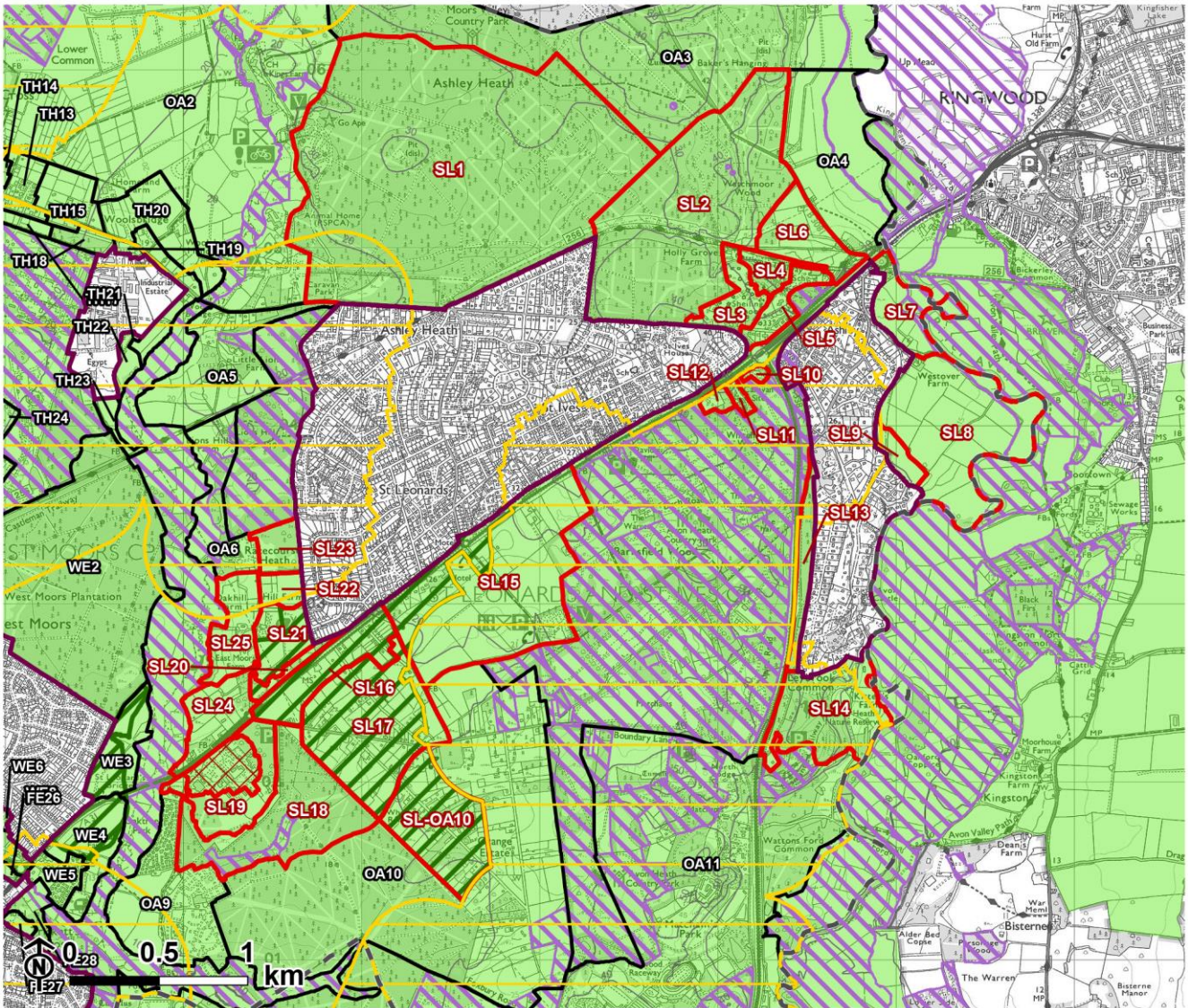


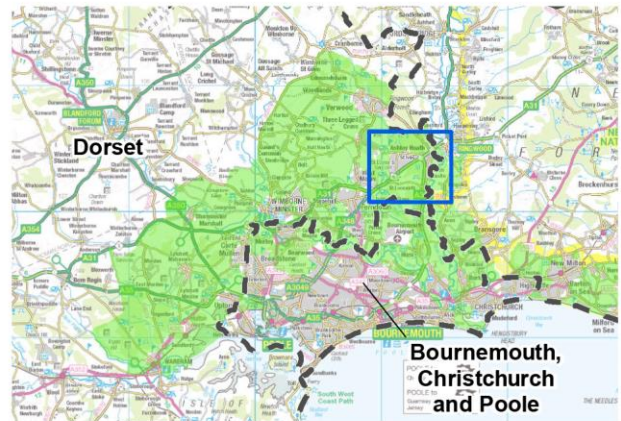
# **Appendix B**

## **Detailed Stage 2 Harm Assessments: St Leonards and St Ives**

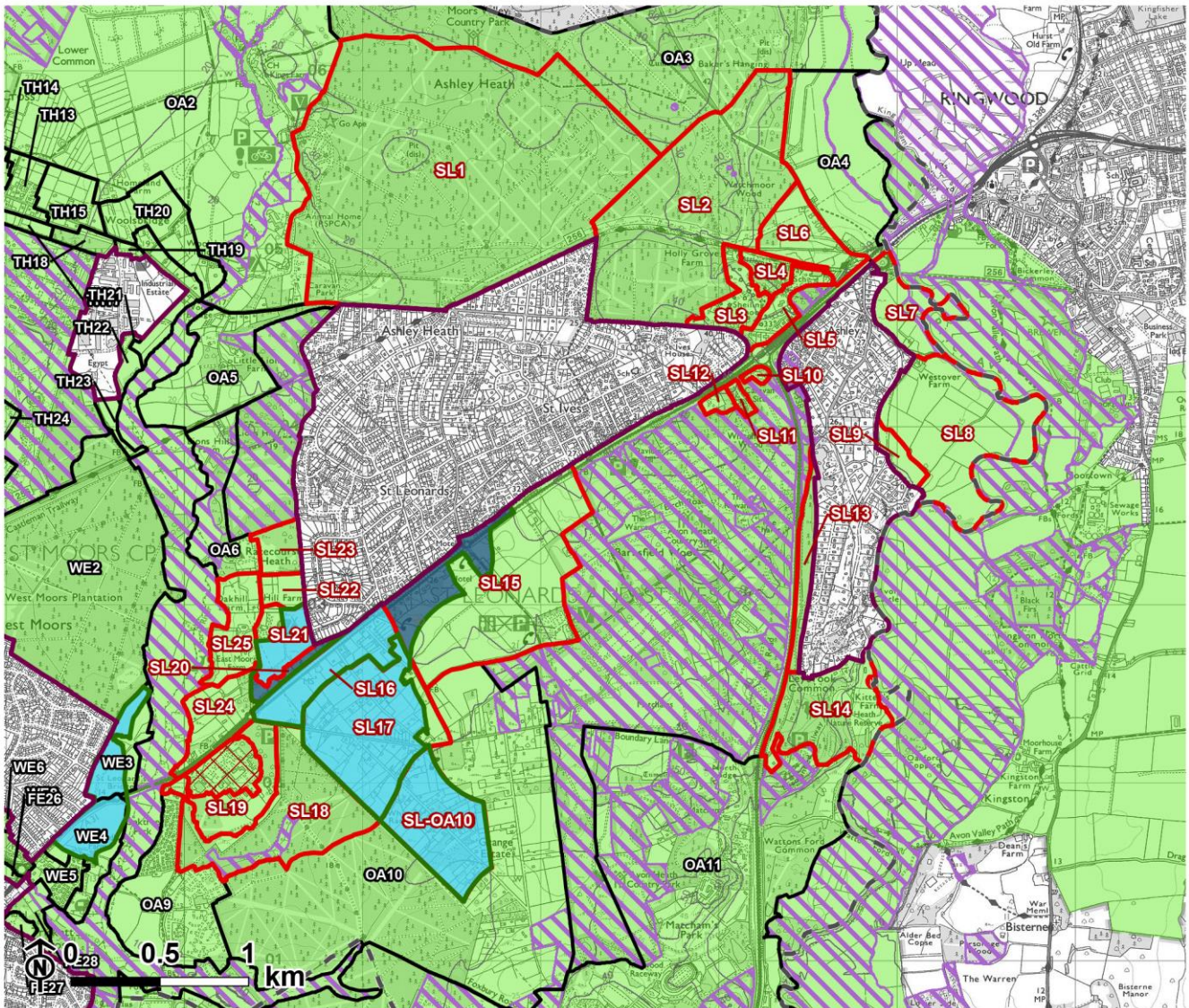
# St Leonards and St Ives



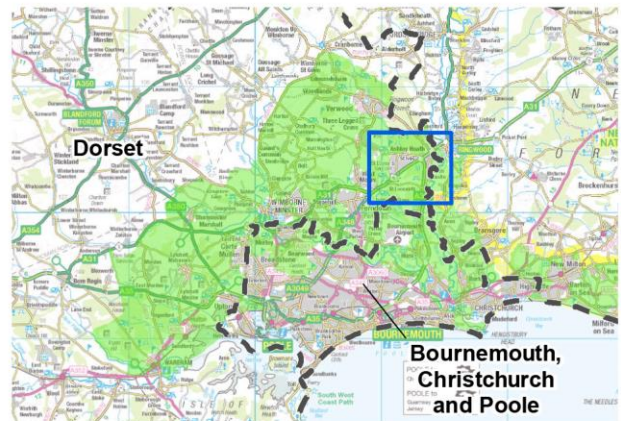
- - - Local Authority boundary
- Inset area
- Green Belt
- St Leonards and St Ives parcel
- Neighbouring parcel
