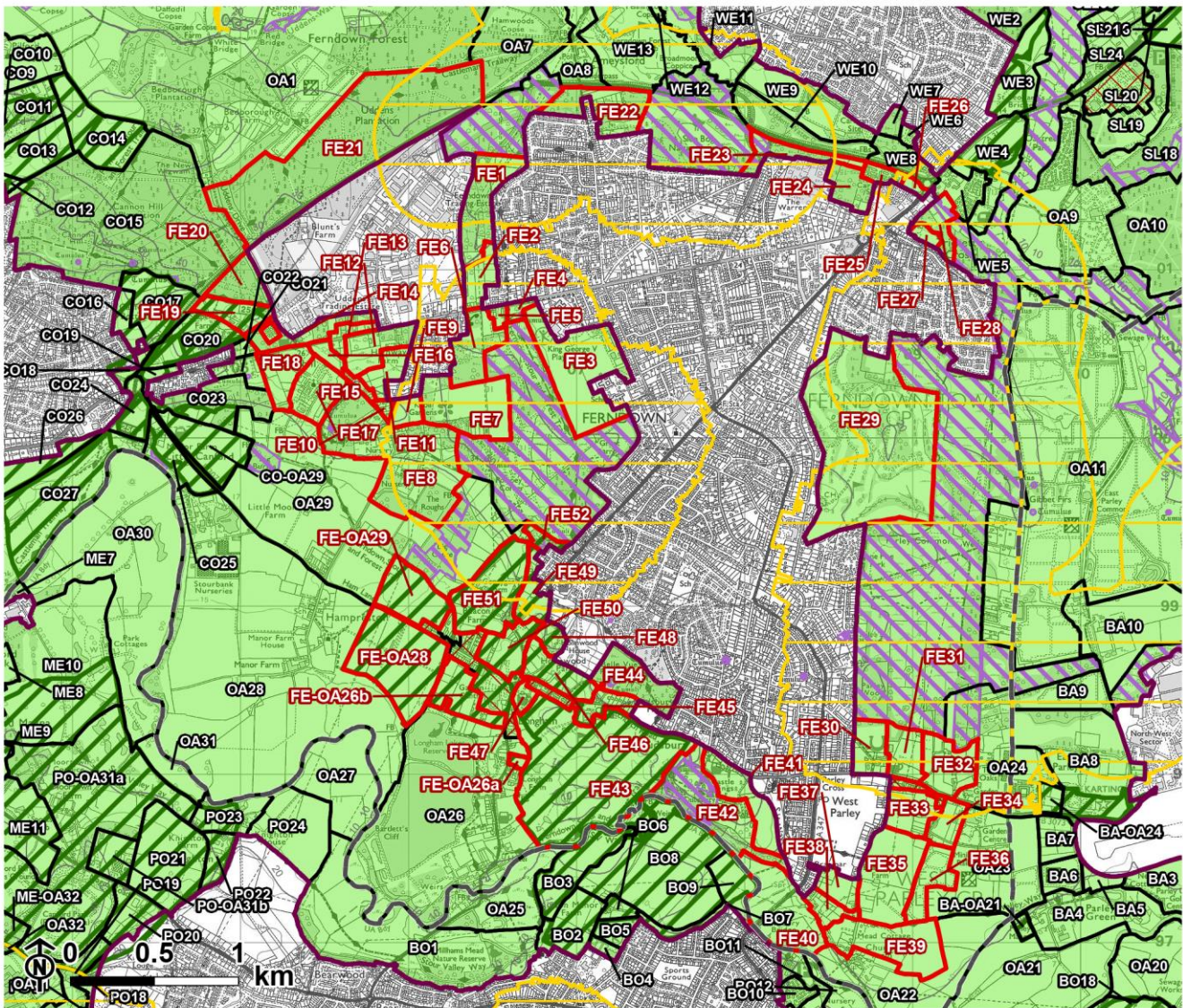
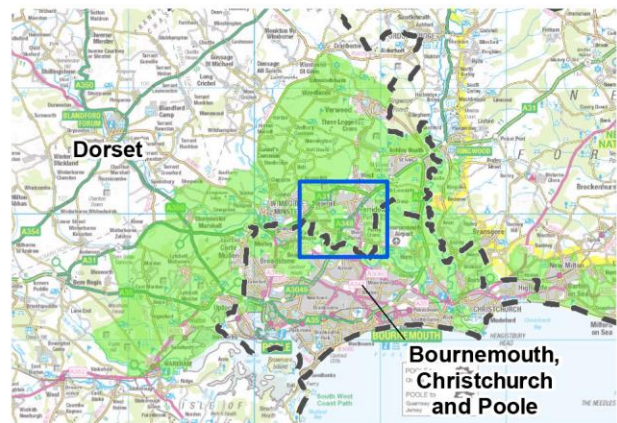


**Appendix B**  
**Detailed Stage 2**  
**Harm Assessments:**  
**Ferndown & West**  
**Parley**

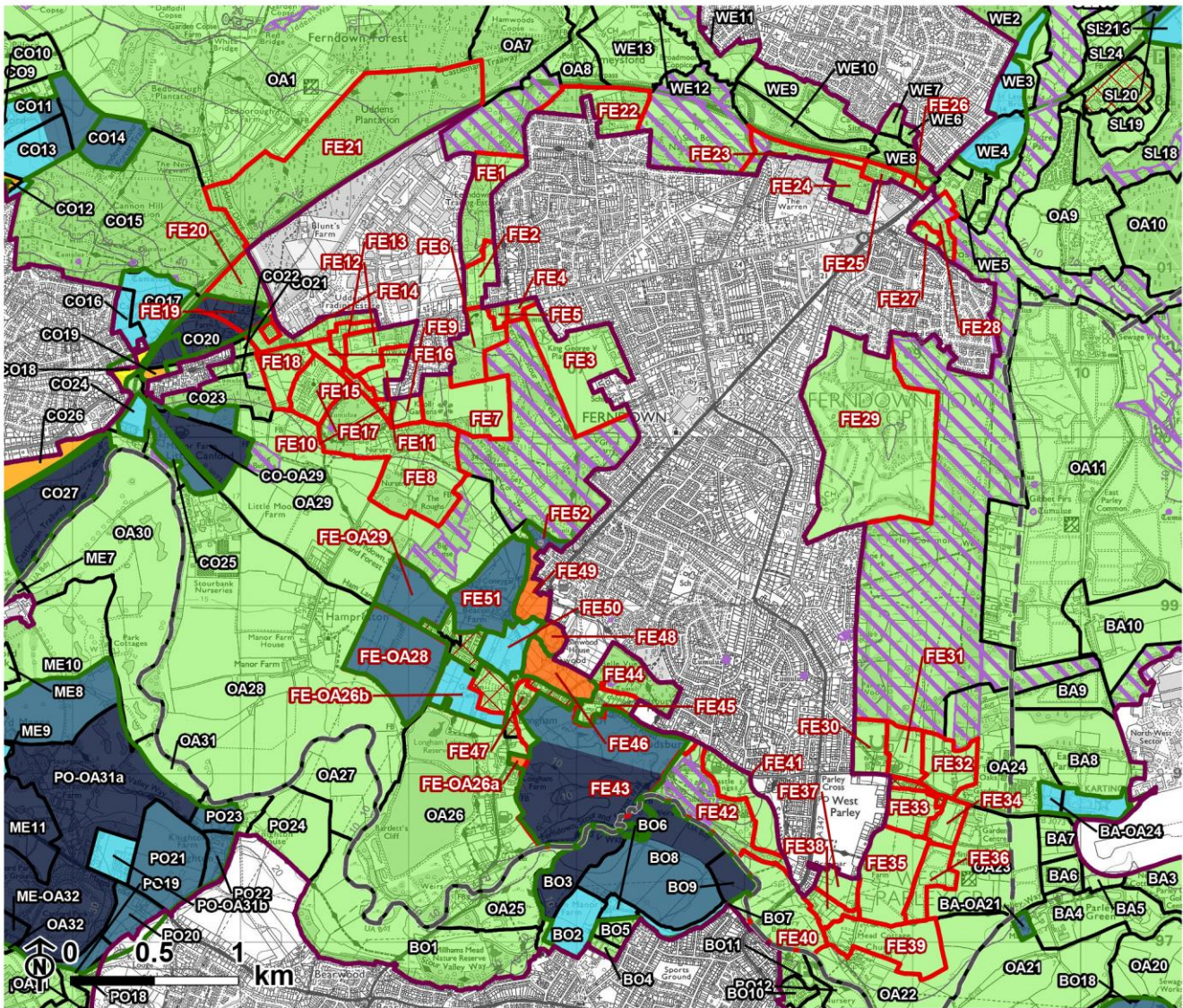
# Ferndown & West Parley



- - - Local Authority boundary
- Inset area
- Green Belt
- ▭ Ferndown & West Parley parcel
- ▭ Neighbouring parcel
- ▨ No openness
- ▨ Absolute constraint(s)
- ▨ Site / area of search
- ▭ 400m Heathland Area



