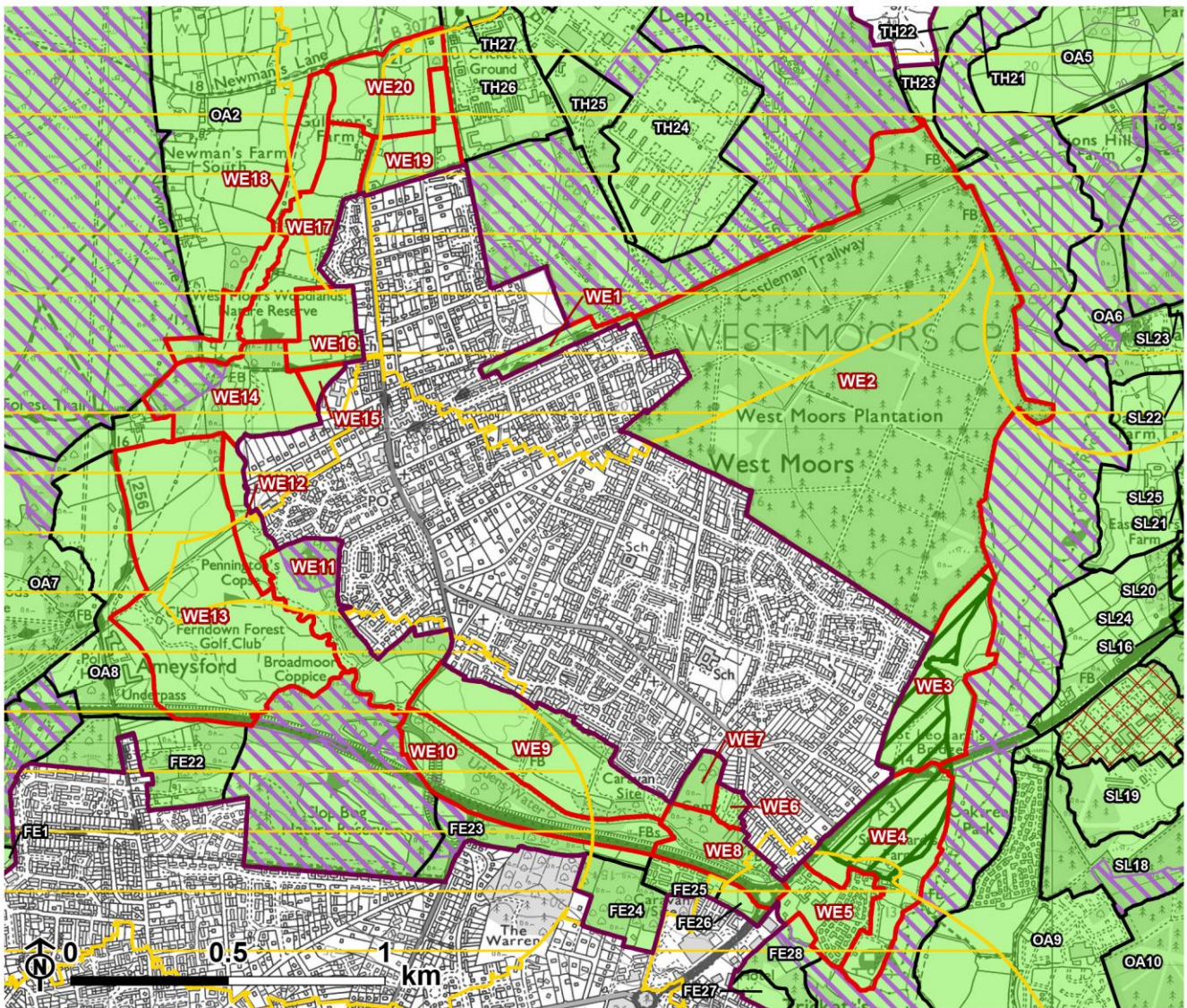
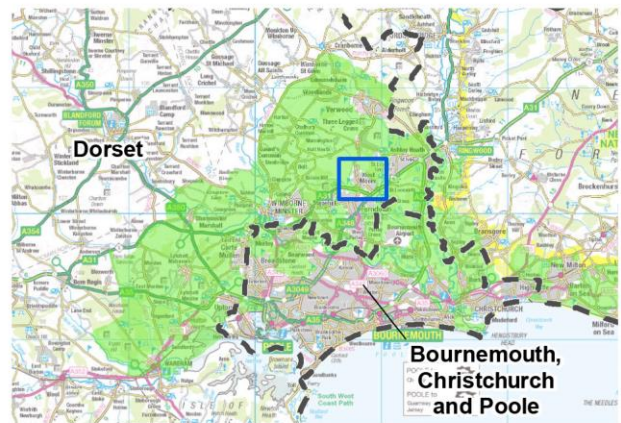


