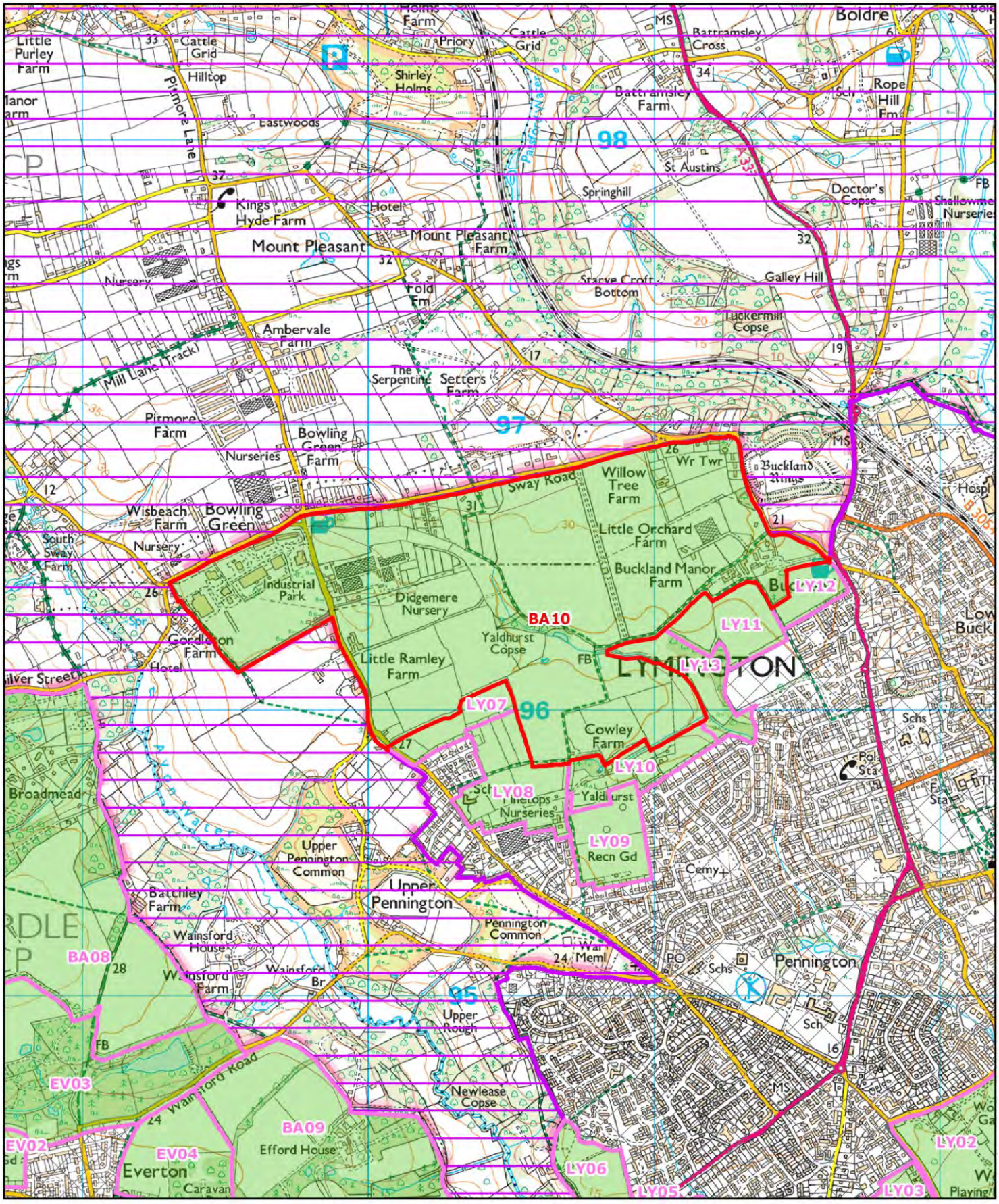
Appendix A – Parcel Assessments

Appendix A – Parcel Assessments

Around Lymington

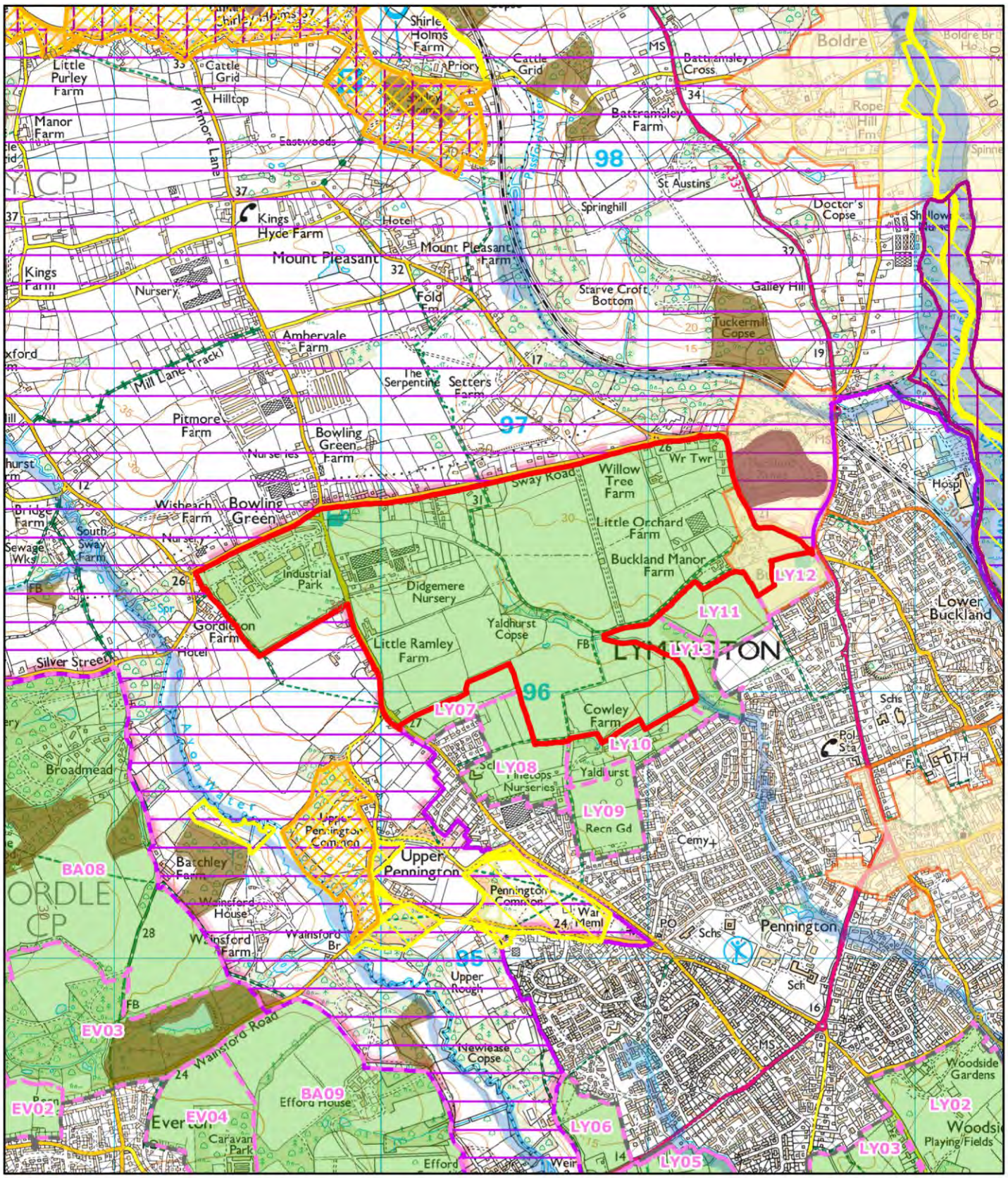
Settlement:	North of Lymington	Settlement Type:	Broad Area