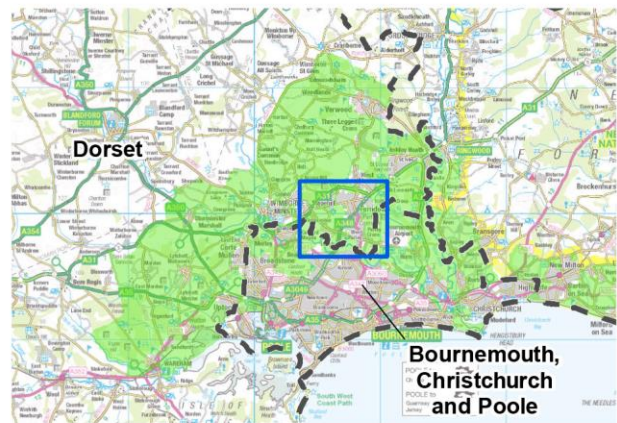
# Ferndown & West Parley



- - - Local Authority boundary
- Inset area
- Green Belt
- ▭ Ferndown & West Parley parcel
- ▭ Neighbouring parcel
- ▭ No openness
- ▭ Absolute constraint(s)
- ▭ Site / area of search

## Harm rating

- Very high
- High
- Moderate high
- Moderate
- Low moderate
- Low
- Very low



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## Components of harm assessment

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

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

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

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

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

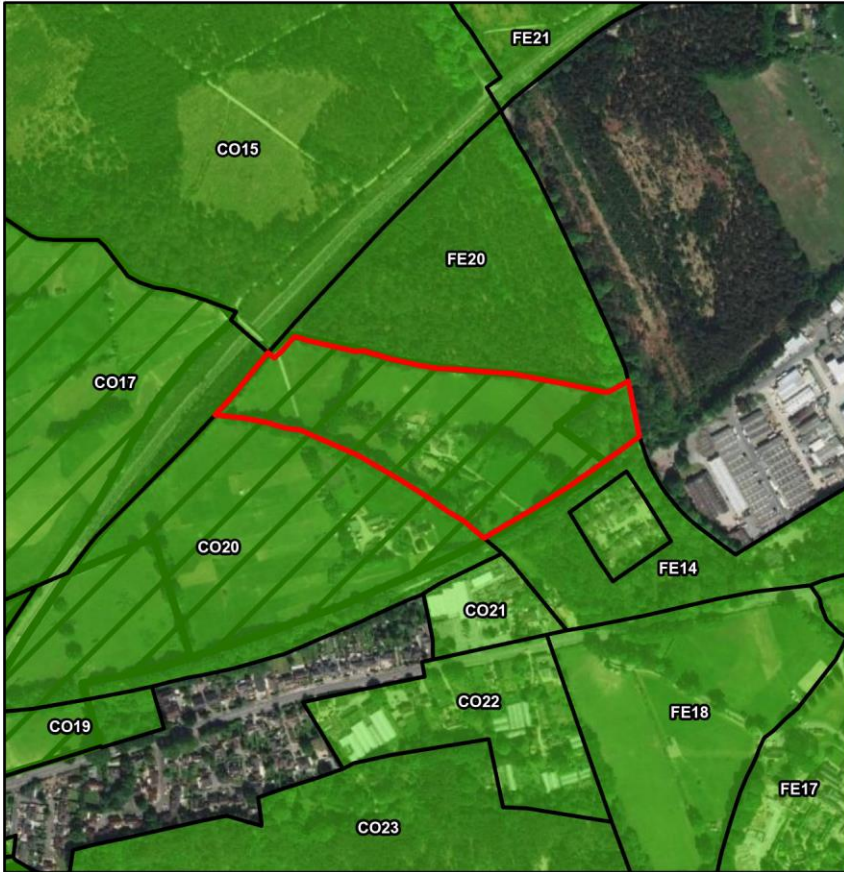
## Notes on harm ratings

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

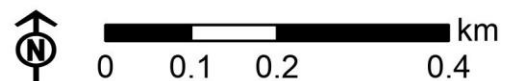
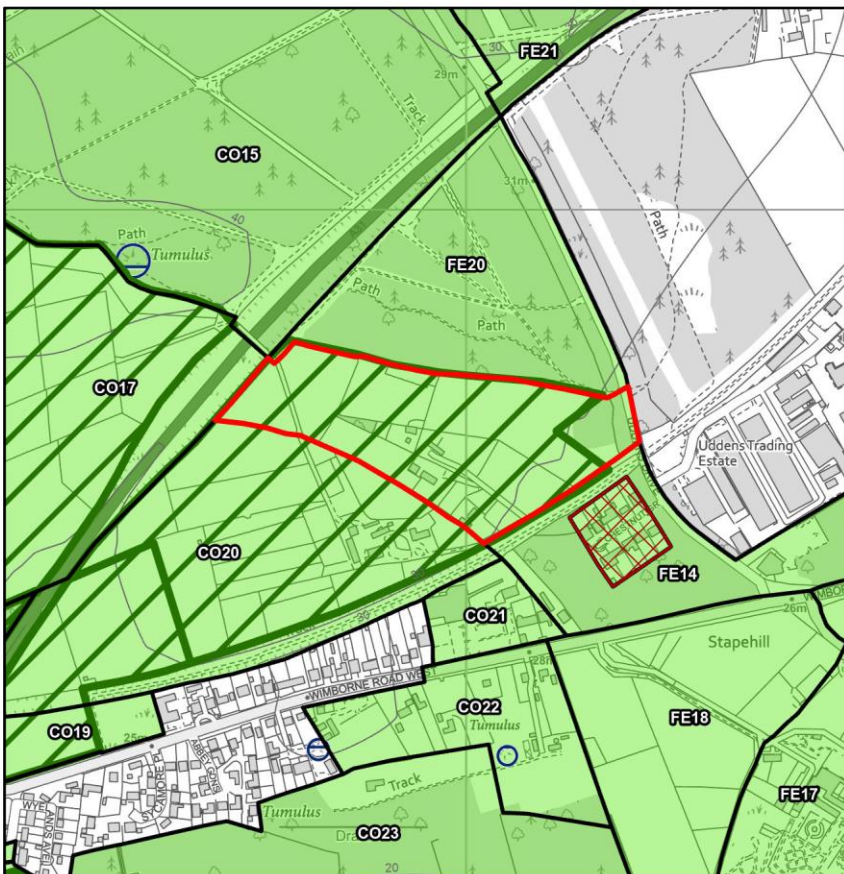
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

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

# Harm of release of land in FE19



- FE19
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- Scheduled monument



# FE19

## Parcel location and openness

Parcel size: 5.81ha

The parcel is located on the north western edge of Ferndown Industrial Estate and Uddens Trading Estate. Ferndown and West Parley 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 agricultural land and several residential buildings 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

The parcel is not contained by urban development and the treelines to the east and south of the parcel are strong boundary feature creating separation from the inset area. As such, the parcel is dominated by views of open countryside. Overall there is strong distinction between the parcel and the urban area.

# FE19

## 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 but there is a narrow gap between Ferndown/West Parley and Colehill. Urbanising development reduces gaps but the A31 and intervening woodland are significant separating features. 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 countryside and 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: 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.



# FE19

## Impact on contribution of adjacent Green Belt

- Release of most of FE19 as an expansion of Colehill or Stapehill:

Rating: Moderate

The area of release leaves a small strip of woodland on the eastern edge of FE19 which, along with more expansive tree cover in FE20, will maintain Green Belt separation from Ferndown Industrial Estate.

However, the gap will be very narrow, weakening the already fragile separation between Colehill and Ferndown and creating some urban containment around the woodland in FE20 and the remaining fragment of FE19.

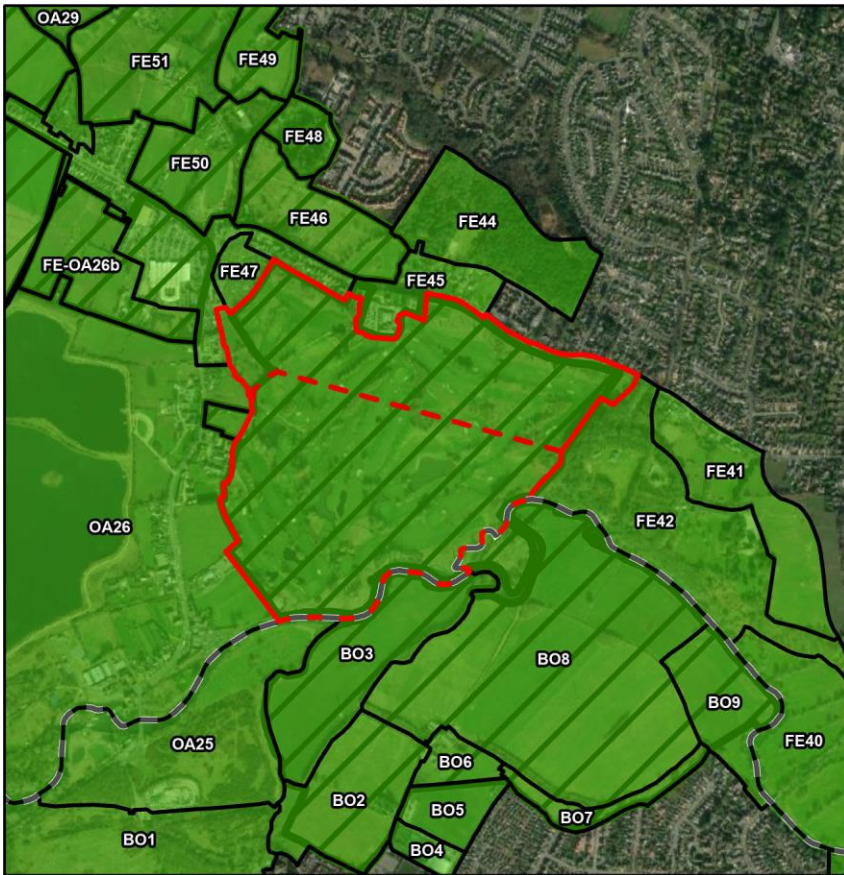
The adjoining land within CO17, CO20, CO21 and FE14 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