**Appendix B**  
**Detailed Stage 2**  
**Harm Assessments:**  
**West Moors**

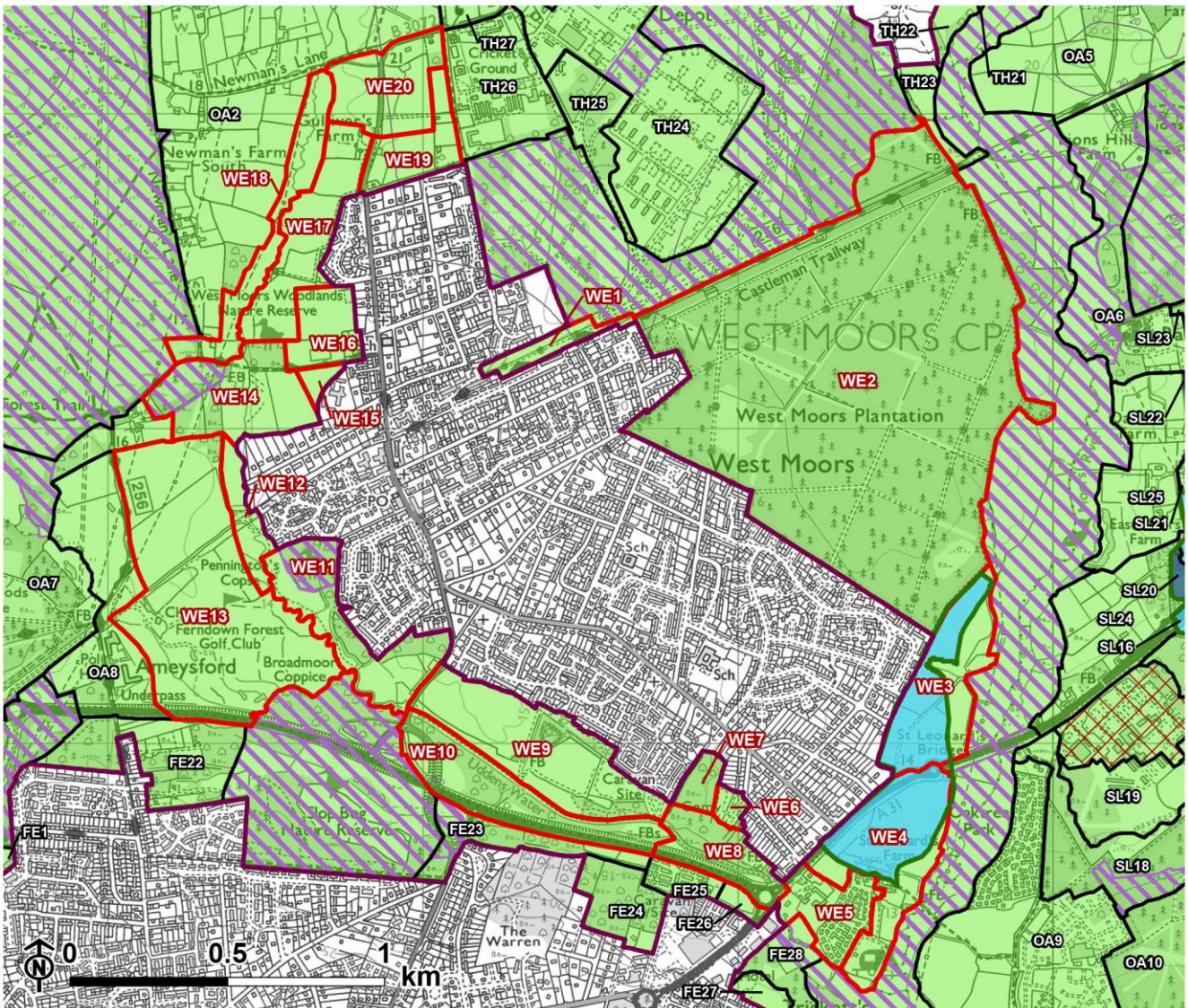
# West Moors



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



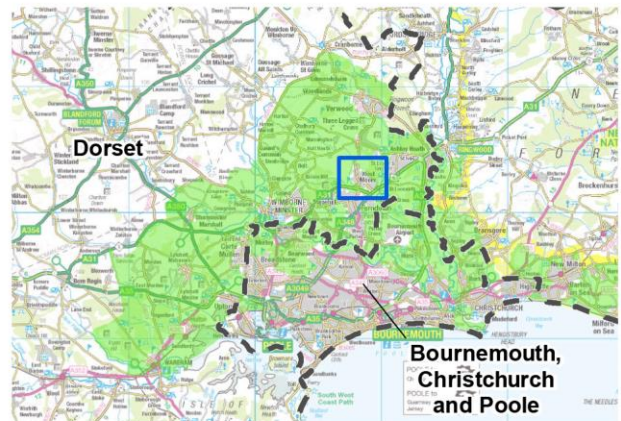
# West Moors



- - - Local Authority boundary
- Inset area
- Green Belt
- West Moors 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.

