

**Bournemouth, Christchurch and Poole Council  
and Dorset Council**

# **Strategic Green Belt Assessment Stage 1 Study**

**Final report**

Prepared by LUC

December 2020



**Bournemouth, Christchurch and Poole Council  
and Dorset Council**

**Strategic Green Belt Assessment  
Stage 1 Study**

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**Contents**


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<b>Chapter 1</b>	
<b>Introduction</b>	<b>5</b>
Background to Study	5
Method Overview	6
Use of Study Outputs	8
Report authors	8
Report Structure	9

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<b>Chapter 2</b>	
<b>Green Belt Policy and Context</b>	<b>10</b>
National Planning Policy and Guidance	10
Evolution of the South East Dorset Green Belt in Bournemouth, Christchurch, Poole and Dorset	13
The Green Belt in Bournemouth, Christchurch, Poole and Dorset today	14
Local Planning Policy	15

---

<b>Chapter 3</b>	
<b>Previous Green Belt Studies</b>	<b>21</b>
South East Dorset	21
Poole	22
Christchurch and East Dorset	25
Purbeck	27
Neighbouring authorities' studies	32

---

<b>Chapter 4</b>	
<b>Contribution Assessment Methodology</b>	<b>34</b>
Extent of Assessment Area	34
Relationship with Previous Green Belt Assessments	36
Contribution Assessment: Steps	37
Step 1: Identify variations in the relevance of each Green Belt purpose	41
Step 2: Identify Variations in Green Belt Openness	55
Step 3: Identify Variations in the Distinction between Inset Areas and the Green Belt	59
Step 4: Assessing the Contribution of Land to the Green Belt Purposes	64
Stage 1 Contribution Assessment Outputs	75

**Contents**


---

<b>Chapter 5</b>	
<b>Summary of Findings</b>	<b>76</b>
Summary of Contribution Assessment Findings	76
Summary of Findings for Washed-over Settlements	170
Summary of Findings for Inset Settlements	171
Next Steps	176

---

<b>Appendix A</b>	
<b>Maps Showing Contribution Assessment (for each purpose) for Parcels around Inset Settlements</b>	<b>A-1</b>
Bournemouth Airport	A-1
Bournemouth	A-7
Bransgore	A-13
Burton	A-19
Christchurch and Highcliffe	A-25
Colehill	A-31
Corfe Mullen	A-37
Ferndown and West Parley	A-43
Holton Heath	A-49
Lytchett Matravers	A-55
Lytchett Minster	A-61
Merley, Canford Magna and Oakley	A-67
Poole	A-73
Sandford	A-79
St Leonards and St Ives	A-85
Sturminster Marshall	A-91
Three Legged Cross	A-97
Upton & Hamworthy	A-103
Verwood	A-109
Wareham	A-115
West Moors	A-121
Wimborne Minster	A-127
Outer Areas (Southwest)	A-133
Outer Areas (Southeast)	A-139
Outer Areas (North)	A-145



## Contents

---

### Appendix B

#### Detailed Stage 1 Contribution Assessments:

	<b>B-1</b>
Bournemouth Airport	B-1
Bournemouth - Part 1	B-43
Bournemouth - Part 2	B-107
Bransgore	B-165
Burton	B-177
Christchurch and Highcliffe - Part 1	B-225
Christchurch and Highcliffe - Part 2	B-290
Colehill - Part 1	B-327
Colehill - Part 2	B-390
Corfe Mullen - Part 1	B-423
Corfe Mullen - Part 2	B-487
Ferndown and West Parley - Part 1	B-547
Ferndown and West Parley - Part 2	B-610
Ferndown and West Parley - Part 3	B-674
Holton Heath	B-713
Lytchett Matravers	B-773
Lytchett Minster	B-857
Merley, Canford Magna and Oakley	B-903
Poole - Part 1	B-969
Poole - Part 2	B-1026
Sandford	B-1047
St Leonards and St Ives - Part 1	B-1095
St Leonards and St Ives - Part 2	B-1152
Sturminster Marshall	B-1176
Three Legged Cross - Part 1	B-1224
Three Legged Cross - Part 2	B-1288
Upton & Hamworthy	B-1330
Verwood - Part 1	B-1381
Verwood - Part 2	B-1438
Wareham - Part 1	B-1462
Wareham - Part 2	B-1519
West Moors	B-1544
Wimborne Minster - Part 1	B-1607
Wimborne Minster - Part 2	B-1671

## Contents

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### Table of Figures

Figure 2.1: Extent of the South East Dorset Green Belt	20
Figure 4.1: Contribution Assessment Steps	38
Figure 4.2: Bournemouth, Christchurch, Poole and Dorset - Absolute Constraints.	39
Figure 4.3: Bournemouth, Christchurch, Poole and Dorset – Other Potential Constraints (excluding Absolute Constraints).	40
Figure 4.4: Settlements Classification for Assessment of Green Belt Purposes.	48
Figure 5.1: Green Belt Purpose 1 contribution	166
Figure 5.2: Green Belt Purpose 2 contribution	167
Figure 5.3: Green Belt Purpose 3 contribution	168
Figure 5.4: Green Belt Purpose 4 contribution	169

# Chapter 1

## Introduction

### Background to Study

**1.1** Bournemouth, Christchurch and Poole Council (BCP) and Dorset Council (DC) are in the process of producing their new local plans following local government re-organisation in April 2019. This strategic Green Belt Assessment will inform the preparation of the BCP and Dorset Council local plans.

**1.2** Government policy on the Green Belt is set out in chapter 13 of the adopted National Planning Policy Framework (NPPF) Protecting Green Belt Land. Paragraph 133 of the NPPF states that "the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence".

**1.3** This is elaborated in NPPF Paragraph 134, which states that Green Belts should serve five purposes, as set out below.

#### **The purposes of Green Belt**

- 1) To check the unrestricted sprawl of large built-up areas.
- 2) To prevent neighbouring towns merging into one another.
- 3) To assist in safeguarding the countryside from encroachment.
- 4) To preserve the setting and special character of historic towns.
- 5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

**1.4** The NPPF goes on to state in Paragraphs 135 and 136 that “Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans”.

**1.5** Case law, as established in *Calverton Parish Council v Greater Nottingham Councils & others (2015)*, indicates that planning judgments setting out the ‘exceptional circumstances’ for the amendment of Green Belt boundaries require consideration of the ‘nature and extent of harm’ to the Green Belt and ‘the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent’.

**1.6** In order to inform the review of potential strategic options for growth, a comprehensive analysis of Green Belt land is required.

**1.7** The study is being undertaken in two stages:

- **Stage 1:** has identified variations in the extent to which land within the BCP and Dorset Council areas makes a **contribution** to the NPPF’s Green Belt purposes;
- **Stage 2:** will assess the potential **harm** to the Green Belt that would be caused if land identified by the Councils for potential development were to be released from the Green Belt.

**1.8** This report covers the **Stage 1** assessment of contribution to the Green Belt purposes.

## Method Overview

**1.9** There is no defined approach set out in national guidance on how Green Belt studies should be undertaken, but Inspectors’ comments from the examination of a number of plans have highlighted the requirement for a comprehensive assessment and consideration of the Green Belt NPPF purposes:

- The Inspector’s preliminary conclusions (S Emerson) to Bath and North East Somerset Council (June 2012) highlighted that having an “up-to-date and comprehensive review of the Green Belt in the district is necessary to see whether all the land so designated fulfils the Green Belt purposes”.



- The Inspector's interim findings (H Stephens) to Durham City Council (November 2014, Interim Report) clarified that assessments against the Green Belt purposes should form the basis of any justification for releasing land from the Green Belt, and in reviewing land against the purposes Green Belt studies should consider the reasons for a Green Belt's designation.
- The Inspectors' Letter (L Graham) to Cambridge City and South Cambridgeshire Councils (May 2015) emphasised that Green Belt studies should make clear "how the assessment of 'importance to Green Belt' has been derived" from assessments against the individual purposes of the Green Belt.

**1.10** The contribution of any given area of land to the first three Green Belt purposes is assessed in this study as a function of three components:

- The **relevance** of each Green Belt purpose to that location, considering definitions of the different settlement types referenced in the NPPF purposes (e.g. large built up areas, neighbouring towns, historic towns) and analysing the spatial relationships between urban areas and open land.
- The **openness** of land, in Green Belt terms (land which is more open makes a greater contribution to the Green Belt purposes).
- The degree of **distinction** between urban areas and open land – i.e. the extent to which Green Belt land has a physical relationship with urban areas. Land which has a stronger relationship with the countryside than with the urban area is considered more distinct (and makes a greater contribution to the Green Belt purposes) than land which has a stronger physical association with an urban area.

**1.11** For the 4<sup>th</sup> Green Belt purpose, bespoke criteria have been defined for the analysis of the contribution of Green Belt land to the setting or special character of the towns to which this purpose is considered relevant. There is no separate consideration of distinction because, contrary to Purposes 1 to 3, land which has a strong relationship with a historic town may make a greater rather than lesser contribution to its setting or special character.

**1.12** All land is considered to contribute equally to the 5<sup>th</sup> Green Belt purpose, so no parcel-by-parcel variations can be identified. This is a common and widely accepted approach for Green Belt studies.

**1.13** In considering variations in openness, Stage 1 (the contribution assessment) also looked at whether any settlements currently “washed-over” by the Green Belt designation (i.e. included within the Green Belt) could, due to lack of openness, potentially be considered for “insetting” (i.e. removal from the Green Belt); or vice-versa (i.e. whether any inset areas should be included in the Green Belt).

## Use of Study Outputs

**1.14** The purpose of this Stage 1 Contribution Assessment is to provide a comprehensive assessment of the extent to which the Green Belt currently meets the NPPF Green Belt Purposes. The Stage 1 study will also inform the Stage 2 Assessment of the potential harm of releasing land from the Green Belt for development. The outputs, alongside wider evidence relating to other environmental/sustainability considerations, will inform the Councils’ local plan development strategies.

**1.15** The purpose of the study is not to identify land that is suitable for development, or set out the exceptional circumstances for releasing land from the Green Belt. These will be matters for the Councils to consider in their local plans.

## Report authors

**1.16** This study has been prepared by LUC. LUC is undertaking several independent Green Belt studies at a range of scales across the country, and has completed similar studies on behalf of over 45 English local planning authorities in the past five years.

## Report Structure

1.17 The remainder of this report is structured as follows:

- **Chapter 2** sets out the national and local policy context and Green Belt within Bournemouth, Christchurch, Poole and Dorset;
- **Chapter 3** summarises the previous Green Belt studies that have been undertaken in Bournemouth, Christchurch, Poole, Dorset and neighbouring authorities;
- **Chapter 4** outlines the contribution assessment methodology;
- **Chapter 5** summarises the findings of the contribution assessment, including consideration of whether any settlements currently “washed-over” by the Green Belt designation could potentially be considered for “insetting”; or whether any inset areas could be considered for inclusion in the Green Belt. It also outlines the next steps in the Green Belt assessment;
- **Appendix A** presents the maps showing contribution assessment (for each purpose) for parcels around settlements.
- **Appendix B** presents the detailed Stage 1 contribution assessments.

# Chapter 2

## Green Belt Policy and Context

**2.1** This chapter provides a summary of national and local Green Belt policy, and sets out the context for the South East Dorset Green Belt.

### National Planning Policy and Guidance

#### National Planning Policy Framework

**2.2** Government policy on the Green Belt is set out in chapter 13 of the adopted National Planning Policy Framework (NPPF)<sup>1</sup> Protecting Green Belt Land. Paragraph 133 of the NPPF states that “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

**2.3** The NPPF emphasises in Paragraphs 135 and 136 that creation of new Green Belt or amendment of existing Green Belt boundaries should only be made through the local plan process, and must be evidenced and justified. It goes on to state that “once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries having regard to their intended permanence in the long term, so they can endure beyond the plan period.”

**2.4** Current planning guidance makes it clear that the Green Belt is a strategic planning policy constraint designed primarily to prevent the spread of built development and the coalescence of urban areas. Paragraph 143 states that “inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”. Paragraph

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<sup>1</sup> Department of Communities and Local Government (February 2019) National Planning Policy Framework. Available at: [www.gov.uk/government/publications/national-planning-policy-framework--2](http://www.gov.uk/government/publications/national-planning-policy-framework--2).

144 indicates that “‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

**2.5** New buildings are inappropriate in the Green Belt. There are exceptions to this which are set out in two defined lists. The first is in paragraph 145 which sets out the following exceptions:

- “buildings for agriculture and forestry;
- the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages;
- limited affordable housing for local community needs under policies set out in the development plan; and
- limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.”

**2.6** Paragraph 146 sets out other forms of development that are not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These are:

- “mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction;
- material changes in the use of land (such as changes of use for outdoor sport or recreation or for cemeteries or burial grounds); and
- development brought forward under a Community Right to Build Order or Neighbourhood Development Order.”

## Planning Practice Guidance

**2.7** The NPPF's Green Belt policies are supplemented by additional National Planning Practice Guidance (NPPG). The guidance sets out some of the factors that should be taken into account when considering the potential impact of development on the openness of Green Belt land. The factors referenced are not presented as an exhaustive list, but rather a summary of some common considerations borne out by specific case law judgements<sup>2</sup>. The guidance states that openness is capable of having both spatial and visual aspects. Other circumstances which have the potential to affect judgements on the impact of development on openness include:

- the duration of development and its remediability to the original or to an equivalent (or improved) state of, openness; and
- the degree of activity likely to be generated by development, such as traffic generation.

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<sup>2</sup> Two important Planning Appeal judgements (*Heath & Hampstead Society v Camden LBC & Vlachos* (2008) and *Turner v Secretary of State for Communities and Local Government & East Dorset District Council* (2016)) define openness as having both a spatial aspect and a visual aspect.



## Planning Advisory Service Guidance

**2.8** Neither the NPPF or PPG provide guidance on how to undertake Green Belt reviews. However, the Planning Advisory Service (PAS) published an advice note (2015) that discusses some of the key issues associated with assessing the Green Belt. Reference to the PAS guidance is included in the Methodology section in **Chapter 4** where relevant.

## Evolution of the South East Dorset Green Belt in Bournemouth, Christchurch, Poole and Dorset

**2.9** The general extent of the South East Dorset Green Belt was first designated in 1980, as part of the adoption of the South East Dorset Structure Plan (1980). The detailed boundaries were defined in subsequent local plans for the relevant former local authorities; the boroughs of Bournemouth, Poole and Christchurch, East Dorset District Council and Purbeck District Council.

**2.10** Prior to its adoption, a Green Belt proposal had been submitted in South Hampshire in 1961. This included areas at St. Leonards and St. Ives, Hurn and Burton parishes and other land around Christchurch. This proposal went to public inquiry and modifications were proposed, but the Green Belt policy was not adopted. These areas were transferred to Dorset in 1974.

**2.11** The predecessor documents to the South East Dorset Structure Plan included the Consultative Document (1977) which proposed a Green Areas Policy. These were described as wedges and corridors of open space that would restrain the urban spread and protect the physical identity of many of the individual settlements. The submitted Structure Plan (1978) proposed the creation of a Green Belt, and showed an outer but not an inner boundary.

**2.12** The Secretary of State's Notice of Approval of the Structure Plan stated that he "had modified the written statement by clarifying the purposes of the green belt, defining its boundaries in structural terms, and setting out the policies to be applied within it. Further provision for the protection of heathlands has been made."

**2.13** The area was designated as Green Belt following concern that the growth of settlements around the conurbation had resulted in the distinction between town and country becoming blurred and had spread the influence of urban development into the surrounding countryside. The 1980 Structure Plan set out that Green Belt was established for the following two purposes:

- to protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them; and
- to maintain an area of open land around the conurbation.

**2.14** The supporting text in the Structure Plan suggested that in addition to these two principal aims, the Green Belt would also provide for the development of suitable forms of countryside recreation easily accessible to a large number of people.

## The Green Belt in Bournemouth, Christchurch, Poole and Dorset today

**2.15** The South East Dorset Green Belt today has a land area of just over 30,000 ha, with much of this located within the Dorset Council unitary authority area and smaller portions within the Bournemouth, Christchurch and Poole unitary area. This adjoins the Green Belt land within the New Forest District to the east.

**2.16** **Figure 2.1** shows the extent of the South East Dorset Green Belt. The Green Belt boundary is drawn tightly around the Bournemouth, Christchurch and Poole conurbation, as well as larger towns within Dorset such as Wimborne, Ferndown and Lytchett Matravers.

**2.17** The Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty partially overlaps the northern fringe of the Green Belt designation. The Green Belt within Dorset contains three National Nature Reserves (Holt Heath, Holton Heath and Morden Bog) and the Green Belt within both Dorset and within the Bournemouth, Christchurch and Poole unitary area contain several Local Nature Reserves, Sites of Special Scientific Interest, Special Protection Areas, Special Areas of Conservation and Ramsar sites, notably including the Dorset Heaths. The Green Belt within the authorities also contains numerous Scheduled Ancient Monuments and Listed Buildings, as well as two Registered Parks and Gardens within Dorset.

## Local Planning Policy

**2.18** Since the local government re-organisation in the area in April 2019 (see **Table 2.1**), work has stopped on all the former local plan reviews of the previous authorities, with the exception of the Purbeck Local Plan which is being progressed following examination in 2019. Work has begun on a new statutory Local Plan for Bournemouth, Christchurch and Poole and on a Dorset Council Local Plan. The adopted local planning policy is set out below with reference to each former authority.

Table 2.1: Local government re-organisation in Bournemouth, Christchurch, Poole and Dorset.

Pre-April 2019 Council	Post-April 2019 Council
Bournemouth	Bournemouth, Christchurch and Poole (BCP) Council
Poole	Bournemouth, Christchurch and Poole (BCP) Council
Christchurch	Bournemouth, Christchurch and Poole (BCP) Council
East Dorset	Dorset Council
Purbeck	Dorset Council
West Dorset (contains no Green Belt)	Dorset Council
North Dorset (contains no Green Belt)	Dorset Council
Weymouth and Portland (contains no Green Belt)	Dorset Council

### Bournemouth

**2.19** The Green Belt designation within Bournemouth covers around 660 ha of the former authority area (see **Table 2.2**). The Development Plan for Bournemouth comprises of:

- Local Plan Core Strategy 2012;

- Town Centre Area Action Plan 2013;
- Affordable Housing DPD 2009;
- Saved Policies of the Bournemouth District Wide Local Plan 2002; and
- Boscombe & Pokesdown Neighbourhood Plan 2019.

**2.20** Policy CS37 of the Local Plan Core Strategy states that:

“The South East Dorset Green Belt will continue to be designated in the Borough. Within the Green Belt inappropriate development, including uses of land, will not be permitted. Inappropriate development will include any development which does not maintain the openness of the land or which conflicts with the purposes of including land within the Green Belt.”

**2.21** Supporting text outlines that the part of the South East Dorset Green Belt in Bournemouth forms a narrow strip between the edge of the urban area and the Borough boundary, roughly following the course of the River Stour. It also states that the Green Belt will continue to play a key function in protecting the separate physical identity of the town by maintaining wedges or corridors of open land between built up areas of the Borough and development in Christchurch and East Dorset. It will also continue to protect the identities of the villages of Throop and Holdenhurst.

## Poole

**2.22** Since 1945, Poole has experienced considerable change and was one of the fastest-growing urban areas in the country. The designation of a Green Belt in 1980 halted the outward expansion of the town. The Green Belt designation within Poole covers around 1,740 ha of the former authority area (see **Table 2.2**).

**2.23** The adopted Poole Local Plan (2018) replaced the Poole Core Strategy (2009), Site Specific Allocations and DM Policies DPD (2012), Infrastructure DPD (2012) and saved policies from the Poole Local Plan First Alteration (2004).

**2.24** The Local Plan brought forward a requirement for the careful adjustment of the Green Belt boundary through policy PP2 and PP10 to provide a minimum of 1,300 homes to boost the supply of affordable housing and family housing; and to support community facilities. Green Belt

land was also proposed for release to support the delivery of education facilities at Creekmoor and Canford School. It was identified that their loss would not harm the overall strategic function of the wider South East Dorset Green Belt.

**2.25** An area of Green Belt land was added south of Bearwood to help strengthen the long-term function of the Green Belt. Overall, the Poole Local Plan led to a 0.22% reduction of the extent of the South East Dorset Green Belt.

## Christchurch and East Dorset

**2.26** The Green Belt designation within Christchurch covers around 3,250 ha of the former authority area and within the former East Dorset authority area covers around 16,730 ha (see **Table 2.2**).

**2.27** The town of Christchurch is set within the Green Belt. One of the principal functions of the Green Belt in this area is to prevent the coalescence of settlements.

**2.28** The Christchurch Local Plan (2001) and the East Dorset Local Plan (2002) have (with the exception of some saved policies) been superseded by the jointly prepared Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014). This includes policy KS3 which discusses the role and function of the Green Belt. This policy strives to protect separate physical identities of individual settlements and to maintain areas of open land around the conurbation. The plan makes limited changes to Green Belt boundaries: i.e. to include areas in the Green Belt that are no longer capable of delivering development; and to remove some land from the Green Belt for development allocations, e.g. proposed for urban extensions and new neighbourhoods, education, employment and Bournemouth Airport.

**2.29** In July 2018, the two Councils separately undertook Options consultations on the Christchurch Local Plan Review and on the East Dorset Local Plan Review. These plans are no longer being progressed, pending preparation of the BCP-wide and Dorset-wide local plans. The evidence gathered for the previous reviews will, where appropriate, be used to inform the emerging BCP and Dorset Local Plans.

## Purbeck

**2.30** The South East Dorset Green Belt in Purbeck serves to prevent coalescence of settlements through a westward sprawl of the Poole / Bournemouth conurbation. It bounds Holton Heath, Lytchett Matravers, Lytchett Minster, Sandford, Upton and Wareham. The Green Belt designation within Purbeck covers around 7,300 ha of the former authority area (see **Table 2.2**).

**2.31** The Purbeck Local Plan Part 1 was adopted in 2012. Policies NE and CEN outline that the South East Dorset Green Belt in Purbeck will largely be maintained subject to the following alterations:

- Redefining the southern and western boundaries to provide a robust and justifiable boundary.
- Addition of Green Belt at Sandford and Holton Heath where previous housing proposals were abandoned.

**2.32** The general approach taken to the Green Belt through the Local Plan is one of protecting and maintaining its current extent and reviewing areas where appropriate. Policy RES states that consideration will be given to affordable housing provision in the Green Belt, if these developments do not harm the function or integrity of the Green Belt.

**2.33** Purbeck Local Plan 2018-2034 was submitted for Examination in January 2019 and will replace the Local Plan Part 1 once adopted. Submitted Policy V2 is subject of a proposed modification currently being considered by the Inspector. This policy includes amendments to the Green Belt boundary to release land around Lytchett Matravers, Upton and Morden.

**2.34** Since the Local Government reorganisation in April 2019, Dorset Council have stated that the Council will consider the evidence gathered for the review of predecessor councils' local plans as part of the preparation of the Dorset Council Local Plan.



Table 2.2: Existing Green Belt land within Bournemouth, Christchurch, Poole and Dorset<sup>3</sup>.