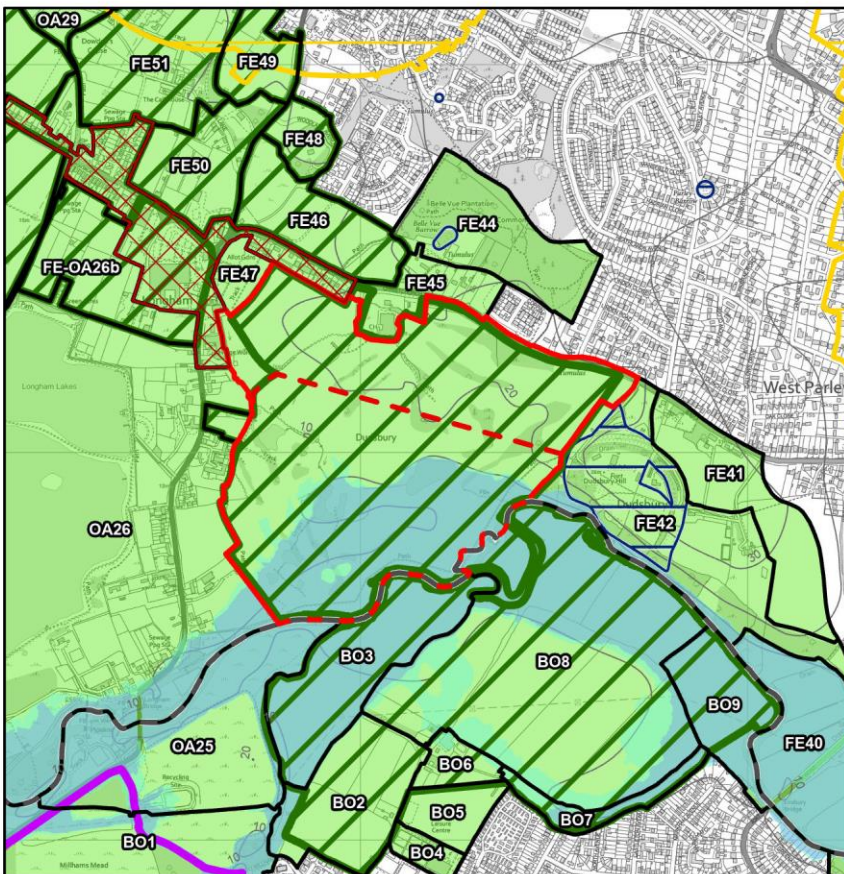
- Parcel FE19 makes a strong contribution to preventing encroachment on the countryside and it makes a strong contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of the release of the area of search would be moderate. Therefore the harm resulting from its release, as an expansion of Colehill or Stapehill, would be very high.

**Very High**

# Harm of release of land in FE43



- FE43
- Harm assessment subdivision
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Ancient Woodland Inventory
- Scheduled monument
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



# FE43

## Parcel location and openness

Parcel size: 59.93ha

The parcel is located on the southern edge of Ferndown/West Parley. Ferndown and West Parley 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 a golf course.

## Distinction between parcel and inset area

Land slopes down southwards away from the inset settlement edge of Ferndown/West Parley, making it significantly different from the settlement. In addition, with the exception of the north westernmost part of the parcel that lies adjacent to the developed land in Longham that is washed over by the Green Belt, the land within the parcel is not contained by urbanising development and views are dominated by countryside. Moreover, the tree-lined Christchurch Road bounding the north of the parcel creates moderate separation from the inset settlement of Ferndown/West Parley and land extends a significant distance from this. Overall there is very strong distinction between the parcel and the urban area.

# FE43

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Bournemouth, part of the South East Dorset Conurbation, but has a stronger relationship with Ferndown/West Parley. 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 Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the west of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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 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: 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.

# FE43

## Impact on contribution of adjacent Green Belt

- Release of the northern part of FE43 as an expansion of Ferndown & West Parley:

Rating: Minor-moderate

Limiting the release to higher ground along the northern edge of FE43 would reduce impact on the settlement gap between Ferndown and Bournemouth, but would also result in a weaker boundary than that currently provided by Christchurch Road.

The adjoining land within FE45, FE46 and FE47 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of land within FE43 as an expansion of Ferndown & West Parley:

Rating: Moderate

Although the River Stour would constitute a strong boundary, the release and development of FE43 would result in significant narrowing of the settlement gap between Ferndown and Bournemouth to the south, where development in Longham already weakens the gap. In addition the release of land within FE43 would increase the urbanising containment of land within FE42 to the east,

The adjoining land within FE45, FE46, FE47 and OA26 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- The additional impact of the release of the northern part of the parcel on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Ferndown & West Parley, would be high.

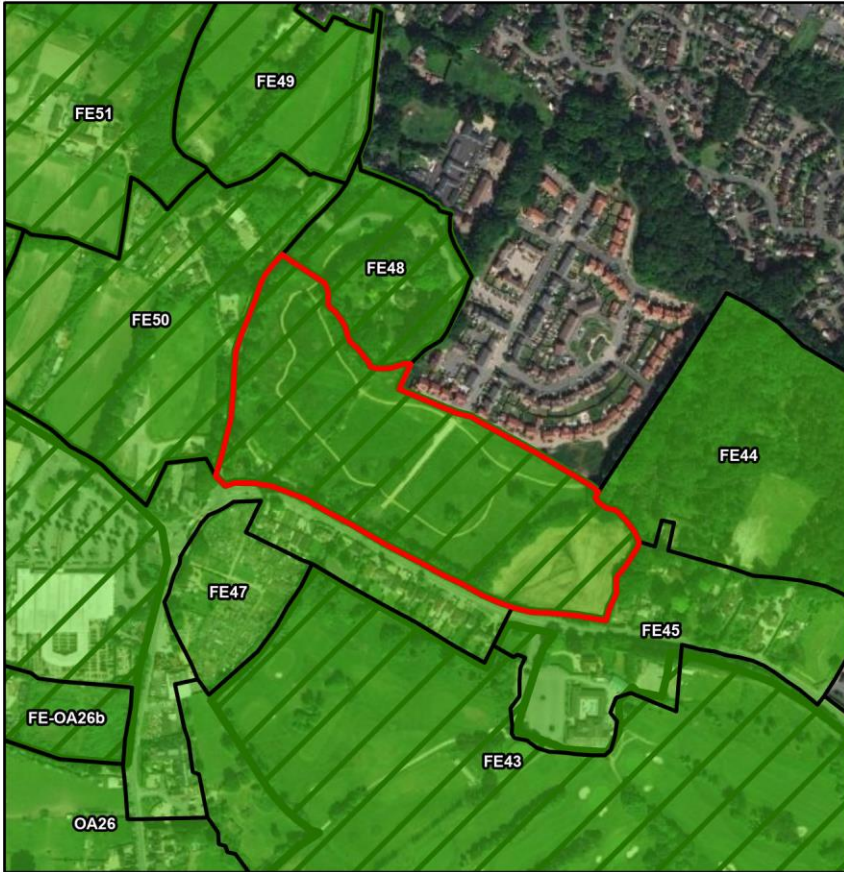
**High**

## FE43

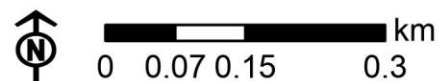
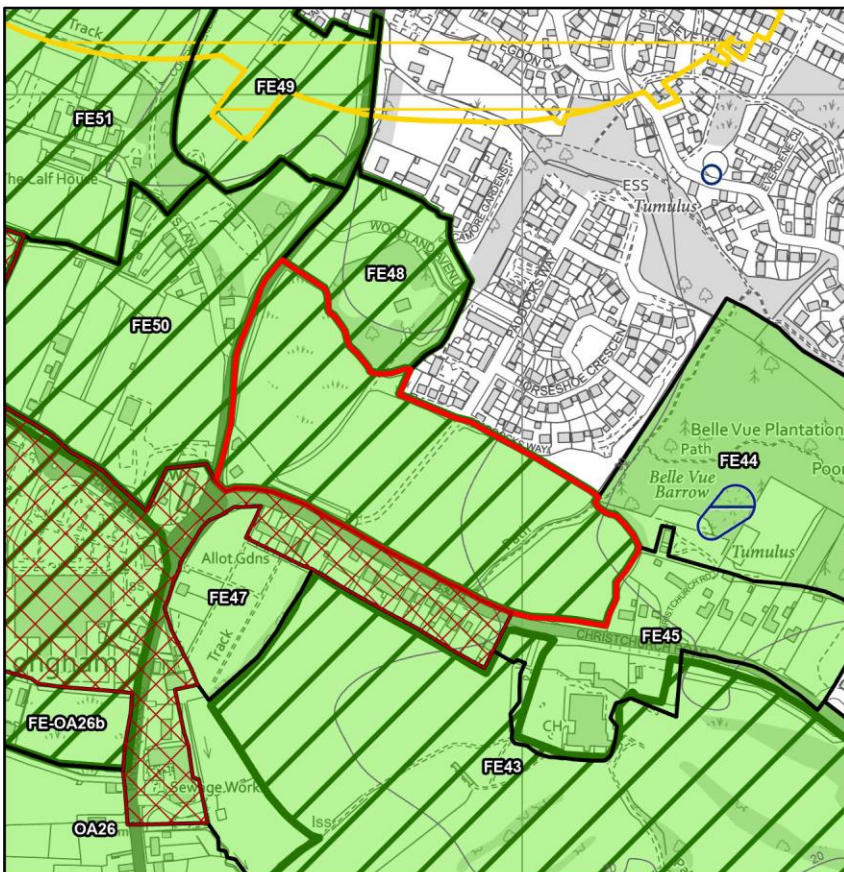
- Parcel FE43 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of Ferndown & West Parley, would be very high.