Settlement Green Belt Parcel
Other Settlement Green Belt Parcels
District Boundary
Green Belt
Contour
Built-up area
National Park
AONB

Settlement:	North of Lymington	Settlement Type:	Broad Area

Parcel	BA10



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour

Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints

Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints

National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	North of Lymington	Settlement Type:	Broad Area

Parcel	BA10

Size (ha)	140.8	Parcel type	Broad Area

Development/land use

Open farmland on land sloping down from the south-west and north-east into a shallow, wooded stream valley. Roads form the perimeters of the parcel to the west, north and east, and feature a significant amount of development, notably the Gordleton Industrial Park and housing along Sway Road to the north, and a group of farms and row of houses towards the eastern end of Sway Road. However, there is also considerable tree cover along these roads.

Parcel boundaries

Sway Road marks the boundary with the National Park to the north. On the north-eastern edge of the area Sway Road coincides with a ridge, beyond which the land dips sharply into the wooded valley of Passford Water, but to the north-west there is not strong distinction between the landscape to either side of the road. To the west, Ramley Road marks the boundary with a belt of National Park land that is centred on the Avon Water, but there is no great difference between the pasture fields to either side of the road, but buildings along the road (Ramley House and Little Ramley Farm, the latter within the broad area) mark the division. To the east of the broad area, the Buckland Rings hill fort form a distinctive feature marking the edge of the National Park. To the south there is no separation between fields within the broad area and fields within inner parcels LY7 to LY13 on the edge of Lymington.

Relationship between settlement and countryside

The main body of the parcel is open, agricultural land set in a shallow valley and too remote from the built-up area edge of Lymington to have much relationship with the town, although it does form part of its wider rural setting. Although the eastern edge of the broad area is close to the Buckland Rings hill fort it does not contribute to its landscape setting. Development along the roads which mark the National Park boundary is for the most part open in character, and set in well treed surrounds, and so is not urbanising in character and does not have a strong relationship with the built-up area edge at Lymington. The buildings at Gordleton Industrial Park, although in some cases large, are well-spaced and well-screened from the surrounding countryside.