Authority	Area of Green Belt within each Local Authority Area	Percentage of each Local Authority Area designated as Green Belt
<b>Bournemouth, Christchurch and Poole</b>	<b>5,680 ha</b>	<b>35.0%</b>
<i>Formerly: Bournemouth</i>	<i>660 ha</i>	
<i>Poole</i>	<i>1,740 ha</i>	
<i>Christchurch</i>	<i>3,250 ha</i>	
<b>Dorset</b>	<b>24,030 ha</b>	<b>9.6%</b>
<i>Formerly: Purbeck</i>	<i>7,300 ha</i>	
<i>East Dorset</i>	<i>16,730 ha</i>	

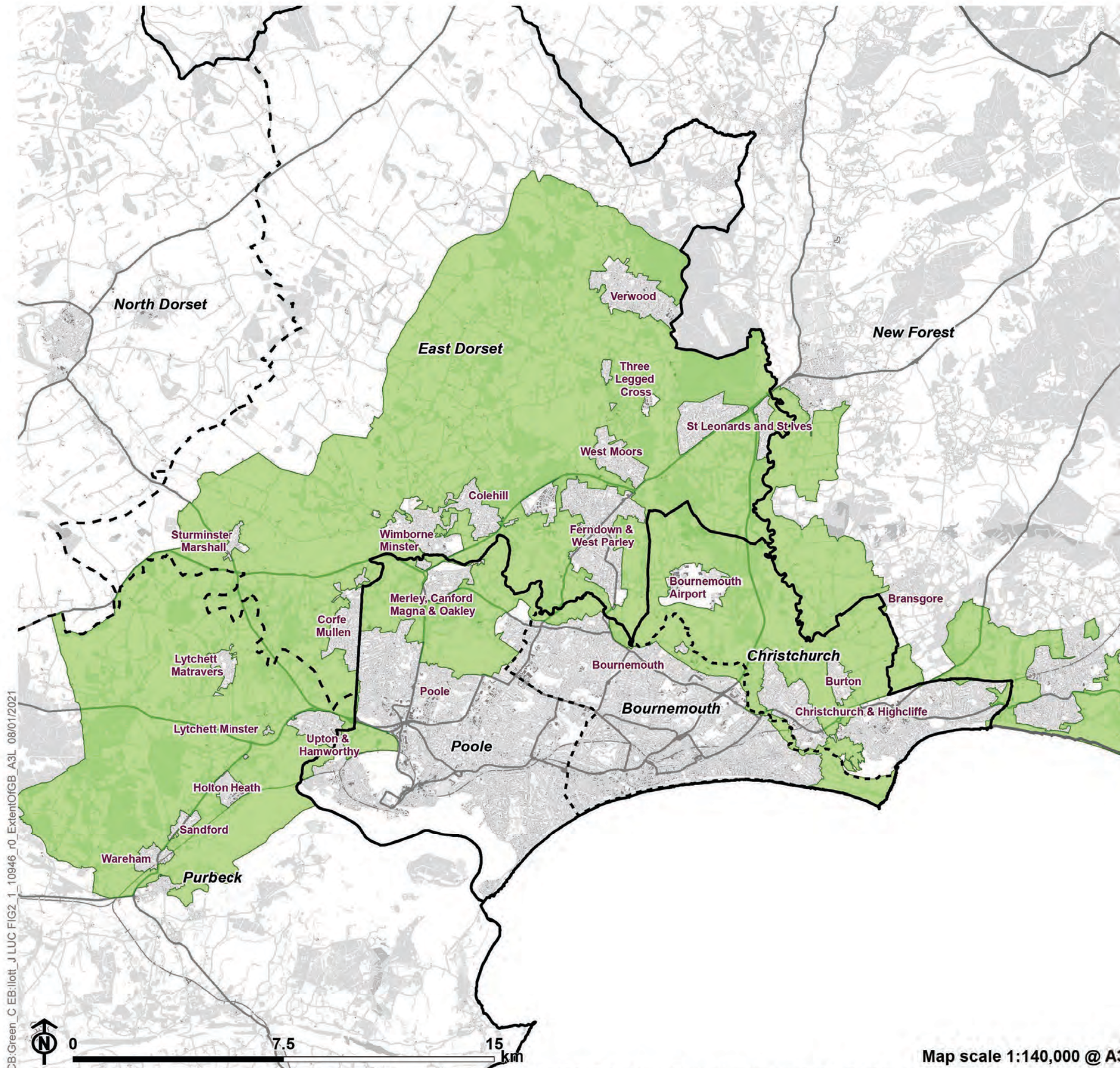
<sup>3</sup> As listed within: Ministry of Housing, Communities & Local Government (2020) Local authority green belt statistics for England: 2019 to 2020. It is noted that there are some discrepancies between the government figures for the legacy authorities and the new authorities, but government figures are quoted as published. Available at: [www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2019-to-2020](http://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2019-to-2020).



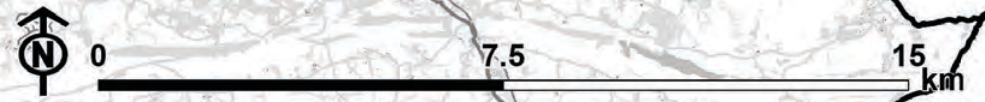
**Figure 2.1**

**Extent of the South East Dorset Green Belt**

- Dorset & Bournemouth, Christchurch and Poole local authority boundaries
- Former local authority boundary
- Other local authority boundary
- Green Belt



CB:Green\_C EB:lott\_J LUC FIG2\_1\_10946\_r0\_ExtentOfGB\_A3L 08/01/2021



Map scale 1:140,000 @ A3



# Chapter 3

## Previous Green Belt Studies

**3.1** This chapter sets out the Green Belt evidence that has been prepared to date covering Christchurch and Poole Council (BCP) and Dorset Council (DC) and their neighbouring local authorities. No Green Belt report has been published by Bournemouth Borough Council.

### South East Dorset

#### South East Dorset JSA (2005)

**3.2** A review of the South East Dorset Green Belt was carried out to inform the process of identifying development capacity options for the South East Dorset Strategy (2005). The review assessed the character, operation and critical features of the Green Belt and assessed Green Belt land against the purposes of the Green Belt. The review found that the Green Belt generally performed well against the purposes of the Green Belt. Five locations within the Green Belt were however identified for potential urban extensions of a modest size.

#### South West Regional Authority (SWRA) Strategic Green Belt Review (2006)

**3.3** Colin Buchanan was appointed by South West Regional Assembly (SWRA) to undertake a strategic review of the Green Belt within the South West, including the South East Dorset Green Belt within Bournemouth, Christchurch, Poole and Dorset. This was to inform the preparation of the Regional Spatial Strategy (RSS). The RSS was subsequently abandoned but this evidence assisted subsequent local plan preparation e.g. in terms of location of proposed urban extensions.

**3.4** The study, published in 2006, identified in broad strategic terms where the rationale for the retention of the Green Belt was weaker or stronger. It stated that the identification of specific boundaries would be a matter for Local Development Frameworks. The study also identified

potential locations where the extension of Green Belt could be justified to compensate for loss of Green Belt due to strategic development needs. The Study drew upon data supplied by the relevant Joint Strategic Areas (JSA) (including the South East Dorset JSA) – see above.

## Poole

### Poole Green Belt Review (2017)

**3.5** The Poole Green Belt Review was undertaken as an evidence-based study of the quality of the South East Dorset Green Belt within the Borough to support the Poole Local Plan Review.

#### Assessment of Contribution

**3.6** The study divided the Green Belt into parcels bounded by recognisable features for assessment. It assessed the contribution of all Green Belt land within Poole, excluding constrained land (see **Table 3.1**), to the essential characteristics and purposes of the Green Belt, excluding Purpose 5. The study allocated a numerical value to each purpose contribution rating and totalled these to provide an overall contribution score for each parcel. In addition, the review identified the potential to amend Green Belt boundaries.

**3.7** The assessment text within the study noted any lower performing areas within parcels. However, where there were variations in contribution identified within parcels, these parcels were divided into sub-parcels for more detailed assessment.

#### Assessment of Harm

**3.8** The detailed assessment of the sub-parcels directly followed the comprehensive assessment of parcels. Constrained land was excluded from consideration (see **Table 3.1**).

**3.9** Sub-parcels were defined for more detailed assessment where: land within larger parcels was promoted for development; variations in contribution across the parcel were identified within the comprehensive assessment; or where parcels were located only partially within the Green Belt. This included an assessment of the contribution of land to the essential characteristics and purposes of the Green Belt and the identification of the potential to amend Green Belt boundaries.

## Terminology and definitions

### Openness

**3.10** The study considered how the presence, type and use of all types of buildings impact openness of land.

### Large built-up area

**3.11** With regard to Purpose 1, the Bournemouth / Poole conurbation including the neighbourhoods of: Broadstone, Bearwood, Canford Heath, Creekmoor, Hamworthy, Upton, Corfe Mullen, Kinson and West Howe was considered to constitute the large built-up area.

### Towns

**3.12** With regard to Purpose 2, the following settlements were considered to form towns (see **Table 3.2**):

- Wareham;
- Wimborne Minster;
- Merley combined with Canford Magna and housing at Merley Ways/Oakley Hill;
- West Parley (which is contiguous with Ferndown); and
- Lytchett Matravers.

## Historic towns

**3.13** With regards to Purpose 4, the study identified ‘historic towns’ based on their descriptions within the Purbeck Local Plan<sup>4</sup>, Purbeck Heritage Strategy<sup>5</sup>, and the Christchurch and East Dorset Local Plan<sup>6</sup>, and that the setting of the ‘historic towns’ include an area of flat open river valley, within the Green Belt. This included Wareham and Wimborne Minster (see **Table 3.3**).

## Findings

**3.14** The study concluded that that the majority of the existing Green Belt areas in the former Borough of Poole meet the purposes of Green Belt as set out in the NPPF – but to varying degrees.

**3.15** It also identified where development on some sub-parcels would not have a significant impact upon the characteristics and purposes of the Green Belt, and subsequently identified areas where alterations to the Green Belt boundary could be made without harming the overall role and purpose of the Green Belt.

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<sup>4</sup> Purbeck District Council (2012) Purbeck Local Plan Part1: Planning Purbeck’s Future. Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/purbeck-adopted-local-plan.aspx>.

<sup>5</sup> Purbeck District Council (2010) The Purbeck Heritage Strategy 2010 – 2015. Available at: [www.dorsetcouncil.gov.uk/your-council/about-your-council/partnerships/purbeck-heritage-network.aspx](http://www.dorsetcouncil.gov.uk/your-council/about-your-council/partnerships/purbeck-heritage-network.aspx).

<sup>6</sup> Christchurch and East Dorset Councils (2014) Christchurch and East Dorset Local Plan Part 1 – Core Strategy. Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/east-dorset-and-christchurch-adopted-local-plan.aspx>.



## Christchurch and East Dorset

### Christchurch and East Dorset Stage1 & 2 Assessment (2017)

**3.16** LUC were commissioned in 2017 to undertake an assessment of the Green Belt within the former Christchurch and East Dorset Councils' administrative areas to form part of the evidence base for the Local Plan Review.

#### Assessment of Contribution Equivalent

**3.17** The study assessed the contribution of all Green Belt land within Christchurch and East Dorset to each of the Green Belt purposes. The study did not assess contribution to Purpose 5 and contribution scores were not totalled.

**3.18** The study divided the Green Belt into parcels bounded by recognisable features for assessment and it also included constrained land within the assessment. Any variations in contribution within parcels were also stated within the assessment text for each parcel.

**3.19** The study also considered whether specific areas of washed-over development were sufficiently lacking in openness to warrant more detailed assessment. It also considered whether there was any rationale for the inclusion of land within inset settlements within the Green Belt.

#### Terminology and definitions

##### Openness

**3.20** The study considered that developments listed as 'not inappropriate' in the Green Belt in Paragraphs 89 and 90 of the NPPF (2012) could not impact on openness.

##### Large built-up area

**3.21** With regard to Purpose 1, Poole, Bournemouth and Christchurch were considered to constitute the large built-up area (including Corfe Mullen but excluding Burton).

## Towns

**3.22** With regard to Purpose 2, the ‘Main Settlements’, ‘District Centres’ and ‘Suburban Centres’ as outlined within the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014) Policy KS2: Settlement Hierarchy were considered to constitute towns. This included (see **Table 3.2**) Christchurch (including Highcliffe);

- Wimborne Minster;
- Ferndown and West Parley;
- Verwood;
- Corfe Mullen;
- West Moors;
- Colehill;
- St Leonards and St Ives.

## Historic towns

**3.23** With regard to Purpose 4, the study identified ‘historic towns’ based on the role of the open riverside Green Belt setting of the ‘historic towns’, the presence of Conservation Areas, and the description of settlements within the Christchurch Conservation Area Appraisal<sup>7</sup> and the Wimborne Minster Conservation Area Supplementary Planning Guidance<sup>8</sup>. This included (see **Table 3.3**):

- Christchurch;
- Wimborne Minster; and
- Ringwood.

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<sup>7</sup> Christchurch Borough Council (2005) Christchurch Central Conservation Area Appraisal and Management Plan. Available at: <https://www.christchurch.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/christchurch/conservation-areas-christchurch.aspx>.

<sup>8</sup> East Dorset Council (2006) Wimborne Minster Conservation Area Supplementary Planning Guidance. Available at: [www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/east-dorset/conservation-areas-east-dorset.aspx](http://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/east-dorset/conservation-areas-east-dorset.aspx).

## Findings

- 3.24** The study found that all assessed parcels of land make at least a *moderate* contribution to one or more of the Green Belt purposes.
- 3.25** The study concluded that there was insufficient openness within any of the settlements inset into the Green Belt to justify adding them to the Green Belt.
- 3.26** The study noted that, subject to a more detailed assessment of harm, consideration could be given to redefining Victory Oak/St Leonards Hospital as an inset settlement area.
- 3.27** The study concluded that there was no justification for extension of the Green Belt to prevent urban sprawl, retain the separation of key settlements, prevent encroachment into the countryside or protect the setting of a historic town.

## Purbeck

### Purbeck Green Belt Study (2018)

- 3.28** The Purbeck Local Plan Green Belt Study was produced to provide evidence to support the Council's proposals as part of its Local Plan review.

### Stage 1: Assessment of Contribution Equivalent

- 3.29** The study assessed the contribution of all Green Belt land within Purbeck, excluding constrained land (see **Table 3.1**), to the essential characteristics (openness and permanence) and the purposes of the Green Belt, excluding Purpose 5. In addition, the study also considered a promoted site for use as a holiday park and Suitable Alternative Natural Green Space (SANG). The contribution scores for each purpose were not totalled.
- 3.30** The study divided the Green Belt into parcels for assessment, however it did not state if these were defined using readily recognisable boundary features.
- 3.31** The study noted that the contribution of larger parcels within the assessment were not always consistent across the parcels. The conclusions and parcel ratings presented within the

assessment relate to the parcel's overall contribution, however the assessment text also noted any lower performing areas within the parcels.

## Stage 2: Assessment of Harm Equivalent

**3.32** Following on from the Stage 1 assessment, the study provided a detailed assessment of selected sites. Although there is no indication that the detailed assessment was not directly informed by the Stage 1 assessment, it did re-apply some of the same assessment criteria. The detailed assessment reviewed whether there are exceptional circumstances for altering Green Belt boundaries for selected sites (locations that have been promoted for development, identified as potentially deliverable, available and suitable in the Council's housing land availability assessments and are within the Green Belt). It considered whether land within sites satisfies the purposes of the Green Belt (excluding Purpose 5), the strategic function of Green Belt and the ability to establish new permanent Green Belt boundaries. This again excluded constrained land from assessment (see **Table 3.1**).

## Terminology and definitions

### Openness

**3.33** The study considered developments listed as 'not inappropriate' in the Green Belt in Paragraph 145 of the NPPF (2018) could not impact on the openness of land.

### Large built-up area

**3.34** With regard to Purpose 1, Poole (part of the conurbation that includes Bournemouth and Christchurch), together with Hamworthy and Upton were considered to constitute the large built-up area.

### Towns

**3.35** With regard to Purpose 2, the study considered towns to be the 'towns' and settlements with a defined boundary, as defined within the Purbeck Local Plan Part 1 (2014). This included (see **Table 3.2**):

- Wareham;

- Upton;
- Lytchett Matravers;
- Sandford; and
- Lytchett Minster.

## Historic towns

**3.36** With regard to Purpose 4, the study identified ‘historic towns’ based on the definition of settlements within the Purbeck Local Plan<sup>9</sup>, the description of the settlement within the Wareham Conservation Area Appraisal Document<sup>10</sup>, the visibility of historic features from the Green Belt, and the pattern of development. This included Wareham (see **Table 3.3**).

## Findings

**3.37** The study identified that all land within the Green Belt serves at least one of the NPPF purposes of Green Belt, and that all assessment parcels were rated as either medium or high for their openness and the purpose of safeguarding the countryside from encroachment.

**3.38** The study identified eight proposed development sites where exceptional circumstances for altering the existing Green Belt boundary could be justified. The study also identified two proposed development sites where exceptional circumstances for altering the existing Green Belt boundary could not be justified.

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<sup>9</sup> Purbeck District Council (2012) Purbeck Local Plan Part 1. Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/purbeck-adopted-local-plan.aspx>.

<sup>10</sup> Purbeck District Council (2012) Wareham Conservation Area Appraisal Document. Available at: [www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/purbeck/purbeck-district-council-adopted-conservation-area-appraisals.aspx](http://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/purbeck/purbeck-district-council-adopted-conservation-area-appraisals.aspx).

Table 3.1: Constraints excluded from previous Green Belt studies.

Constraint	Poole Green Belt Review (2017)	Christchurch and East Dorset Stage 1 & 2 Contribution Assessment (2017)	Purbeck Green Belt Study (2018)
Flood Zone 2	Excluded	Not excluded	Excluded
Flood Zone 3	Excluded	Not excluded	Excluded
Open Water at Poole Harbour	Excluded	N/A	Does not exclude open water at Lytchett Bay
Protected heathland	Excluded	Not excluded	Excluded
400m Heathland Area	Not Excluded	Not excluded	Excluded
Special Protection Areas (SPA)	Excluded	Not excluded	Excluded
Special Conservation Area (SAC)	Excluded	Not excluded	Excluded
Sites of Special Scientific Interest (SSSI)	Excluded	Not excluded	Excluded
Ramsar sites	Excluded	Not excluded	Not excluded
Scheduled Ancient Monuments	Not excluded	Not excluded	Not excluded



Table 3.2: Settlements considered as ‘towns’ under Purpose 2 of the Green Belt in previous Green Belt studies.

Settlement	Poole Green Belt Review (2017)	Christchurch and East Dorset Stage 1 & 2 Assessment (2017)	Purbeck Green Belt Study (2018)
Christchurch	N/A <sup>11</sup>	Yes	N/A <sup>11</sup>
Highcliffe	N/A <sup>11</sup>	Yes	N/A <sup>11</sup>
Colehill	Yes <sup>12</sup>	Yes	N/A <sup>11</sup>
Corfe Mullen	No <sup>13</sup>	Yes	No <sup>14</sup>
Ferndown and West Parley	Yes	Yes	N/A <sup>11</sup>
St Leonards and St Ives	N/A <sup>11</sup>	Yes	N/A <sup>11</sup>
West Moors	N/A <sup>11</sup>	Yes	N/A <sup>11</sup>
Wimborne Minster	Yes <sup>15</sup>	Yes	N/A <sup>11</sup>
Verwood	N/A <sup>11</sup>	Yes	N/A <sup>11</sup>
Merley/ Canford Magna/Merley Ways/Oakley Hill	Yes	No	N/A <sup>11</sup>
Lytchett Matravers	Yes	No	Yes
Lytchett Minster	N/A <sup>11</sup>	N/A <sup>11</sup>	Yes
Upton	No <sup>13</sup>	N/A <sup>11</sup>	Yes <sup>16</sup>

<sup>11</sup> Settlement too far away to be considered within study.

<sup>12</sup> Considered as a suburb or Wimborne Minster.

<sup>13</sup> This was considered part of the large built-up area instead.

<sup>14</sup> Corfe Mullen was treated as part of the large built-up area.

<sup>15</sup> Colehill was considered as a suburb of Wimborne Minster.

<sup>16</sup> This was also considered part of the large built-up area.

Settlement	Poole Green Belt Review (2017)	Christchurch and East Dorset Stage 1 & 2 Assessment (2017)	Purbeck Green Belt Study (2018)
Sandford	N/A	N/A <sup>11</sup>	Yes
Wareham	Yes	N/A <sup>11</sup>	Yes

Table 3.3: Settlements considered as ‘historic towns’ under Purpose 4 of the Green Belt in previous Green Belt studies.

Settlement	Poole Green Belt Review (2017)	Christchurch and East Dorset Stage1 & 2 Assessment (2017)	Purbeck Green Belt Study (2018)
<b>Christchurch</b>			
Christchurch	N/A <sup>17</sup>	Yes	N/A <sup>17</sup>
<b>East Dorset</b>			
Wimborne Minster	Yes	Yes	N/A <sup>17</sup>
<b>Purbeck</b>			
Wareham	Yes	N/A <sup>17</sup>	Yes
<b>New Forest</b>			
Ringwood	N/A <sup>17</sup>	Yes	N/A <sup>17</sup>

## Neighbouring authorities’ studies

**3.39** The New Forest District is the only authority neighbouring Bournemouth, Christchurch, Poole and Dorset that contains Green Belt land within the South East Dorset Green Belt.

<sup>17</sup> Settlement too far away to be considered within study.

## New Forest District Green Belt Study (2016)

**3.40** LUC produced the New Forest District Green Belt Study to form part of the evidence base for the emerging New Forest Local Plan Review 2016-2036 Part One: Planning Strategy.

**3.41** This study assessed the contribution of all Green Belt land within New Forest District to the NPPF defined purposes of the Green Belt. The study divided the Green Belt into areas for assessment; smaller parcels at the settlement edges, and broad areas covering the remainder of the Green Belt.

**3.42** The study assessed the contribution of land to the purposes (purposes 1-4) of the Green Belt. The study did not assess Purpose 5 and purpose contribution ratings were not totalled. The study also discussed the potential strength of parcel boundaries as potential Green Belt boundaries, should land within the parcel be released from the designation.

The New Forest Local Plan Review 2016-2036 Part One: Planning Strategy underwent examination in July 2019 and was formally adopted 6 July 2020.

# Chapter 4

## Contribution Assessment Methodology

**4.1** This chapter sets out the methodology used to undertake an assessment of variations in the extent to which land within the BCP and Dorset Council areas makes a contribution to the Green Belt purposes identified in the NPPF (as outlined in **Chapter 2**). This methodology has been informed by the review of previous studies outlined in **Chapter 2** in addition to case law and Inspectors comments from local plan examinations; and provides a consistent approach across the BCP and Dorset Council study area.

**4.2** Throughout the methodology, green boxes are included that clarify the proposed method or highlight evidence, such as policy, guidance and case law, which supports the method of approach.

### Extent of Assessment Area

**4.3** The assessment is a comprehensive analysis of contribution that all Green Belt land within the BCP and Dorset Council areas makes to the five purposes set out in the NPPF. It also considers whether any land which is washed-over by the Green Belt is sufficiently urbanised to make no contribution to the Green Belt purposes and warrant consideration of removal from the Green Belt. The assessment also encompasses inset settlements, to determine whether any have sufficient openness to warrant being designated as Green Belt.

**4.4** The assessment of contribution does not extend to the South East Dorset Green Belt within the New Forest District.

**4.5** Certain designations are considered an 'absolute constraint' to development, so areas subject to these designations were not considered in the assessment of contribution to the Green Belt purposes on the basis that this land is likely to remain open and undeveloped. This approach was justified by the Inspector in the Welwyn Hatfield Local Plan Examination (see green box below). The boundaries of parcels do sometimes encompass constrained land, in

preference to defining awkwardly shaped parcels, but such areas have not been assessed, and their constrained status is clearly labelled on the assessment maps (in **Appendix B**).

**4.6** Absolute constraints, which are shown on **Figure 4.2** include the following:

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

#### **Exclusion of constrained land**

The Inspector's Letter (M Middleton) to Welwyn Hatfield Borough Council (December 2017) noted that there is no need to assess land that is unlikely to ever be developed. He noted that:

"... the final choice [of land to be treated as subject to 'absolute constraint'] should be a rational value judgement on the importance of the protection. It nevertheless seems pointless to me to carry out a detailed Green Belt assessment for such sites however they are defined."