- No openness
- Absolute constraint(s)
- Site / area of search
- 400m Heathland Area



# St Leonards and St Ives



- - - Local Authority boundary
  - Inset area
  - Green Belt
  - St Leonards and St Ives 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.

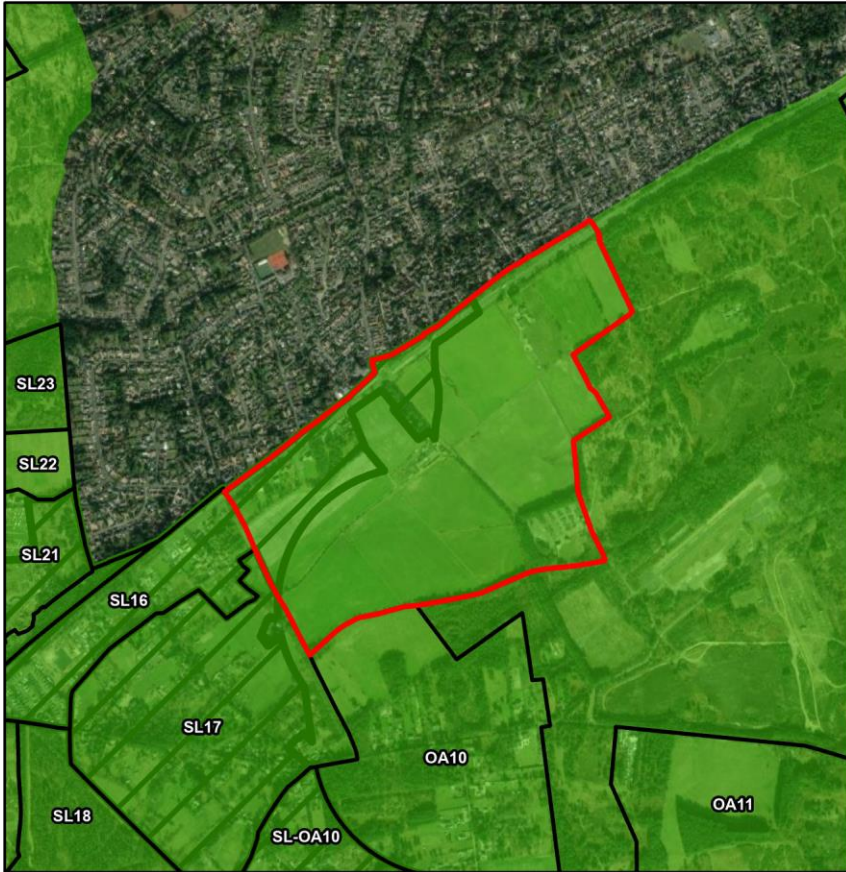
## Notes on harm ratings

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.