**Very High**

# Harm of release of land in FE46



- FE46
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Scheduled monument



# FE46

## Parcel location and openness

Parcel size: 7.82ha

Land is located on the south western edge of Ferndown/West Parley. Ferndown and West Parley 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 majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of grassland fields and some scattered trees, divided by treelines and a lane. A single dwelling is located in the southwest of the parcel, however this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

Views from the parcel are balanced between the urban area and open countryside. The woodland to the northwest of the parcel creates strong distinction between the parcel and the inset settlement of Ferndown/West Parley. However, the driveway marking the edge of the parcel and the inset settlement to the north is only a weak boundary feature, creating little separation from the inset area. In addition, the parcel is in close proximity to Ferndown/West Parley. Moreover, land is largely contained by urban development within Ferndown/West Parley to the north and by development washed over by the Green Belt within Longham to the south. Overall there is weak distinction between the parcel and the urban area.



# FE46

## 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 lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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: Moderate

Land is open countryside but 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: 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.

# FE46

## Impact on contribution of adjacent Green Belt

- Release of FE46 as an expansion of Ferndown & West Parley:

Rating: Minor-moderate

Tree cover in FE48, along with the more substantial Belle Vue Plantation in FE44, helps to define the southern edge of Ferndown. The release and development of FE46 would increase the urbanising containment of FE48 that has already to an extent resulted from recent housing development on its eastern side.

Tree cover to the east of Ringwod Road contributes to the separation of the urban edge and land within FE50 to the west. Release of FE46 would weaken this boundary separation, and would increase the urbanising visual impact and urbanising containment of land within FE50.

Due to the presence of Christchurch Road bounding the south of FE46, and the existing development along this, release of FE46 would not impact the contribution of land within FE43 or FE47 to the south. FE44 is already too contained by development for the release of FE46 to cause much additional harm.

The adjoining land within FE45 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

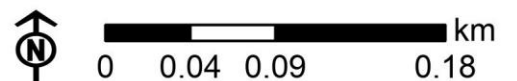
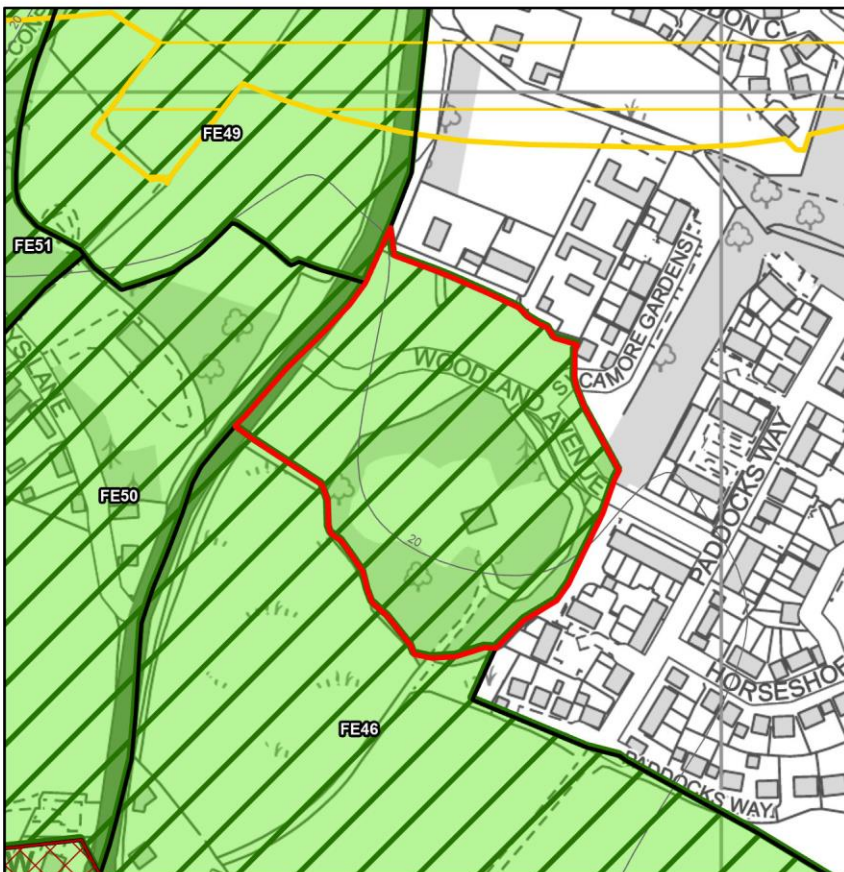
- Parcel FE46 makes a moderate contribution to preventing encroachment on the countryside and a relatively weak contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Ferndown & West Parley, would be moderate.

**Moderate**

# Harm of release of land in FE48



-  FE48
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  No openness
-  400m Heathland Area



# FE48

## Parcel location and openness

Parcel size: 2.59ha

Land is located on the south western edge of Ferndown/West Parley. Ferndown and West Parley 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 west of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of grassland fields and tree cover. A single dwelling is located within the parcel; however, this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

Land is in close proximity to the inset settlement of Ferndown/West Parley and has some degree of containment by urban development within the settlement to the north and east. However, the tree-cover within the parcel is relatively prominent, which provides some distinction and creates moderate separation from the inset settlement, preventing the urban area from dominating views. Overall there is moderate distinction between the parcel and the urban area.

# FE48

## 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 moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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 and 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.

# FE48

## Impact on contribution of adjacent Green Belt

- Release of FE48 as an expansion of Ferndown & West Parley:

Rating: Minor

The release and development of FE48 would increase urbanising containment of land in FE50.

The adjoining land within FE46 and FE49 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

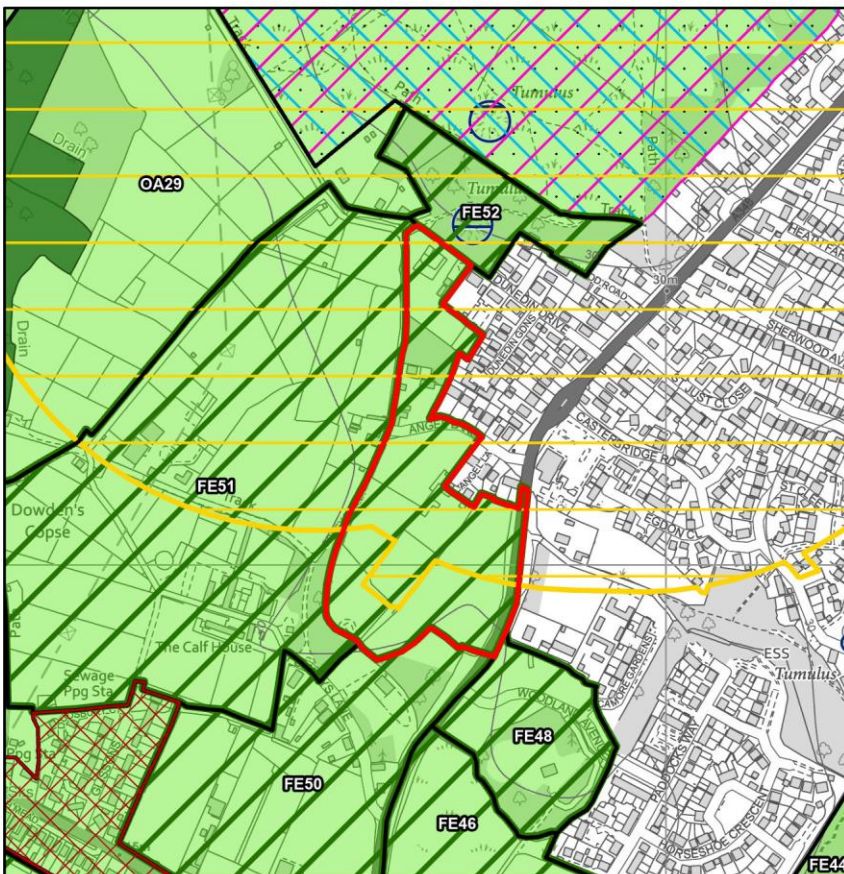
- Parcel FE48 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Ferndown & West Parley, would be moderate.

**Moderate**

# Harm of release of land in FE49



-  FE49
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  No openness
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Site of Special Scientific Interest
-  Ancient Woodland Inventory
-  Scheduled monument



# FE49

## Parcel location and openness

Parcel size: 5.23ha

Land is located on the western edge of Ferndown/West Parley. Ferndown and West Parley 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 southeast of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising predominantly of grassland fields and some tree cover. A few dwellings and associated buildings are 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 tree-lined Ringwood Road to the east of the parcel creates separation between the south of the parcel and the inset settlement to the east, but this is breached by existing inset development to the northwest. In addition, the boundary between this development and the majority of the parcel is largely defined by garden boundaries, creating little separation from the inset area. Moreover, the northern part of the parcel is in close proximity to the inset settlement of Ferndown/West Parley. The parcel is largely contained by urbanising development within Ferndown/West Parley to the north and east. Development washed over by the Green Belt within Longham to the south, also provides some containment but the size of the parcel limits the urbanising influence. As such, the urban area is prevented from dominating views. Overall there is moderate distinction between the parcel and the urban area.