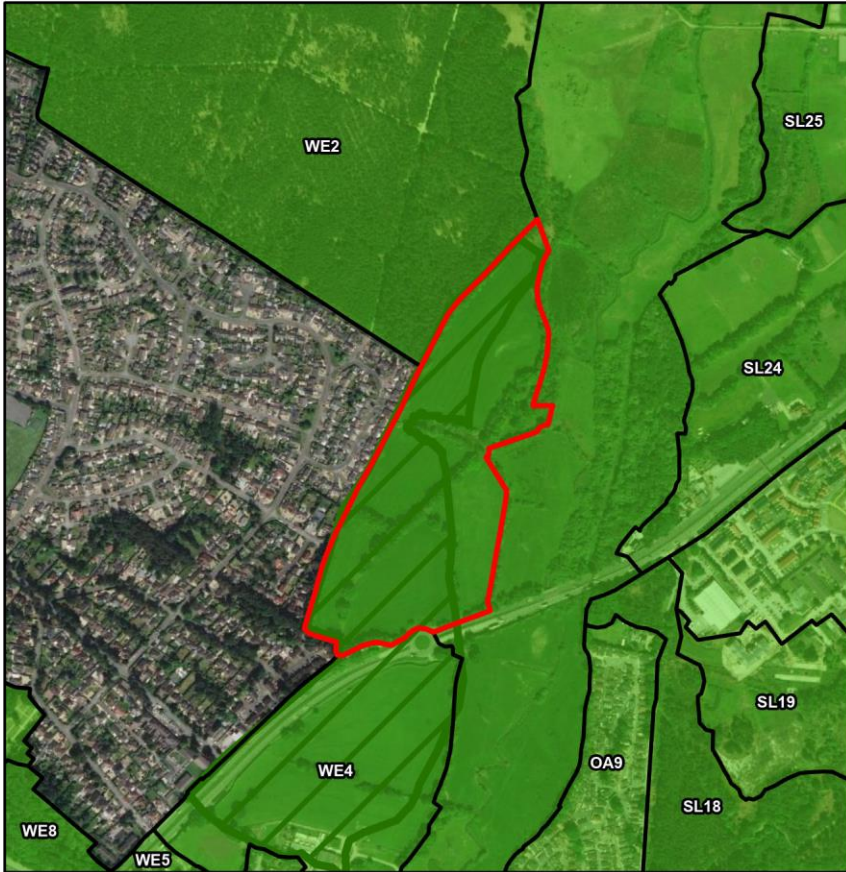
## Notes on harm ratings

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.

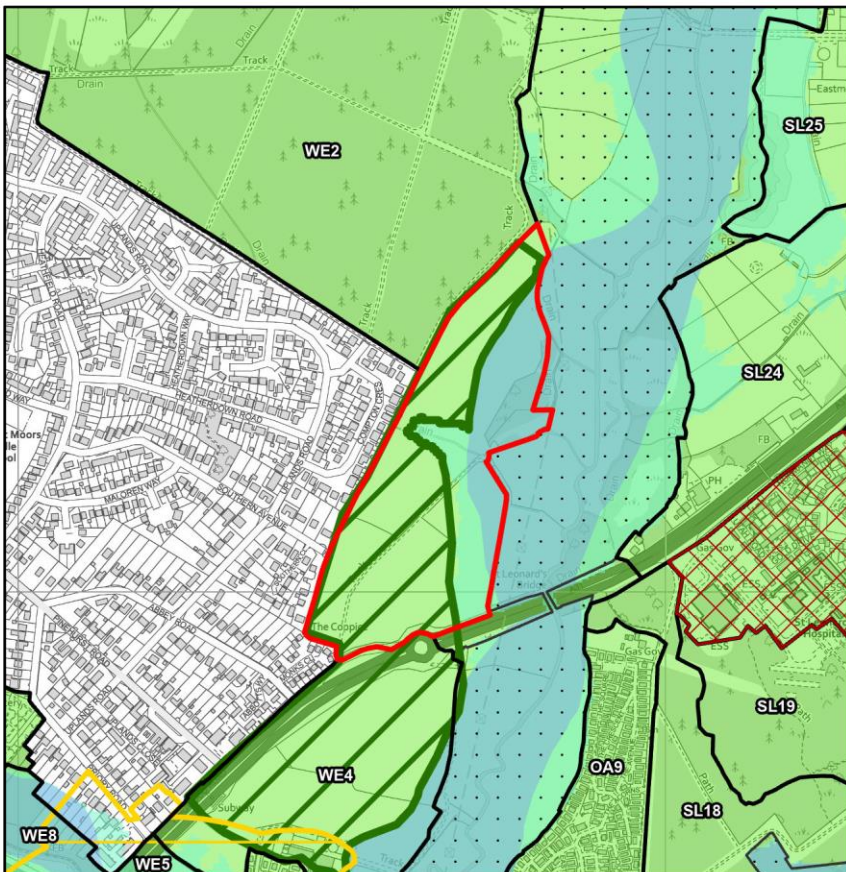
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- 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 WE3



- WE3
- 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



# WE3

## Parcel location and openness

Parcel size: 12.29ha

The parcel is located on the south eastern edge of West Moors. West Moors 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. Moors River System SSSI is located to the east of the parcel.

Land is open, comprising of five small agricultural fields bordered by well-treed hedgerows.

## Distinction between parcel and inset area

The back gardens of Compton Crescent are only a weak boundary feature providing little separation from the urban area, but trees alongside Southern Close and the end of Southern Avenue form a moderately strong boundary feature. There is no containment by built urban development, but most of the parcel has some visual urban influence from either the inset settlement edge or the A31, which forms its southern boundary, so the countryside does not dominate views. Overall there is moderate distinction between the parcel and the urban area.

