inset area

The dual carriageway and tree cover alongside it form a strong boundary to provide separation from the inset settlement. However, the parcel is largely contained by washed over development which, although not dense enough to constitute strong containment, nonetheless has some urbanising impact. As such, neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

SL16

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Relatively weak

Land is relatively developed and has a significant amount of urbanising development within it. There is a narrow gap between St Leonards and West Moors. Urbanising development reduces gaps but there are some significant separating features, including wooded areas and the River Crane. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

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

Contribution: Relatively weak

This is washed over development in the countryside. Land is relatively developed and has a significant amount of urbanising development within it. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

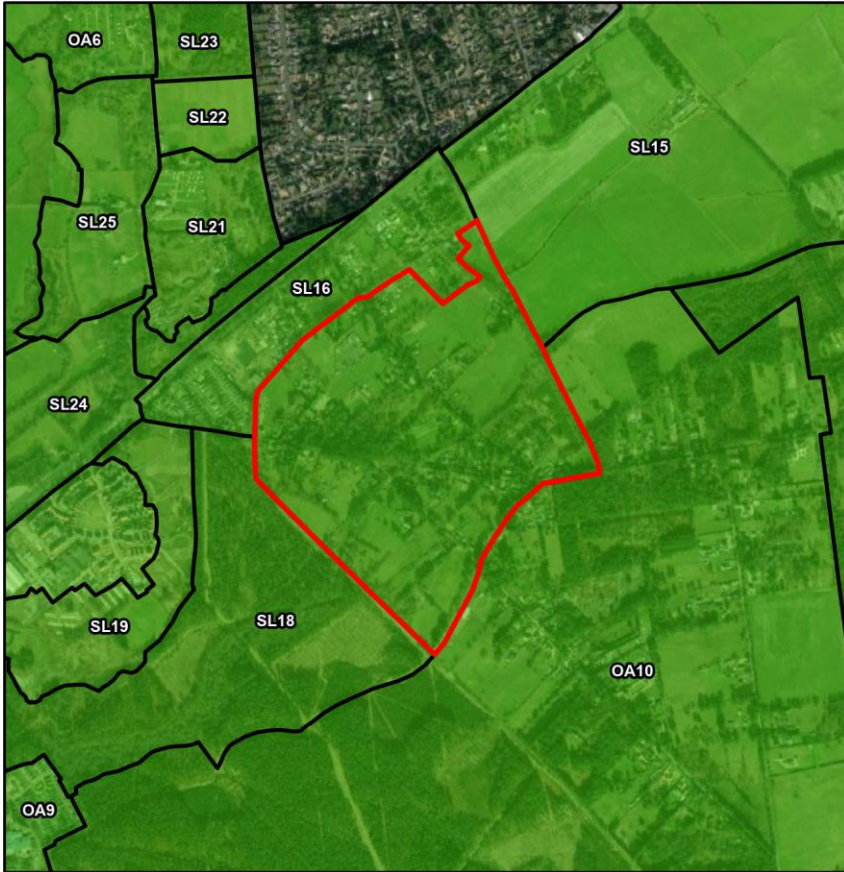
The parcel does not contribute to the setting or special character of any historic towns.