# FE49

## 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 moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but Longham Lakes Reservoir, the River Stour and the associated floodplain to the south are sufficient to create significant separation. 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 and 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.

# FE49

## Impact on contribution of adjacent Green Belt

- Release of FE49 as an expansion of Ferndown & West Parley:

Rating: Minor

The field boundaries within and adjoining FE49 create separation between the urban edge and land within FE51 to the west. The release and development of FE49 would weaken this separation, and would also increase the urbanising containment of land to the south in FE50.

Due to the presence of the strong woodland boundary along the northern edge of FE49, release of this parcel would not impact the contribution of land within FE52.

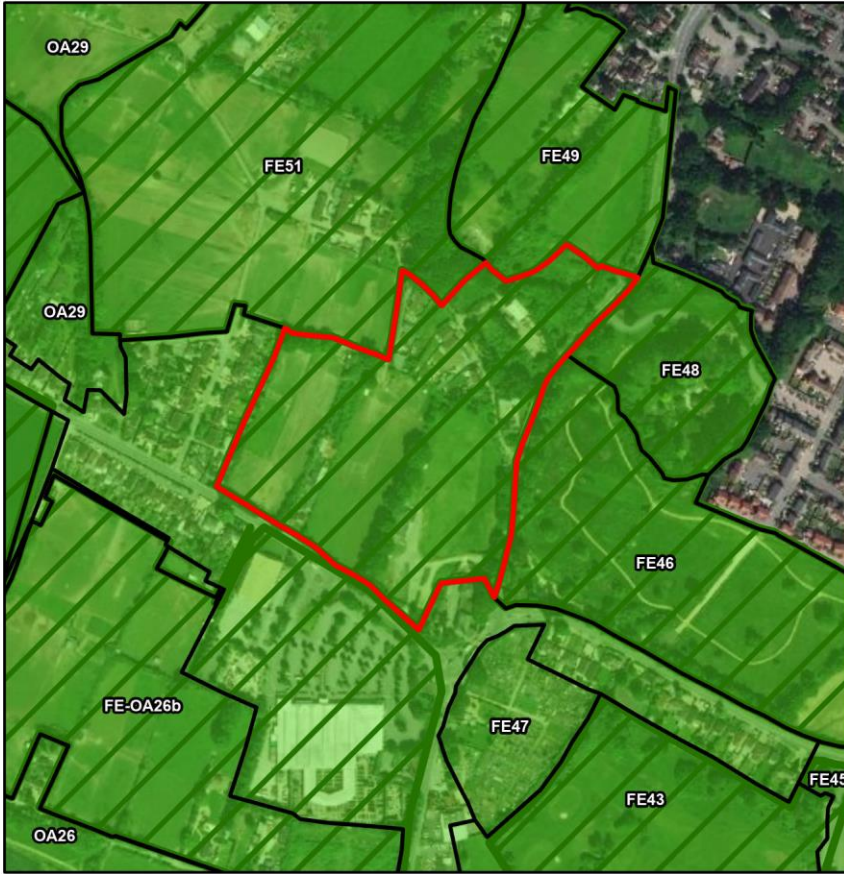
The adjoining land in FE48 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

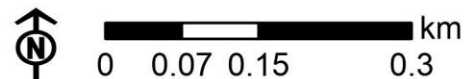
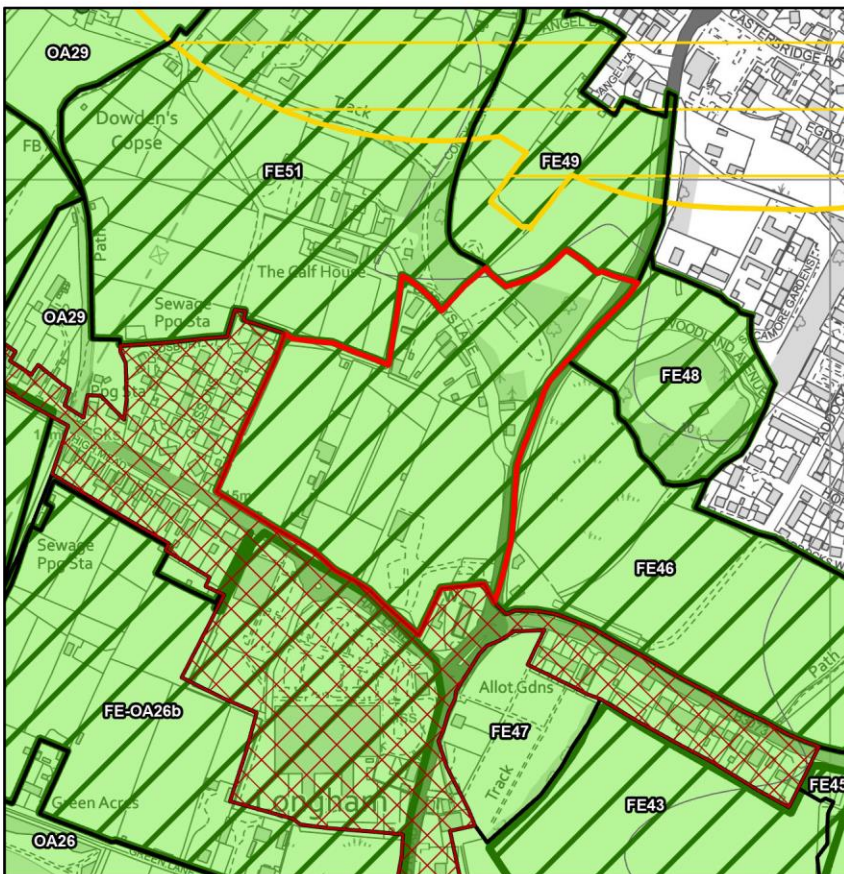
- Parcel FE49 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Ferndown & West Parley, would be moderate.

**Moderate**

# Harm of release of land in FE50



- FE50
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Ancient Woodland Inventory



# FE50

## Parcel location and openness

Parcel size: 7.59ha

Land is located to the southwest of Ferndown/West Parley. Ferndown and West Parley 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 east of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, predominantly comprising of fields, tree lines, and gardens. A few buildings including dwellings and a social club are located within the parcel, however this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

Land extends a significant distance from the inset settlement of Ferndown/West Parley, and tree cover within and to the north of the parcel is relatively prominent, which provides some distinction and creates strong separation from the inset settlement. Land is largely contained by urbanising development within Ferndown/West Parley to the north and east by development washed over by the Green Belt within Longham to the south and east, but the size of the area limits the urbanising influence. As such, with the exception of the southernmost part of the parcel, the urban area is prevented from dominating views. Overall there is strong distinction between the parcel and the urban area.

# FE50

## 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 Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south, west and east of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and its associated floodplain to the south are significant separating features. 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 and 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: 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.

# FE50

## Impact on contribution of adjacent Green Belt

- Release of FE50 as an expansion of Ferndown & West Parley:

Rating: Minor

Field boundaries to the east of FE51 create separation between this parcel and the urban edge. The release and development of FE50 would weaken this boundary separation, and would increase urbanising visual impact on the land within FE51.

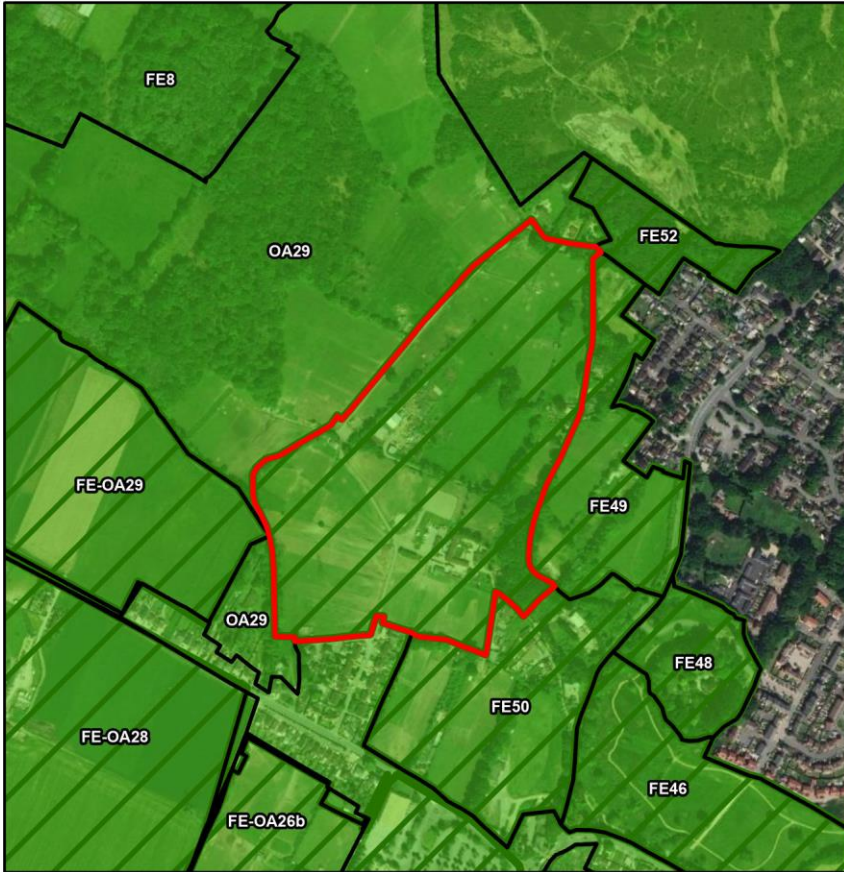
The adjoining land within FE46, FE48 and FE49 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