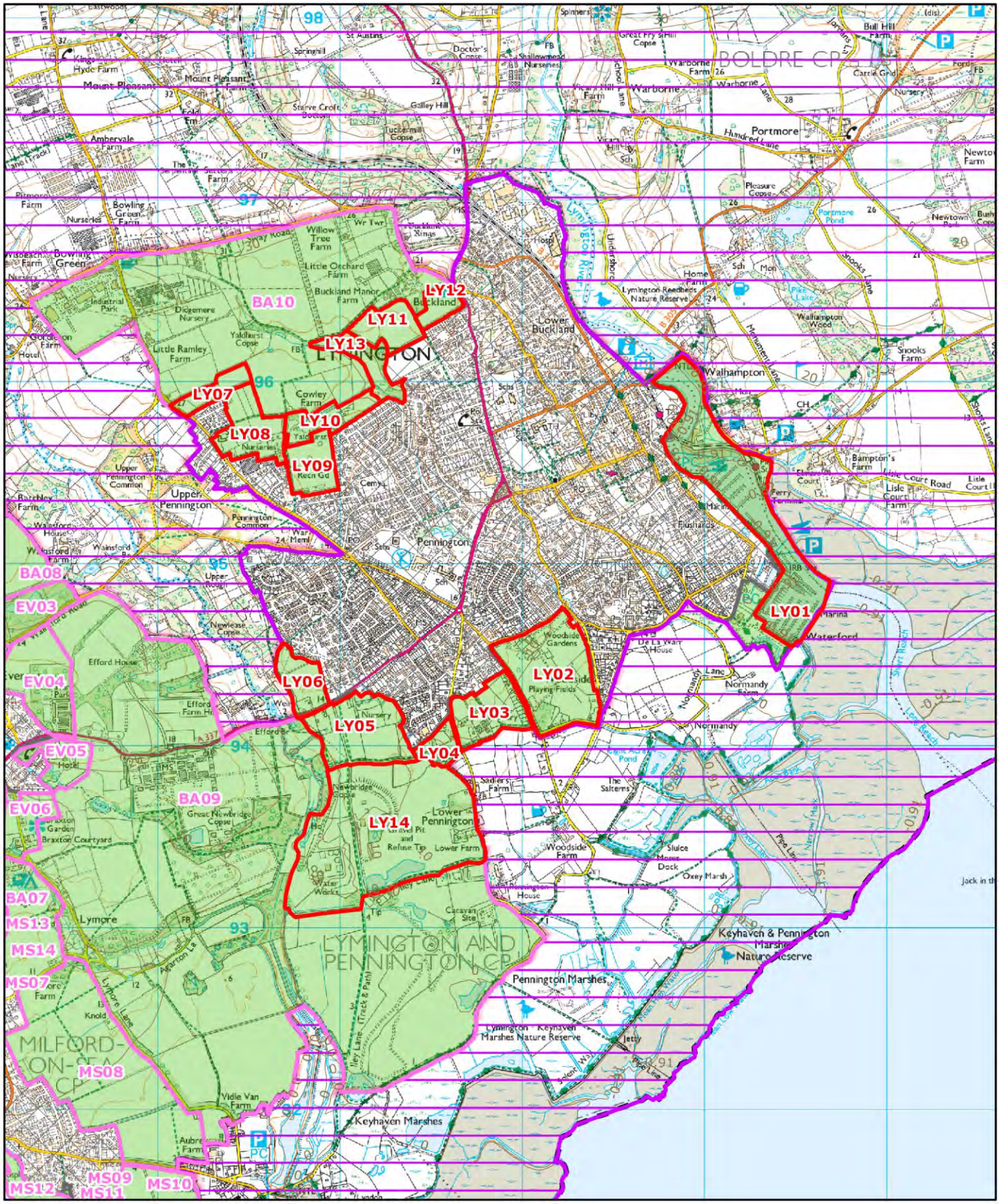
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The broad area has no relationship with the large built-up area of Christchurch.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel contributes to the gap between Lymington and the National Park village of Sway, but does not affect the relationship between built-up areas within the District.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The broad area is open countryside that abuts the National Park and does not have much sense of connection with the built-up area. Development arounf the fringes of the parcel is not urbanising in character.	Strong
4 - To preserve the special character of historic towns	The broad area forms part of the wider rural setting of the historic town of Lymington.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

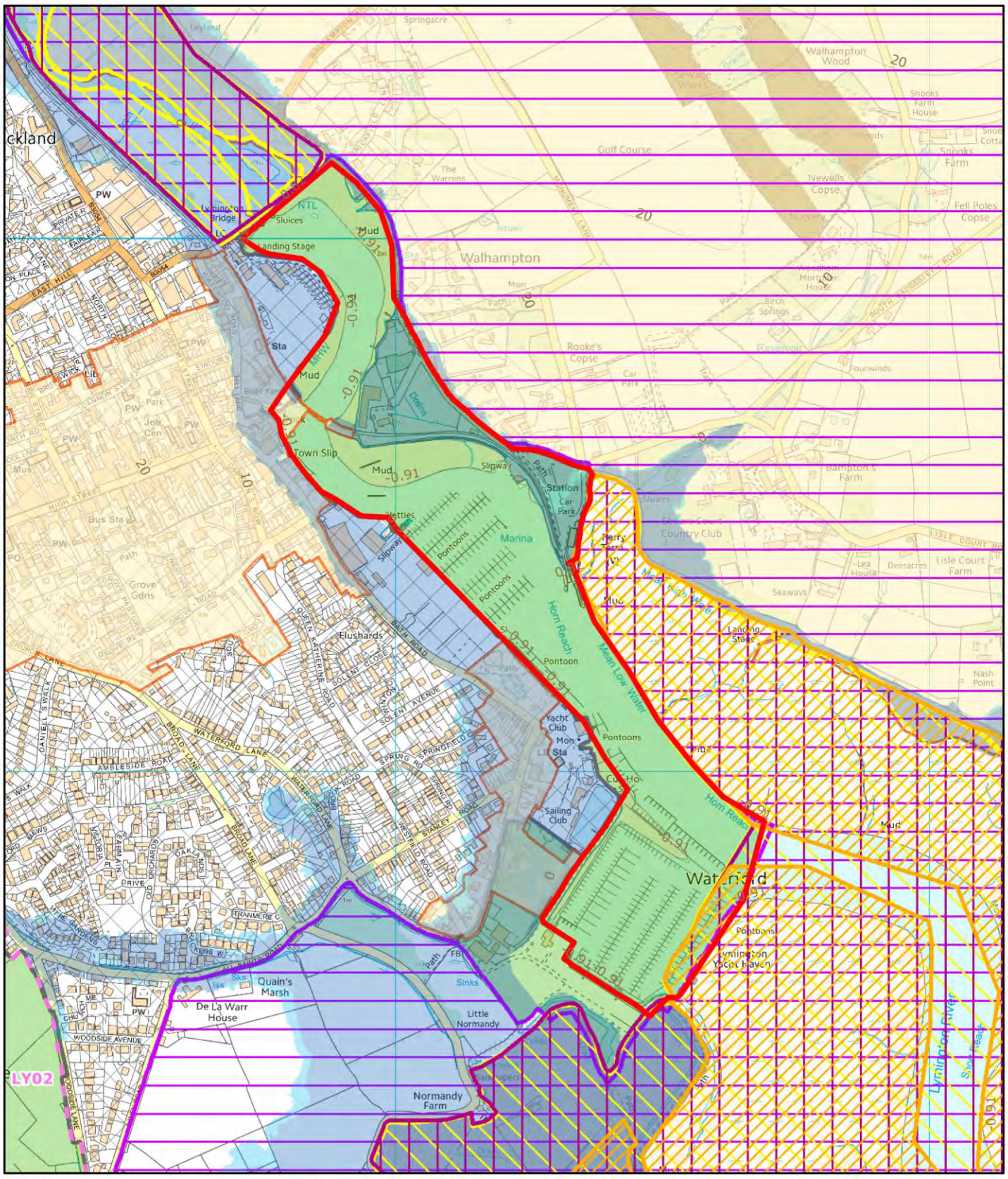
There are no Green Belt boundaries in the broad area (the National Park is considered to constitute a continuation of the protected area).