# WE3

## 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. There is a narrow gap between West Moors and St Leonards. Urbanising development reduces gaps but there are some significant separating features, including wooded areas and multiple field boundaries. 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 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.



# WE3

## Impact on contribution of adjacent Green Belt

- Release of western part of WE3 as an expansion of West Moors:

Rating: Minor

Release of land within the west of WE3 would have a minor impact on the narrow settlement gap between West Moors and St Leonards.

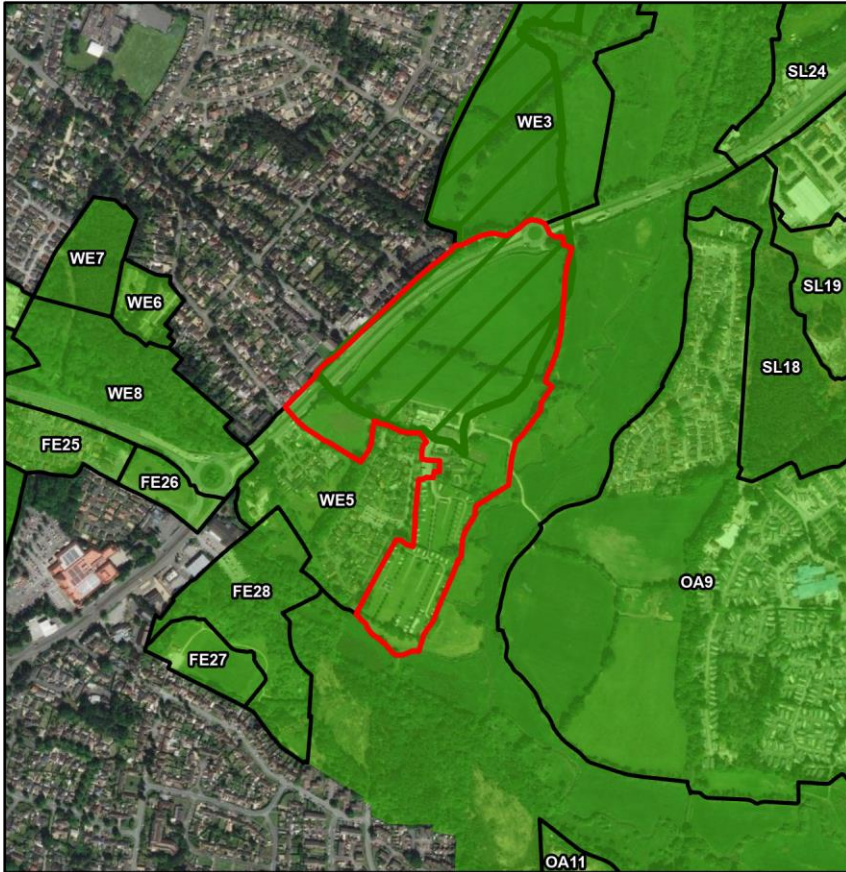
Due to the presence of woodland creating a strong boundary on the northern edge of WE3, and the A31 creating a strong boundary to the south, release of the west of WE3 would however have a negligible impact on the separation of land within WE2 and WE4 from the urban edge. Release of the western part of WE3 would also have a negligible impact on the remaining retained land in WE3, which is contained from the wider Green Belt by the Moors River System SSSI, which represents an absolute constraint to development.