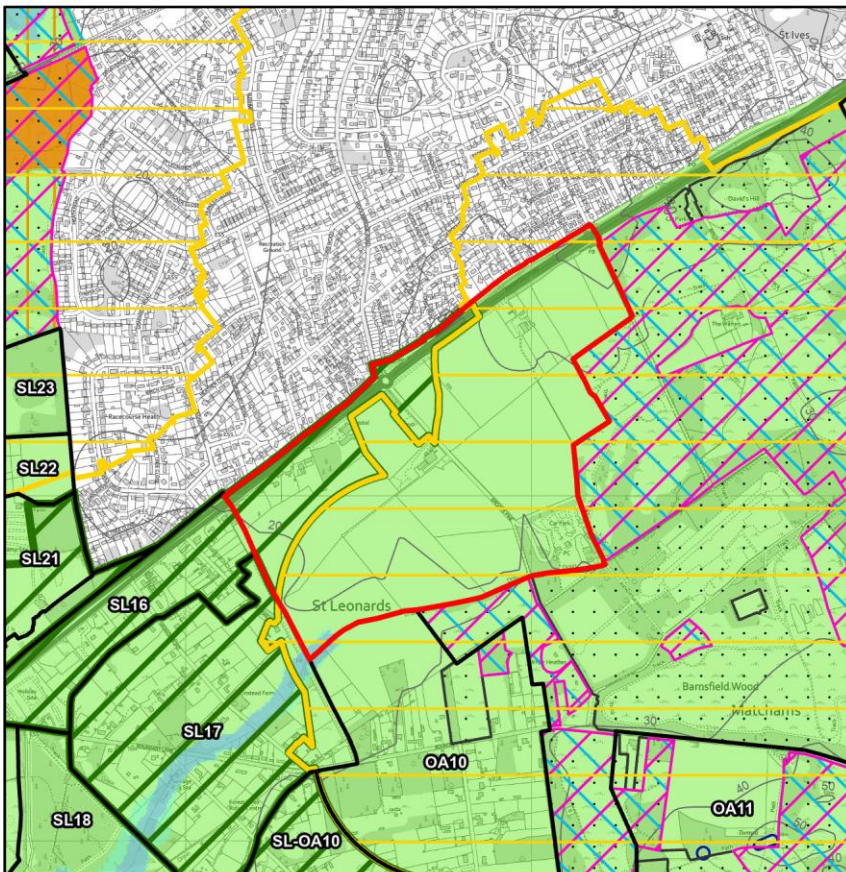
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- 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 SL15



- SL15
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.



# SL15

## Impact on contribution of adjacent Green Belt

- Release of north of SL15 as an expansion of St Leonards and St Ives:

Rating: Minor

The dual carriageway bounding the northwest of SL15 provides separation between the urban edge and land within SL17. Release of the northern part of SL15 would weaken this separation, as well as increase urbanising visual impact on retained Green Belt land in SL15.

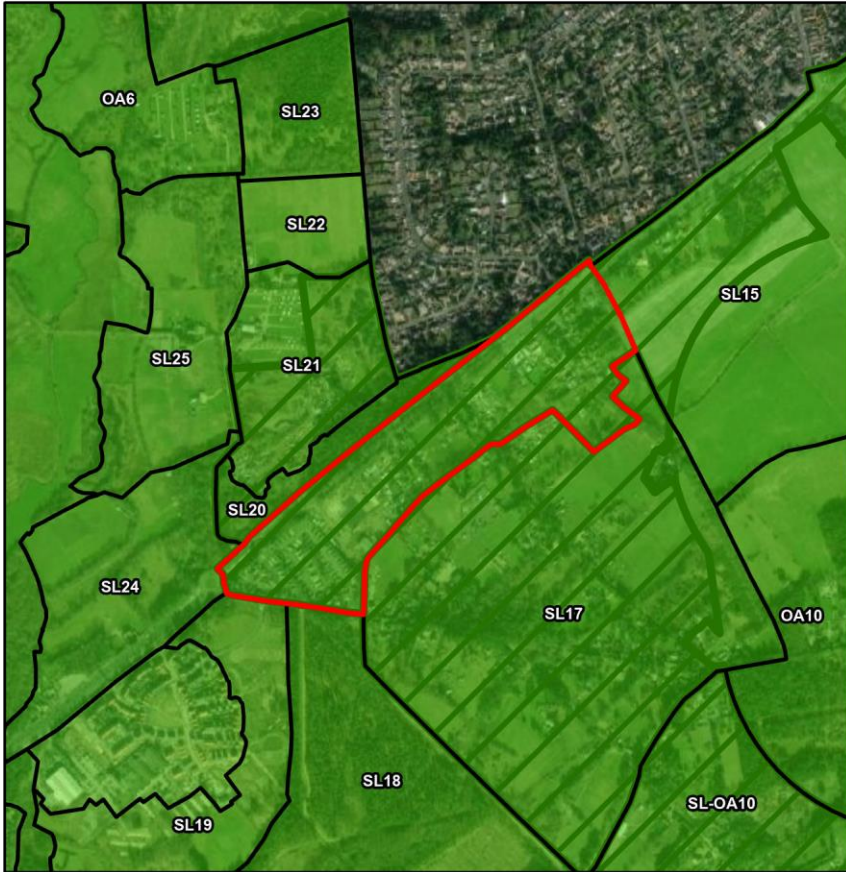
The adjoining land within SL16 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.