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

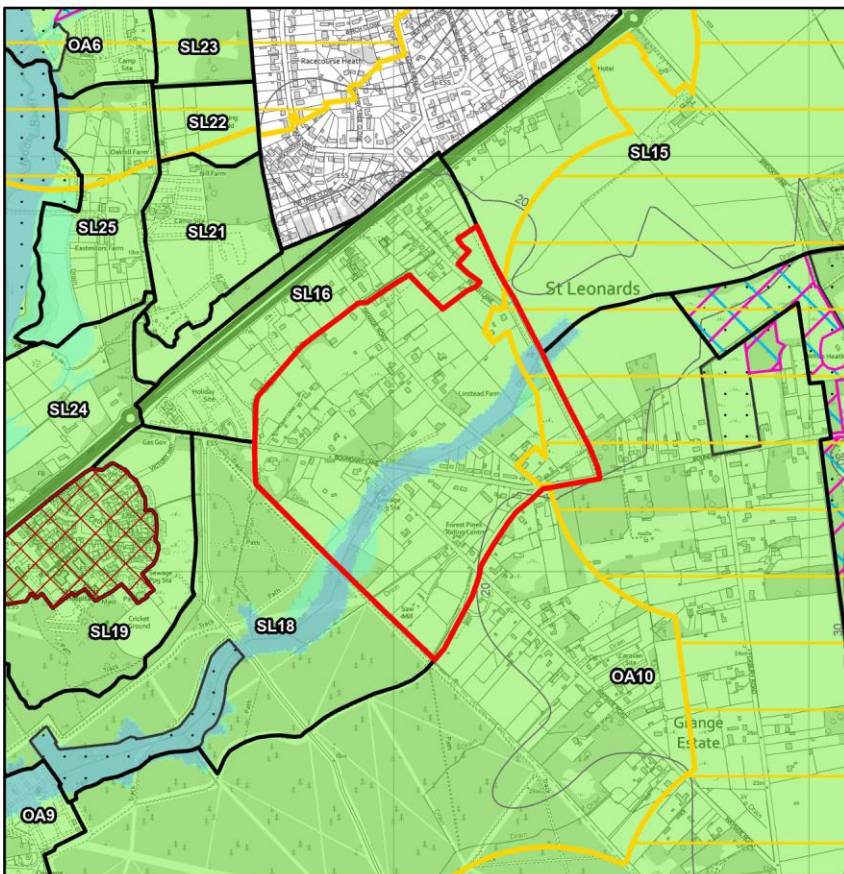
Contribution: Equal

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

Contribution of land in SL17



- SL17
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



SL17

Parcel location and openness

Parcel size: 45.69ha

The parcel is located to the south of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Land adjoining the southwest of the parcel is identified as a Suitable Alternative Natural Greenspace.

An area of low-density residential development, with associated small fields/paddocks and small woodland blocks.

Distinction between parcel and inset area

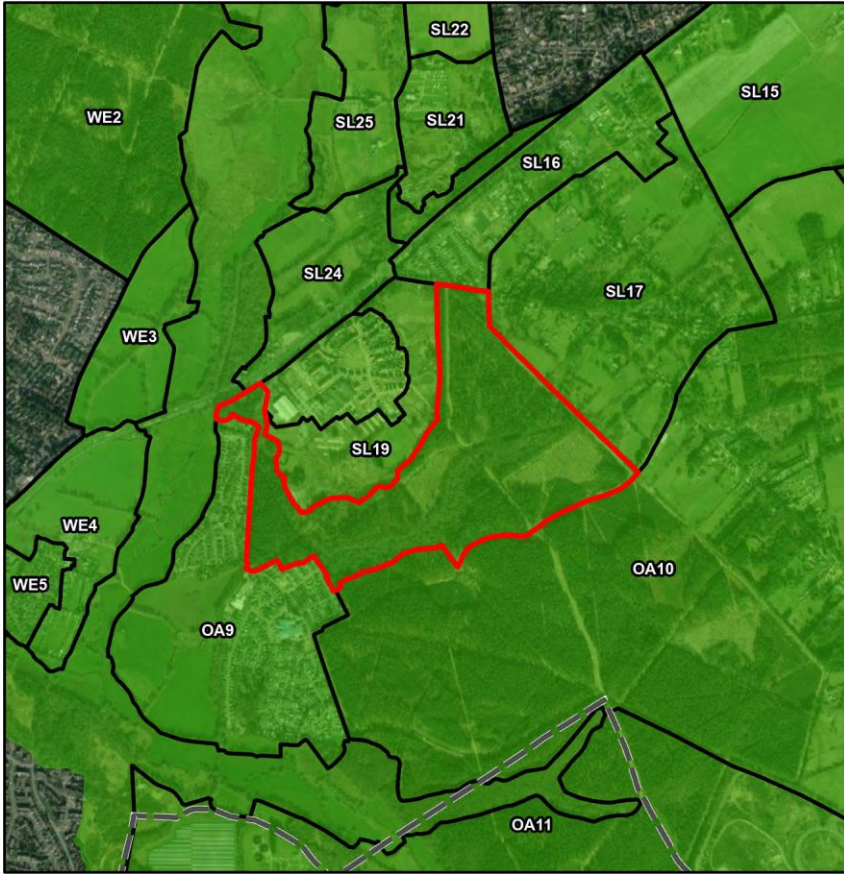
Neither the countryside nor the urban area dominates views due to the presence of washed over development with the parcel. However, the dual carriageway is a strong boundary feature providing separation from the inset settlement, and the parcel is uncontained by urbanising influences and extends a significant distance from the urban area. Overall there is strong distinction between the parcel and the urban area.