– Examination Document Reference EX39.

For this reason, this study does not assess the harm of releasing land where development would not be permitted – i.e. land subject to an absolute constraint.

**4.7** Other designations which are also likely to constitute some degree of constraint to development but which are not considered ‘absolute’, are shown on **Figure 4.3**. They include:

- Flood zones 2<sup>18</sup>, 3<sup>19</sup> and 3a<sup>20</sup> and 3b<sup>21</sup>
- 400m Heathland Area
- Local Nature Reserves.

## Relationship with Previous Green Belt

### Assessments

**4.8** The studies carried out by the former districts, as summarised in **Chapter 3** above, have been used to help inform the identification of variations in contribution to the Green Belt purposes. Definitions of settlement types used to establish the relevance of different purposes in different places were largely consistent across the different studies, and are broadly carried through to this assessment. The analysis approach and rating scales were not consistent across all the studies. The need to employ a consistent analysis approach and rating scale, and the

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<sup>18</sup> Within all authorities: Flood Zone 2 as defined in: Environment Agency (June 2020) Flood Map for Planning (Rivers and Sea) - Flood Zone 2. Available at: [data.gov.uk/dataset/cf494c44-05cd-4060-a029-35937970c9c6/flood-map-for-planning-rivers-and-sea-flood-zone-2](https://data.gov.uk/dataset/cf494c44-05cd-4060-a029-35937970c9c6/flood-map-for-planning-rivers-and-sea-flood-zone-2).

<sup>19</sup> Within Dorset and Bournemouth: Flood Zone 3 as defined in: Environment Agency (June 2020) Flood Map for Planning (Rivers and Sea) - Flood Zone 3. Available at: [data.gov.uk/dataset/bed63fc1-dd26-4685-b143-2941088923b3/flood-map-for-planning-rivers-and-sea-flood-zone-3](https://data.gov.uk/dataset/bed63fc1-dd26-4685-b143-2941088923b3/flood-map-for-planning-rivers-and-sea-flood-zone-3).

Within Poole: Flood Zone 3 as defined in: Poole Borough Council (2017) Revised Strategic Flood Risk Assessment Levels 1 and 2. Available at: [www.poole.gov.uk/planning-and-building-control/planning-policy-and-guidance/flood-risk/](http://www.poole.gov.uk/planning-and-building-control/planning-policy-and-guidance/flood-risk/).

<sup>20</sup> Within Christchurch: Flood Zone 3a as defined in: Christchurch Borough Council (2019) Christchurch Level 2 Strategic Flood Risk Assessment. Available at: [www.christchurch.gov.uk/planning-buildings-land/planning-policy/christchurch/evidence-base-studies/strategic-flood-risk-assessment-christchurch.aspx](http://www.christchurch.gov.uk/planning-buildings-land/planning-policy/christchurch/evidence-base-studies/strategic-flood-risk-assessment-christchurch.aspx).

<sup>21</sup> Within Christchurch: Flood Zone 3b as defined in: Christchurch Borough Council (2019) Christchurch Level 2 Strategic Flood Risk Assessment. Available at: [www.christchurch.gov.uk/planning-buildings-land/planning-policy/christchurch/evidence-base-studies/strategic-flood-risk-assessment-christchurch.aspx](http://www.christchurch.gov.uk/planning-buildings-land/planning-policy/christchurch/evidence-base-studies/strategic-flood-risk-assessment-christchurch.aspx).

fact that assessment parcels were not predefined but were determined through the analysis process, means that some differences in findings will be inevitable.

## Contribution Assessment: Steps

**4.9** The contribution assessment process was subdivided into four steps, as shown in **Figure 4.1**. The first step, the analysis of **relevance**, is the most strategic element of the assessment, drawing on definitions that have largely been determined by previous Green Belt studies for the former Dorset districts. The second and third steps include a more detailed analysis of **openness** and **distinction**, with the assessment of distinction being considered on a settlement by settlement basis.

**4.10** Step 4 draws together the assessments of relevance, openness and distinction to provide overall judgements on **contribution**, with boundaries marking variations in contribution being used to define separate parcels. Each parcel has mapping and supporting analysis to justify the ratings given.

**4.11** The parcel by parcel analysis progressed outwards from urban areas until parcels with at least strong distinction had been defined (in some cases, very strong distinction was identified). Remaining Green Belt land beyond these parcels therefore has very strong distinction from all urban areas and is termed the 'outer' Green Belt.

**4.12** The 'outer' Green Belt was assessed in terms of the **relevance** of the Green Belt purposes, and was subdivided into separate 'outer areas' to reflect variations in contribution to each purpose determined on the basis of the relevance assessment and their very strong distinction from inset settlements. The assessment of these outer areas are high level and strategic: they do not include a detailed analysis of distinction and openness that form part of the assessment of the parcels immediately around the settlements. For sites within outer areas that are required by BCP Council and Dorset Council to be assessed at Stage 2, a more detailed assessment will be undertaken at that stage.

**4.13** The definition of parcels to reflect assessed variations in contribution to the Green Belt purposes is considered preferable to the pre-definition of parcels on the basis of physical features, the approach which was used in the previous Green Belt assessments within Dorset.

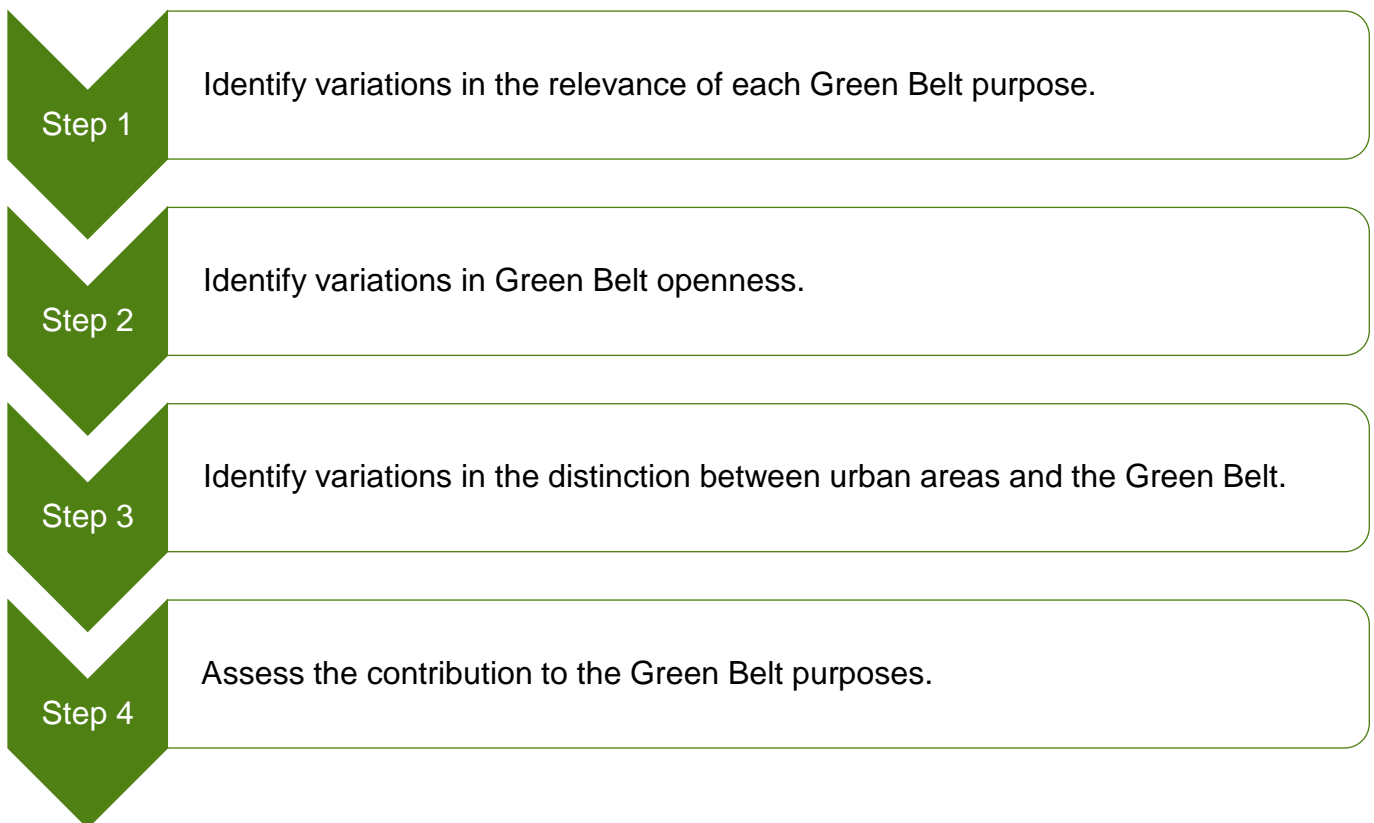


Pre-defined parcels can encompass, and therefore mask, variations in contribution, or may subdivide the Green Belt and therefore overcomplicate the study unnecessarily.

**4.14** Due to the strategic nature of this assessment, only variations in contribution of areas of land of more than 1ha were identified as parcels. This means that at a very localised scale there may be smaller areas of land that make a weaker or stronger contribution to one or more of the Green Belt purposes.

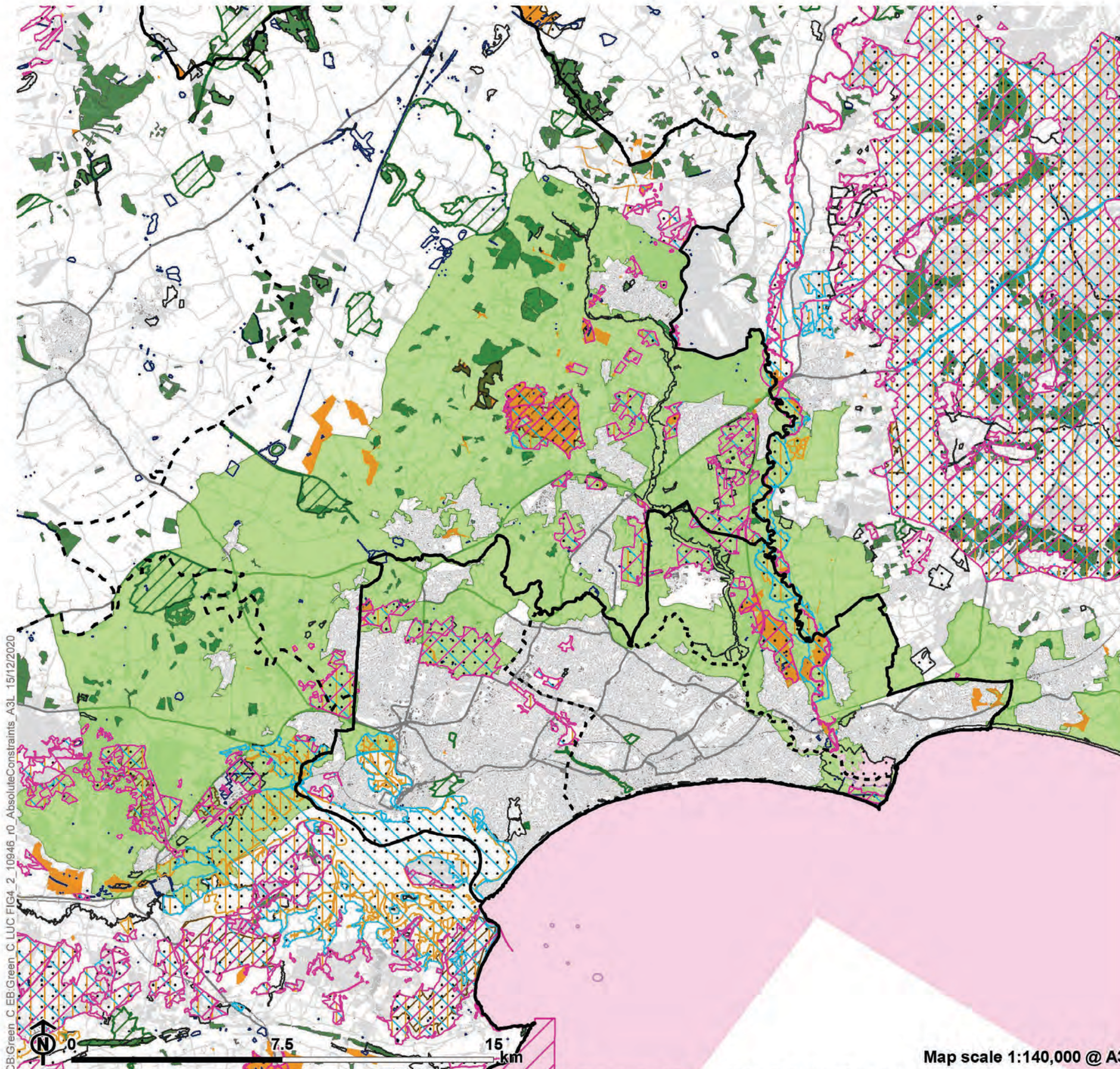
**4.15** Each step is explained in further detail below.

Figure 4.1: Contribution Assessment Steps





**Figure 4.2**  
**Bournemouth, Christchurch, Poole and Dorset - Absolute constraints**



- Dorset & Bournemouth, Christchurch and Poole local authority boundaries
- Former local authority boundary
- Green Belt
- Absolute constraints**
- Natural heritage**
- Special Area of Conservation
- Special Protection Area
- Potential SPA
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Ancient woodland inventory
- Cultural heritage**
- Scheduled monument
- Registered park & garden
- Other**
- CROW registered common land

CB:Green\_C:EB:Green\_C:LUC FIG4\_2\_10946\_r0\_AbsoluteConstraints\_A3L\_15/12/2020

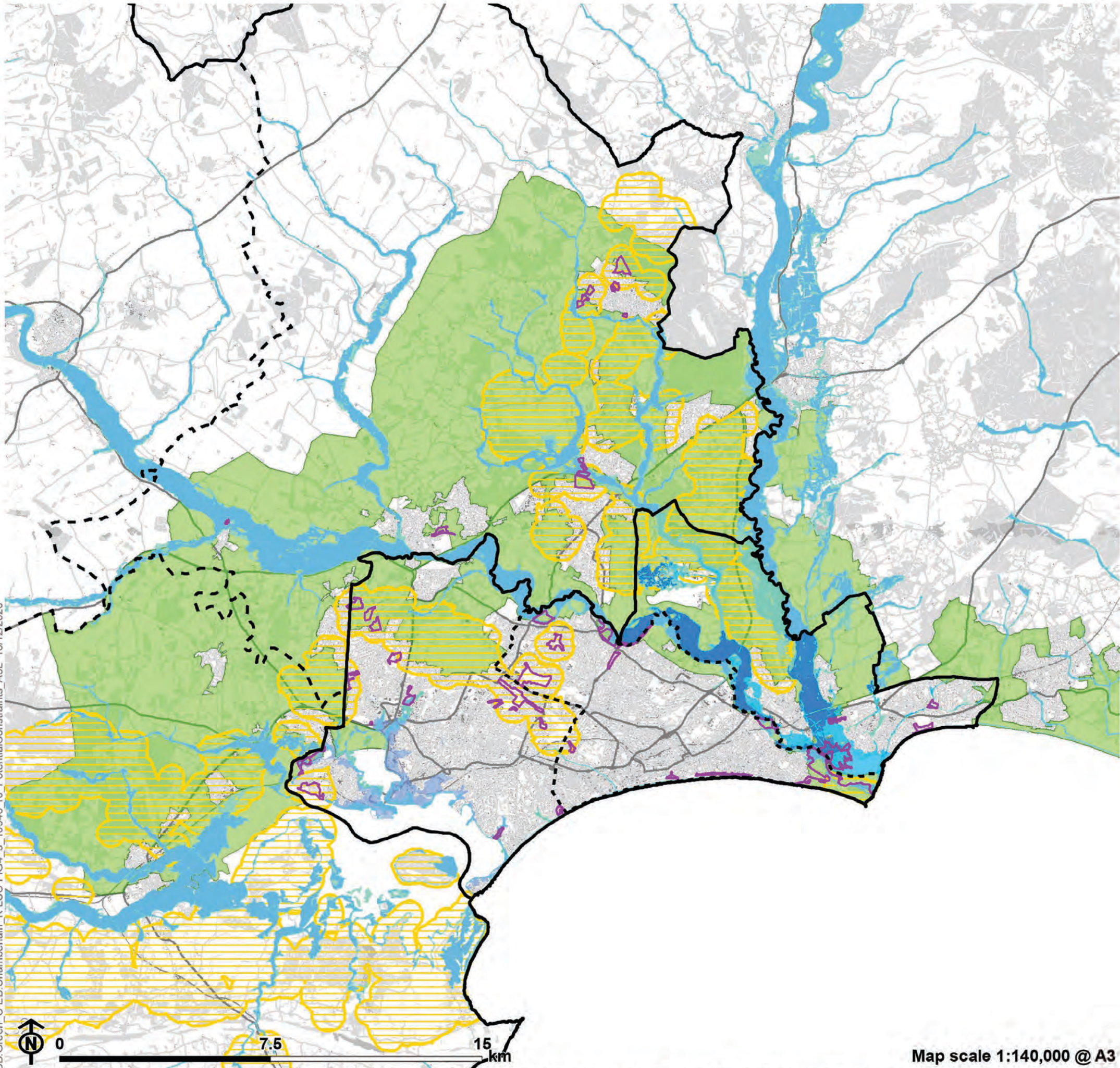
Map scale 1:140,000 @ A3



**Figure 4.3**

**Bournemouth, Christchurch, Poole and  
Dorset - Other potential constraints  
(excluding absolute constraints)**

- Dorset & Bournemouth, Christchurch and Poole local authority boundaries
- Former local authority boundary
- Green Belt
- Potential constraints**
- Local Nature Reserve
- Flood zone 2<sup>18</sup>
- Flood zone 3<sup>19</sup>
- Flood zone 3a<sup>20</sup>
- Flood zone 3b<sup>21</sup>
- 400m Heathland Area



CB:Green\_C EB:Chamberlain\_K LUC FIG4\_3\_10946\_r0 PotentialConstraints A3L 16/12/2020

Map scale 1:140,000 @ A3



## Step 1: Identify variations in the relevance of each Green Belt purpose

**4.16** The assessment of the relevance of the different Green Belt purposes first requires **defining** the key elements identified in the NPPF purposes: large built-up areas (in relation to the first purpose); towns (in relation to the second purpose); countryside (in relation to the third purpose); and historic towns (in relation to the fourth purpose).

**4.17** The reasons for Green Belt designation in Dorset, and an understanding of how the Green Belt purposes are interpreted by Inspectors, have helped to inform these definitions.

**4.18** The following paragraphs consider these definitions purpose-by-purpose, then set out factors affecting the degree to which each purpose will be relevant in any given location.

### Does the land have the potential to play a role with regard to Purpose 1: to check the unrestricted sprawl of large built-up areas?

**4.19** It is possible to argue that all land within the Green Belt prevents the unrestricted sprawl of large built up urban areas, because that is its principal purpose as a strategic planning designation. However, the study requires the definition of variations in the extent to which land performs this purpose. This requires an area-based assessment against this strategic purpose.

**4.20** For the purpose of this study, it is necessary to define what constitutes a 'large built-up area', and what is meant by the term 'sprawl'.

#### Definition of the large built-up area

There is no definition provided in the NPPF for a large built-up area. Green Belt studies in different locations have ranged from considering the large built-up area as just the principal settlement around which the Green Belt was defined to considering all inset settlement to be large built-up areas.

## Chapter 4

### Contribution Assessment Methodology

#### Strategic Green Belt Assessment - Stage 1 Study

Within this study, the large built up area is considered to be Bournemouth, Poole, Christchurch, Corfe Mullen, Upton and Hamworthy, which are sufficiently contiguous for development adjacent to either one to be considered expansion of the conurbation to some degree. This is shown on **Figure 4.4**. The large built up area excludes Burton, where the railway and A35 combine to create slightly stronger separation.

**4.21** Whilst definitions of sprawl vary, the implication of the terminology is that planned development may not contravene this purpose. However, in assessing the impact of releasing land in the context of a strategic Green Belt study, no assumptions about the form of possible future development can be made, therefore any expansion of the large built-up area has been considered as having potential to be 'sprawl'. The extent to which land contributes to Purpose 1 depends on the analysis at Steps 2 and 3 below.

**4.22** At Step 1, the assessment determines which settlements should be considered part of the large built-up area. The extent of the hinterland around a large built-up area within which land can be considered to make a contribution to Purpose 1 will depend upon the presence of physical features which influence the perceived relationship between the urban area and open land, and this is considered in the distinction analysis at Step 3 of the assessment process.

#### Definition of sprawl

The PAS guidance emphasises in relation to Purpose 1 the variable nature of the term 'sprawl' and questions whether positively planned development constitutes 'sprawl'. – PAS Planning on the Doorstep.

The Cambridge Dictionary defines urban sprawl as “the spread of a city into the area surrounding it, often without planning”, whilst the Collins Dictionary offers two definitions: “the spread of an urban area into what used to be countryside” and “an unplanned urban area that has spread into what used to be rural land”.

Within this assessment, any potential expansion of the large built up area is considered to constitute sprawl.

### **Assessing relevance of Green Belt Purpose 1**

Green Belt land has potential to play a stronger role with regards to Purpose 1 if:

- Land is adjacent/close to a large built-up area and lacks strong distinction from it.

Green Belt land has potential to play some role with regards to Purpose 1 if:

- Land is close to the large built-up area and is not more strongly related to a smaller settlement, but intervening land provides a strong distinction; or
- Land is perceived as being contained by the existing development that forms part of the large built-up area but which is still connected to the wider Green Belt.

Green Belt land has potential to play a weaker role with regards to Purpose 1 if:

- Land is isolated from the wider Green Belt and is entirely contained by the existing development that forms part of the large built-up area.

Green Belt land will not play a role with regards to Purpose 1 if:

- Land is not close enough to the large built-up area to be associated with it; or
- Land is more closely associated with a smaller settlement and has a strong distinction from the large built-up area.

## **Does the land have the potential to play a role with regard to Purpose 2: to prevent neighbouring towns merging into one another?**

**4.23** The concept of what constitutes a ‘town’ has been widely interpreted in different Green Belt studies, ranging from settlements classified as towns in Local Plan settlement hierarchies, to all urban areas inset from the Green Belt regardless of size. This study has taken account of the settlements size and function in the context of all Green Belt land in BCP and Dorset Council areas and any relevant adjoining authorities e.g. New Forest. For the purpose of this study, the following settlements are identified as Purpose 2 towns and shown on **Figure 4.4**:

- Bournemouth/Poole/Corfe Mullen
- Christchurch and Highcliffe
- Ferndown and West Parley
- Wareham
- Upton and Hamworthy
- Wimborne Minster
- Colehill
- Merley/Canford Magna/Oakley
- Verwood
- West Moors
- St Leonards and St Ives
- Ringwood
- New Milton (with Barton-on-Sea)

**4.24** Where settlements have been listed together – e.g. Ferndown and West Parley - it is not because they do not have some degree of separate identity but because the Green Belt does not play any role in providing separation between them. Wimborne and Colehill, although to an extent contiguous, originated as distinct settlements and still have areas that retain some Green Belt separation. Wareham, and St Leonards and St Ives, although physically subdivided, are both treated as single towns because of their function interdependence.

**4.25** Regardless of whether a particular settlement is large enough to realistically be considered a town, it is acknowledged that smaller settlements may lie in between larger ones, such that loss of separation between them may in turn have a significant impact on the overall separation between larger ‘towns’.

**4.26** The concept of ‘merging’ is clearer, but assessing the extent to which land between towns contributes to preventing this is less so. However, it is generally acknowledged that the role open land plays in preventing the merging of towns is more than a product of the size of the



## Chapter 4

### Contribution Assessment Methodology

#### Strategic Green Belt Assessment - Stage 1 Study

gap between them. Assessments therefore usually consider both the physical and visual role that intervening Green Belt land plays in preventing the merging of settlements.