Settlement:	Lymington (with Pennington)	Settlement Type:	Town



Settlement:	Lymington (with Pennington)	Settlement Type:	Town

Parcel	LY01



Settlement:	Lymington (with Pennington)	Settlement Type:	Town

Parcel	LY01

Size (ha)	39.4	Parcel type	Inner

Development/land use

The bulk of this parcel is Horn Reach, the inner section of the Lymington River estuary between Lymington Bridge at the northern end and the marsh-fringed Short Reach to the south. It is therefore unsuited to any built development. The only dry land areas to the west of the river are the boat yard and car park adjacent to Lymington Yacht Haven, and Coast House, a large dwelling set in wooded grounds. Adjacent to the estuary in Walhampton the parcel includes the Wightlink Ferry car park and terminal, the Haven Marine Park and Island Point, a single building subdivided into residential/holiday apartments. All of these areas, bar the car park next to Lymington Yacht Haven, are in Flood Zone 3.

Parcel boundaries

The Green Belt abuts the built-up area along Lymington's principal river frontage, which includes recent residential apartment development on Almansa Way, boatyards, the Marina and Bath Road Recreation Ground.
Undershore Road forms the Green Belt boundary at Walhampton, beyond which lies the National Park. To the south the parcel borders the Normandy Marshes and adjacent farmland, all of which is within the National Park. The marshes are also SPA, SAC and SSSI designated.

Relationship between settlement and countryside

All parts of the parcel that are not river are to an extent developed already. There is a very strong association between dry land within the parcel and the river and its surrounding landscape, including the coastal marshes, but also a strong association with the built-up area edge, for which it forms a major part of the setting.
The visual prominence of land within the parcel, and its relationship with the historic centre of Lymington - it fronts onto conservation areas in several places - makes this a very sensitive location in terms of local landscape distinctiveness and special character.

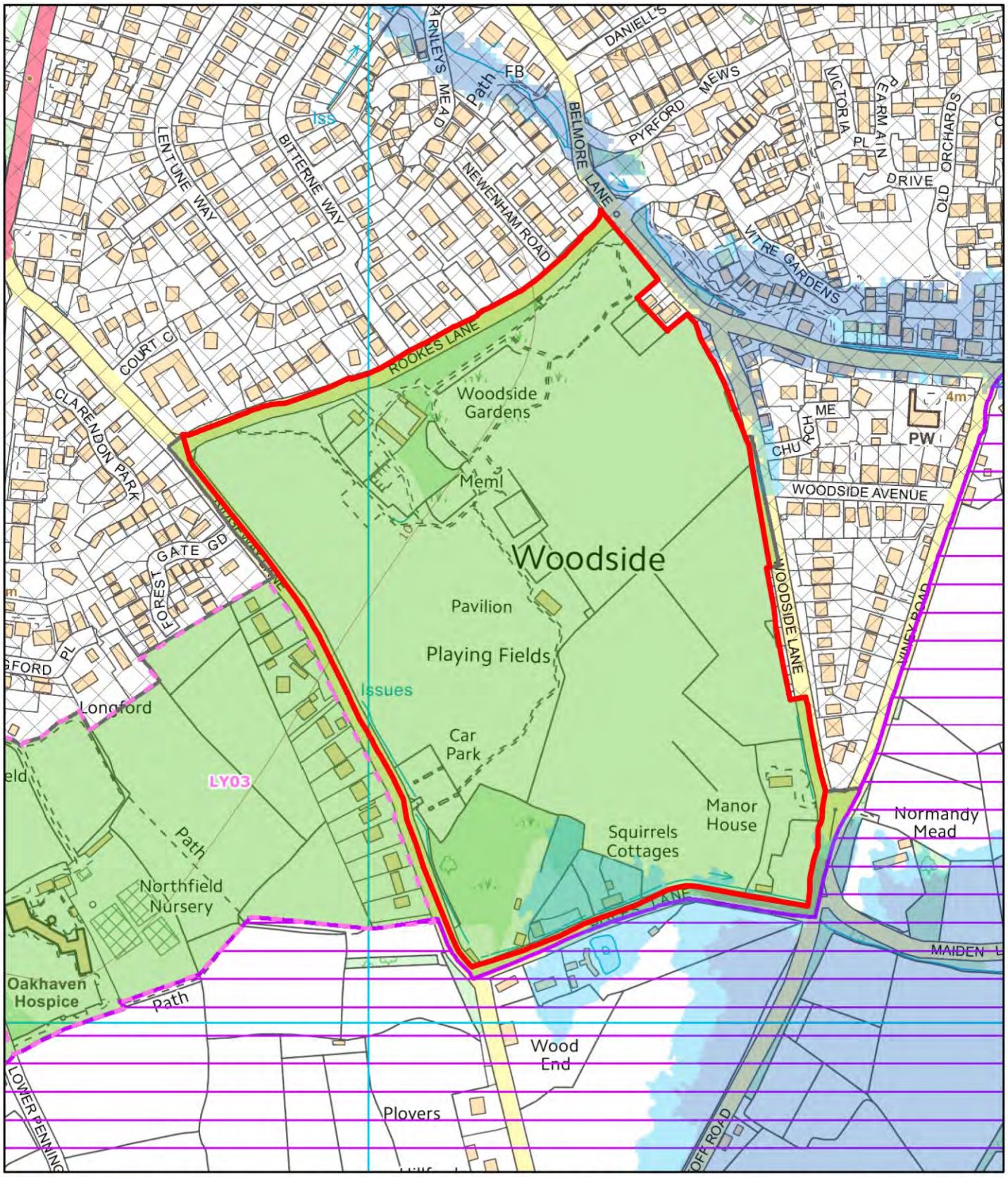
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel does not lie between towns identified as relevant to this Green Belt purpose. The land areas within the parcel play no significant role in separating Lymington and Walhampton, given the extent of development within the area already and the role of the river in this respect.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Dry land within the parcel is to an extent developed already, and has a strong relationship with the built-up edge of Lymington. The Green Belt designation is not required to restrict development within the estuary itself, and almost the entire area is also constrained by flood plain designation.	Weak or no contribution
4 - To preserve the special character of historic towns	The parcel is very sensitive in terms of its role in Lymington's historic setting and special character, but absence of development within the parcel is not a key component of this. Conservation Area and National Park designations are considered to provide sufficient protection in terms of the extent and nature of any potential development without the need for the area to also be defined as Green Belt.	Weak or no contribution
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The land boundaries of the area are clearly defined, but the area is isolated from the rest of the South West Hampshire Green Belt.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY02		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour

Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints
Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints
National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town

Parcel	LY02

Size (ha)	24.2	Parcel type	Inner

Development/land use

Woodside Park is a mix of sports pitches, open grassland, wooded and informal gardens with specimen trees. A mature hedgerow/tree line, connecting larger woodland blocks to the north and south, subdivides the playing fields. Built development within the parcel is limited to a courtyard-centred group of buildings associated with the maintenance of the park, with two adjacent residential dwellings and car parking, a sports pavilion at the centre of the parcel and some residential dwellings along the southern edge (Poles Lane). The parcel also includes the back gardens of two houses on All Saints Road; these houses, together with two small linear groups of dwellings on Woodside Lane, are included within the defined built-up area.

Many of the houses around the park date back to the 19th century, and several are listed buildings, but the parcel does not contain any elements identified as key characteristics of Lymington's historic landscape setting. Although the land use is not agricultural the parcel retains a hedgerow with mature oaks, a characteristic feature of the agricultural landscapes around the town.

Parcel boundaries

Strong tree cover on Rookes Lane creates separation from built-up area edge. The parcel edge along Woodside Lane to the east is also for the most part well-treed, but several small linear groups of dwellings to west of the road are defined as part of the built-up area. Ridgeway Lane along the western boundary is also well-treed; the houses on the west side of the road are mostly outside of the defined built-up area. Residential garden hedges form most of the southern boundary on Poles Lane, but there is also much tree cover along both sides of the road.

Relationship between settlement and countryside

Perimeter tree cover creates separation from built-up area and housing along Ridgeway Lane and Poles Lane, and houses on Woodside Avenue, although visible, are not urbanising in character. The undeveloped, open character of site, and its wooded areas, create a strong sense of detachment from settlement despite being largely surrounded by dwellings, but also from the wider countryside. The parcel's functional also limits the extent to which it can be considered countryside.

The parcel forms a setting to only a localised area of Lymington, and is not visible in the context of views towards key historic areas of the town.

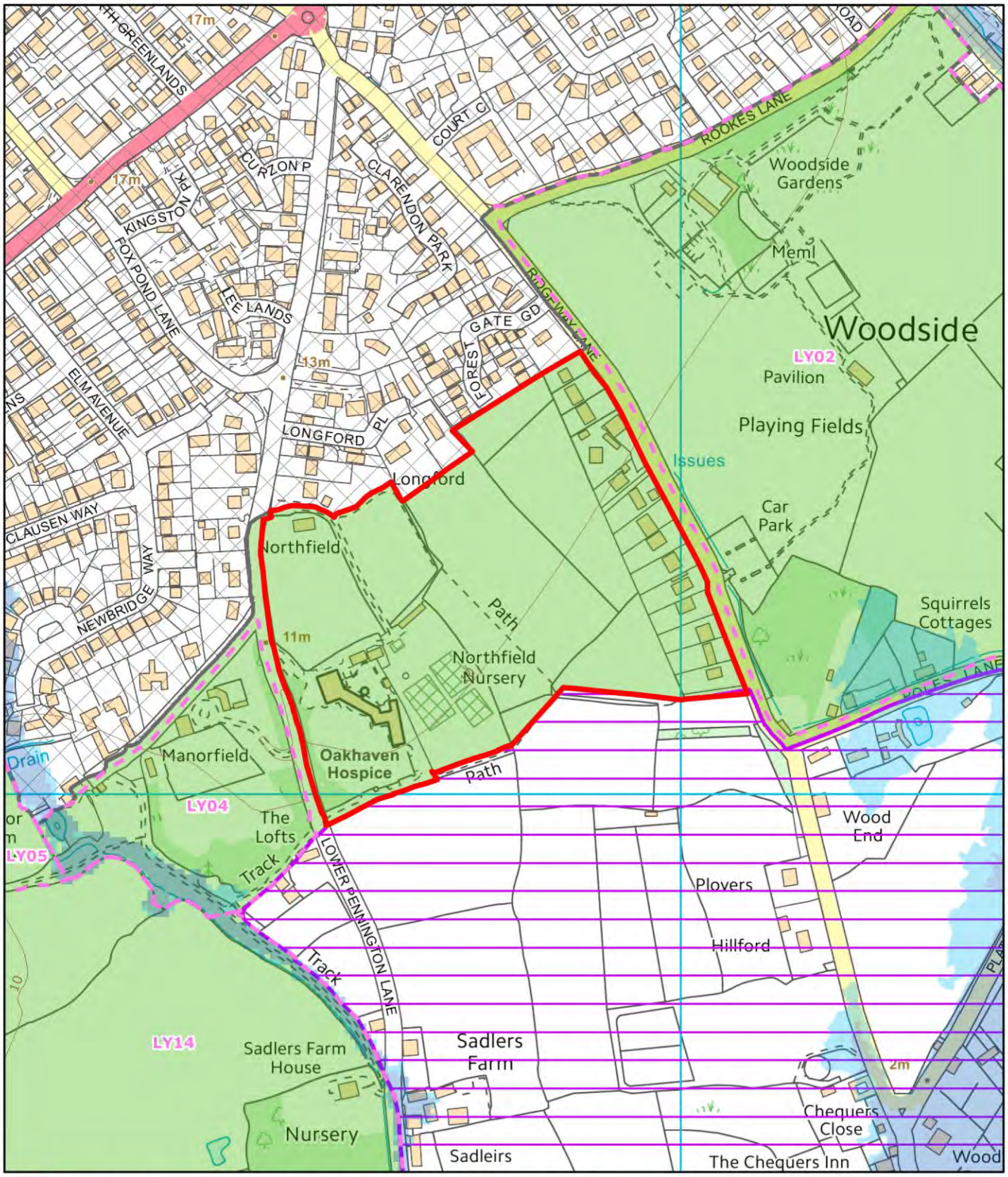
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel is located between Lymington and the coast, so development within this parcel would not result in any perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel is largely undeveloped, and lacks urbanising influence either from buildings within or around it. It has a degree of separation from the built-up area of Lymington but is also physically and visually separated from the wider countryside.	Moderate
4 - To preserve the special character of historic towns	The parcel's openness contributes to the relationship between Lymington and key characteristics identified as contributing to local distinctiveness, but development would not detract significantly from special character or historic setting.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The woodland block in the north-eastern and south-western corners of the parcel, together with the hedgerow/tree line which connects them, could form an alternative boundary, but the tree-lined roads around the parcel edges would make stronger boundaries.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY03		