SL17

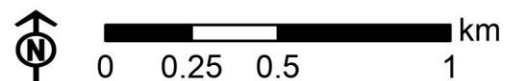
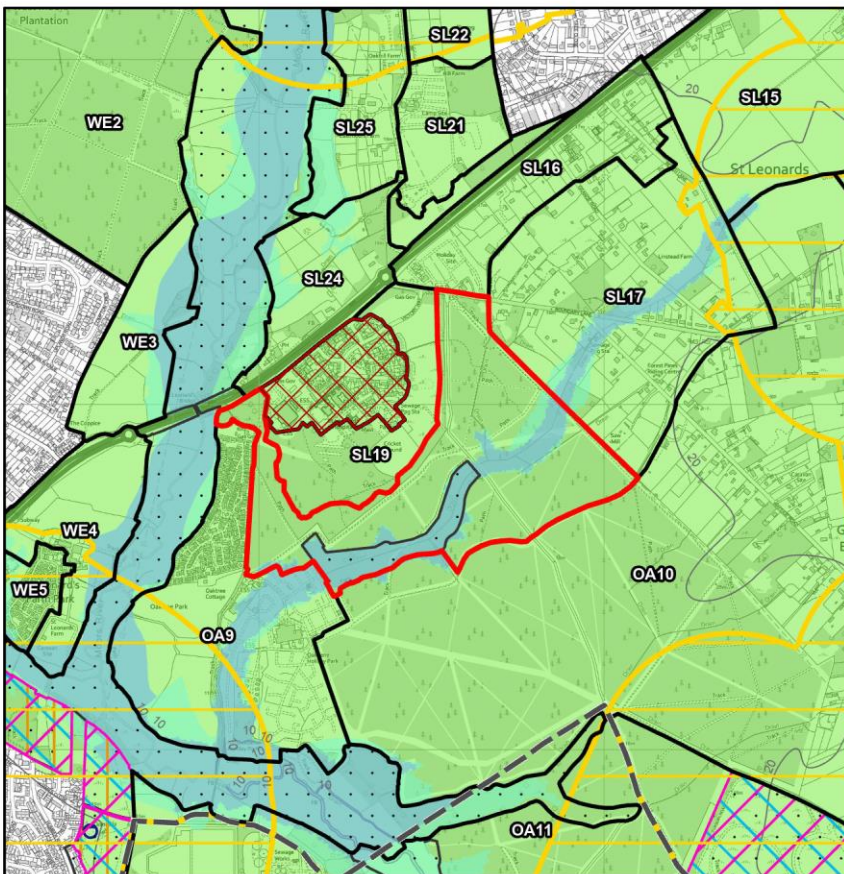
Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land is relatively open but has some limited urbanising development within it. There is a narrow gap between St Leonards and West Moors to the west. Urbanising development reduces gaps but there are some significant separating features, including wooded areas and the River Crane. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
This is washed over development in the countryside. Land is relatively open but has some limited urbanising development within it. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in SL18



- SL18
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



SL18

Parcel location and openness

Parcel size: 40.34ha

The parcel is located to the southwest of St Leonards. St Leonards and St Ives does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. A small part of the Moors River System SSSI lies within the parcel, constituting an absolute constraint to development. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

The northern part of Hurn Forest. There is no urbanising development.

Distinction between parcel and inset area

The wooded nature of the parcel makes the land cover significantly different from the inset area settlement and also provides a strong boundary feature. The parcel is located a significant distance from the inset urban area and is not contained by urban development, and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

SL18

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Strong
Land is open. There is a narrow gap between St Leonards and West Moors to the west. Urbanising development reduces gaps but there are some significant separating features, including wooded areas and the River Crane. 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. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.