## Overall harm of Green Belt release

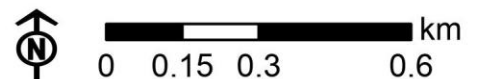
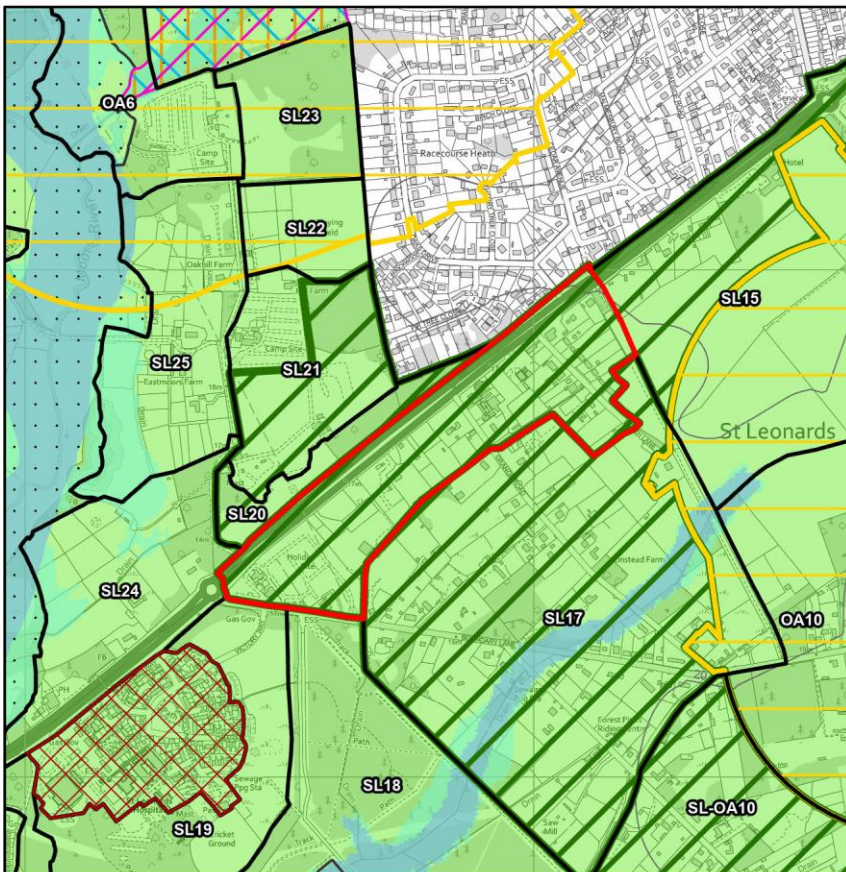
- Parcel SL15 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of St Leonards and St Ives, would be high.

**High**

# Harm of release of land in SL16



-  SL16
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  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.

# SL16

## Impact on contribution of adjacent Green Belt

- Release of SL16 as an expansion of St Leonards and St Ives:

Rating: Moderate

Although there is existing development in SL16, the gap between St Ives / St Leonards and West Moors is relatively narrow and significantly affected by existing washed-over development. The release and intensified development of this part of the gap would therefore weaken the gap between these towns.

The dual carriageway bounding the northwest of SL15 and SL16 provides separation between the urban edge and land within SL15 and SL17. The release of SL16 would weaken this separation, and would increase urbanising visual impact on land in SL20 to the north.

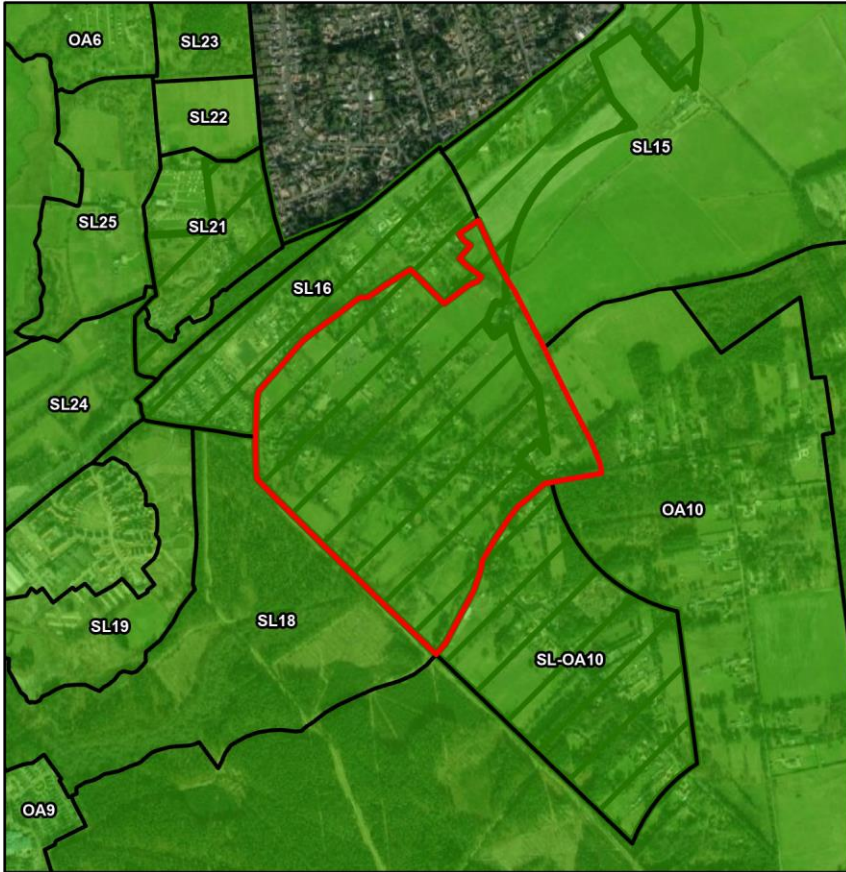
Due to the strong woodland boundary to the southwest of SL16, its release would not impact the boundary separation of land within SL19 and SL18 from the urban edge.