**4.27** Step 3 of the assessment process considers how the degree of distinction between a particular town and adjacent open land affects the level of contribution, but at Step 1 it is necessary to make a judgement as to the closeness of the relationship between neighbouring towns, in order to judge the degree to which Purpose 2 is relevant.

**4.28** The analysis in Step 1 looks at the separation between towns. Physical proximity is the initial consideration, but both built and natural landscape elements can act to either decrease or increase perceived separation – for example inter-visibility, a direct connecting road or rail link or a shared landform may decrease perceived separation, whereas a separating feature such as a woodland block or hill may increase the perception of separation.

**4.29** The relevance analysis identifies that land that is juxtaposed between towns makes a contribution to this purpose, and the stronger the relationship between the towns – i.e. the more fragile the gap – the stronger the potential contribution to this purpose of any intervening open land. The relevance of Purpose 2 will also tail off with increased distance from both settlements – i.e. where land is judged to become more peripheral to the ‘gap’

**4.30** Where settlements are very close, a judgement is made as to whether their proximity is such that the remaining open land does not play a critical role in maintaining a distinction between the two towns, i.e. that the characteristics of the open land relate more to the towns areas themselves than to the open land in between.

#### **Physical and visual role of preventing merging**

PAS guidance, which is commonly referenced in Green Belt studies, states that distance alone should not be used to assess the extent to which the Green Belt prevents neighbouring towns from merging into one another. The PAS guidance also refers to settlement character and the character of land in between as being relevant considerations when looking at retaining separate identities. – [PAS Planning on the Doorstep](#).

This Study considers not just the physical proximity of settlements but the visual role that intervening Green Belt land plays in preventing the merging of settlements.

### **Assessing relevance of Green Belt Purpose 2**

Green Belt land has the potential to play a very strong role with regards to Purpose 2 – i.e. gap is very fragile – if:

- Land lies in a gap which is very narrow but which maintains clear separation between neighbouring towns;
- Land lies in a narrow gap between towns, and has no significant separating feature(s);
- Land lies in a narrow gap between neighbouring towns and urbanising development between the two reduces perceived separation.

Green Belt land has the potential to play a stronger role with regards to Purpose 2 – i.e. gap is fragile – if:

- Land lies in a gap which is narrow but which maintains clear separation between neighbouring towns and has some significant separating feature(s);
- Land lies in a gap which is narrow, taking into consideration intervening urbanising development, but which has significant separating feature(s) to preserve perceived separation;
- Land lies in a moderate gap between towns, but with no significant separating feature(s);
- Land lies in a moderate gap between towns, but urbanising development between the two reduces perceived separation and increases the fragility of the gap.

Green Belt land has the potential to play some role with regards to Purpose 2 – i.e. gap is moderate – if:

- Land lies in a moderate gap between neighbouring towns, but there are some significant separating feature(s);
- Land lies in a narrow gap between neighbouring towns, but existing urbanising development already links them;

## Chapter 4

### Contribution Assessment Methodology

#### Strategic Green Belt Assessment - Stage 1 Study

- Land lies in a wide gap between towns, but urbanising development between the two reduces perceived separation;
- Land lies in a gap which is moderate, taking into consideration intervening urbanising development, but which has significant separating feature(s) to preserve perceived separation;
- Land is peripheral to a narrow gap between towns.

Green Belt land has less potential to play a role with regards to Purpose 2 – i.e. the gap is *robust* – if:

- Land lies in a wide gap between neighbouring towns, with some significant separating feature(s);
- Land is peripheral to a moderate gap between towns;
- There is a wide gap between towns. Urbanising development reduces gaps but there are some significant separating feature(s).

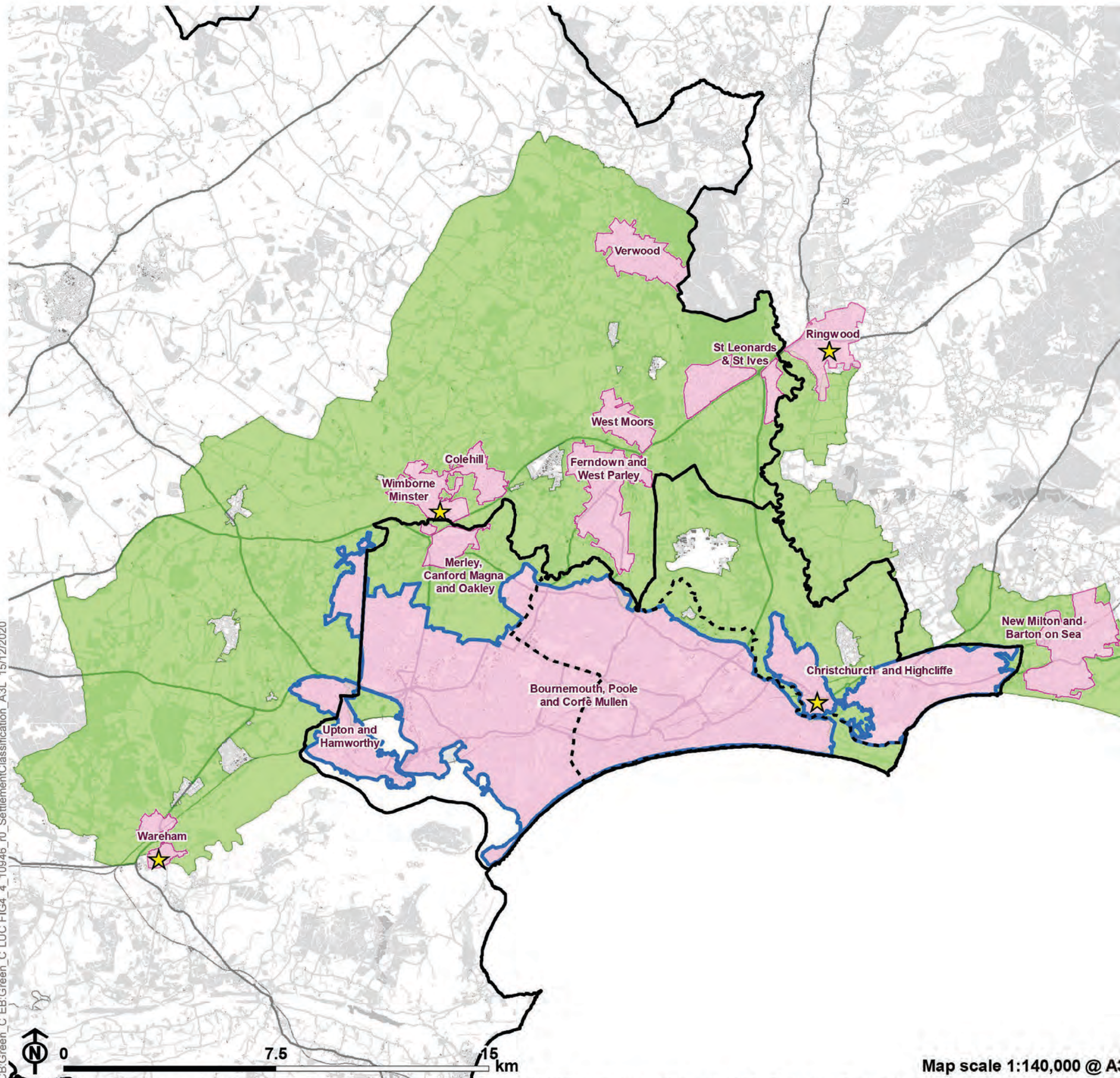
Green Belt land will *not* play a role with regards to Purpose 2 if:

- Land does not lie between neighbouring towns.



**Figure 4.4**  
**Settlement Classification for Assessment  
of Green Belt Purposes**

- Dorset & Bournemouth, Christchurch and Poole local authority boundaries
- Former local authority boundary
- Green Belt
- Large, built-up area for Green Belt purpose 1
- Town for Green Belt purpose 2
- Historic town for Green Belt purpose 4



CB:Green\_C EB:Green\_C LUC FIG4\_4\_10946\_r0\_SettlementClassification\_A3L 15/12/2020



Map scale 1:140,000 @ A3



## **Does the land have the potential to play a role with regard to Purpose 3: to assist in safeguarding the countryside from encroachment?**

**4.31** This considers the extent to which land can be considered to constitute ‘countryside’ on the basis of its usage. It does not consider the impact of development which can be considered to reduce openness (in Green Belt terms), or of development which has a containing urbanising influence, as these are addressed in the analysis at Step 2 and Step 3 respectively.

**4.32** Land may through its usage have a stronger relationship with the adjacent built up area and, as a result, not be considered ‘countryside’ to the same degree as other open land, but it is important not to stray from assessing the Green Belt purposes into assessing landscape character, sensitivity or value. Whilst Green Belt land may be valuable in these respects, it is not a requirement or purpose of the designation to provide such qualities. Therefore, the condition of land is not taken into consideration: the poor condition of Green Belt land does not necessarily undermine its fundamental role of preventing urban sprawl by keeping land permanently open.

### **Wide applicability of Purpose 3**

PAS guidance presumes that all Green Belt contributes to this purpose to some degree, but suggests that:

“The most useful approach is to look at the difference between urban fringe – land under the influence of the urban area - and open countryside, and to favour the latter in determining which land to try and keep open, taking into account the types of edges and boundaries that can be achieved.”

PAS guidance also highlights that the quality of the landscape of an area should not be a consideration when assessing the contribution of Green Belt to the fulfilment of Green Belt purposes, including Purpose 3. This could be a planning consideration in its own right when seeking a suitable location for development. – PAS Planning on the Doorstep.

The methodology in this study carefully considers the extent to which land within the urban area contains or has an urbanising influence over land in adjacent Green Belt. Care has also been taken to ensure that the assessment criteria focus on the NPPF Green Belt purposes as opposed to wider landscape sensitivity considerations.

### **Assessing relevance of Green Belt Purpose 3**

Green Belt land has the potential to play a stronger role with regards to Purpose 3 if:

- Land use is not associated with the urban area.

Green Belt land has potential to play some role with regards to Purpose 3 if:

- It is characterised by a use which, although it may be 'appropriate' within the Green Belt (see Step 2), is more strongly associated with the urban area – e.g. school playing fields, recreation grounds.

Green Belt land will not play a role with regards to Purpose 3 if:

- It is entirely contained within the urban area, and too small to be considered to constitute countryside in its own right.

## **Does the land have the potential to play a role with regard to Purpose 4: to preserve the setting and special character of historic towns?**

**4.33** This purpose makes specific reference to 'historic towns', not to individual heritage assets or smaller settlements such as villages and hamlets; however Green Belt studies have offered a range of interpretations.

#### **Definition of historic towns considered under Purpose 4**

An extract from Hansard in 1988 clarifies which historic settlements in England were considered 'historic towns' in the context of the Green Belt purposes. The Secretary of State for the Environment clarified in answer to a parliamentary question that the purpose of preserving the special character of historic towns is especially relevant to the Green Belts of York, Chester, Bath, Oxford and Cambridge. Durham has since been added to this list. – HC Deb 08 November 1988 vol 140 c148W: Green Belt.

This is supported by the PAS guidance which states: that “This purpose is generally accepted as relating to very few settlements in practice.” – PAS Planning on the Doorstep.

It is noted that, the Inspector's interim views (S J Pratt) to Cheshire East Council (October 2014) and further interim views (December 2015) highlighted that with regards to Purpose 4 the study assessed smaller settlements which “could be criticised as being too detailed for a Green Belt assessment” but was “not necessarily inappropriate or irrelevant”. – Examination document references PS A017b and RE A021.

However, more recent consultation responses from Historic England (e.g. in relation to a 2019 review of the Green Belt around Blackburn) support the view that this purpose is of special importance to the Green Belts around Bath, Cambridge, Chester, Oxford, Durham and York only.

**4.34** Previous studies within the Dorset/BCP area considered Wareham, Wimborne Minster, Christchurch and Ringwood as historic towns. However, in light of the recent consultation responses from Historic England, it was agreed with BCP and Dorset Councils that Historic England should be consulted regarding the relevance of Purpose 4 to towns in the Dorset Green Belt.

**4.35** Historic England's response advised that the six towns mentioned in parliamentary debate (see green box above) should not be considered an exclusive list, so LUC undertook an analysis process to determine which settlements should be considered “historic towns” in terms of Purpose 4. A three-step filtering process was applied, comprising:

## Chapter 4

### Contribution Assessment Methodology

#### Strategic Green Belt Assessment - Stage 1 Study

- First, identification of the settlements in Dorset and BCP that can reasonably be considered, through their size and/or function, to be towns rather than villages.
- Second, consideration of the extent to which towns retain a historic character. To establish this we drew on conservation area designations and appraisals, and detailed assessments carried out as part of the Dorset Historic Towns Survey.
- Third, consideration of the extent to which the special character of historic towns is dependent on a landscape setting to which Green Belt land makes some contribution. The presence of heritage assets, whether or not of sufficient value to warrant designation of a conservation area, does not in itself necessarily reflect any significant association with Green Belt land. Green Belt land which contributes to the value of a conservation area may not necessarily have any relevance to the qualities that constitute 'special character'.

**4.36** On the basis of this analysis we concluded that land around four settlements – Christchurch, Wimborne Minster, Wareham and Ringwood – should be assessed under Purpose 4. The box below summarises the principal reasons for selecting these towns, and the specific criteria used to assess land around each of these settlements are set out in Step 4.

#### **Assessing relevance of Green Belt Purpose 4**

##### **Christchurch:**

The historic core of Christchurch has a very distinct physical setting between the River Stour and River Avon, just to the north of their confluence. Christchurch Priory is a dominant landmark, important in local and longer views from and across Green Belt land lying to the south (including from conservation areas at Stanpit and Mundeford) and adjacent to the main approach to the town from the north. Development further north is more recent, but St Catherine's Hill is a prominent local landmark which defines the northern edge of the town. Other conservation areas within Christchurch are associated principally with the character of built development rather than on any strong association with the Green Belt landscape.

##### **Wimborne Minster:**

Wimborne has several conservation areas, but the historic core of the town lies between the River Allen and the River Stour, just north of the latter's floodplain. The area of Green Belt



## Chapter 4

### Contribution Assessment Methodology

#### Strategic Green Belt Assessment - Stage 1 Study

land of key importance is low-lying landscape of the Stour Valley, which abuts the historic core of the town and includes The Leaze, the location of a medieval area of the town that was abandoned probably at the time of the Black Death. The Minster is a prominent feature in views not only from the valley floor but from adjacent higher ground. The River Allen originally marked the northern extent of the town, and although modern development has now gone beyond the river the narrow valley to the north/west of the historic river crossing at Walford retains a rural character that still contributes to the town's historic setting. Other Green Belt land around Wimborne, such as the area to the north forming part of the Burts Hill conservation area, contributes to preserving a 'small town' character but lacks the direct association with the historic core that is of more importance to Wimborne's special character.

#### **Wareham:**

Wareham has two distinct halves: Northport, to the north of the River Piddle, and the area to the south of the river which largely comprises the historic core, defined by earth banks which mark the extent of the Saxon walled town. Wareham's historic character is associated principally with its conservation area in which there is a high density of historic buildings set within a Saxon layout and contained by remnant earth boundary walls. Development beyond the walls to the east and west has weakened the degree to which the town can be considered enclosed by its banks (a Scheduled Monument) but the valley of the River Piddle to the north, and the River Frome to the south, still provide a very distinct visual setting to the historic settlement area, which is located on a low ridge, and much of this land lies within the Green Belt. The popular Wareham Wall Walk offers many opportunities to appreciate the distinction between the historic town and its floodplain-dominated setting. Also the Lady St Mary's Church and its graveyard is an important historic part of the settlement that is designated as Green Belt.

#### **Ringwood:**

Ringwood, in neighbouring Hampshire, was recognised in the 2009 New Forest District Core Strategy as a historic town, the setting of which the Green Belt designation has helped to preserve. The Ringwood Local Distinctiveness SPD notes its relationship with the River Avon

and its floodplain. Its historic core lies on the western side of the town, adjacent to the river floodplain and close to development on the other side of the river valley in Dorset.

**4.37** It is recognised that land which is defined as Green Belt, and also land which is not defined as Green Belt, contributes to historic character and to the setting of smaller settlements and other heritage assets. These attributes do not lie within the scope of consideration of the NPPF's Green Belt Purpose 4 but are relevant to the wider consideration of whether 'exceptional circumstances' exist to justify the release of Green Belt land.

### **Does the land have the potential to play a role with regard to Purpose 5: to assist in urban regeneration, by encouraging the recycling of derelict and other urban land?**

**4.38** Most Green Belt studies do not assess individual Green Belt land parcels against Purpose 5, and either do not rate them or rate them all equally, on the grounds that it is difficult to support arguments that the release one parcel of Green Belt land has a greater impact on encouraging re-use of urban land than another.

#### **Equal contribution of Green Belt to Purpose 5**

The PAS guidance states:

"...it must be the case that the amount of land within urban areas that could be developed will already have been factored in before identifying Green Belt land. If Green Belt achieves this purpose, all Green Belt does to the same extent and hence the value of various land parcels is unlikely to be distinguished by the application of this purpose."

In other words, it is highly unlikely that development pressures operate at a sufficiently localised level to draw out meaningful judgements on the relative impact of discrete parcels of Green Belt land on Purpose 5. – PAS Planning on the Doorstep.

The Inspector's report (D Smith) to the London Borough of Redbridge (January 2018) notes that with regards to Purpose 5 "this purpose applies to most land" but that "it does not form a particularly useful means of evaluating sites" – File reference: [PINS/W5780/429/10](#).

However, the examination reports of some planning inspectors, e.g. Cheshire East Council's Local Plan (2014), have highlighted the importance of assessing all five Green Belt purposes, giving each purpose equal weighting.

**4.39** For the purpose of this study a parcel by parcel assessment of the contribution to Purpose 5 is not possible and all land is considered to contribute equally to this Purpose. The Stage 1 study does not therefore undertake any further assessment in relation to Purpose 5.

## Step 2: Identify Variations in Green Belt

### Openness

**4.40** The NPPF identifies openness as an 'essential characteristic' of the Green Belt, rather than a function or purpose. The presence of 'urbanising development' within the Green Belt can diminish the contribution of land to the Green Belt purposes.

**4.41** Green Belt openness relates to lack of 'inappropriate development' rather than to visual openness; thus both undeveloped land which is screened from view by landscape elements (e.g. tree cover) and development which is not considered 'inappropriate', are still 'open' in Green Belt terms. Visual openness is however still relevant when considering the degree of distinction between an urban area and the wider countryside – this is addressed at Step 3 below.

**4.42** The assessment of openness first considers the appropriateness of development. Where development is not 'appropriate', it considers the extent, scale, form and density of development, in order to make a judgement on the degree of openness.

**4.43** At a very localised scale, any inappropriate development can be considered to diminish openness, but small areas of isolated development will have negligible impact in this respect, and are not therefore defined and assessed as separate parcels of land.

## Chapter 4

### Contribution Assessment Methodology

#### Strategic Green Belt Assessment - Stage 1 Study

**4.44** Any larger areas of Green Belt land which are judged to be developed to an extent that they lack the 'essential characteristic' of openness are considered to make no contribution to Green Belt purposes. Where such areas are located adjacent to assessment parcels they have been recorded as areas of 'no openness' on the parcel assessment maps. These areas of no openness have not been included in parcels and have not been assessed further.

**4.45** The openness analysis has considered whether any areas of 'no openness' are of a size that would warrant removing them from the Green Belt, or whether any areas currently inset from the Green Belt are sufficiently open to warrant their re-designation as Green Belt.

**4.46** It is noted that the 'outer areas' of the Green Belt (see paragraph 4.12) were not assessed with regards to openness and were assumed to be open, as the assessment of these areas is high level and strategic. For sites within outer areas that are required by BCP Council and Dorset Council to be assessed at Stage 2, a more detailed assessment will be undertaken at that stage.

#### **Appropriate development**

Appropriate development within the Green Belt cannot, according to case law, be considered to have an urbanising influence and therefore harm Green Belt purposes. The Court of Appeal decision in *R (Lee Valley Regional Park Authority) v Epping Forest DC* [2016] EWCA Civ 404 included, at paragraph 20, reference to openness in relation to appropriate development:

"Implicit in the policy in paragraph 89 of the NPPF is a recognition that agriculture and forestry can only be carried on, and buildings for those activities will have to be constructed, in the countryside, including countryside in the Green Belt. Of course, as a matter of fact, the construction of such buildings in the Green Belt will reduce the amount of Green Belt land without built development upon it. But under NPPF policy, the physical presence of such buildings in the Green Belt is not, in itself, regarded as harmful to the openness of the Green Belt or to the purposes of including land in the Green Belt. This is not a matter of planning judgment. It is simply a matter of policy. Where the development proposed is an agricultural building, neither its status as appropriate development nor the deemed absence of harm to the openness of the Green Belt and to the purposes of including land in the Green Belt

## Chapter 4

### Contribution Assessment Methodology

#### Strategic Green Belt Assessment - Stage 1 Study

depends on the judgment of the decision-maker. Both are inherent in the policy.” – Neutral Citation Number: [2016] EWCA Civ 404.

For the purposes of this study, development deemed to be ‘appropriate’ within the Green Belt (as defined in the closed lists within paragraphs 145 and 146 of the NPPF) is not considered to constitute an urban land use, or an urban influence in the countryside. However, what is deemed to be appropriate development in the NPPF has to be carefully considered as developments such as the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments are only considered appropriate as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Caution is therefore exercised in the application of what is defined as an appropriate use. It is not possible within a Strategic Green Belt study to review each form of development within the Green Belt and ascertain whether it was permitted as appropriate development or not, unless it is clear cut. For example, buildings for agriculture and forestry are deemed to be appropriate development regardless of whether they preserve the openness, or conflict with Green Belt purposes. For other land uses such as outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments, a considered view is taken on the extent to which the proposed land use has affected Green Belt purposes, for example by affecting openness, or encroaching on the perception of countryside i.e. the sense of distinction between the urban area and countryside. This is of relevance to the assessment approach for all of the Green Belt purposes.

## **Openness**

The National Planning Policy Framework paragraph 140 states that:

“If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.”

This study has considered the extent to which the open character of villages makes a contribution to the openness of the Green Belt.

### **Examples of land which lacks urbanising influences, and is therefore considered to be open in Green Belt terms:**

- Any land without built form;
- Agricultural/horticultural/forestry buildings (e.g. farms, glasshouses);
- Mineral extraction or engineering operations that preserve its openness and do not conflict with the purposes of including land within it; and
- Low density or small-scale rural settlement.

### **Examples of urbanising development which could potentially reduce Green Belt openness:**

- Buildings other than those for agriculture/horticulture/forestry;
- Solar farms;
- Car parks.

## **Step 3: Identify Variations in the Distinction between Inset Areas and the Green Belt**

**4.47** Having considered in general terms the variations in the relevance of each of the Green Belt purposes, the next step in the assessment process identifies more localised variations in the relationship between Green Belt land and urban/inset development.

**4.48** Land that is more strongly related to urbanising development typically makes a weaker contribution to all of the first three Green Belt purposes, being less likely to be perceived as sprawl (Purpose 1), narrowing the gap between towns (Purpose 2) or encroachment into the countryside (Purpose 3).

**4.49** For Purpose 4 there is no separate consideration of distinction because, contrary to Purposes 1 to 3, land which has a strong relationship with the historic core of a town is likely to make a greater rather than lesser contribution. Criteria for assessing the level of contribution to Purpose 4 have been defined on a bespoke basis for each specific settlement for which the purpose is identified as relevant, and judgements regarding variations in contribution have been made on the basis of these.