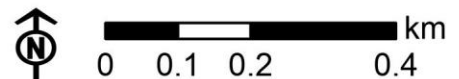
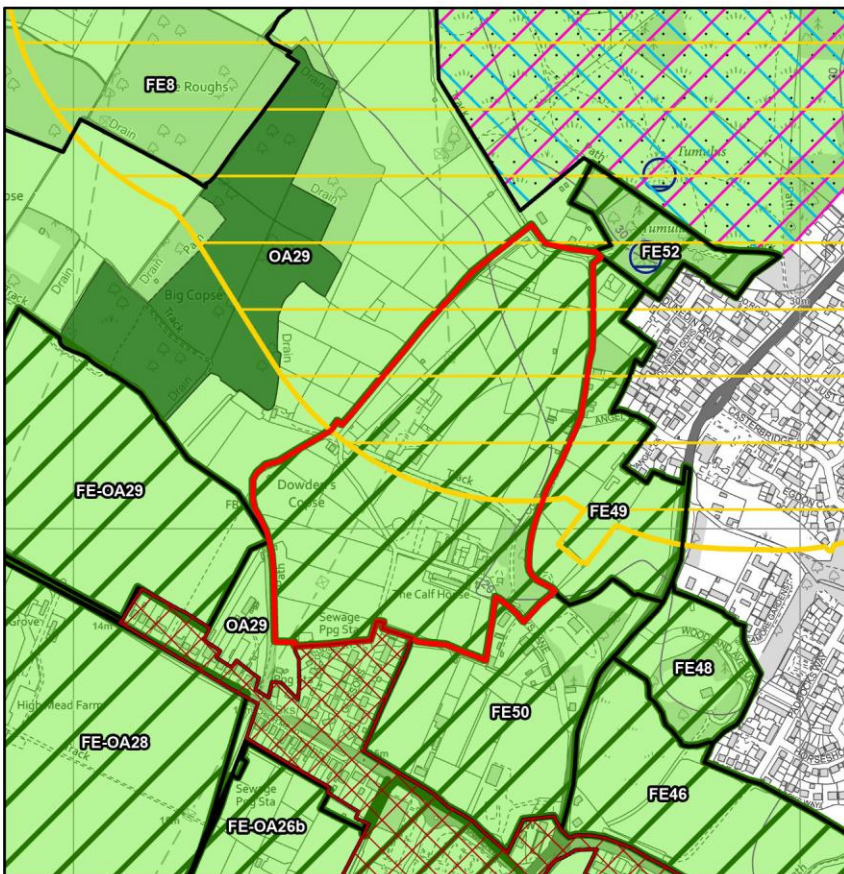
- Parcel FE50 makes a strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Ferndown & West Parley, would be moderate-high.

**Moderate-High**

# Harm of release of land in FE51



-  FE51
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  No openness
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Site of Special Scientific Interest
-  Ancient Woodland Inventory
-  Scheduled monument



# FE51

## Parcel location and openness

Parcel size: 16.75ha

Land is located to the west of Ferndown/West Parley. Ferndown and West Parley 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 predominantly of grassland fields and some treelines. Some agricultural buildings are located within the parcel, however these are 'appropriate development' in the Green Belt and therefore do not impact openness. In addition, a few dwellings and stables are located within the parcel, however this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

There are enough weaker hedgerow and tree line boundaries to the east of the parcel to create moderate separation from the inset settlement of Ferndown/West Parley. The land slopes down to the southwest, providing some distinction from the settlement. Moreover, land is not contained by urban development and, with the exception of the southernmost part of the parcel adjacent to urbanising development washed over by the Green Belt in Longham, views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.



# FE51

## 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 Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but Longham Lakes Reservoir, the River Stour and the associated floodplain to the south are sufficient to create significant separation. 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 and 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: 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.

# FE51

## Impact on contribution of adjacent Green Belt

- Release of FE51 as an expansion of Ferndown & West Parley:

Rating: Minor-moderate

The field boundaries and tree cover within and to the east of FE51 create separation between the urban edge and land within OA29 to the west and north, and FE-OA29 to the southwest. The release and development of FE51 would weaken this boundary separation, as well as increase the urbanising visual impact on land within OA29.

Due to the presence of the strong woodland within FE52 to the north, release of FE51 would not impact the contribution of land within FE52.

The adjoining land within FE49 and FE50 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

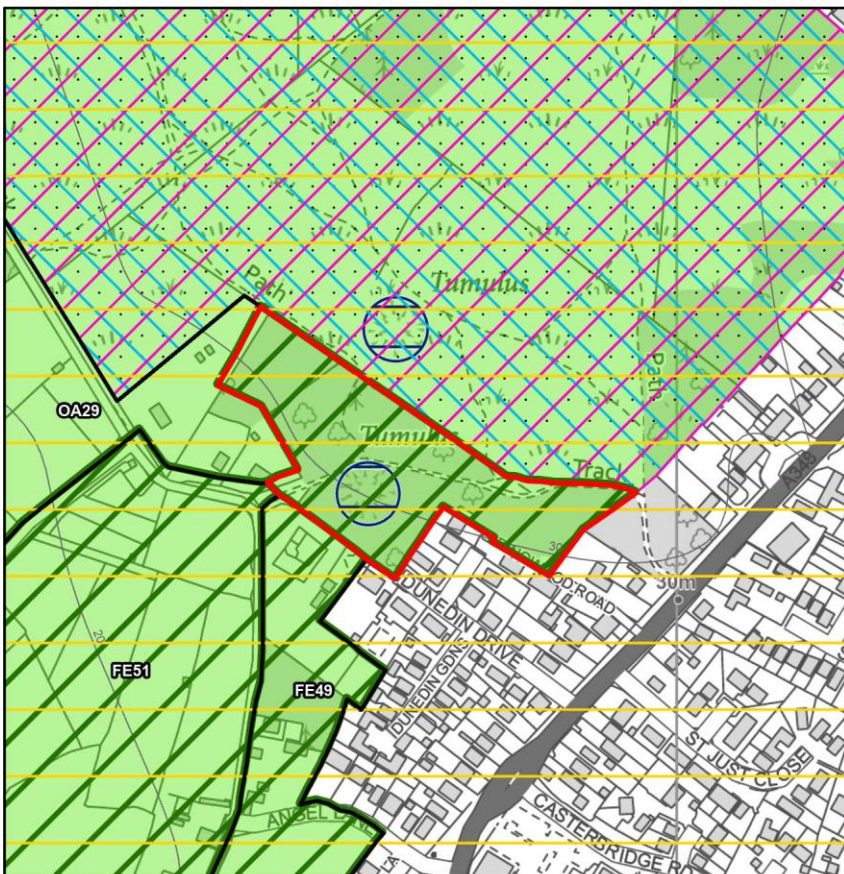
- Parcel FE51 makes a strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Ferndown & West Parley, would be high.

**High**

# Harm of release of land in FE52



- FE52
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Scheduled monument



# FE52

## Parcel location and openness

Parcel size: 2ha

Land is located on the western edge of Ferndown/West Parley. Ferndown and West Parley 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 Scheduled Monument, bell barrow 500m north east of Beacon Farm, is located within the parcel and the parcel is contained by the Dorset heathlands Special Area of Conservation and Site of Special Scientific Interest sites to the north.

Land is open, comprising of woodland.

## Distinction between parcel and inset area

Although the parcel is in close proximity to the inset settlement of Ferndown/West Parley to the east, the woodland within the parcel is very prominent, making it significantly different to and creating strong separation from the inset settlement. In addition, the land 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.

# FE52

## 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. It is peripheral to a gap between Colehill and Ferndown/West Parley which is narrowed by intervening urban development to the north, but which is wider in this area. 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: 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.

# FE52

## Impact on contribution of adjacent Green Belt

- Release of FE52 as an expansion of Ferndown & West Parley:

Rating: Minor

The release and development of FE52 would remove woodland that forms a prominent inset urban edge boundary feature, weakening the separation of land within OA29 to the west.

The adjoining land in FE49 and FE51 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.






## Overall harm of Green Belt release

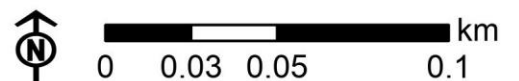
- Parcel FE52 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and it makes a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Ferndown & West Parley, would be high.

**High**

# Harm of release of land in FE-OA26a



-  FE-OA26a
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



# FE-OA26a

## Parcel location and openness

Parcel size: 8.21ha

The parcel is located to the south of Ferndown/West Parley, adjacent to the washed-over settlement of Longham. Ferndown and West Parley 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 a field and a dwelling located in the west 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 the settlement and there are enough boundary features to create strong separation from the inset area. Land is largely contained, but by development which retains significant openness. As such, neither the countryside nor the urban area dominates views. Overall there is strong distinction between the parcel and the urban area.



# FE-OA26a

## 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 lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the west of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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 and 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: 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.

# FE-OA26a

## Impact on contribution of adjacent Green Belt

- Release of FE-OA26a as an expansion of Ferndown:

Rating: Negligible

There is no adjacent Green Belt that makes a stronger contribution.