## Overall harm of Green Belt release

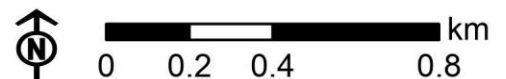
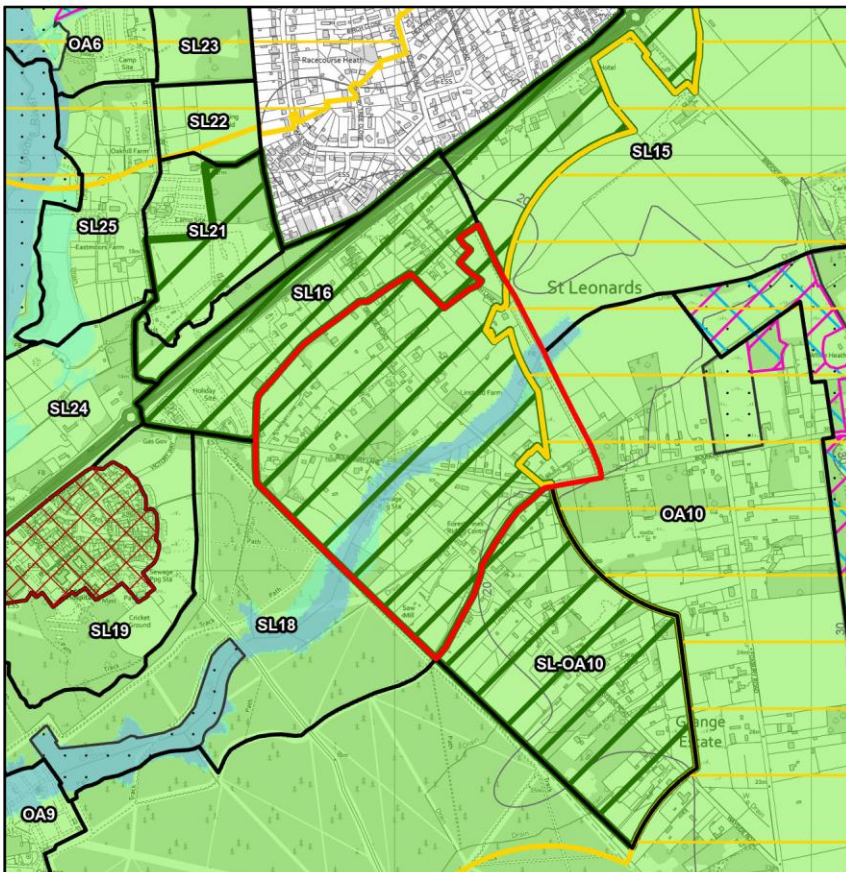
- Parcel SL16 makes a relatively weak contribution to preventing neighbouring towns merging into one another and preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of St Leonards and St Ives, would be moderate-high.

**Moderate-High**

# Harm of release of land in SL17



- SL17
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.



# SL17

## Impact on contribution of adjacent Green Belt

- Release of land within SL17 as an expansion of St Leonards and St Ives:

Rating: Minor

The dual carriageway bounding the northwest of SL15 and SL16 provides separation between the urban edge and land within SL15, and this dual carriageway, together with tree cover within SL17, provides separation between the urban edge and land within SL-OA10. Release of land within SL17 would weaken this separation. Due to the strong woodland boundary to the southwest of SL17, its release would not impact the boundary separation of land within SL18 from the urban edge.

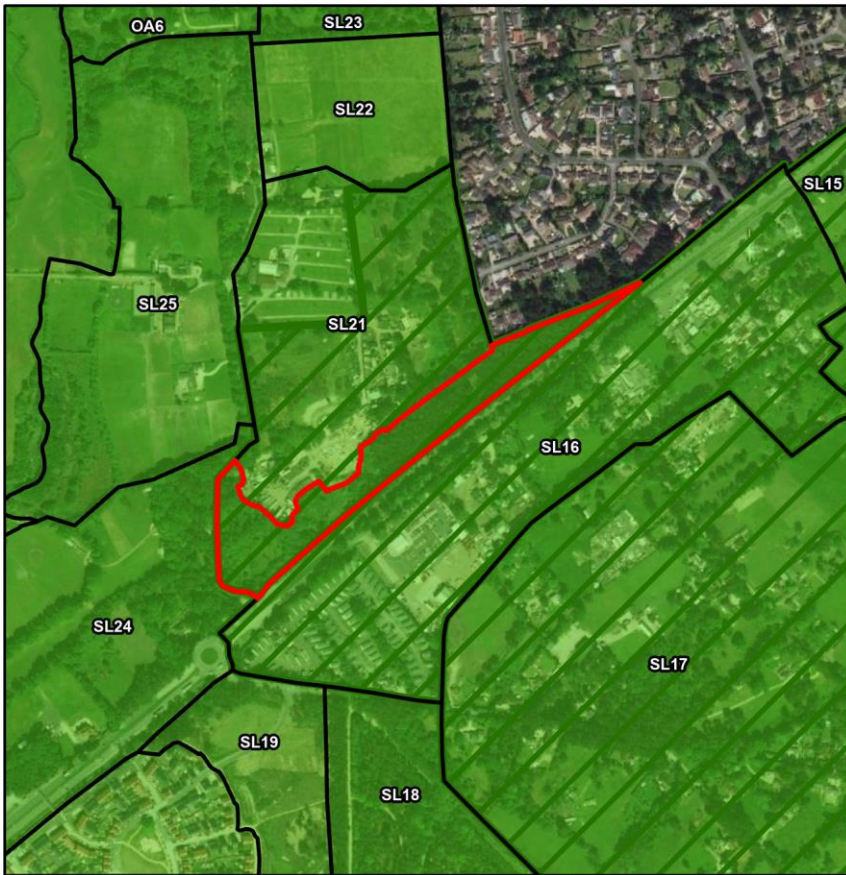
The adjoining land within SL16 and the remainder of land within SL17 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