### **Finer grain of study**

The Inspector's Letter (M Middleton) to Welwyn Hatfield Borough Council (December 2017) found the Phase 1 of the review was too strategic to draw out finer grained variations in Green Belt performance, and that "a finer grained approach would better reveal the variations in how land performs against the purposes of the Green Belt". – Examination Document Reference EX38.

A fine grain assessment has been undertaken in this Study to ensure that it provides the correct level of detail to draw out variations in the potential contribution of the Green Belt to the NPPF purposes.

## The analysis process

**4.50** The process of assessing distinction was carried out on a settlement by settlement basis, for each inset urban area.

**4.51** The distinction between land within the Green Belt and developed land considers four interrelated elements, which are considered in the following paragraphs. These are:

- Urban containment;
- Landform and land cover;
- Urbanising visual influence; and
- Boundary features.

**4.52** Consideration of these elements was combined, using professional judgement, to give a rating on a 4-point scale (weak, moderate, strong and very strong distinction). Supporting text indicates the relevance of each of the 4 elements, and notes any particular weighting applied.

**4.53** The analysis was applied as a progression out from each settlement edge, recognising that with distance from a settlement the level of distinction will only increase, not diminish. The analysis was therefore only carried out as far as areas with *strong* distinction from the urban area (unless distinction did not reach this level before another inset settlement, the outer Green Belt edge or a sizeable area of absolute constraint was reached).

**4.54** It is noted that the 'outer areas' of the Green Belt (see paragraph 4.12) were not assessed with regards to distinction. This is because outer areas were defined beyond the inner parcels that surround inset settlements, and these inner parcels were defined out to the point at which *strong* distinction was reached. As such, all land beyond these inner parcels was determined to have *very strong* distinction from the inset settlements. For sites within outer areas that are required by BCP Council and Dorset Council to be assessed at Stage 2, a more detailed assessment will be undertaken at that stage.



## How do boundary features create distinction?

**4.55** Consideration was first given to the nature of any physical boundary features. **Table 4.1** below provides an indication of the strength attributed to different types of boundary. Stronger boundary features were considered to have more permanence.

**4.56** The initial analysis of land adjacent to an urban area considers only the urban boundary, but progressing further from the urban area, the cumulative impact of multiple boundary features increases distinction.

Table 4.1: Strength of boundary features.

Strong boundary	Moderate boundary	Weak boundary
Physical feature significantly restricts access and forms consistent edge	Clear physical feature and relatively consistent edge, but already breached or easily crossed	No significant physical definition – edge may be blurred
For example: Motorway or dual-carriageway; railway; river; sharp change in landform.	For example: Linear tree cover; mature, well-treed hedgerow; main road; stream; moderate change in landform.	For example: Regular garden/building boundaries or hedgerows; Estate/access road; some development crosses boundary.

**4.57** Even in the absence of significant boundary features, distinction from an urban area increases with distance, so this was factored into the judgement. Conversely, if boundary features are close together their combined impact can be diminished by lack of distance to separate them.

## Does landform and/or land cover increase distinction?

**4.58** Landform and land cover may serve as boundary features, as indicated in **Table 4.1**, but this may extend into a broader feature which creates greater distinction, for example a woodland, lake or valley.

## Does visual openness increase distinction?

**4.59** This is not concerned with the scenic quality of views, but the extent to which an absence of visual association with urban areas may increase association with the open Green Belt countryside or, conversely, the extent to which the visual dominance of urban development may increase association with the urban area.

**4.60** Caution was used when considering views, recognising that seasonal variations and boundary maintenance regimes can have a significant impact.

**4.61** As noted under Step 2, the absence of visual openness does not diminish openness in Green Belt terms; however it is accepted that there is a visual dimension to the perception of openness that can have a bearing on the distinction between urban areas and countryside.

**4.62** It is recognised that land on the fringe of a settlement that is inset but open – typically because it has been removed from the Green Belt and allocated for development which has yet to be implemented – could if developed have a visual urbanising influence. No assumptions have been made about the form such development, or any associated landscaping, could take, and no consideration has been given to any specific development proposals, so the visual aspects of distinction have been judged on the basis of existing development and existing boundary features. Where appropriate, however, we have noted the potential for new development to weaken the level of distinction between settlement and countryside.

### Absence of urban influence and visual impact

Turner v Secretary of State for Communities and Local Government & East Dorset District Council (2016) was an appeal heard in the High Court relating to a previous appeal judgement in which a refusal for planning permission in the Green Belt by East Dorset District Council was upheld. The High Court appeal was dismissed, but the judgement concluded that:

“The question of visual impact is implicitly part of the concept of ‘openness of the Green Belt’ as a matter of the natural meaning of the language used in para. 89 of the NPPF... There is an important visual dimension to checking ‘the unrestricted sprawl of large built-up areas’ and the merging of neighbouring towns...openness of aspect is a characteristic quality of the countryside, and ‘safeguarding the countryside from encroachment’ includes preservation of that quality of openness. The preservation of ‘the setting ... of historic towns’ obviously refers in a material way to their visual setting, for instance when seen from a distance across open fields.” – Neutral Citation Number: [\[2016\] EWCA Civ 466](#).

This study considers visual openness in the assessment of whether land is distinct or not from the urban edge.

## Does urban development have a containing influence?

**4.63** With reference to the variations in openness noted at Step 2 above, consideration was given to whether existing development to some degree contains an area of open land, thus reducing its distinction from the urban area. Where there is significant containment, development might be considered to constitute ‘infill’ rather than expansion of the urban area.

**4.64** Urbanising development could be located within the inset settlement or washed over by the Green Belt. In some cases, inset land on the fringe of a settlement is not currently developed – typically this is where land has been allocated but where development has yet to be implemented – but unless the development of such land is constrained by other factors or designations (see paragraph 4.6) the assumption has been made that it could be developed, and that it therefore does not offer protection against containment.

### **Infill Development**

Paragraph 145 of the NPPF notes that 'limited infilling' is not inappropriate within the Green Belt. – Paragraph 145.

PAS guidance states that development that would effectively be 'infill', due to the land's partial enclosure by development, would have a relatively limited impact in terms of Green Belt contribution. – PAS Planning on the Doorstep.

This study considers the degree of containment from existing urban development in the assessment of whether land is distinct or not from the urban edge.

## **Step 4: Assessing the Contribution of Land to the Green Belt Purposes**

**4.65** For Green Belt Purposes 1, 2 and 3, relevance (Step 1), openness (Step 2) and distinction (Step 3) were considered in order to arrive at a judgement on the relative contribution of each identified parcel of land.

**4.66** The 'outer' Green Belt is similarly subdivided, into 'outer areas' (see paragraph 4.12), to reflect assessed variations in the relevance of each Green Belt purpose. As noted in paragraph 4.54, all of these outer areas have been determined to have strong distinction from all inset settlements. In addition, as noted in paragraph 4.46 all outer areas were assumed to be open. Small, isolated areas of diminished openness, which might affect Green Belt contribution on a very localised scale, are not identified in the outer Green Belt. For sites within outer areas that are required by BCP Council and Dorset Council to be assessed at Stage 2, a more detailed assessment will be undertaken at that stage.

**4.67** Contribution to the Green Belt purposes was rated on a 5-point scale (strong, relatively strong, moderate, relatively weak and weak/no contribution). Supporting text to justify the ratings references each of these elements, using consistent terminology for ease of comparison.

**4.68** For Purpose 4, judgements and justification was based on specific analysis of the historic town in question, and its relationship with its Green Belt surroundings. The contribution to

## Chapter 4

### Contribution Assessment Methodology

#### Strategic Green Belt Assessment - Stage 1 Study

Purpose 5 is considered to be equal for all parcels and as such standard text has been used to reflect this.

**4.69** Adjacent to settlements where Purpose 1 is applicable, the assumption was made that the purpose remains relevant at least until the level of distinction between the large built-up area and open land reaches a strong level. Beyond this the relevance, and therefore the contribution, will diminish.

**4.70** In between settlements where Purpose 2 is relevant, contribution likewise reduces at the periphery of the gap. Unlike Purposes 1 and 2, contribution to Purpose 3 does not diminish with distance from urban areas, and consequently is high for all land beyond those areas that do not have strong distinction from an urban area.

**4.71** Criteria for each of the five rating levels for Purpose 1-4 are set out in **Table 4.2 -Table 4.5**. For Purposes 1-3 these indicate typical combinations of relevance, openness and distinction, but professional judgement may result in the addition of particular weight to one of these elements. Supporting text notes where this is the case. Note that the terms 'robust gap', 'moderate gap' and 'fragile gap', used in **Table 4.3**, are defined in the white box below paragraph 4.30.

Table 4.2: Criteria used to inform the assessment of contribution to Purpose 1.

	Purpose 1: Check the unrestricted sprawl of large built-up areas
<b>Strong</b> contribution to purpose	Land is open and close to a large built-up area. It has at least strong distinction from the inset settlement edge.
<b>Relatively strong</b> contribution to purpose	Land is open and close to a large built-up area. It has moderate distinction from the inset settlement edge; or Land is relatively open and close to a large built-up area. It has at least strong distinction from the inset settlement edge; or Land is perceived as being within the large built-up area but is open, has at least strong distinction from the inset settlement edge and is connected to the wider Green Belt.
<b>Moderate</b> contribution to purpose	Land is open and close to a large built-up area. It has weak distinction from the inset settlement edge; or Land is open and relatively close to a large built-up area, but intervening land provides at least strong distinction; or Land is perceived as being within the large built-up area but is open, has moderate distinction from the inset settlement edge and is connected to the wider Green Belt; or Land is relatively open and close to a large built-up area. It has moderate distinction from the inset settlement edge; or Land is relatively developed and close to a large built-up area. It has at least strong distinction from the inset settlement edge; or Land is perceived as being within the large built-up area, is relatively open, has at least strong distinction from the inset settlement edge and is connected to the wider Green Belt; or Land is isolated within the large built-up area but is open and has at least strong distinction from the inset settlement edge.
<b>Relatively weak</b> contribution to purpose	Land is open and is connected to the wider Green Belt, but is perceived as being within the large built-up area and has weak distinction from the inset settlement edge; or Land is relatively open and close to a large built-up area. It has weak distinction from the inset settlement edge; or



	Purpose 1: Check the unrestricted sprawl of large built-up areas
	<p>Land is relatively developed and close to a large built-up area. It has moderate distinction from the inset settlement edge; or</p> <p>Land is relatively open and is connected to the wider Green Belt, but is perceived as being within the large built-up area and has moderate distinction from the inset settlement edge; or</p> <p>Land is isolated within the large built-up area but is open and has moderate distinction from the inset settlement edge.</p>
<p><b>Weak or No Contribution to purpose</b></p>	<p>Land is relatively developed and close to a large built-up area. It has moderate distinction from the inset settlement edge; or</p> <p>Land is relatively open and is connected to the wider Green Belt, but is perceived as being within the large built-up area and has weak distinction from the inset settlement edge; or</p> <p>Land is open but is isolated within the large built-up area and has weak distinction from the inset settlement edge; or</p> <p>Land is not open; or</p> <p>Land is not close to a large built-up area.</p>

Table 4.3: Criteria used to inform the assessment of contribution to Purpose 2 (the terms ‘robust gap’, ‘moderate gap’ and fragile gap’ used in this table are defined in the white box below paragraph 4.30)

	Purpose 2: Prevent neighbouring towns from merging
<b>Strong</b> contribution to purpose	<p>Land is open, lies in a gap which is very fragile and has at least moderate distinction from the inset settlement edge; or</p> <p>Land is open, lies in a gap which is fragile and has at least strong distinction from the inset settlement edge; or</p> <p>Land is relatively open and lies in a very fragile gap between towns. It has at least strong distinction from the inset settlement edge.</p>
<b>Relatively strong</b> contribution to purpose	<p>Land is open and lies in a very fragile gap between distinct towns. It has weak distinction from the inset settlement edge; or</p> <p>Land is relatively open and lies in a very fragile gap between towns. It has moderate distinction from the inset settlement edge.</p> <p>Land is open and lies in a fragile gap between distinct towns. It has moderate distinction from the inset settlement edge; or</p> <p>Land is open and lies in a moderate gap between towns. It has at least strong distinction from the inset settlement edge; or</p> <p>Land is relatively open and lies in a fragile gap between towns. It has at least strong distinction from the inset settlement edge; or</p> <p>Land is relatively developed and lies in a very fragile gap between towns. It has at least strong distinction from the inset settlement edge.</p>
<b>Moderate</b> contribution to purpose	<p>Land is open and lies in a fragile gap between distinct towns. It has weak distinction from the inset settlement edge; or</p> <p>Land is relatively open and lies in a very fragile gap between distinct towns. It has weak distinction from the inset settlement edge; or</p> <p>Land is open and lies in a moderate gap between towns. It has moderate distinction from the inset settlement edge; or</p> <p>Land is relatively open and lies in a fragile gap between towns. It has moderate distinction from the inset settlement edge; or</p> <p>Land is relatively developed and lies in a very fragile gap between towns. It has moderate distinction from the inset settlement edge; or</p>

	Purpose 2: Prevent neighbouring towns from merging
	<p>Land is open and lies in a robust gap between towns. It has at least strong distinction from the inset settlement edge; or</p> <p>Land is relatively open and lies in a moderate gap between towns. It has at least strong distinction from the inset settlement edge; or</p> <p>Land is relatively developed and lies in a fragile gap between towns. It has at least strong distinction from the inset settlement edge.</p>
<b>Relatively weak contribution to purpose</b>	<p>Land is open and lies in a moderate gap between towns. It has weak distinction from the inset settlement edge; or</p> <p>Land is relatively open and lies in a fragile gap between towns. It has weak distinction from the inset settlement edge; or</p> <p>Land is relatively developed and lies in a very fragile gap between distinct towns. It has weak distinction from the inset settlement edge; or</p> <p>Land is open and lies in a robust gap between towns. It has moderate distinction from the inset settlement edge; or</p> <p>Land is relatively open and lies in a moderate gap between towns. It has moderate distinction from the inset settlement edge; or</p> <p>Land is relatively developed and lies in a fragile gap between towns. It has moderate distinction from the inset settlement edge.</p>
<b>Weak or No Contribution to purpose</b>	<p>Land is open and lies in a robust gap between towns. It has weak distinction from the inset settlement edge; or</p> <p>Land is relatively open and lies in a moderate gap between towns. It has weak distinction from the inset settlement edge; or</p> <p>Land is relatively developed and lies in a fragile gap between towns. It has weak distinction from the inset settlement edge; or</p> <p>Land is not open; or</p> <p>Land does not lie between neighbouring towns.</p>

Table 4.4: Criteria used to inform the assessment of contribution to Purpose 3.

	Purpose 3: Assist in safeguarding the countryside from encroachment
<b>Strong</b> contribution to purpose	Land is open and land use is not associated with the urban area. It has at least strong distinction from the inset settlement edge.
<b>Relatively strong</b> contribution to purpose	Land is open and land use is not associated with the urban area. It has moderate distinction from the inset settlement edge; or Land is open but land use is associated with the urban area. It has at least strong distinction from the inset settlement edge; or Land is relatively open and land use is not associated with the urban area. It has at least strong distinction from the inset settlement edge.
<b>Moderate</b> contribution to purpose	Land is open and land use is not associated with the urban area. It has weak distinction from the inset settlement edge; or Land is open but land use is associated with the urban area. It has moderate distinction from the inset settlement edge; or Land is relatively open and land use is not associated with the urban area. It has moderate distinction from the inset settlement edge; or Land is relatively open but land use is associated with the urban area. It has at least strong distinction from the inset settlement edge; or Land is relatively developed but land use is not associated with the urban area. It has at least strong distinction from the inset settlement edge.
<b>Relatively weak</b> contribution to purpose	Land is open but land use is associated with the urban area. It has weak distinction from the inset settlement edge; or Land is relatively open and land use is not associated with the urban area. It has weak distinction from the inset settlement edge; or Land is relatively open but land use is associated with the urban area. It has moderate distinction from the inset settlement edge; or Land is relatively developed but land use is not associated with the urban area. It has moderate distinction from the inset settlement edge.
<b>Weak or No Contribution</b> to purpose	Land is relatively open but land use is associated with the urban area. It has weak distinction from the inset settlement edge; or

Chapter 4  
Contribution Assessment Methodology  
Strategic Green Belt Assessment - Stage 1  
Study

	Purpose 3: Assist in safeguarding the countryside from encroachment
	<p>Land is relatively developed and land use is not associated with the urban area, but it has weak distinction from the inset settlement edge; or</p> <p>Land is entirely contained within the urban area, and too small to be considered to constitute countryside in its own right; or</p> <p>Land is not open.</p>

Table 4.5: Criteria used to inform the assessment of contribution to Purpose 4.

	Purpose 4: Preserve the setting and special character of historic towns
<p><b>Strong</b> contribution to purpose</p>	<p><b>Christchurch</b> Land forms part of the immediate floodplain setting of the historic town core and the Priory.</p> <p><b>Wimborne Minster</b> Land forms part of the immediate setting of the historic town core and the Minster, or lies beyond an unbreached historic entry point to the town.</p> <p><b>Wareham</b> Land lies within the town walls and has historically been open; or Land lies in the immediate visual setting of a section of the town wall that still provides a strong sense of forming the edge of the town.</p> <p><b>Ringwood</b> Not applicable: most of the floodplain between Ringwood and inset settlement in Dorset lies within New Forest District, and tree cover and the A31 diminish Ringwood's relationship with most of the Avon Valley.</p>
<p><b>Relatively strong</b> contribution to purpose</p>	<p><b>Christchurch</b> Land lies beyond the bounds of the Stour and the Avon, which form key elements in Christchurch's historic setting, and is situated on an approach to the historic core; or Land forms part of the immediate setting of the historic town core and the Priory, but development has affected its historic character; or Land form part of the wider visual setting of the historic town core and the Priory.</p> <p><b>Wimborne Minster</b> Land forms part of the distinct setting of the town, in the vicinity of historic entry points but with a weaker relationship with the core area around the Minster.</p> <p><b>Wareham</b> Land lies in the broad visual setting of a section of the town wall that still provides a strong sense of forming the edge of the town; or</p>

	Purpose 4: Preserve the setting and special character of historic towns
	<p>Land lies in close proximity to the historic town, without intervening modern development, but has visual separation from it.</p> <p><b>Ringwood</b></p> <p>Not applicable: most of the floodplain between Ringwood and inset settlement in Dorset lies within New Forest District, and tree cover and the A31 diminish Ringwood's relationship with most of the Avon Valley.</p>
<p><b>Moderate</b> contribution to purpose</p>	<p><b>Christchurch</b></p> <p>Land lies beyond the bounds of the Stour, the Avon and wooded hills to the north which form key elements in Christchurch's historic setting, but is distant from the historic core; or</p> <p>Land forms part of the wider visual setting of the historic town core and the Priory, but development has affected its role in providing a setting or special character; or</p> <p>Land forms a peripheral element in the visual setting of the historic town core and the Priory.</p> <p><b>Wimborne Minster</b></p> <p>Land forms part of the distinct setting of Wimborne, maintaining its small town character, but has little relationship with the historic core; or</p> <p>Land forms part of the peripheral floodplain or wooded setting of the town; or</p> <p>Land has an association with an historic approach to the town, but its role as an entry point has been compromised by development.</p> <p><b>Wareham</b></p> <p>Land lies on the floodplain of the River Piddle or River Frome, forming part of the peripheral setting of the town, or is prominent in views towards the town across a river valley; or</p> <p>Land lies in the immediate visual setting of a section of the town wall that has been breached by development, and has a weakened sense of forming the edge of the town; or</p> <p>Land is prominent in the setting of Northport, containing the scale of that part of the town as perceived in relation to the historic walled town.</p> <p><b>Ringwood</b></p>



	Purpose 4: Preserve the setting and special character of historic towns
	Not applicable: most of the floodplain between Ringwood and inset settlement in Dorset lies within New Forest District, and tree cover and the A31 diminish Ringwood's relationship with most of the Avon Valley.
<p><b>Relatively weak contribution to purpose</b></p>	<p><b>Christchurch</b></p> <p>Land lacks any visual relationship with the historic core around the Priory, and there is intervening modern development, but it forms part of the setting of the approach along the River Stour or Avon; or</p> <p>Land forms a peripheral element in the visual setting of the historic town core and the Priory, but development has affected its role in providing a setting or special character; or</p> <p>Land forms part of the distinctive wooded northern setting of the historic town, but modern development diminishes its role.</p> <p><b>Wimborne Minster</b></p> <p>Land forms part of the distinct setting of Wimborne, but is distant from the historic core; or</p> <p>Land forms part of the peripheral floodplain and wooded setting of the town, but its role as a setting is diminished by modern development.</p> <p><b>Wareham</b></p> <p>Land lies beyond existing development that has breached the town wall; or</p> <p>Land forms part of the setting of Northport, containing the scale of that part of the town as perceived in relation to the historic walled town.</p> <p><b>Ringwood</b></p> <p>Land is part of the peripheral floodplain setting of Ringwood, lacking visual association with the historic core.</p>
<p><b>Weak or No Contribution to purpose</b></p>	<p><b>All</b></p> <p>Although [Christchurch/Wimborne/Wareham/Ringwood] is a historic town, land here does not contribute to its historic setting or special character.</p>

## Stage 1 Contribution Assessment Outputs

**4.72** Maps have been produced to show variations in contribution to each Green Belt purpose across the BCP and Dorset Council areas (see **Figure 5.1 – Figure 5.4**), with maps for each settlement's surrounding parcels and overview maps to show the 'outer' Green Belt that has very strong distinction from all urban areas (see **Appendix A**). Summary tables within **Chapter 5** list parcels and their contribution ratings.

**4.73** Parcel assessments providing ratings and supporting analysis were grouped by settlement. For each settlement the parcels defined through the contribution analysis were mapped and for each parcel, the following is provided (see **Appendix B**):

- An aerial view showing the parcel boundary;
- An OS map showing the parcel boundary and any development constraints;
- A brief description of the parcel location;
- A paragraph commenting on the parcel's openness;
- A paragraph commenting on the five elements that form part of the distinction judgement;
- Ratings assessing contribution to the each of the 5 Green Belt Purposes, with supporting text noting relevance and, for purposes 1-3, openness and distinction.

**4.74** A detailed parcel-by-parcel analysis is not presented for the 'outer areas', because their very strong distinction from inset settlements is demonstrated by the analysis presented for the parcels which lie between them and the inset urban areas, but commentary on the relevance of each Green Belt purpose is provided, alongside contribution ratings for each defined 'outer area', in a summary table in **Chapter 5**. (The process for the outer area assessment is explained fully in paragraph 4.12).

# Chapter 5

## Summary of Findings

**5.1** This chapter sets out the findings of the assessment of Green Belt Contribution.

### Summary of Contribution Assessment Findings

**5.2** The findings of the assessment of contribution to the Green Belt purposes are summarised by settlement in **Table 5.1**, with the findings for ‘outer areas’ of Green Belt in **Table 5.2**, and in **Figure 5.1 – Figure 5.4**, which illustrate the contribution ratings across all Dorset and BCP Green Belt land for each purpose, including the ‘outer’ Green Belt areas that lie beyond the parcelled zones around each inset settlement (note: the scale of these maps means that it is not possible to label parcel numbers).

**5.3** As noted in the methodology set out in **Chapter 4**, the outer area assessments all reflect very strong distinction from inset settlements, and do not take into account any localised area in which Green Belt openness has been diminished by urbanising built development.

**5.4 Appendix A** includes:

- maps of the parcels around each of 22 inset settlement areas (some small inset areas are grouped with larger inset settlements);
- maps of the ‘outer areas’ of Green Belt (the study area has been split into the north, the south east and the south west); and
- maps of the contribution ratings for the labelled parcels around each of inset settlement areas – there are separate maps for each purpose relevant to each settlement – and for the ‘outer areas’ of Green Belt.