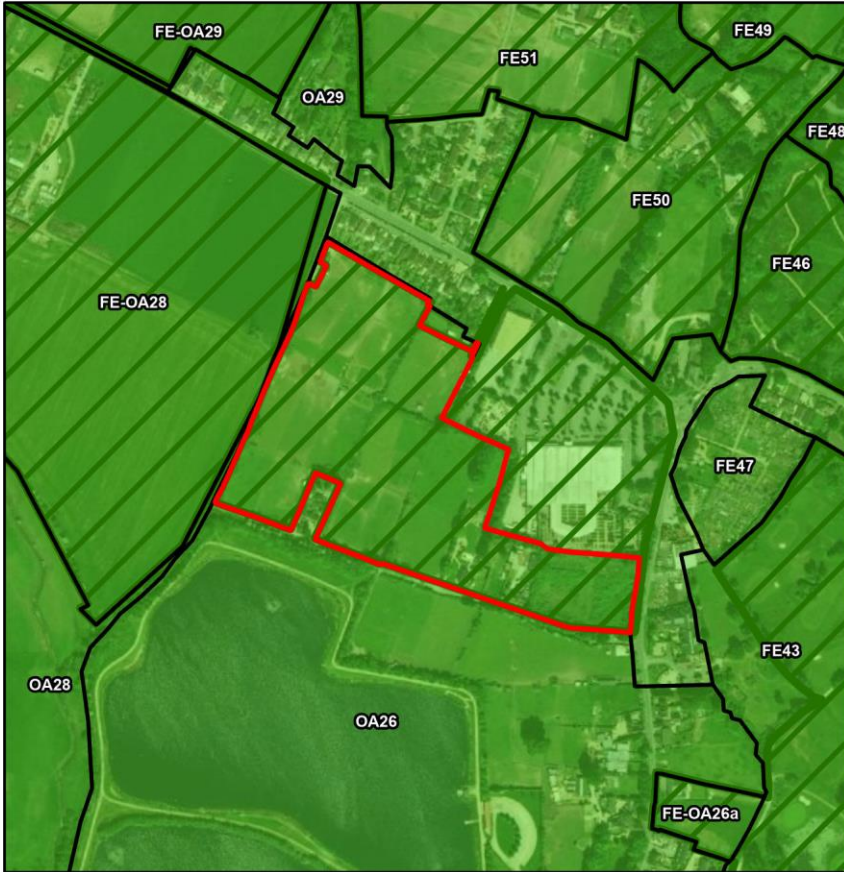
The adjoining land in FE43 and OA26 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

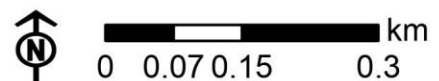
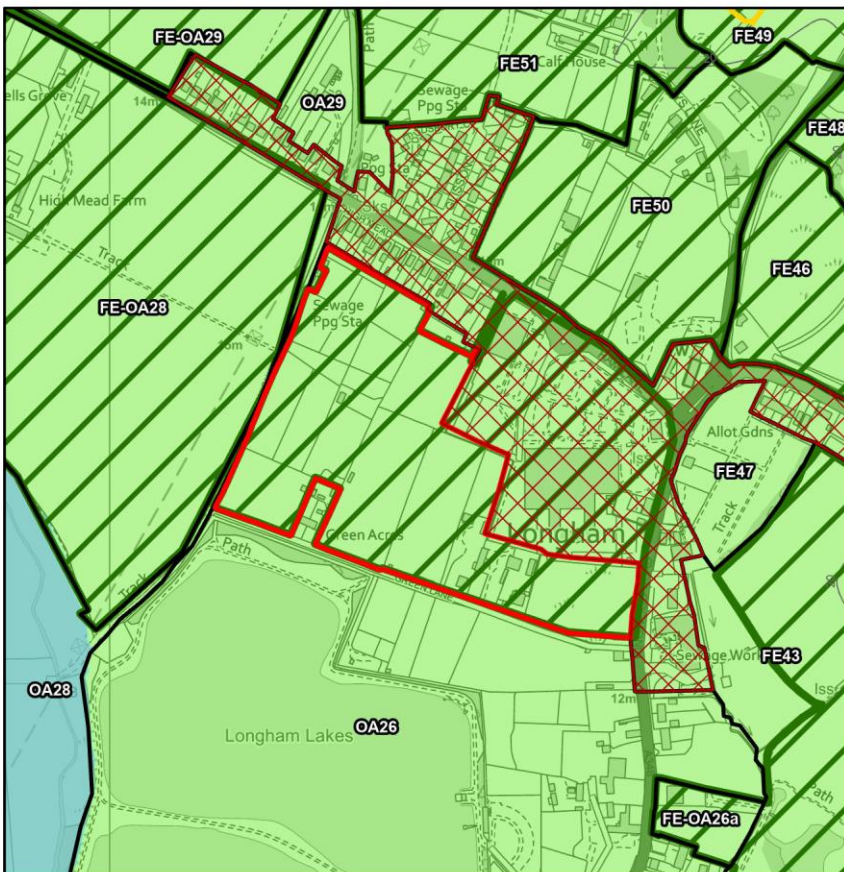
- Parcel FE-OA26a makes a strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of its release would be negligible. Therefore the harm resulting from its release, as an expansion of Ferndown & West Parley, would be moderate.

**Moderate**

# Harm of release of land in FE-OA26b



- FE-OA26b
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Flood Zone 2
- Flood Zone 3



# FE-OA26b

## Parcel location and openness

Parcel size: 0.73ha

Land is located to the southwest of Ferndown/West Parley, adjacent to the washed-over settlement of Longham. Ferndown and West Parley 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 agricultural fields and separating hedgerows. Several dwellings are located in the south of the parcel, however, these are not large enough in scale to impact openness.

## Distinction between parcel and inset area

The parcel is largely contained, but by development which retains significant openness, and so neither the countryside nor the urban area dominates views. However, the parcel extends a significant distance from the inset area and there are enough boundary features to create strong separation from the inset area. Overall there is strong distinction between the parcel and the urban area.

# FE-OA26b

## 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 Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south, west and east of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and its associated floodplain to the south are significant separating features. 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 and 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: 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.

# FE-OA26b

## Impact on contribution of adjacent Green Belt

- Release of FE-OA26b as an expansion of Ferndown:

Rating: Minor

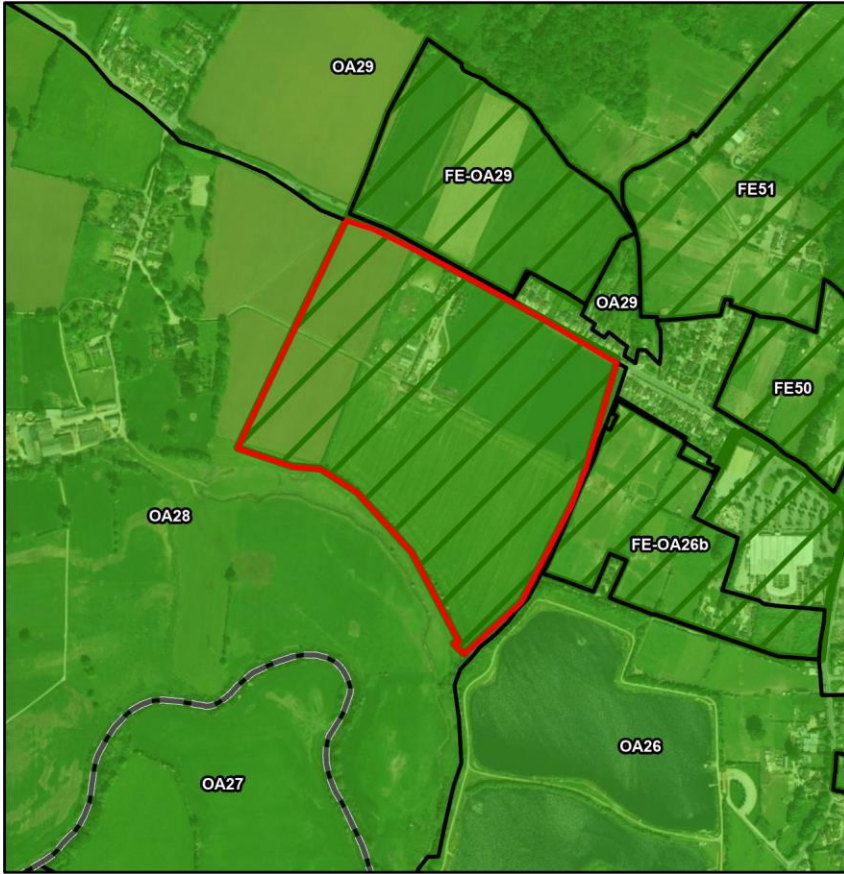
Roads, tree cover and field boundaries to the north and east of FE-OA26b create separation between the urban edge and land within the remainder of OA26 to the south and within FE-OA28 to the west. Release of FE-OA26b would weaken this boundary separation, and would increase the urbanising visual impact on land within FE-OA28.