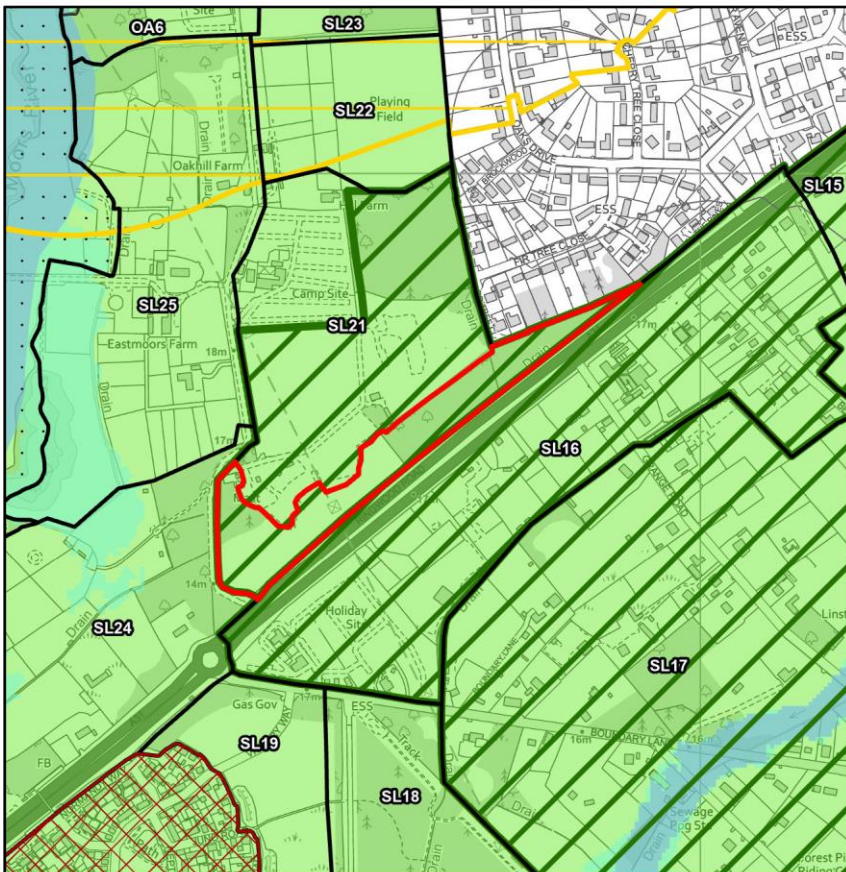
- Parcel SL17 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of St Leonards and St Ives, would be moderate-high.

**Moderate-High**

# Harm of release of land in SL20



- SL20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



# SL20

## Parcel location and openness

Parcel size: 3.37ha

The parcel is located on the south western 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 is open, comprising a belt of dense tree cover alongside the A31.

## Distinction between parcel and inset area

The belt of trees forms a moderate boundary feature to the south western edge of St Leonards. Its strength as a boundary feature is weakened by the extent of washed-over development around it, which creates some urbanising containment. As the woodland belt is relatively narrow there is some visual urbanising influence, but the tree cover limits this. Overall there is moderate distinction between the parcel and the urban area.

# SL20

## 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. 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 the River Crane. The boundary tree belt alongside the A31 plays a stronger role in this respect. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
Land is relatively 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.

# SL20

## Impact on contribution of adjacent Green Belt

- Release of SL20 as an expansion of St Leonards and St Ives:

Rating: Minor-moderate

As woodland adjacent to the A31, this parcel plays a significant role in the perceived separation between St Leonards and West Moors. Its release would result in the narrowing of this gap.

Due to the strong woodland boundary to the west of SL20, its release would not impact the boundary separation of land within SL24 from the urban edge.

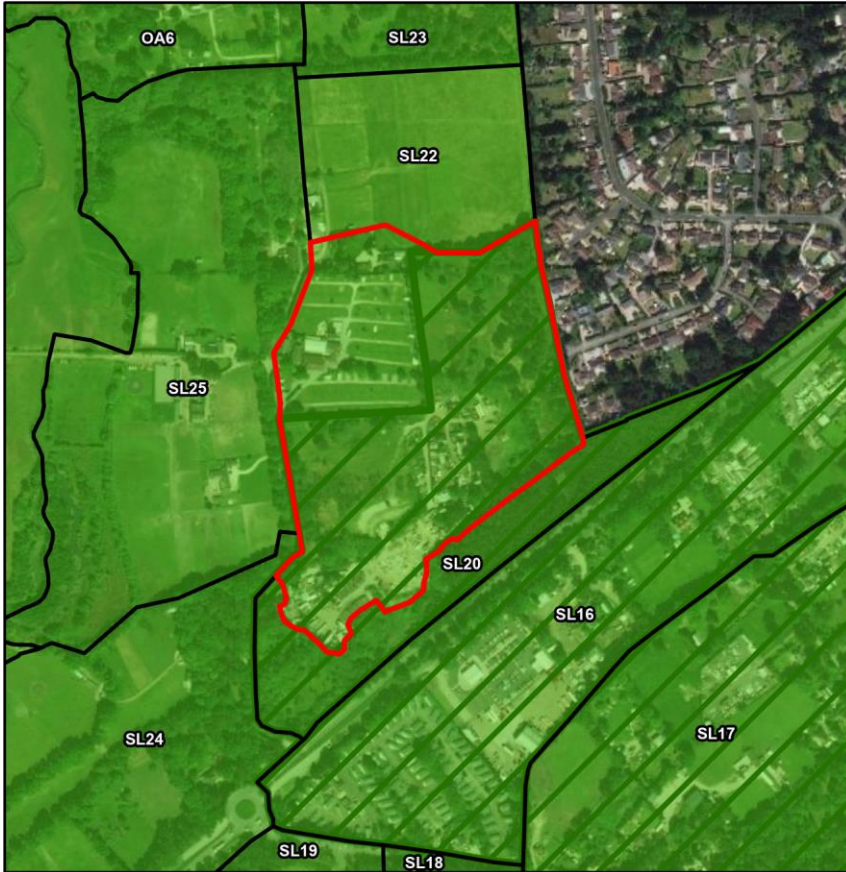
The adjoining land in SL21 and SL16 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