**5.5** Detailed findings of the assessment of contribution are included in **Appendix B**, organised by settlement.

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Table 5.1: Green Belt parcels assessment of contribution ratings.

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Bournemouth Airport	BA1	27.65	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Bournemouth Airport	BA2	79.74	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Bournemouth Airport	BA3	31.75	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Bournemouth Airport	BA4	59.60	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Bournemouth Airport	BA5	2.36	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Bournemouth Airport	BA6	4.78	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Bournemouth Airport	BA7	5.65	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Bournemouth Airport	BA8	34.76	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Bournemouth Airport	BA9	9.74	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Bournemouth Airport	BA10	28.03	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Bournemouth Airport	BA11	4.73	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Bournemouth Airport	BA12	50.23	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Bournemouth Airport	BA13	16.83	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Bransgore	BG1	15.14	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Bransgore	BG2	11.72	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Bransgore	BG3	18.47	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Bournemouth	BO1	54.71	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO2	9.90	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Bournemouth	BO3	12.16	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO4	1.52	Relatively weak	Weak/No	Relatively weak	Weak/No	Equal Contribution
Bournemouth	BO5	3.25	Moderate	Relatively weak	Relatively weak	Weak/No	Equal Contribution
Bournemouth	BO6	2.20	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution
Bournemouth	BO7	2.56	Relatively strong	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Bournemouth	BO8	41.36	Strong	Strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO9	6.70	Strong	Strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO10	2.80	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution
Bournemouth	BO11	8.24	Relatively strong	Relatively strong	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Bournemouth	BO12	6.92	Strong	Strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO13	25.30	Strong	Strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO14	1.62	Relatively weak	Weak/No	Relatively weak	Weak/No	Equal Contribution
Bournemouth	BO15	5.27	Strong	Moderate	Strong	Weak/No	Equal Contribution
Bournemouth	BO16	2.94	Relatively strong	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Bournemouth	BO17	27.80	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO18	59.53	Strong	Moderate	Strong	Weak/No	Equal Contribution
Bournemouth	BO19	1.58	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Bournemouth	BO20	1.21	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Bournemouth	BO21	2.27	Moderate	Weak/No	Relatively weak	Weak/No	Equal Contribution
Bournemouth	BO22	1.40	Relatively strong	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Bournemouth	BO23	12.38	Strong	Moderate	Strong	Weak/No	Equal Contribution
Bournemouth	BO24	7.93	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Bournemouth	BO25	42.89	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Bournemouth	BO26	4.48	Relatively weak	Weak/No	Relatively weak	Weak/No	Equal Contribution
Bournemouth	BO27	22.91	Strong	Moderate	Strong	Weak/No	Equal Contribution
Bournemouth	BO28	2.28	Relatively strong	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Bournemouth	BO29	4.07	Relatively weak	Weak/No	Relatively weak	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Bournemouth	BO30	11.97	Strong	Moderate	Strong	Weak/No	Equal Contribution
Bournemouth	BO31	26.98	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO32	6.59	Strong	Strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO33	19.02	Strong	Strong	Strong	Weak/No	Equal Contribution
Bournemouth	BO34	16.02	Moderate	Strong	Relatively strong	Relatively weak	Equal Contribution
Bournemouth	BO35	15.84	Moderate	Strong	Moderate	Weak/No	Equal Contribution
Bournemouth	BO36	7.74	Relatively weak	Relatively strong	Relatively weak	Relatively strong	Equal Contribution
Bournemouth	BO37	5.16	Relatively strong	Moderate	Relatively strong	Relatively weak	Equal Contribution
Bournemouth	BO38	37.78	Strong	Relatively strong	Strong	Moderate	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Burton	BU1	2.17	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Burton	BU2	8.26	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Burton	BU3	13.03	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Burton	BU4	16.72	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Burton	BU5	4.91	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Burton	BU6	2.26	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Burton	BU7	14.97	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Burton	BU8	52.55	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Burton	BU9	3.40	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Burton	BU10	13.85	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution
Burton	BU11	78.92	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Burton	BU12	7.89	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Burton	BU13	2.39	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Burton	BU14	10.78	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution
Burton	BU15	22.47	Weak/No	Weak/No	Strong	Relatively weak	Equal Contribution
Christchurch & Highcliffe	CH1	17.89	Weak/No	Weak/No	Strong	Moderate	Equal Contribution
Christchurch & Highcliffe	CH2	3.20	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH3	2.50	Moderate	Weak/No	Relatively weak	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Christchurch & Highcliffe	CH4	9.75	Relatively weak	Weak/No	Weak/No	Relatively weak	Equal Contribution
Christchurch & Highcliffe	CH5	36.49	Strong	Weak/No	Strong	Relatively strong	Equal Contribution
Christchurch & Highcliffe	CH6	20.16	Strong	Weak/No	Strong	Relatively strong	Equal Contribution
Christchurch & Highcliffe	CH7	2.76	Relatively strong	Weak/No	Relatively strong	Strong	Equal Contribution
Christchurch & Highcliffe	CH8	8.77	Relatively strong	Weak/No	Relatively strong	Strong	Equal Contribution
Christchurch & Highcliffe	CH9	18.42	Relatively strong	Weak/No	Relatively strong	Relatively weak	Equal Contribution
Christchurch & Highcliffe	CH10	1.09	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH11	8.97	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH12	21.82	Relatively strong	Relatively strong	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Christchurch & Highcliffe	CH13	2.97	Relatively strong	Strong	Relatively strong	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH14	1.33	Moderate	Moderate	Moderate	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH15	1.74	Moderate	Weak/No	Relatively weak	Relatively weak	Equal Contribution
Christchurch & Highcliffe	CH16	19.74	Relatively strong	Weak/No	Relatively strong	Moderate	Equal Contribution
Christchurch & Highcliffe	CH17	9.27	Weak/No	Weak/No	Weak/No	Relatively strong	Equal Contribution
Christchurch & Highcliffe	CH18	4.17	Moderate	Relatively strong	Relatively weak	Strong	Equal Contribution
Christchurch & Highcliffe	CH19	3.61	Moderate	Strong	Relatively strong	Relatively weak	Equal Contribution
Christchurch & Highcliffe	CH20	0.99	Moderate	Strong	Relatively strong	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH21	2.10	Moderate	Relatively strong	Relatively weak	Weak/No	Equal Contribution



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Christchurch & Highcliffe	CH22	1.35	Weak/No	Relatively weak	Weak/No	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH23	8.36	Relatively weak	Relatively strong	Moderate	Relatively weak	Equal Contribution
Christchurch & Highcliffe	CH24	1.92	Moderate	Relatively strong	Relatively weak	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH25	23.12	Relatively strong	Strong	Moderate	Relatively weak	Equal Contribution
Christchurch & Highcliffe	CH26	4.55	Relatively weak	Relatively weak	Relatively weak	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH27	2.12	Moderate	Moderate	Relatively weak	Weak/No	Equal Contribution
Christchurch & Highcliffe	CH28	1.27	Strong	Moderate	Strong	Relatively weak	Equal Contribution
Christchurch & Highcliffe	CH29	75.68	Strong	Strong	Strong	Moderate	Equal Contribution
Corfe Mullen	CM1	0.84	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Corfe Mullen	CM2	5.03	Relatively weak	Weak/No	Moderate	Weak/No	Equal Contribution
Corfe Mullen	CM3	0.89	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
Corfe Mullen	CM4	2.05	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM5	8.76	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution
Corfe Mullen	CM6	14.90	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution
Corfe Mullen	CM7	9.39	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM8	9.49	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution
Corfe Mullen	CM9	2.85	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM10	9.19	Strong	Weak/No	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Corfe Mullen	CM11	2.57	Strong	Moderate	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM12	45.98	Strong	Moderate	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM13	14.22	Relatively weak	Weak/No	Relatively weak	Weak/No	Equal Contribution
Corfe Mullen	CM14	10.54	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution
Corfe Mullen	CM15	6.18	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM16	3.96	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution
Corfe Mullen	CM17	4.79	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM18	5.56	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution
Corfe Mullen	CM19	3.68	Strong	Relatively strong	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Corfe Mullen	CM20	7.54	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM21	2.07	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution
Corfe Mullen	CM22	2.98	Strong	Moderate	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM23	2.38	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Corfe Mullen	CM24	4.64	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM25	10.63	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM26	5.64	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM27	4.96	Moderate	Weak/No	Relatively weak	Weak/No	Equal Contribution
Corfe Mullen	CM28	2.00	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Corfe Mullen	CM29	4.97	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution
Corfe Mullen	CM30	2.09	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution
Corfe Mullen	CM31	10.23	Strong	Moderate	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM32	4.15	Strong	Moderate	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM33	2.06	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution
Corfe Mullen	CM34	2.98	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Corfe Mullen	CM35	3.43	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM36	1.45	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Corfe Mullen	CM37	4.83	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Corfe Mullen	CM38	18.79	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Corfe Mullen	CM39	7.06	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Colehill	CO1	3.94	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Colehill	CO2	4.61	Weak/No	Relatively weak	Relatively weak	Weak/No	Equal Contribution
Colehill	CO3	4.94	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Colehill	CO4	6.50	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Colehill	CO5	1.90	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Colehill	CO6	11.26	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Colehill	CO7	47.36	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Colehill	CO8	2.40	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Colehill	CO9	26.69	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Colehill	CO10	2.70	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Colehill	CO11	11.06	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Colehill	CO12	0.94	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Colehill	CO13	10.48	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Colehill	CO14	15.44	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Colehill	CO15	88.52	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Colehill	CO16	3.76	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Colehill	CO17	12.29	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Colehill	CO18	1.77	Weak/No	Relatively weak	Relatively weak	Weak/No	Equal Contribution
Colehill	CO19	1.86	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution
Colehill	CO20	11.18	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Colehill	CO21	1.21	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution
Colehill	CO22	3.81	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution
Colehill	CO23	13.44	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Colehill	CO24	5.47	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Colehill	CO25	7.88	Weak/No	Moderate	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Colehill	CO26	6.82	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution
Colehill	CO27	55.10	Weak/No	Strong	Strong	Relatively weak	Equal Contribution
Colehill	CO28	8.69	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution
Colehill	CO29	3.00	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution
Colehill	CO30	36.36	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE1	12.84	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE2	5.11	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution
Ferndown & West Parley	FE3	23.77	Weak/No	Relatively weak	Relatively weak	Weak/No	Equal Contribution
Ferndown & West Parley	FE4	1.48	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Ferndown & West Parley	FE5	1.24	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution
Ferndown & West Parley	FE6	9.35	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE7	16.39	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE8	37.57	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE9	2.99	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution
Ferndown & West Parley	FE10	0.98	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution
Ferndown & West Parley	FE11	4.78	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution
Ferndown & West Parley	FE12	7.60	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE13	2.60	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Ferndown & West Parley	FE14	6.75	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE15	1.19	Weak/No	Relatively weak	Relatively weak	Weak/No	Equal Contribution
Ferndown & West Parley	FE16	2.10	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE17	8.65	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE18	7.49	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE19	5.81	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE20	6.59	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE21	66.15	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE22	11.63	Weak/No	Strong	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Ferndown & West Parley	FE23	5.69	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE24	5.83	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE25	2.18	Weak/No	Relatively weak	Weak/No	Weak/No	Equal Contribution
Ferndown & West Parley	FE26	1.09	Weak/No	Relatively strong	Moderate	Weak/No	Equal Contribution
Ferndown & West Parley	FE27	1.54	Weak/No	Moderate	Relatively weak	Weak/No	Equal Contribution
Ferndown & West Parley	FE28	4.74	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE29	71.12	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE30	6.56	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution
Ferndown & West Parley	FE31	6.52	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Ferndown & West Parley	FE32	9.66	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE33	7.01	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE34	4.65	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE35	17.60	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE36	7.19	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE37	4.54	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution
Ferndown & West Parley	FE38	3.63	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE39	16.21	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE40	16.97	Strong	Strong	Strong	Weak/No	Equal Contribution



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Ferndown & West Parley	FE41	10.01	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE42	19.06	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE43	59.93	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE44	10.48	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution
Ferndown & West Parley	FE45	4.65	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution
Ferndown & West Parley	FE46	7.82	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution
Ferndown & West Parley	FE47	1.82	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE48	2.59	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE49	5.23	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Ferndown & West Parley	FE50	7.59	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE51	16.75	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Ferndown & West Parley	FE52	2.00	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Holton Heath	HO1	4.21	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Holton Heath	HO2	3.25	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Holton Heath	HO3	75.35	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Holton Heath	HO4	9.45	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Holton Heath	HO5	8.79	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Holton Heath	HO6	20.09	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Holton Heath	HO7	3.21	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Holton Heath	HO8	9.27	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Holton Heath	HO9	6.74	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Holton Heath	HO10	9.02	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Holton Heath	HO11	3.73	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
Holton Heath	HO12	2.46	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Holton Heath	HO13	4.94	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Holton Heath	HO14	3.40	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Holton Heath	HO15	7.67	Weak/No	Moderate	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Holton Heath	HO16	1.80	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Holton Heath	HO17	9.10	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Holton Heath	HO18	2.19	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Holton Heath	HO19	2.54	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Lytchett Minster	LM1	7.05	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Minster	LM2	9.08	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Lytchett Minster	LM3	13.26	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Minster	LM4	10.47	Relatively strong	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Minster	LM5	14.42	Relatively strong	Relatively weak	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Lytchett Minster	LM6	8.82	Moderate	Moderate	Strong	Weak/No	Equal Contribution
Lytchett Minster	LM7	1.07	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution
Lytchett Minster	LM8	2.73	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Lytchett Minster	LM9	1.72	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Lytchett Minster	LM10	11.18	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Lytchett Minster	LM11	0.78	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Lytchett Minster	LM12	1.20	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
Lytchett Minster	LM13	8.20	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Lytchett Minster	LM14	12.59	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Lytchett Matravers	LY1	0.89	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Lytchett Matravers	LY2	9.76	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY3	1.95	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY4	6.74	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Lytchett Matravers	LY5	2.12	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY6	2.08	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY7	26.23	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY8	2.27	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Lytchett Matravers	LY9	5.09	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Lytchett Matravers	LY10	1.63	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Lytchett Matravers	LY11	1.57	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Lytchett Matravers	LY12	5.39	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Lytchett Matravers	LY13	7.15	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY14	25.11	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY15	1.98	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Lytchett Matravers	LY16	6.07	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY17	7.93	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Lytchett Matravers	LY18	130.21	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Lytchett Matravers	LY19	7.99	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Lytchett Matravers	LY20	1.37	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution
Lytchett Matravers	LY21	1.66	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Lytchett Matravers	LY22	2.17	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Lytchett Matravers	LY23	6.30	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY24	28.98	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY25	3.14	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Lytchett Matravers	LY26	5.13	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Lytchett Matravers	LY27	3.43	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Merley, Canford Magna & Oakley	ME1	7.07	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME2	40.59	Weak/No	Relatively strong	Strong	Moderate	Equal Contribution
Merley, Canford Magna & Oakley	ME3	9.68	Weak/No	Relatively strong	Relatively strong	Relatively weak	Equal Contribution
Merley, Canford Magna & Oakley	ME4	6.38	Weak/No	Strong	Relatively strong	Strong	Equal Contribution
Merley, Canford Magna & Oakley	ME5	5.92	Weak/No	Relatively strong	Relatively strong	Moderate	Equal Contribution
Merley, Canford Magna & Oakley	ME6	5.15	Weak/No	Strong	Relatively strong	Moderate	Equal Contribution
Merley, Canford Magna & Oakley	ME7	4.40	Weak/No	Strong	Strong	Moderate	Equal Contribution
Merley, Canford Magna & Oakley	ME8	14.38	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME9	15.02	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Merley, Canford Magna & Oakley	ME10	68.60	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME11	20.05	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME12	9.16	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME13	35.45	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME14	76.23	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME15	1.96	Weak/No	Relatively weak	Relatively weak	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME16	15.99	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME17	10.27	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME18	37.37	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Merley, Canford Magna & Oakley	ME19	11.03	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME20	10.68	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Merley, Canford Magna & Oakley	ME21	4.32	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution
Poole	PO1	25.91	Strong	Strong	Strong	Weak/No	Equal Contribution
Poole	PO2	3.21	Strong	Strong	Strong	Weak/No	Equal Contribution
Poole	PO3	6.77	Strong	Strong	Strong	Weak/No	Equal Contribution
Poole	PO4	4.51	Relatively strong	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Poole	PO5	1.94	Relatively strong	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Poole	PO6	3.77	Strong	Moderate	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Poole	PO7	1.62	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Poole	PO8	19.90	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Poole	PO9	39.94	Strong	Strong	Strong	Weak/No	Equal Contribution
Poole	PO10	4.21	Moderate	Weak/No	Relatively weak	Weak/No	Equal Contribution
Poole	PO11	10.68	Strong	Moderate	Strong	Weak/No	Equal Contribution
Poole	PO12	2.73	Relatively strong	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Poole	PO13	2.91	Relatively strong	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Poole	PO14	47.02	Strong	Moderate	Strong	Weak/No	Equal Contribution
Poole	PO15	2.48	Moderate	Relatively weak	Moderate	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Poole	PO16	7.02	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Poole	PO17	6.66	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution
Poole	PO18	1.96	Moderate	Relatively weak	Moderate	Weak/No	Equal Contribution
Poole	PO19	8.72	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Poole	PO20	7.13	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Poole	PO21	21.07	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Poole	PO22	4.61	Relatively strong	Moderate	Relatively strong	Weak/No	Equal Contribution
Poole	PO23	7.93	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Poole	PO24	17.25	Strong	Relatively strong	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Sandford	SA1	1.47	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Sandford	SA2	6.69	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Sandford	SA3	9.89	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Sandford	SA4	2.80	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution
Sandford	SA5	1.88	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution
Sandford	SA6	1.88	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Sandford	SA7	3.21	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Sandford	SA8	3.10	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Sandford	SA9	12.69	Weak/No	Moderate	Strong	Weak/No	Equal Contribution



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Sandford	SA10	5.79	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Sandford	SA11	12.81	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Sandford	SA12	4.94	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Sandford	SA13	87.88	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Sandford	SA14	1.02	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Sandford	SA15	10.87	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL1	228.54	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL2	96.94	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL3	9.60	Weak/No	Relatively weak	Moderate	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
St Leonards and St Ives	SL4	5.43	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL5	7.43	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
St Leonards and St Ives	SL6	15.24	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL7	13.13	Weak/No	Strong	Strong	Relatively weak	Equal Contribution
St Leonards and St Ives	SL8	49.66	Weak/No	Relatively strong	Strong	Relatively weak	Equal Contribution
St Leonards and St Ives	SL9	4.44	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL10	0.97	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
St Leonards and St Ives	SL11	1.56	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
St Leonards and St Ives	SL12	1.88	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
St Leonards and St Ives	SL13	8.32	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL14	28.48	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL15	75.77	Weak/No	Relatively weak	Strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL16	18.03	Weak/No	Relatively weak	Relatively weak	Weak/No	Equal Contribution
St Leonards and St Ives	SL17	45.69	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL18	40.34	Weak/No	Strong	Strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL19	13.93	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL20	3.37	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL21	10.35	Weak/No	Moderate	Moderate	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
St Leonards and St Ives	SL22	4.48	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL23	6.51	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL24	14.13	Weak/No	Strong	Strong	Weak/No	Equal Contribution
St Leonards and St Ives	SL25	13.69	Weak/No	Strong	Strong	Weak/No	Equal Contribution
Sturminster Marshall	SM1	7.64	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Sturminster Marshall	SM2	28.07	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Sturminster Marshall	SM3	8.46	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Sturminster Marshall	SM4	5.85	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Sturminster Marshall	SM5	8.24	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Sturminster Marshall	SM6	2.99	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Sturminster Marshall	SM7	13.53	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Sturminster Marshall	SM8	43.88	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Sturminster Marshall	SM9	17.53	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Sturminster Marshall	SM10	10.36	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Sturminster Marshall	SM11	5.68	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Sturminster Marshall	SM12	4.50	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Sturminster Marshall	SM13	14.95	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Sturminster Marshall	SM14	9.37	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Sturminster Marshall	SM15	76.45	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH1	2.65	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Three Legged Cross	TH2	2.66	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Three Legged Cross	TH3	15.66	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH4	1.98	Weak/No	Weak/No	Weak/No	Weak/No	Equal Contribution
Three Legged Cross	TH5	2.62	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Three Legged Cross	TH6	4.03	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Three Legged Cross	TH7	9.08	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
Three Legged Cross	TH8	8.04	Weak/No	Moderate	Strong	Weak/No	Equal Contribution