Settlement:	Lymington (with Pennington)	Settlement Type:	Town

Parcel	LY03

Size (ha)	11.1	Parcel type	Inner

Development/land use

The northern and eastern parts of this parcel consist of open grassland subdivided by hedgerows, with some mature hedgerow oaks, forming 4 pasture fields. The tree-lined access road to Northfield Nursery passes through the easternmost field. A small area of managed grassland adjacent to Forest Gate Gardens is separated from the rest of the parcel by a short belt of trees. Houses along the western side of Ridgeway Lane lie within the eastern edge of the parcel and one dwelling, Northfield, is set in the north-western corner of the parcel, adjacent to the defined built-up area.

The south-western quarter of the parcel comprises the buildings and well-wooded grounds of Oakhaven Hospice, and the polytunnels and glasshouses of Northfield Nursery.

'An enclosed agricultural landscape of medium-sized fields divided by ditch and bank hedgerows, hedgerow oaks and gaps reinforced by post and wire fence' is identified as one of the key characteristics of Lymington's historic landscape setting.

Parcel boundaries

The access road to Northfield Nursery, with adjacent garden hedgerows and associated trees, dwellings on Longford Place and houses on Forest Gate Gardens form the inner boundary of the Green Belt.

The dwellings on Ridgeway Lane, together with a strong line of mature trees on the eastern side of the road, separate the parcel from Woodside Park. Vegetation - part hedgerow, part woodland belt and part conifer-line - forms a fairly strong boundary to the south and also constitutes the boundary of the National Park, beyond which lie further small to medium-sized pasture fields. A well-treed hedgerow forms the western boundary along Lower Pennington Lane.

Relationship between settlement and countryside

Houses on Longford Place and Hightrees, including a dwelling close to the Green Belt boundary which at time of writing is in the early stages of construction, do not have much visual separation from the parcel. These settlement-edge dwellings are large and fairly low in density, and some are set in well treed gardens; there is some urbanising influence but there is also a degree of transition, in terms of housing density and tree cover, between the fringe of the built-up area and the area further north within the settlement. There is no strong distinction in character between houses inside the built-up area and Northfield, which sits just within the Green Belt. Houses along Ridgeway Lane, within the parcel, also have some limited urbanising influence on the undeveloped fields, and create separation from the open parkland to the east. The low hedgerow along the edge of Forest Gate Gardens creates only weak separation between the built-up area and the contained adjacent area of grassland, but the adjacent tree belt creates a stronger separation between this area and the rest of the parcel.

The dense hedgerow and tree cover along the southern side of the parcel visually separate the parcel from the wider countryside, although there is little distinction in landscape between the open areas within the parcel and the National Park fields beyond. The polytunnels and glasshouses at Northfield Nursery are visually separated from built-up area boundary and have no significant urbanising influence, but they add to separation from the countryside. A recently constructed dwelling immediately to the south of the nursery, within the National Park, adds to this separation. Oakhaven Hospice had origins as a 19th century country house (Pennington Chase), but the site has been much developed since its conversion to a hospice in the 1980's. It is sufficiently contained by vegetation to have little relationship with either the built-up area, the rest of the parcel or the National Park, and it can be considered to add to the separation of the open land to the north from the countryside to the south.

The parcel forms a setting to only a small area of Pennington, characterised by 20th century development, and is not visible in the context of views towards key historic areas of the town.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town