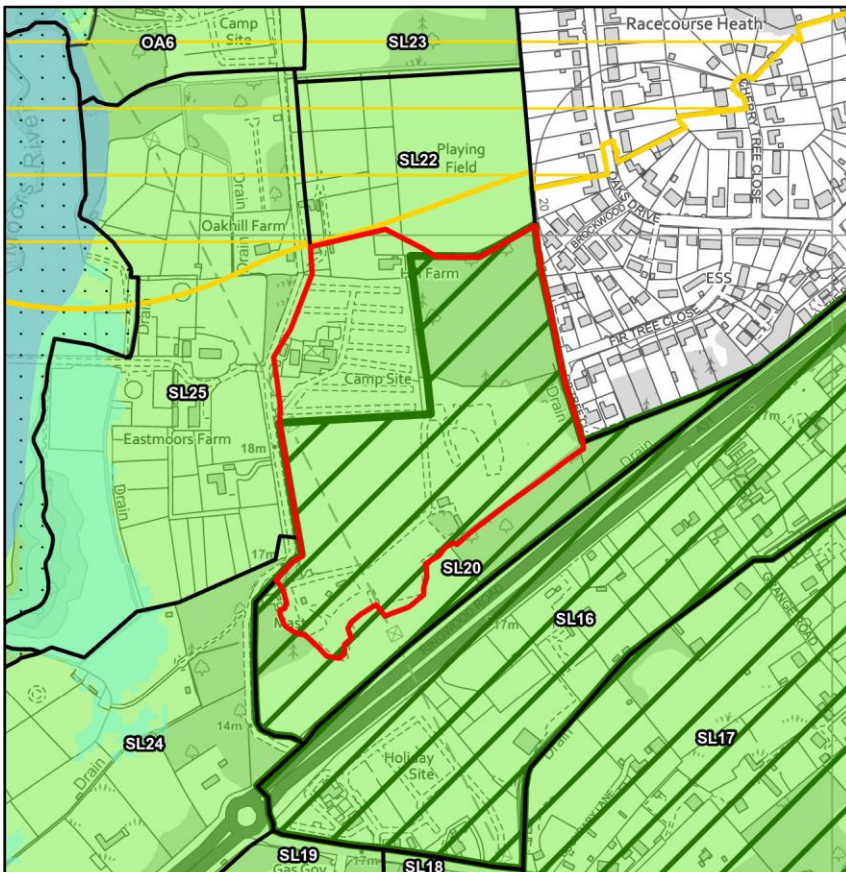
- Parcel SL20 makes a relatively strong contribution to preventing encroachment on the countryside and it makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of St Leonards and St Ives, would be high.

**High**

# Harm of release of land in SL21



- SL21
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



# SL21

## Parcel location and openness

Parcel size: 10.35ha

The parcel is located on the western 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 is relatively open but has some limited urbanising development within it in the form of a touring caravan park and a scrap yard.

## Distinction between parcel and inset area

A band of trees at the inset edge is a moderate boundary feature to the inset settlement. The presence of washed over development to the south with low openness creates some containment, but there is sufficient visual screening to the east and south for views not to be dominated by urban influences. Overall there is moderate distinction between the parcel and the urban area.

# SL21

## 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 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 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 moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Moderate  
This is washed over development in the countryside. Land is relatively open but has some limited 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 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.



# SL21

## Impact on contribution of adjacent Green Belt

- Release of southern and eastern parts of SL21 as an expansion of St Leonards and St Ives:

Rating: Minor-moderate

The release of this land within SL21 would result in some weakening of the gap between the towns of St Leonards and West Moors, although strong tree cover to the south would limit impact from the A31, where the perceived gap is weakest.

Due to the strong woodland boundary to the southwest of SL21, its release would not impact the boundary separation of land within SL24 from the urban edge, but it would weaken the boundary separation for land to the west in SL25, and it would create some urbanising containment to the north around SL20.