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Three Legged Cross	TH9	12.68	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH10	7.72	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH11	3.83	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Three Legged Cross	TH12	2.75	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH13	18.11	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
Three Legged Cross	TH14	9.19	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH15	10.34	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH16	2.12	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Three Legged Cross	TH17	23.66	Weak/No	Moderate	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Three Legged Cross	TH18	3.71	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH19	1.10	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
Three Legged Cross	TH20	18.32	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH21	8.54	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Three Legged Cross	TH22	3.16	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH23	2.65	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Three Legged Cross	TH24	37.64	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
Three Legged Cross	TH25	6.16	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Three Legged Cross	TH26	12.47	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Three Legged Cross	TH27	8.29	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH28	7.34	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH29	9.02	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH30	19.40	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH31	7.69	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Three Legged Cross	TH32	3.32	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Three Legged Cross	TH33	23.72	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP1	7.56	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Upton & Hamworthy	UP2	22.86	Strong	Moderate	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Upton & Hamworthy	UP3	3.37	Relatively strong	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP4	5.28	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP5	1.14	Moderate	Weak/No	Moderate	Weak/No	Equal Contribution
Upton & Hamworthy	UP6	4.74	Strong	Relatively weak	Strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP7	46.33	Strong	Moderate	Strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP8	19.84	Strong	Strong	Strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP9	36.08	Strong	Strong	Strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP10	16.78	Strong	Relatively strong	Strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP11	2.69	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Upton & Hamworthy	UP12	5.41	Moderate	Weak/No	Relatively weak	Weak/No	Equal Contribution
Upton & Hamworthy	UP13	10.70	Relatively strong	Weak/No	Relatively strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP14	1.88	Strong	Weak/No	Strong	Weak/No	Equal Contribution
Upton & Hamworthy	UP15	52.81	Strong	Moderate	Strong	Weak/No	Equal Contribution
Verwood	VE1	29.61	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Verwood	VE2	12.67	Weak/No	Moderate	Relatively strong	Weak/No	Equal Contribution
Verwood	VE3	8.94	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Verwood	VE4	4.14	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Verwood	VE5	12.45	Weak/No	Moderate	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Verwood	VE6	14.03	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Verwood	VE7	10.69	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
Verwood	VE8	1.56	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Verwood	VE9	2.27	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Verwood	VE10	17.40	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Verwood	VE11	12.40	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Verwood	VE12	5.74	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Verwood	VE13	73.76	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Verwood	VE14	3.97	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Verwood	VE15	4.44	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Verwood	VE16	29.39	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Verwood	VE17	24.78	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Verwood	VE18	3.43	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Verwood	VE19	9.46	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Verwood	VE20	1.59	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Verwood	VE21	1.17	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
Verwood	VE22	94.16	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Verwood	VE23	5.20	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Verwood	VE24	3.47	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Verwood	VE25	43.93	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Wareham	WA1	1.17	Weak/No	Weak/No	Relatively weak	Moderate	Equal Contribution
Wareham	WA2	2.28	Weak/No	Weak/No	Relatively strong	Relatively strong	Equal Contribution
Wareham	WA3	2.41	Weak/No	Weak/No	Relatively strong	Moderate	Equal Contribution
Wareham	WA4	25.91	Weak/No	Weak/No	Strong	Strong	Equal Contribution
Wareham	WA5	8.95	Weak/No	Weak/No	Strong	Moderate	Equal Contribution
Wareham	WA6	2.72	Weak/No	Weak/No	Relatively strong	Relatively weak	Equal Contribution
Wareham	WA7	26.45	Weak/No	Weak/No	Strong	Moderate	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Wareham	WA8	1.24	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Wareham	WA9	16.18	Weak/No	Weak/No	Strong	Relatively weak	Equal Contribution
Wareham	WA10	5.36	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
Wareham	WA11	9.18	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Wareham	WA12	21.02	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Wareham	WA13	6.04	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Wareham	WA14	11.84	Weak/No	Weak/No	Relatively strong	Weak/No	Equal Contribution
Wareham	WA15	1.15	Weak/No	Weak/No	Strong	Weak/No	Equal Contribution
Wareham	WA16	1.29	Weak/No	Weak/No	Relatively strong	Moderate	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Wareham	WA17	5.50	Weak/No	Relatively weak	Relatively strong	Relatively strong	Equal Contribution
Wareham	WA18	17.35	Weak/No	Moderate	Strong	Moderate	Equal Contribution
Wareham	WA19	6.40	Weak/No	Weak/No	Relatively weak	Moderate	Equal Contribution
Wareham	WA20	3.32	Weak/No	Relatively weak	Moderate	Moderate	Equal Contribution
Wareham	WA21	1.55	Weak/No	Relatively weak	Relatively strong	Relatively weak	Equal Contribution
Wareham	WA22	2.24	Weak/No	Weak/No	Moderate	Moderate	Equal Contribution
Wareham	WA23	3.03	Weak/No	Weak/No	Relatively weak	Strong	Equal Contribution
Wareham	WA24	1.35	Weak/No	Weak/No	Relatively strong	Relatively strong	Equal Contribution
Wareham	WA25	8.33	Weak/No	Weak/No	Strong	Relatively weak	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
West Moors	WE1	2.62	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
West Moors	WE2	117.04	Weak/No	Relatively strong	Strong	Weak/No	Equal Contribution
West Moors	WE3	12.29	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
West Moors	WE4	15.12	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
West Moors	WE5	6.14	Weak/No	Moderate	Relatively weak	Weak/No	Equal Contribution
West Moors	WE6	1.12	Weak/No	Moderate	Relatively weak	Weak/No	Equal Contribution
West Moors	WE7	1.99	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
West Moors	WE8	6.49	Weak/No	Strong	Relatively strong	Weak/No	Equal Contribution
West Moors	WE9	16.87	Weak/No	Strong	Relatively strong	Weak/No	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
West Moors	WE10	12.09	Weak/No	Strong	Strong	Weak/No	Equal Contribution
West Moors	WE11	11.54	Weak/No	Strong	Strong	Weak/No	Equal Contribution
West Moors	WE12	3.51	Weak/No	Relatively strong	Relatively strong	Weak/No	Equal Contribution
West Moors	WE13	37.42	Weak/No	Strong	Strong	Weak/No	Equal Contribution
West Moors	WE14	11.85	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
West Moors	WE15	1.01	Weak/No	Weak/No	Moderate	Weak/No	Equal Contribution
West Moors	WE16	5.13	Weak/No	Weak/No	Relatively weak	Weak/No	Equal Contribution
West Moors	WE17	10.97	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
West Moors	WE18	8.04	Weak/No	Moderate	Strong	Weak/No	Equal Contribution



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
West Moors	WE19	5.64	Weak/No	Relatively weak	Relatively strong	Weak/No	Equal Contribution
West Moors	WE20	8.94	Weak/No	Moderate	Strong	Weak/No	Equal Contribution
Wimborne Minster	WI1	19.61	Weak/No	Relatively strong	Relatively strong	Relatively weak	Equal Contribution
Wimborne Minster	WI2	23.75	Weak/No	Strong	Strong	Relatively weak	Equal Contribution
Wimborne Minster	WI3	2.89	Weak/No	Weak/No	Relatively weak	Relatively weak	Equal Contribution
Wimborne Minster	WI4	9.87	Weak/No	Strong	Strong	Relatively strong	Equal Contribution
Wimborne Minster	WI5	12.17	Weak/No	Strong	Strong	Strong	Equal Contribution
Wimborne Minster	WI6	12.54	Weak/No	Relatively strong	Strong	Strong	Equal Contribution
Wimborne Minster	WI7	29.51	Weak/No	Strong	Strong	Strong	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Wimborne Minster	WI8	2.66	Weak/No	Moderate	Relatively strong	Relatively strong	Equal Contribution
Wimborne Minster	WI9	11.83	Weak/No	Strong	Strong	Strong	Equal Contribution
Wimborne Minster	WI10	7.44	Weak/No	Moderate	Strong	Relatively strong	Equal Contribution
Wimborne Minster	WI11	11.87	Weak/No	Weak/No	Strong	Relatively strong	Equal Contribution
Wimborne Minster	WI12	4.01	Weak/No	Weak/No	Relatively weak	Relatively weak	Equal Contribution
Wimborne Minster	WI13	16.14	Weak/No	Weak/No	Strong	Relatively weak	Equal Contribution
Wimborne Minster	WI14	12.26	Weak/No	Weak/No	Strong	Relatively weak	Equal Contribution
Wimborne Minster	WI15	4.04	Weak/No	Weak/No	Relatively weak	Moderate	Equal Contribution
Wimborne Minster	WI16	5.54	Weak/No	Weak/No	Relatively weak	Moderate	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Wimborne Minster	WI17	2.48	Weak/No	Weak/No	Relatively weak	Moderate	Equal Contribution
Wimborne Minster	WI18	2.19	Weak/No	Weak/No	Moderate	Moderate	Equal Contribution
Wimborne Minster	WI19	3.55	Weak/No	Weak/No	Moderate	Moderate	Equal Contribution
Wimborne Minster	WI20	33.41	Weak/No	Weak/No	Strong	Moderate	Equal Contribution
Wimborne Minster	WI21	2.65	Weak/No	Weak/No	Strong	Relatively weak	Equal Contribution
Wimborne Minster	WI22	5.13	Weak/No	Weak/No	Strong	Relatively weak	Equal Contribution
Wimborne Minster	WI23	1.48	Weak/No	Weak/No	Moderate	Relatively weak	Equal Contribution
Wimborne Minster	WI24	4.04	Weak/No	Weak/No	Relatively strong	Relatively weak	Equal Contribution
Wimborne Minster	WI25	4.42	Weak/No	Weak/No	Strong	Relatively weak	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Wimborne Minster	WI26	0.90	Weak/No	Weak/No	Moderate	Relatively weak	Equal Contribution
Wimborne Minster	WI27	11.15	Weak/No	Relatively weak	Relatively strong	Relatively weak	Equal Contribution
Wimborne Minster	WI28	11.86	Weak/No	Moderate	Strong	Relatively weak	Equal Contribution
Wimborne Minster	WI29	7.15	Weak/No	Relatively weak	Relatively strong	Relatively weak	Equal Contribution
Wimborne Minster	WI30	2.21	Weak/No	Weak/No	Moderate	Relatively weak	Equal Contribution
Wimborne Minster	WI31	3.92	Weak/No	Relatively weak	Relatively strong	Relatively weak	Equal Contribution
Wimborne Minster	WI32	23.63	Weak/No	Relatively strong	Strong	Relatively weak	Equal Contribution
Wimborne Minster	WI33	14.50	Weak/No	Moderate	Relatively strong	Relatively weak	Equal Contribution
Wimborne Minster	WI34	11.92	Weak/No	Weak/No	Moderate	Relatively weak	Equal Contribution

Chapter 5  
Summary of Findings  
Strategic Green Belt Assessment - Stage 1 Study

Settlement	Parcel ID	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating
Wimborne Minster	WI35	4.12	Weak/No	Moderate	Moderate	Weak/no	Equal Contribution

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Table 5.2: Green Belt outer areas assessment of contribution ratings.

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
OA1	13787.12	Weak/No contribution	Weak/No contribution	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land does not lie between neighbouring towns.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA2	960.26	Weak/No contribution	Moderate	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: There is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the</p>

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA3	178.44	Weak/No contribution	Relatively weak	Strong	Weak/No contribution	Equal Contribution	Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Purpose 2: Land lies in a wide gap between St Leonards and Verwood, with some significant separating features, including woodland and multiple field boundaries. Purpose 3: Land is countryside. Purpose 4: The parcel does not contribute to the setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA4	44.39	Weak/No contribution	Relatively strong	Strong	Relatively weak	Equal Contribution	Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Purpose 2: This area north of the A31 is peripheral to a gap which is narrow but which maintains clear separation between St Ives and Ringwood. The



Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>Hampshire Avon river is a significant separating feature.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: Land is part of the peripheral floodplain setting of Ringwood, lacking visual association with the historic core.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA5	32.98	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: The gap between St Leonards/St Ives and West Moors is slightly wider to the north of the Castleman Trailway than to the south, but urbanising development at Woolsbridge Industrial Park and Minster Park reduces gaps. However, there are some significant separating features, including Dorset Heaths and the Moors River.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA6	19.69	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land lies in a moderate gap between St Leonards and West Moors, but there are some significant separating features, including the Dorset Heaths and the Moors River</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA7	38.28	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: The parcel is peripheral to a narrow gap between Ferndown/West Parley and West Moors.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the</p>

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA8	16.42	Weak/No contribution	Strong	Strong	Weak/No contribution	Equal Contribution	Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Purpose 2: Land lies in a gap which is narrow but which maintains clear separation between neighbouring towns West Moors and Ferndown and has some significant separating features, including wooded areas and the A31. Purpose 3: Land is countryside. Purpose 4: The parcel does not contribute to the setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA9	36.63	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Purpose 2: Land is peripheral to a narrow gap between West Moors and St Leonards.

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA10	213.27	Weak/No contribution	Relatively weak	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land is peripheral to a moderate gap between St Leonards and West Moors.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA11	964.75	Weak/No contribution	Weak/No contribution	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land does not lie between neighbouring towns.</p> <p>Purpose 3: Land is countryside.</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA12	30.27	Weak/No contribution	Moderate	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: The parcel lies in a wide gap between Ferndown/West Parley and Christchurch. Urbanising development at Bournemouth Airport reduces the gap, but Hurn Forest and the Moors River are significant separating features.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA13	218.36	Weak/No contribution	Weak/No contribution	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land does not lie between neighbouring</p>

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							towns. Purpose 3: Land is countryside. Purpose 4: The parcel does not contribute to the setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA14	143.39	Weak/No contribution	Weak/No contribution	Strong	Weak/No contribution	Equal Contribution	Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Purpose 2: Land does not lie between neighbouring towns. Purpose 3: Land is countryside. Purpose 4: The parcel does not contribute to the setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA15	33.74	Weak/No contribution	Weak/No contribution	Strong	Weak/No contribution	Equal Contribution	Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Purpose 2: Land does not lie between neighbouring towns.

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA16	19.85	Relatively strong	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: Land is peripheral to a gap which is narrow but which maintains clear separation between Christchurch and Bournemouth. The River Stour and the A338 are significant separating features.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>



Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
OA17	62.93	Relatively strong	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: The parcel is peripheral to a narrow gap between Bournemouth and Christchurch.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA18	85.31	Weak/No contribution	Moderate	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is relatively close to the large built-up area of the South East Dorset conurbation, but this wooded area has strong separation from it.</p> <p>Purpose 2: The parcel lies in a wide gap between Ferndown/West Parley and Christchurch. Urbanising development at Bournemouth Airport reduces the gap, but Hurn Forest and the Moors River are significant separating features.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA19	126.98	Weak/No contribution	Moderate	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land has strong separation from the large built-up area of the South East Dorset conurbation.</p> <p>Purpose 2: and is peripheral to moderate gaps between Bournemouth and Christchurch, and between Bournemouth and Ferndown/West Parley. It also lies a wider gap between Ferndown/West Parley and Christchurch which is reduced by urbanising development at Bournemouth Airport, but which has Hurn Forest and the Moors River forming significant separating features.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
OA20	35.58	Relatively strong	Moderate	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: Land is peripheral to a moderate gap between Bournemouth and Ferndown &amp; West Parley and between Bournemouth and Christchurch.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA21	53.2	Relatively strong	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: Land is peripheral to a narrow gap between Bournemouth and Ferndown &amp; West Parley.</p> <p>Purpose 3: Land is countryside.</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA22	38	Relatively strong	Strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: Land lies in a gap which is narrow but which maintains clear separation between Bournemouth and Ferndown &amp; West Parley and has some significant separating features, including the River Stour.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA23	32.49	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>Purpose 2: The parcel is peripheral to a narrow gap between Ferndown/West Parley and Bournemouth.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA24	33.55	Weak/No contribution	Moderate	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: The parcel lies in a wide gap between Ferndown/West Parley and Christchurch, which is reduced by urbanising development at Bournemouth Airport but which has Hurn Forest and the Moors River forming significant separating features.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
OA25	18.72	Relatively strong	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: Land lies in a moderate gap between Bournemouth and Ferndown &amp; West Parley, but there are some significant separating features, including the River Stour and Longham Lakes.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA26	101.1	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land has strong separation from the large built-up area of the South East Dorset conurbation. It has a stronger association with washed-over but urbanising development at Longham.</p> <p>Purpose 2: Land lies in a moderate gap between Bournemouth and Ferndown &amp; West Parley, but there are some significant separating features,</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							including the River Stour and Longham Lakes. Purpose 3: Land is countryside. Purpose 4: The parcel does not contribute to the setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA27	21.77	Relatively strong	Relatively strong	Strong	Weak/No contribution	Equal Contribution	Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement. Purpose 2: Land lies in a moderate gap between Bournemouth and Merley/Canford Magna/Oakley and Ferndown & West Parley, but there are some significant separating features, including areas of woodland, agricultural fields, the River Stour and Longham Lakes. Purpose 3: Land is countryside. Purpose 4: The parcel does not contribute to the setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.



Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
OA28	196.74	Weak/No contribution	Moderate	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land is peripheral to a moderate gap between Poole, Merley/Canford Magna/Oakley and Ferndown &amp; West Parley.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA29	124.7	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land is peripheral to a narrow gap between Colehill and Ferndown.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
OA30	74.91	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Most of the area has a stronger association with Canford Magna or Colehill.</p> <p>Purpose 2: The parcel lies in a moderate gap between Merley/Canford Magna/Oakley and Colehill, but there are some significant separating features, including the Dorset Heaths SAC and Canford Heath SSSI, multiple field boundaries and wooded areas.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA31	104.74	Relatively strong	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: The parcel lies in a moderate gap</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							between Merley/Canford Magna/Oakley and Poole, but there are some significant separating features, including the Dorset Heaths SAC and Canford Heath SSSI and wooded areas. Purpose 3: Land is countryside. Purpose 4: The parcel does not contribute to the setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA32	62.83	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Purpose 2: The parcel lies in a moderate gap between Merley/Canford Magna/Oakley and Poole, but there are some significant separating features, including the Dorset Heaths SAC and Canford Heath SSSI and wooded areas. Purpose 3: Land is countryside. Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA33	15.25	Relatively strong	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: The parcel lies in a moderate gap between Merley/Canford Magna/Oakley and Poole, but there are some significant separating features, including the Dorset Heaths SAC and Canford Heath SSSI and wooded areas.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA34	32.73	Weak/No contribution	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: The parcel lies in a moderate gap between Merley/Canford Magna/Oakley and Corfe</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>Mullen, but there are some significant separating features, including belts of woodland</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA35	39.62	Relatively strong	Relatively strong	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: The parcel lies in a moderate gap between Merley/Canford Magna/Oakley and Corfe Mullen, but there are some significant separating features, including belts of woodland.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
OA36	89.32	Relatively strong	Relatively strong	Strong	Relatively weak	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: Land lies in a moderate gap between neighbouring towns of Wimborne Minster and Corfe Mullen, but there are some significant separating features, including multiple field boundaries.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: Land forms part of the wider peripheral setting of the historic town of Wimborne Minster.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA37	126.62	Weak/No contribution	Strong	Strong	Strong	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Much of the area has a stronger association with Wimborne Minster.</p> <p>Purpose 2: Land lies in a moderate gap between neighbouring towns of Wimborne Minster and Corfe Mullen to the southwest. The River Stour is a significant separating feature, but the B3078</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>provides a direct road link.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: Land forms part of the setting of the historic town core of Wimborne Minster, and lies beyond Julian's Bridge, an unbreached historic entry point to the town.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA38	15.32	Weak/No contribution	Relatively weak	Strong	Moderate	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land is peripheral to a moderate gap between Corfe Mullen and Wimborne Minster.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: Land forms part of the peripheral floodplain setting of Wimborne Minster.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA39	152.68	Weak/No contribution	Moderate	Strong	Moderate	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset</p>



Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>settlement.</p> <p>Purpose 2: Land is peripheral to a moderate gap between Corfe Mullen and Wimborne Minster.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: Land forms part of the peripheral floodplain setting of Wimborne Minster.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA40	508.11	Weak/No contribution	Weak/No contribution	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land does not lie between neighbouring towns.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA41	93.45	Relatively strong	Weak/No contribution	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>settlement.</p> <p>Purpose 2: Land does not lie between neighbouring towns.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA42	22.2	Relatively strong	Relatively weak	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is adjacent to the large built Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: Land is peripheral to a wide gap between Upton/Hamworthy and Corfe Mullen. Upton Heath Site of Special Scientific Interest and high ground on Beacon Hill add separation further east, but the road connection along the A350 and Wareham Road, with urbanising development midway at the settlement of Beacon Hill, diminish the gap to the west.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the</p>

Chapter 5  
 Summary of Findings  
 Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.
OA43	89.98	Weak/No contribution	Relatively weak	Strong	Weak/No contribution	Equal Contribution	Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it. Purpose 2: Land is peripheral to a wide gap between Upton/Hamworthy and Corfe Mullen. Upton Heath Site of Special Scientific Interest and high ground on Beacon Hill add separation further east, but the road connection along the A350 and Wareham Road, with urbanising development midway at the settlement of Beacon Hill, diminish the gap to the west. Purpose 3: Land is countryside. Purpose 4: The parcel does not contribute to the setting or special character of any historic towns. Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
OA44	168.77	Relatively strong	Moderate	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: Land is in a wide gap between Upton/Hamworthy and Corfe Mullen. Upton Heath Site of Special Scientific Interest and high ground on Beacon Hill add separation further east, but the road connection along the A350 and Wareham Road, with urbanising development midway at the settlement of Beacon Hill, diminish the gap.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA45	41.39	Weak/No contribution	Moderate	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is relatively close to the large built-up area of the South East Dorset conurbation, but has strong distinction from it. Most of the area is more closely associated with the washed-over but urbanising development at Beacon Hill.</p>

Chapter 5

Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>Purpose 2: Land is in a wide gap between Upton/Hamworthy and Corfe Mullen. Upton Heath Site of Special Scientific Interest and high ground on Beacon Hill add separation further east, but the road connection along the A350 and Wareham Road, with urbanising development midway at the settlement of Beacon Hill, diminish the gap.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA46	11.53	Relatively strong	Relatively weak	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is close to the large built-up area of the South East Dorset conurbation, and is not more strongly associated with another inset settlement.</p> <p>Purpose 2: Land is peripheral to a wide gap between Upton/Hamworthy and Corfe Mullen. Upton Heath Site of Special Scientific Interest and high ground on Beacon Hill add separation further east, but the road connection along the A350 and Wareham Road, with urbanising development</p>

Chapter 5

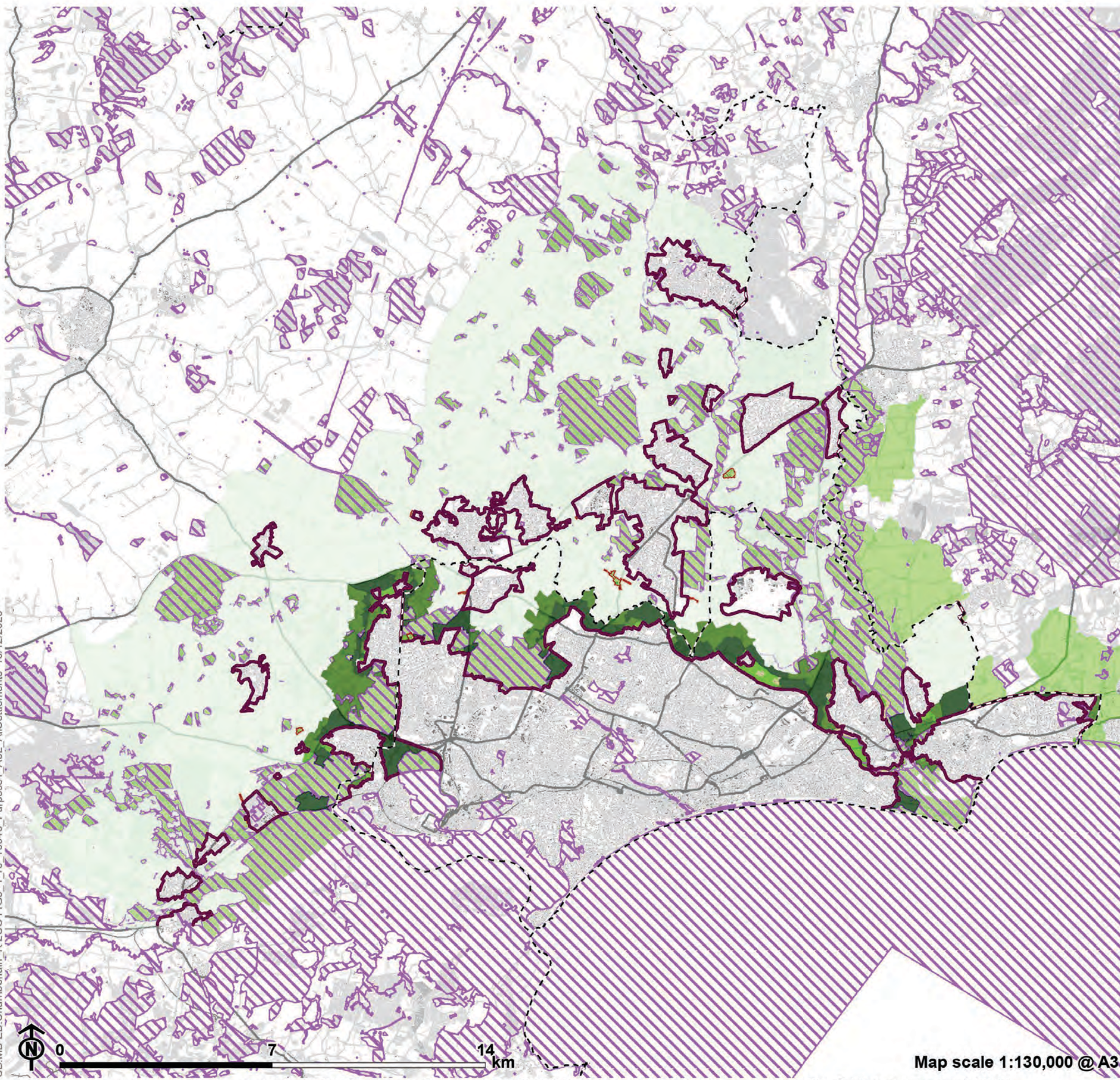
Summary of Findings

Strategic Green Belt Assessment - Stage 1 Study

Outer Area	Area (Ha)	Purpose 1 Rating	Purpose 2 Rating	Purpose 3 Rating	Purpose 4 Rating	Purpose 5 Rating	Purpose Relevance
							<p>midway at the settlement of Beacon Hill, diminish the gap to the west.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>
OA47	176.77	Weak/No contribution	Weak/No contribution	Strong	Weak/No contribution	Equal Contribution	<p>Purpose 1: Land is not close enough to the large built-up area of the South East Dorset conurbation to be associated with it.</p> <p>Purpose 2: Land does not lie between neighbouring towns.</p> <p>Purpose 3: Land is countryside.</p> <p>Purpose 4: The parcel does not contribute to the setting or special character of any historic towns.</p> <p>Purpose 5: All Green Belt land is considered to make an equal contribution to this purpose.</p>