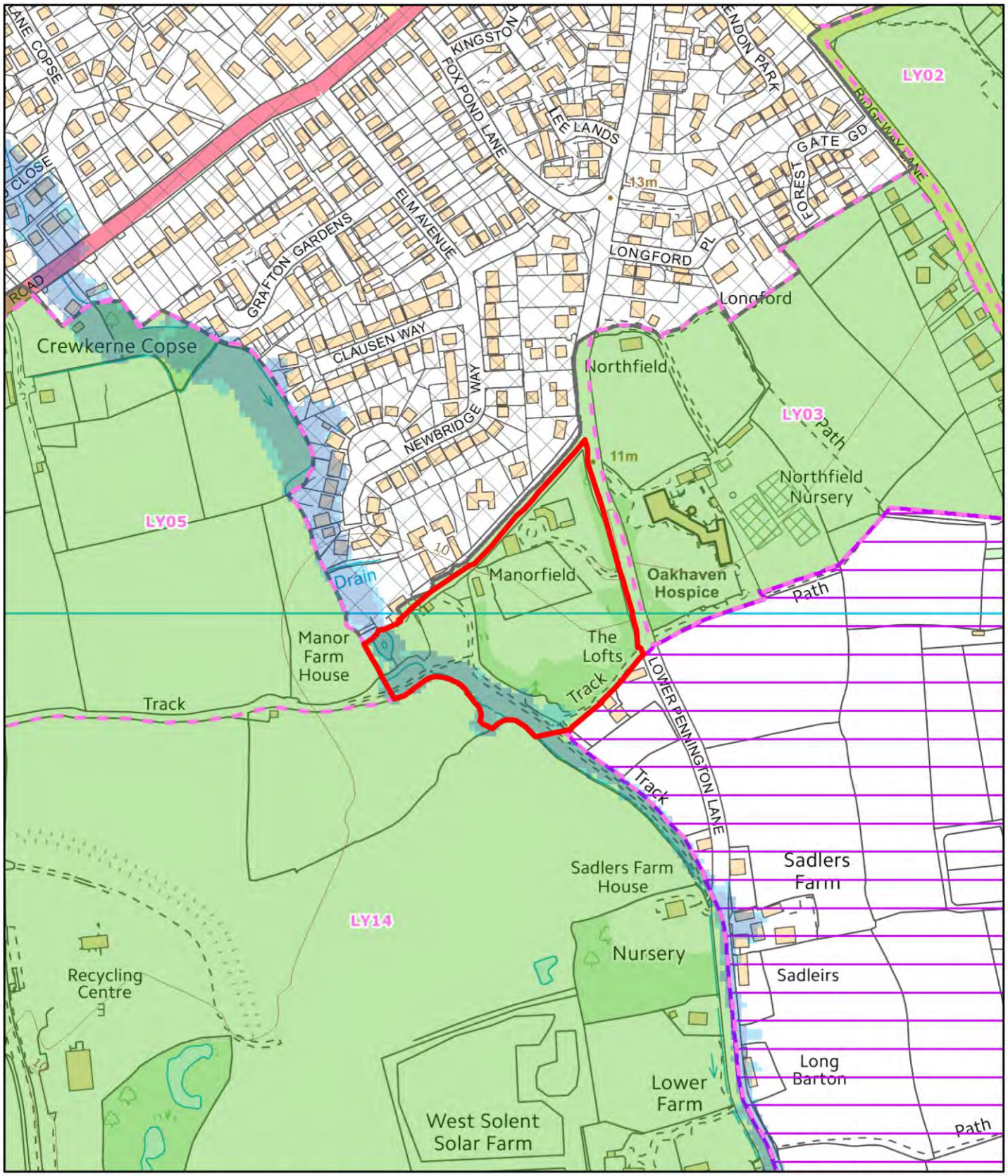
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel is located between Lymington and the coast, so development within this parcel would not result in any perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel contains some development and is adjacent to visible development within the built-up area, which has some urbanising influence, but there is also an evident transition between denser housing within the settlement and lower density development closer to the edge of the built-up area. The landscape within the pasture fields is similar to that beyond the parcel/National Park boundary, but the two are visually separated from each other.	Moderate
4 - To preserve the special character of historic towns	The parcel's openness contributes to the preservation of the field pattern around Lymington, which contributes to local distinctiveness, but development would not detract significantly from special character or historic setting.	Moderate
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The tree belt close to Forest Gate Gardens would constitute a stronger physical and visual boundary than the current boundary hedge in the north-eastern corner of the parcel, but there are no alternative boundaries within the parcel that would be stronger than the current edge at Longford Place. The National Park designation strengthens the permanence of the hedgerow on the southern edge of the parcel, so this can be considered to constitute a stronger boundary than the existing Green Belt inner edge, and the well-trees roads which form the eastern and western boundaries, with an existing built-up edge in the former case, would also form strong boundaries.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY04		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour

Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints
Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints
National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY04		

Size (ha)	3.6	Parcel type	Inner

Development/land use

The parcel consists of land to the west of Lower Pennington Lane, primarily a large residential dwelling, Manorfield, and associated grounds, which to the south and west include a woodland belt. To the west of this the parcel includes part of the grounds of Manor Farm House (a dwelling that lies just within the defined built-up area).
One of the key characteristics of Lymington's historic landscape setting is 'large estates with country houses and estate cottages and gate houses'. Manorfield is a 20th century dwelling, and the current buildings associated with Manor Farm House, just to the north of the parcel, date from the late 19th century; however earlier buildings were situated just to the south of this, within the parcel.

Parcel boundaries

A tree-lined lane, leading to dwellings within the defined built-up area, forms the inner Green Belt boundary to the north of Manorfield. To the west the Green Belt edge cuts across open lawns just to the south of Manor House.
A hedgerow and adjacent stream, which has an associated floodplain, forms the south-western boundary of the parcel, and along part of its length this runs parallel to the access road to Manor Farm House and the tree belt that borders Manorfield. Trees along the southern edge of the parcel mark the boundary of the National Park, and the eastern boundary, Lower Pennington Lane, is lined by mature trees/hedgerow, beyond which lie the well-enclosed grounds of Oakhaven Hospice.

Relationship between settlement and countryside

The tree-lined lane adjacent to the built-up area boundary creates a strong separation between the parcel and Pennington, although there is no strong distinction in terms of the character of the buildings at Manorfield and those along the edge of the built-up area. There is no distinction between land inside and outside the defined Green Belt at Manor Farm House: the house, just within the defined built-up area, is in an open setting with further lawns to the north, and denser residential settlement (on Newbridge Way) is screened by boundary vegetation.
The tree belt around Manorfield creates physical and visual separation from the countryside around it, and a dwelling to the south (within the National Park) adds to this separation, but Manor Farm House is in a more open setting.
The parcel forms a setting to only a small area of Pennington, characterised by 20th century development, and is not visible in the context of views towards key historic areas of the town.