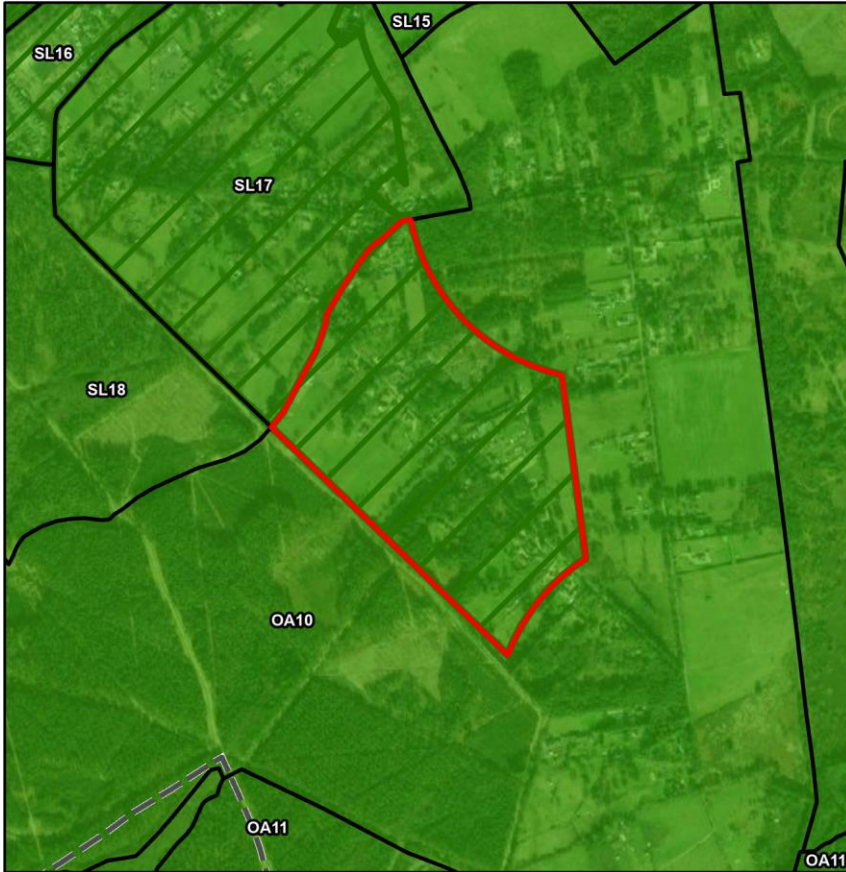
The adjoining land within the remainder of SL21 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

## Overall harm of Green Belt release

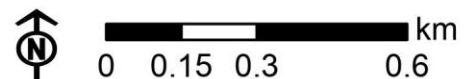
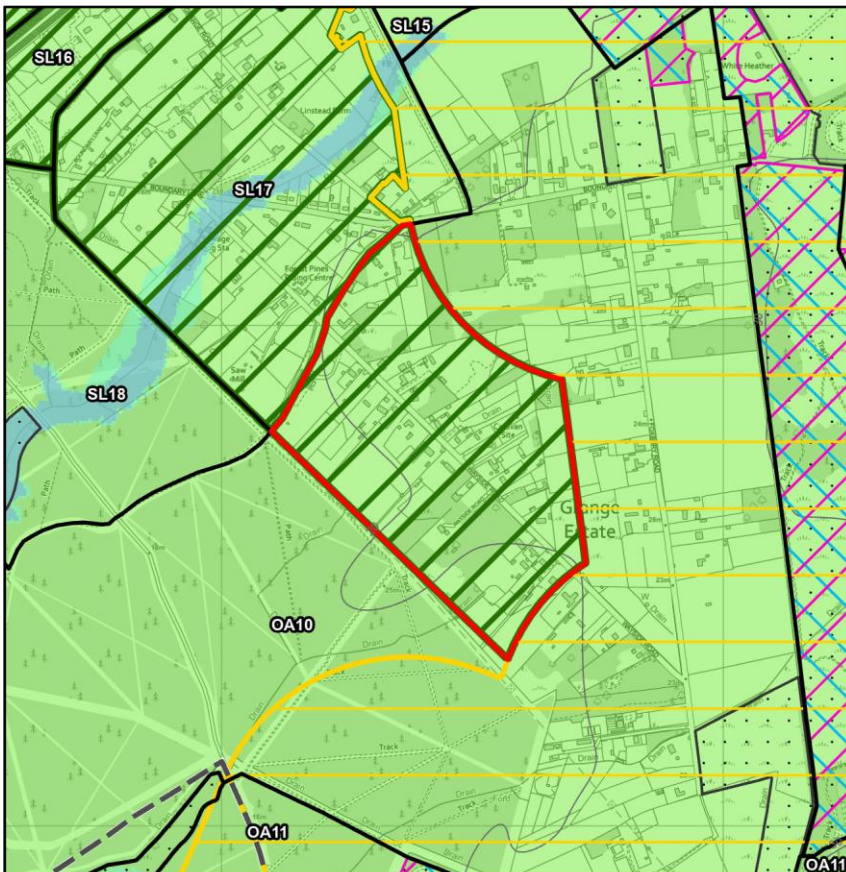
- Parcel SL21 makes a moderate contribution to preventing neighbouring towns merging into one another and preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of St Leonards and St Ives, would be moderate-high.

**Moderate-High**

# Harm of release of land in SL-OA10



- SL-OA10
- 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
- Flood Zone 2
- Flood Zone 3



# SL-OA10

## Parcel location and openness

Parcel size: 28.29ha

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 is relatively open but has some limited urbanising development within it, consisting of an area of low-density residential development with associated small fields/paddocks and small woodland blocks.

## Distinction between parcel and inset area

The sloping landform within the parcel provides some distinction from St Leonards, and Ringwood Road is a strong boundary feature creating separation from the settlement. The parcel extends a significant distance from the inset area and is dominated by views of open countryside. Overall there is very strong distinction between the parcel and the urban area.

# SL-OA10

## 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 open but has some limited urbanising development within it, and is 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 weak/no 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. 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 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.

# SL-OA10

## Impact on contribution of adjacent Green Belt

- Release of land within SL-OA10 as an expansion of St Leonards and St Ives:

Rating: Minor-moderate

The dual carriageway to the north, as well as intervening tree cover, create boundary separation between the urban edge and land within OA10 (which makes a stronger contribution to the Green Belt purposes than land within SL-OA10 because openness is less diminished by development). The release of SL-OA10 would weaken this boundary separation of OA10.

Due to the strong woodland boundary in the east of SL18, the release of SL-OA10 would not impact the boundary separation of land within SL18 from the urban edge.

The adjoining land in SL17 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 SL-OA10 makes a relatively strong contribution to preventing encroachment on the countryside, and 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 St Leonards and St Ives, would be moderate-high.

**Moderate-High**