## Overall harm of Green Belt release

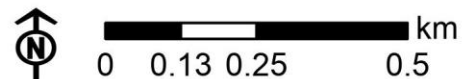
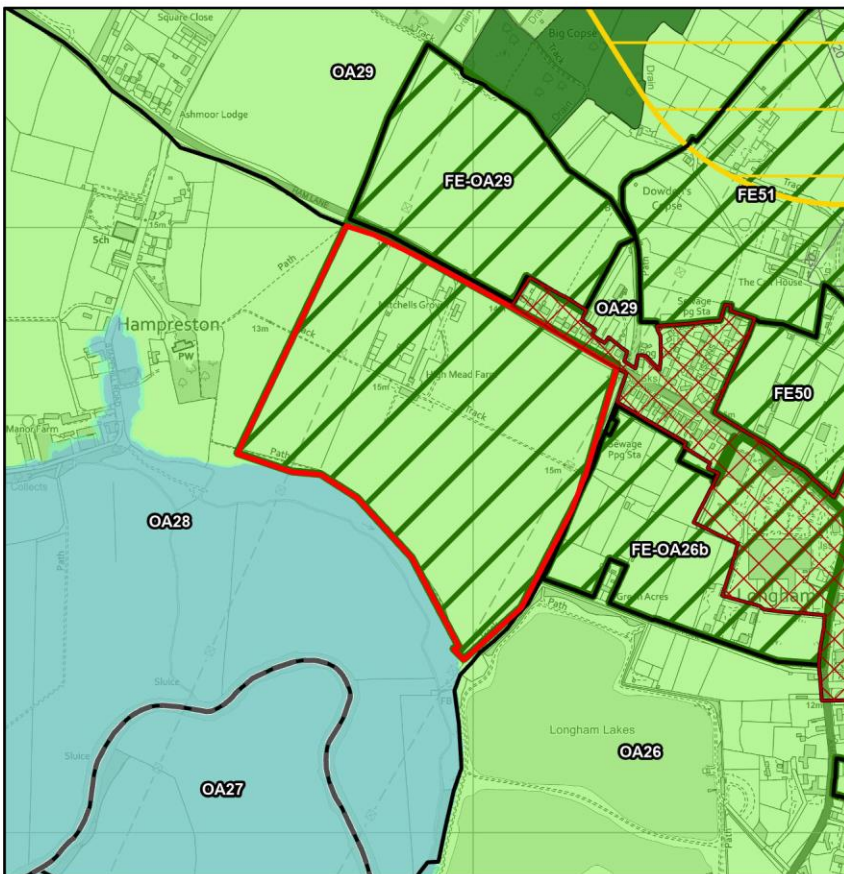
- Parcel FE-OA26b makes a strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Ferndown, would be moderate-high.

**Moderate-High**

# Harm of release of land in FE-OA28



- FE-OA28
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Ancient Woodland Inventory
- Flood Zone 2
- Flood Zone 3



# FE-OA28

## Parcel location and openness

Parcel size: 23.41ha

Land is located to the west of Ferndown/West Parley, adjacent to the washed-over settlement of Longham. Ferndown and West Parley 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 and is dominated by agricultural fields and separating hedgerows. Agricultural buildings are located in the centre of the parcel, however, these are considered 'appropriate development' within the Green Belt.

## Distinction between parcel and inset area

The parcel extends a significant distance from the settlement and Ham Lane is a strong boundary feature creating separation from the inset area.

Furthermore, the parcel 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.



# FE-OA28

## 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 lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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.

# FE-OA28

## Impact on contribution of adjacent Green Belt

- Release of FE-OA28 as an expansion of Ferndown:

Rating: Minor-moderate

Roads, tree cover and field boundaries to the north and east of FE-OA28 create separation between the urban edge and land within the remainder of OA28 to the south and west. The release and development of FE-OA28 would weaken this boundary separation, and would also result in narrowing of the settlement gap between Ferndown and Poole to the south west.

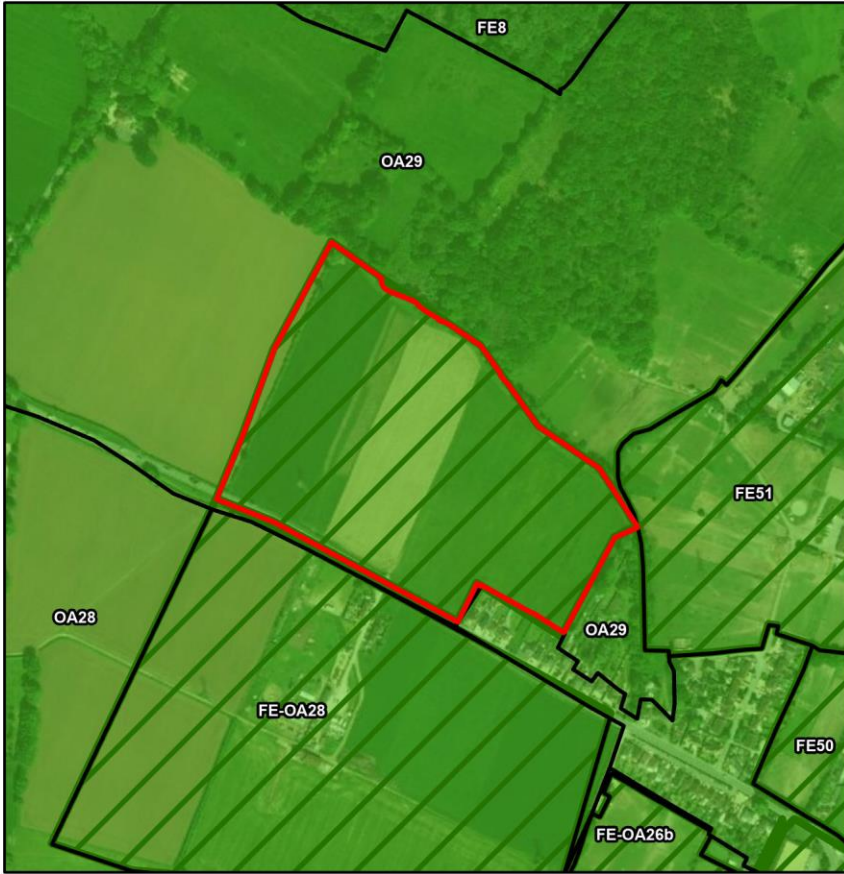
The adjoining land in FE-OA29 and FE-OA26a does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

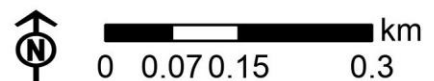
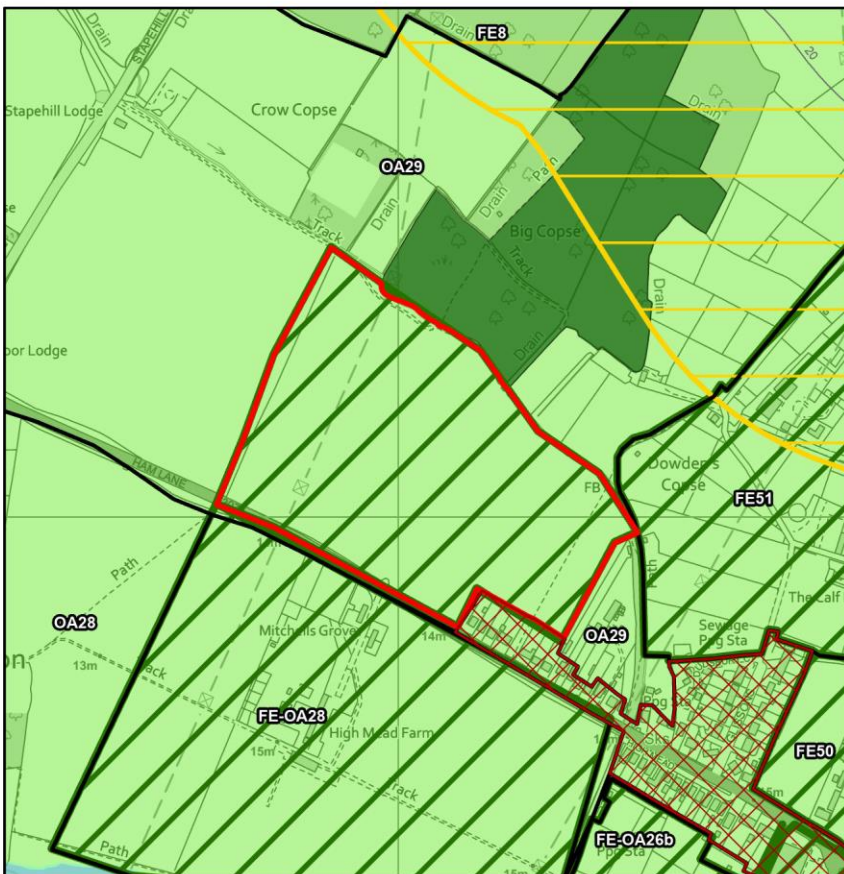
- Parcel FE-OA28 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Ferndown, would be high.

**High**

# Harm of release of land in FE-OA29



- FE-OA29
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Ancient Woodland Inventory
- Flood Zone 2
- Flood Zone 3



# FE-OA29

## Parcel location and openness

Parcel size: 10.92ha

Land is located to the west of Ferndown/West Parley, adjacent to the washed-over settlement of Longham. Ferndown and West Parley 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 agricultural fields and separating hedgerows.

## Distinction between parcel and inset area

The parcel extends a significant distance from the settlement and there are enough boundary features to create strong separation from the inset area. Furthermore, the parcel 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.

# FE-OA29

## 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 lies in a moderate gap between Bournemouth and Ferndown/West Parley. Urbanising development within Longham, which is located to the south of the parcel and is washed over by the Green Belt, reduces the gap, but the River Stour and associated floodplain to the south are sufficient to create significant separation. 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 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: 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.

# FE-OA29

## Impact on contribution of adjacent Green Belt

- Release of FE-OA29 as an expansion of Ferndown:

Rating: Minor-moderate

The field boundaries and tree cover to the east of FE-OA29 create separation between the urban edge and land within the remainder of OA29. The release and development of FE-OA29 would weaken this boundary separation, and would increase the urbanising containment and urbanising visual impact on the adjacent land within OA29. Release of FE-OA29 would also result in further but peripheral weakening of the narrow settlement gap between Colehill and Ferndown.

The adjoining land within FE51 and FE-OA28 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

- Parcel FE-OA29 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Ferndown, would be high.

**High**