## Overall harm of Green Belt release

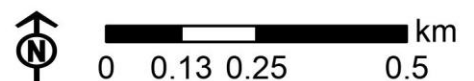
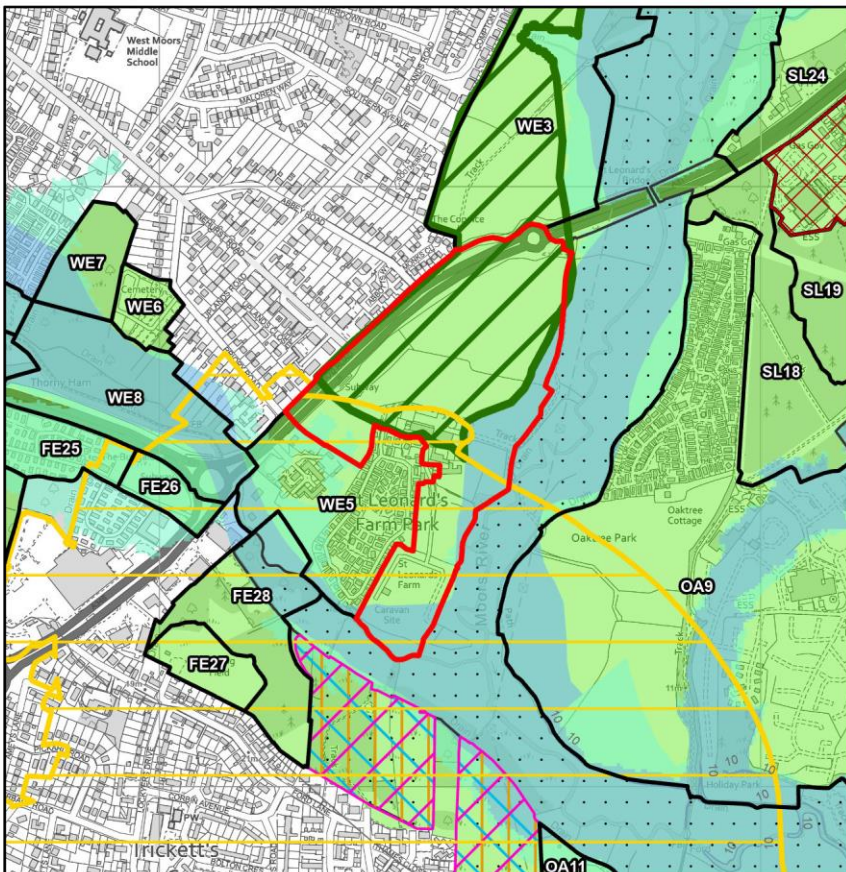
- Parcel WE3 makes a relatively strong contribution to preventing neighbouring towns merging into one another and preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the western part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of West Moors, would be moderate-high.

**Moderate-High**

# Harm of release of land in WE4



- WE4
- 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



# WE4

## Parcel location and openness

Parcel size: 15.12ha

The parcel is located on the south eastern edge of West Moors. West Moors 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. Moors River System SSSI is located to the east of the parcel.

Land is open, comprising largely of agricultural fields. There are some large agricultural related buildings in the south of the parcel, but these are considered to be an 'appropriate use' in the Green Belt.

## Distinction between parcel and inset area

The A31 dual carriageway is a strong boundary providing separation from the inset settlement but washed-over park homes development as St Leonards Farm Park, and houses on Cracklewood Close, breach this boundary and have some containing influence. The parcel is not contained by urban development and neither the urban area nor the countryside dominates views. Overall there is moderate distinction between the parcel and the urban area.

# WE4

## 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. It is peripheral to the very narrow gap between West Moors and Ferndown and also to the gap between West Moors and St Leonards, which is narrow and diminished further by intervening urbanising development, although the Moors River SSSI forms a significant separating element. 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 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.

# WE4

## Impact on contribution of adjacent Green Belt

- Release of the northern part of WE4 as an expansion of West Moors:

Rating: Minor

There is no adjacent Green Belt land that makes a stronger contribution, but there would be a minor impact on the narrow settlement gap between West Moors and St Leonards.

The adjoining land within WE3, WE5 and the remainder of WE4 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 WE4 makes a relatively strong contribution to preventing neighbouring towns merging into one another and 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 West Moors, would be moderate-high.

**Moderate-High**