**Figure 5.1**  
**Green Belt Purpose 1 Contribution**



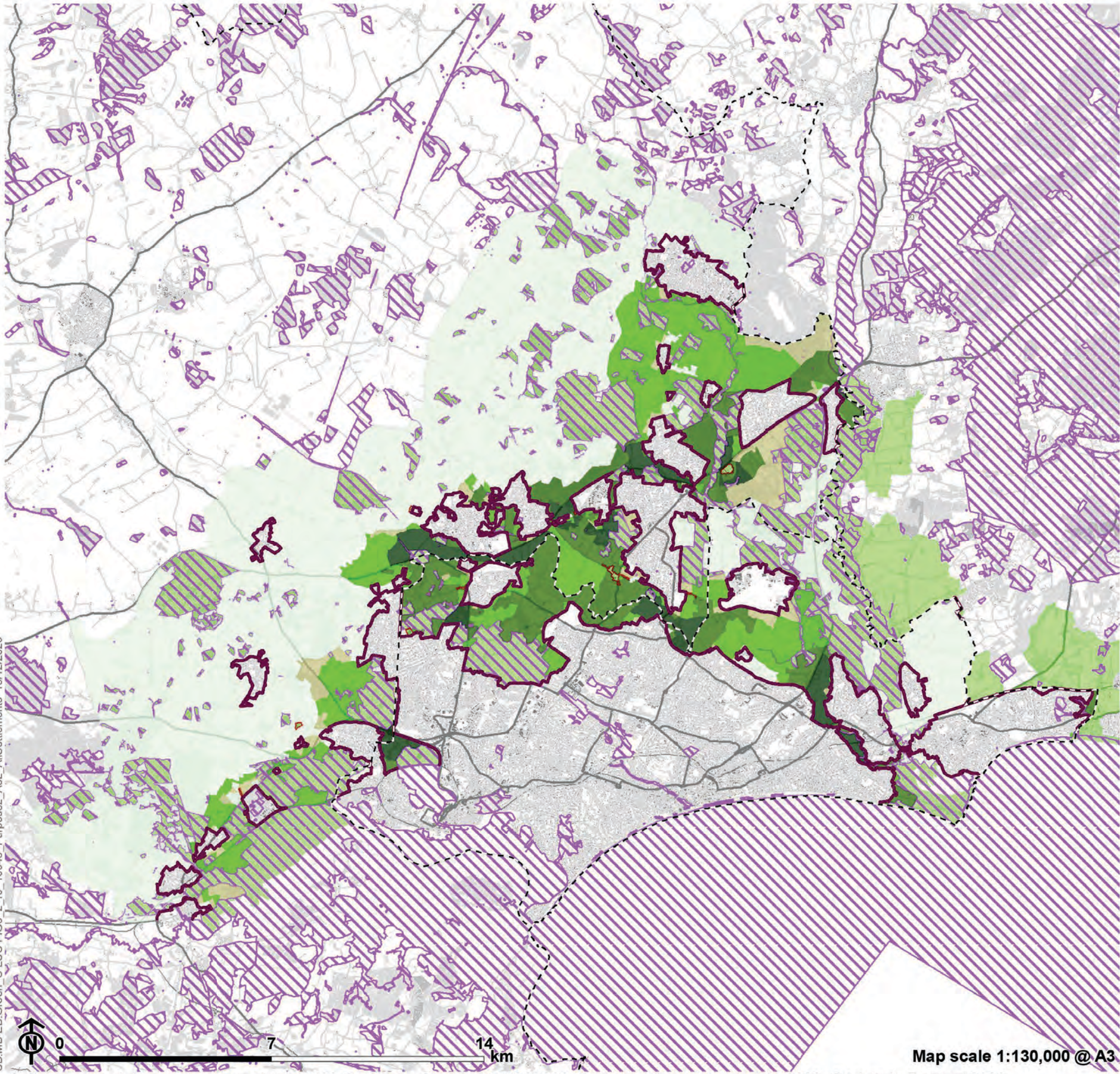
- - - Local Authority boundary
- Inset area
- Green Belt not assessed
- Absolute constraint(s)
- No openness
- Purpose 1 contribution**
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak/No

CB:MB EB:Chamberlain\_K.LUC FIG5\_1\_r0\_10946\_Purpose1\_A3L\_AllSettlements 15/12/2020

Map scale 1:130,000 @ A3



**Figure 5.2**  
**Green Belt Purpose 2 Contribution**



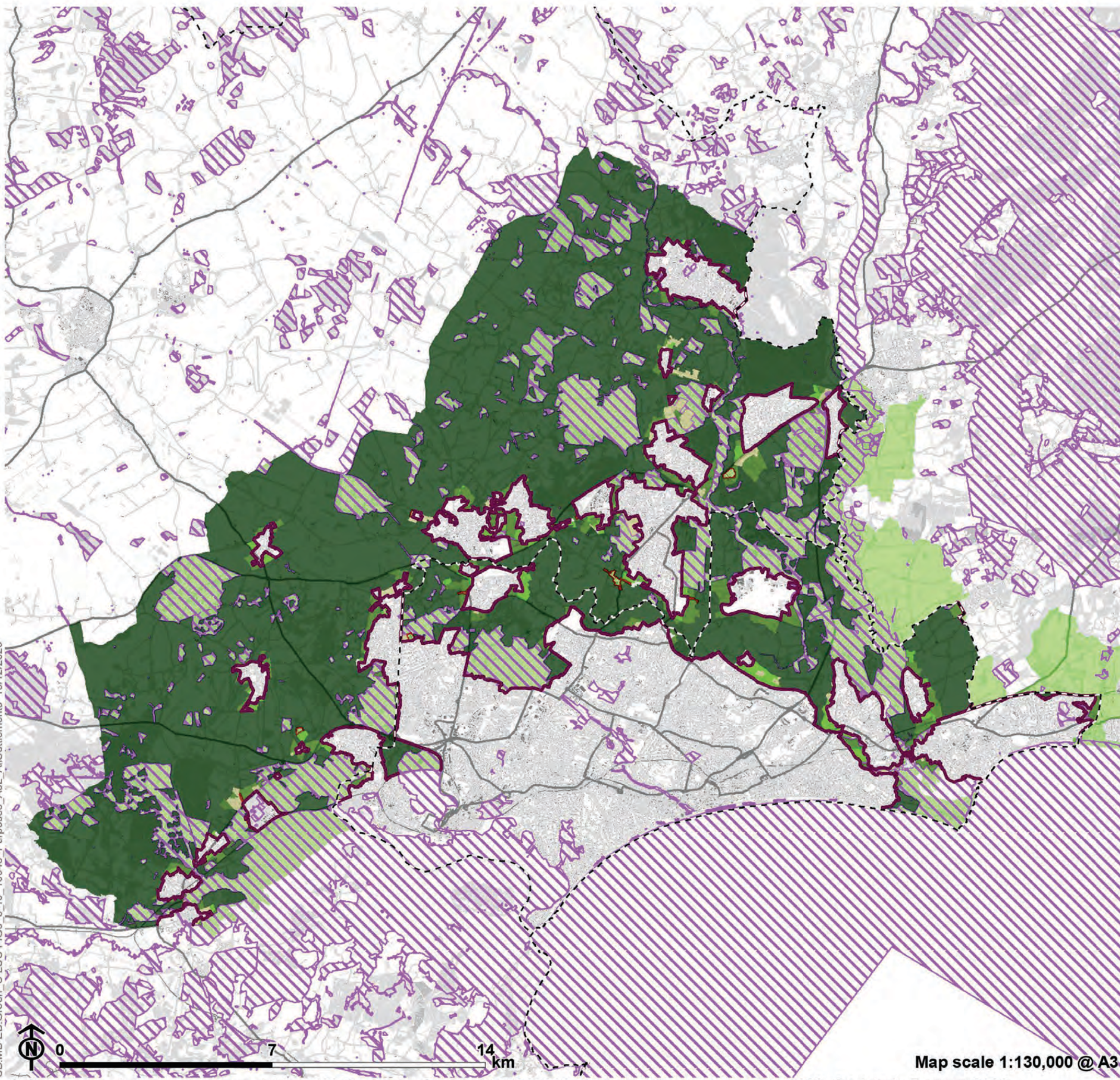
- - - Local Authority boundary
- Inset area
- Green Belt not assessed
- Absolute constraint(s)
- No openness
- Purpose 2 contribution**
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak/No

CBMB EB:Green\_C LUC FIG5\_2\_r0\_10946\_Purpose2\_A3L\_AllSettlements 15/12/2020

Map scale 1:130,000 @ A3



**Figure 5.3**  
**Green Belt Purpose 3 Contribution**



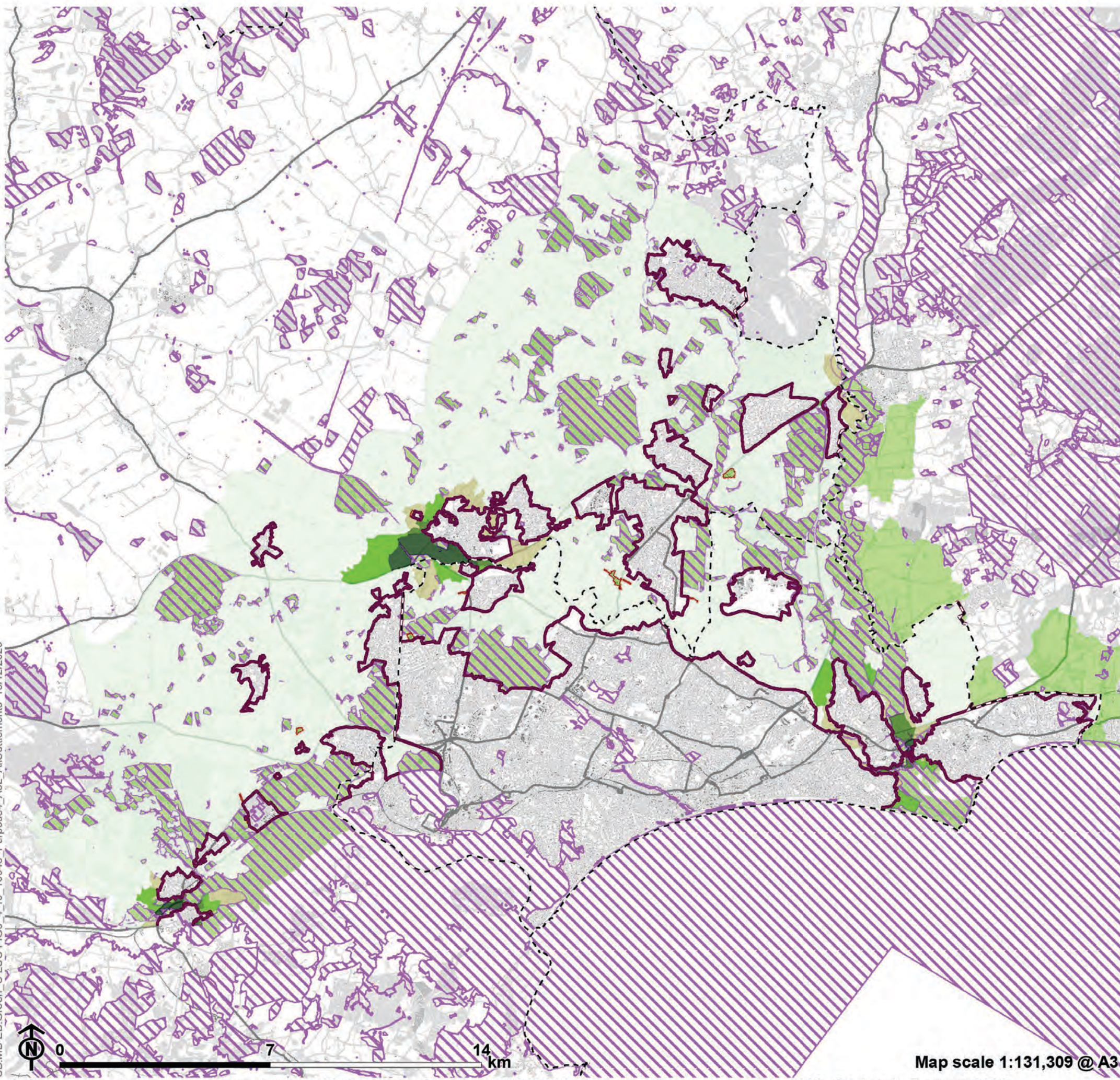
- - - Local Authority boundary
- Inset area
- Green Belt not assessed
- Absolute constraint(s)
- No openness
- Purpose 3 contribution**
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak/No

CBMB EB:Green\_C LUC FIG5\_3\_r0\_10946\_Purpose3\_A3L\_AllSettlements 15/12/2020

Map scale 1:130,000 @ A3



**Figure 5.4**  
**Green Belt Purpose 4 Contribution**



- - - Local Authority boundary
- Inset area
- Green Belt not assessed
- Absolute constraint(s)
- No openness
- Purpose 4 contribution**
- Strong
- Relatively strong
- Moderate
- Relatively weak
- Weak/No

CBMB EB:Green\_C LUC FIG5\_4\_r0\_10946\_Purpose4\_A3L\_AllSettlements 15/12/2020

Map scale 1:131,309 @ A3



## Summary of Findings for Washed-over Settlements

**5.6 Table 5.3** below lists the washed-over settlements that were analysed to establish whether they are developed to the extent that they do not contribute to Green Belt openness. Brief comments are included for each settlement.

**5.7** The only sizeable area of discrete development that was found to make no contribution was the Victory Oaks housing estate and adjacent hospital between St Leonards and Ferndown. This could therefore be considered for inseting. Its proximity to those neighbouring towns is such that all of the adjacent land has already been assessed as parcels associated with those settlements, but if Dorset Council wish to give further consideration to this as a focal point for potential expansion, the Stage 2 study (see Next Steps) could consider the contribution of surrounding open land to preventing the sprawl of this specific development, rather than the sprawl of St Leonards.

**5.8** It is recognised that sizeable parts of the village of Longham make no significant contribution to Green Belt openness, but that other parts of this settlement do retain more openness and therefore make some contribution to the Green Belt purposes. Should Dorset Council wish to give further consideration to Longham as a location for potential expansion, the Stage 2 study could consider the contribution of land here to the Green Belt purposes in that context.

**5.9** Beacon Hill, to the north of Upton, has characteristics that could justify its inseting, but at around 4.5ha it would be the smallest inset residential area in the study area. There is no size guidance for the definition of inset areas, but unless expansion of the settlement was to be considered then it would be consistent for it to retain its washed-over status. It is noted (see Summary of Findings for Inset Settlements) that there are smaller inset commercial developments, but the scale of this commercial development can be considered to increase its presence, and so justify its status.

**5.10** All other washed-over settlements were considered to lack sufficient urbanising influence, in terms of size, settlement form and characteristics, to warrant any reconsideration of their Green Belt status. It is noted, however, that there may in some cases (subject to more detailed considerations of Green Belt harm and other factors) be potential to expand an existing washed-over settlement, and this may lead to less harm than the creation of a new inset development in a location which has no existing urbanising influences.

## Summary of Findings for Inset Settlements

**5.11** **Table 5.4** below lists the inset settlements that were analysed to establish whether there are any that are sufficiently open and lacking in urbanising development to consider adding to the Green Belt. This analysis considered the smaller inset residential settlements, and non-residential inset areas (mostly commercial development).

**5.12** The smallest existing inset settlement is Lytchett Minster, which occupies an area of approximately 6.5ha, and there are several inset commercial developments (the buildings on Collingwood Road, near Three Legged Cross, and the Romany Works Business Park near Holton Heath) which are smaller than this. However, there is insufficient openness in any to warrant considering designating them as Green Belt.

**5.13** There are larger areas of undeveloped inset land (located alongside existing inset development) which were removed from the Green Belt by adopted Local Plan policies, for the purposes of developing within the plan period. It is anticipated these will be developed within the plan period so there are no plans to re-designate these areas as Green Belt.

**5.14** In summary, there are no inset areas which are considered suitable for designating as Green Belt.

Table 5.3: Washed-over settlement analysis.

Washed-over Area	Comments	Conclusion
Beacon Hill	Beacon Hill is a cohesive settlement, nucleated around the junction of Old Wareham Road with the A350 Blandford Road North. Density is moderate, with housing stock and a layout which has some urbanising characteristics.	Settlement makes little contribution to Green Belt openness, but the settlement is smaller than any inset residential areas in Dorset or BCP.
Edmondsham	A very small village which although cohesive in form has a low density of development. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Furzehill	Low-density, linear settlement with a strong woodland component that further reduces perceived density. Clusters of outlying development at Clapgate and Bothenwood are detached from the main part of the village. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Gaunts Common	Low-density, linear settlement that lacks cohesion and has little clear separation from similar settlement to the north, at Chalbury Common, and east at Holt Wood. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Hinton Martell	Small, moderate-density, linear settlement which retains a rural character despite modern infill between older dwellings, and lacks significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Holt	A sprawling, linear settlement with low development density. There are a number of open gaps between the original village core and clusters of houses that have spread in a linear fashion from outlying farmsteads. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.

Chapter 5  
Summary of Findings

Strategic Green Belt Assessment - Stage 1  
Study

Washed-over Area	Comments	Conclusion
Horton	A cohesive but small settlement, relatively low in density, which has not expanded much beyond its historic form, focused on its church, farm and manor house. Horton retains a strong rural character and lacks significant urbanising influences.	Settlement is sufficiently open to justify washed-over status.
Hurn	The village is dominated by the woodland within which it is located. The development density is low, and there is little cohesive development. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
Longham	Longham has a largely linear character but has seen significant growth in the 20th century, in particular residential development and a large garden centre at the northern end of the village. There are some gaps between development clusters, but pavements and street lighting, reflecting safety requirements associated with the location of the settlement along busy main roads, are an urbanising influence.	Settlement has a sizeable area of development which makes no significant contribution to Green Belt openness, but where it is more linear there are open gaps which do contribute to the Green Belt purposes.
Morden	Morden is mostly linear with a small amount of development set back from the through road (Higher Street). It is a small, low density settlement with sizeable open spaces offering through-views and no significant urbanising influences.	Settlement is sufficiently open to justify washed-over status.
Shapwick	Low density, linear settlement, with an historic core that has little modern development. 20th century expansion is also low density and is largely confined to one side of the High Street. There are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.



Chapter 5  
Summary of Findings

Strategic Green Belt Assessment - Stage 1  
Study

Washed-over Area	Comments	Conclusion
Whitmore	Whitmore has a housing estate, to either side of New Road, that has a suburban form and character, but the rest of the settlement is more dispersed and low in density. The settlement to the north of Verwood Road does not have the form of a traditional rural village, but Whitmore Lane and adjacent closes are unmade roads, and the houses are widely spaced.	The settlement as a whole is sufficiently open to justify its washed-over status. The New Road housing estate is not in itself large enough to significantly compromise openness.
Woodlands	A small linear settlement, with housing mostly on the north side of Verwood Road and the church, vicarage, farm and principal house set in open surroundings to the south. Modern expansion to the east but the village core retains a strong rural character and there are no significant urbanising characteristics.	Settlement is sufficiently open to justify washed-over status.
West Moors Fuel Depot	An extensive area with structures and surfacing that compromise rural character but do not constitute an urbanising influence. Built density is relatively low, with retained areas of heathland (which represent a constraint to further development).	The nature and density of development do not compromise openness sufficiently to warrant the questioning of the site's washed-over status.
Victory Oak	A hospital and housing estate which, when completed, will form a distinct area of moderate-density modern development within the Green Belt.	The developed area makes no contribution to the Green Belt purposes and is larger than some existing inset areas (e.g. Lytchett Minster).
Winkton	A cohesive settlement with some modern development set off from the two roads (Salisbury Road and Burley Road) on which older settlement is focused. However, the settlement is relatively small, its density is relatively low, and as a whole it retains its traditional form.	Settlement is sufficiently open to justify washed-over status, although modern development has some urbanising influence.

Table 5.4: Inset settlement analysis

Inset Area	Comments	Conclusion
Queen Elizabeth's School, Pamphill	A developed school site and neighbouring housing estate. There is some open green space associated with the school but this is contained by the housing development; the majority of the school's playing fields and other sports facilities are within the Green Belt to the south and east.	No potential to designate as Green Belt. It is noted that the school buildings extend into the Green Belt to the west, so consideration should be given to the extension of the inset area.
Stapehill – east of Canford Bottom Roundabout	A relatively small inset area but relatively high in density. Much of the development is in closes to the south of the main road, which increases suburban character.	No potential to designate as Green Belt.
Ferndown and Uddens Industrial Estates	A highly developed area of large-scale, commercial development, along with adjacent land that was released from the Green Belt and allocated for further employment uses in the Core Strategy.	No potential to designate as Green Belt.
Gundrymoor Industrial Estate, West Moors	A small but well-contained (by tree cover) area of commercial development that lacks openness.	No potential to designate as Green Belt.
Woolsbridge Industrial Park, Three Legged Cross	A highly developed area of large-scale, commercial development, along with adjacent land allocated in the Core Strategy for further employment uses.	No potential to designate as Green Belt.

Inset Area	Comments	Conclusion
Bournemouth Airport and associated business park	The airfield is a sizeable open area, but its functional use relates it to associated operational and employment development in the northern part of the inset area. The business park and operational airport land were released from the Green Belt through the Christchurch Local Plan and the Core Strategy respectively.	No potential to designate as Green Belt.
Lytchett Minster	A small settlement but much of the development is on two cul-de-sacs, set back from through roads. This settlement form, and the density of housing here, have an urbanising influence.	No potential to designate as Green Belt.
Romany Works Business Park	A very small inset commercial development, which has some undeveloped space but which is largely developed, with several large buildings and associated hardstandings and parking.	Although land on the western fringes of the business park still retains some openness, the area as a whole is too developed to suggest any clear justification for adding it to the Green Belt.
Throop	A relatively high-density residential area with a suburban development form where housing is mostly on cul-de-sacs.	No potential to designate as Green Belt.

## Next Steps

**5.15** This Stage 1 assessment has identified variations in the extent to which land within the BCP and Dorset Council areas makes a contribution to the NPPF's Green Belt purposes, which in turn reflect the fundamental aim of preventing urban sprawl.

**5.16** Stage 2 of the Green Belt Study will assess the potential harm to the NPPF Green Belt purposes as a result of the release of land for development, which will help to refine the

potential strategic options for growth to inform the BCP and Dorset Councils' Local Plans. The Stage 2 study will address the requirements, established in *Calverton Parish Council v Greater Nottingham Councils & others (2015)*, that planning judgments setting out the 'exceptional circumstances' for the amendment of Green Belt boundaries should consider the 'nature and extent of harm' to the Green Belt and 'the extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent'.

**5.17** The Stage 2 analysis will be applied to locations which the Councils feel warrant further consideration. This judgement will be informed by the findings of the Stage 1 assessment but will also recognise that the most sustainable locations for development might not necessarily be the ones which make the least contribution to the Green Belt purposes. Wider sustainability considerations such accessibility to services, landscape character, heritage and biodiversity impacts etc. and the assessed level of need for development, will all have an influence on this.

**5.18** The Councils may, informed by the variations in contribution identified in the Stage 1 study, wish to consider the creation of new inset areas – whether these represent the expansion of an existing washed-over Green Belt settlement, or the creation of an entirely new settlement. If this is the case, the Stage 2 analysis will include the definition of parcels to reflect any localised variations in either contribution to the Green Belt purposes or harm resulting from the release of land.