Contribution to Green Belt purposes

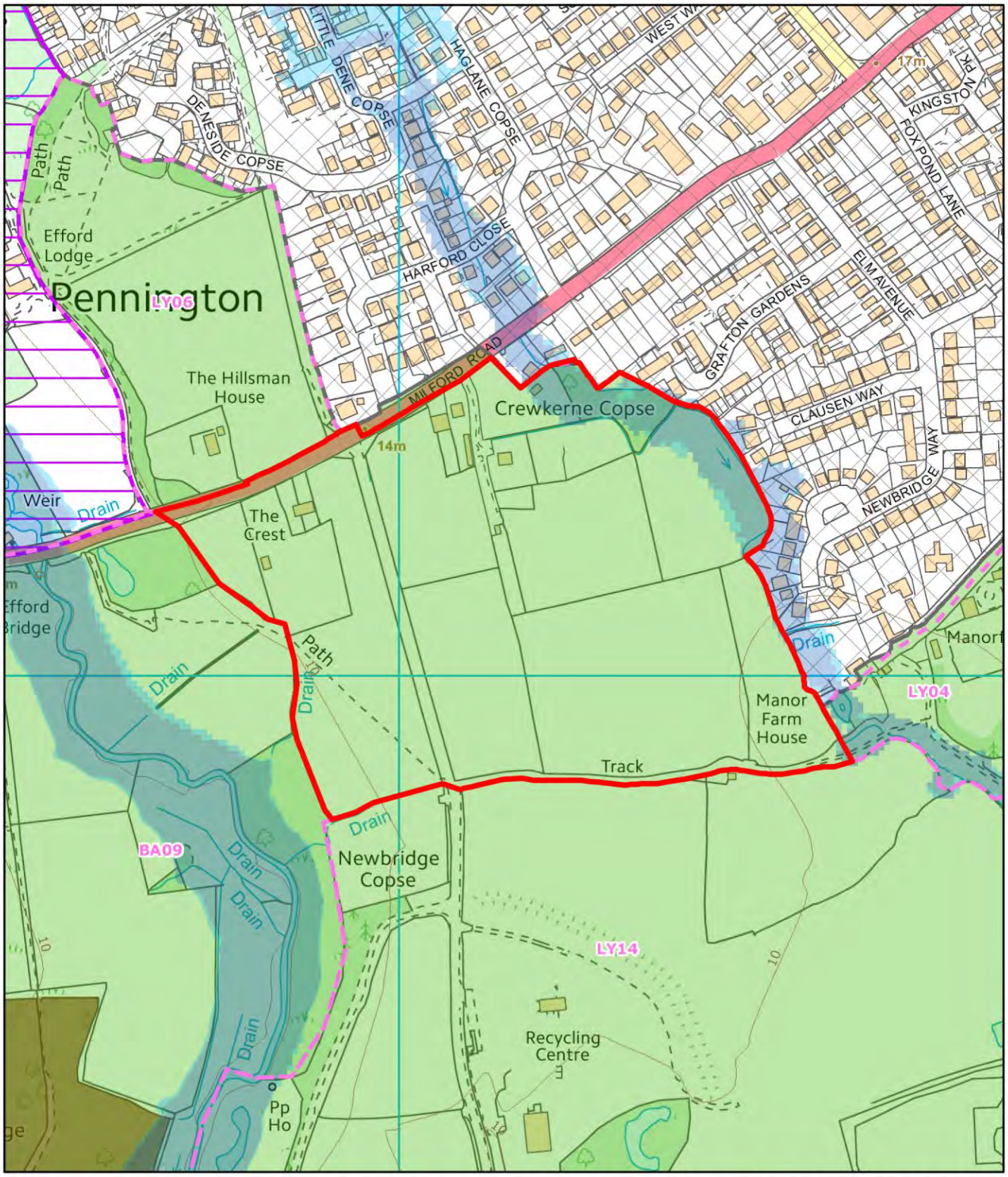
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel is located between Lymington and the coast, so development within this parcel would not result in any perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	For the most part the parcel has a strong separation from both the built-up area and also from the wider countryside. The built development with and adjacent to it does not represent a significant urbanising influence.	Moderate
4 - To preserve the special character of historic towns	The association between The Manor and a former dwelling within the parcel means that the south-western part of the parcel makes a minor contribution to the relationship between Lymington and key characteristics identified as contributing to local distinctiveness, but development would not detract significantly from special character or historic setting.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The existing inner Green Belt boundary is clearly defined other than where it crosses the grounds of Manor Farm House. The hedgerow and stream marking the outer edge of the parcel would form a clearer boundary here, but the openness

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
of the grounds around Manor Farm House is such that the hedgerow marking the northern edge of the property represents as strong a distinction between the built-up area and countryside. Further east, the belt of trees around the southern side of Manorfield, and along Lower Pennington Lane, would make as strong a boundary as the current Green Belt edge.			

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY05		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour
Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints
Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints
National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY05		

Size (ha)	17.5	Parcel type	Inner

Development/land use

Open, flat fields, mostly grazing pasture, split into a number of rectilinear fields. Two north-south hedgerows provide some visual separation within the area, and alders planted alongside Milford Road, the minor road which runs north-south through the parcel leading to Manor Farm Gravel and Waste Site, will add to this over time. A woodland block, Crewkerne Copse, lies adjacent to the northern boundary, separating the built-up area on the A337 Milford Road from three residential dwellings, with a number of outbuildings, which lie within the parcel.
These fields contribute to the agricultural landscape that surrounds Lymington but, whilst there are some trees in one of the north-south hedgerows, there is less of a sense of enclosure than is the case around much of the town.

Parcel boundaries

The eastern side of the parcel abuts the built-up area alongside modern housing on Grafton Gardens, Clausen Way and Newbridge Way, and the northern half of the grounds Manor Farm House. The boundary is for the most part not strongly defined visually, but it follows the course of a stream with an associated shallow valley floodplain. Crewkerne Copse provides a visual filter between the parcel and the built-up area edge on the southern side of the A337 Milford Road, but a weaker hedge borders the road further west.
An intermittently hedged track separates the parcel from fields to the south, and trees and hedgerow forms a boundary to the west, on the edge of the Avon Water valley.

Relationship between settlement and countryside

The urban edge is fairly exposed to the east, but the dip in the landform at the settlement edge, along the stream course, adds to the separation between the built-up area and open fields. Crewkerne Copse plays a separating role to the north. There is not a strong distinction between the parcel and the fields immediately to the south, although the bunded, planted bank of the Manor Farm Gravel and Landfill Site creates some visual containment, but to the west the wooded valley of the Avon Water forms a distinctly separate landscape area. The Avon Water valley is also significant in its contribution to the separation of Lymington and the village of Everton, which are connected by the A338.

Contribution to Green Belt purposes

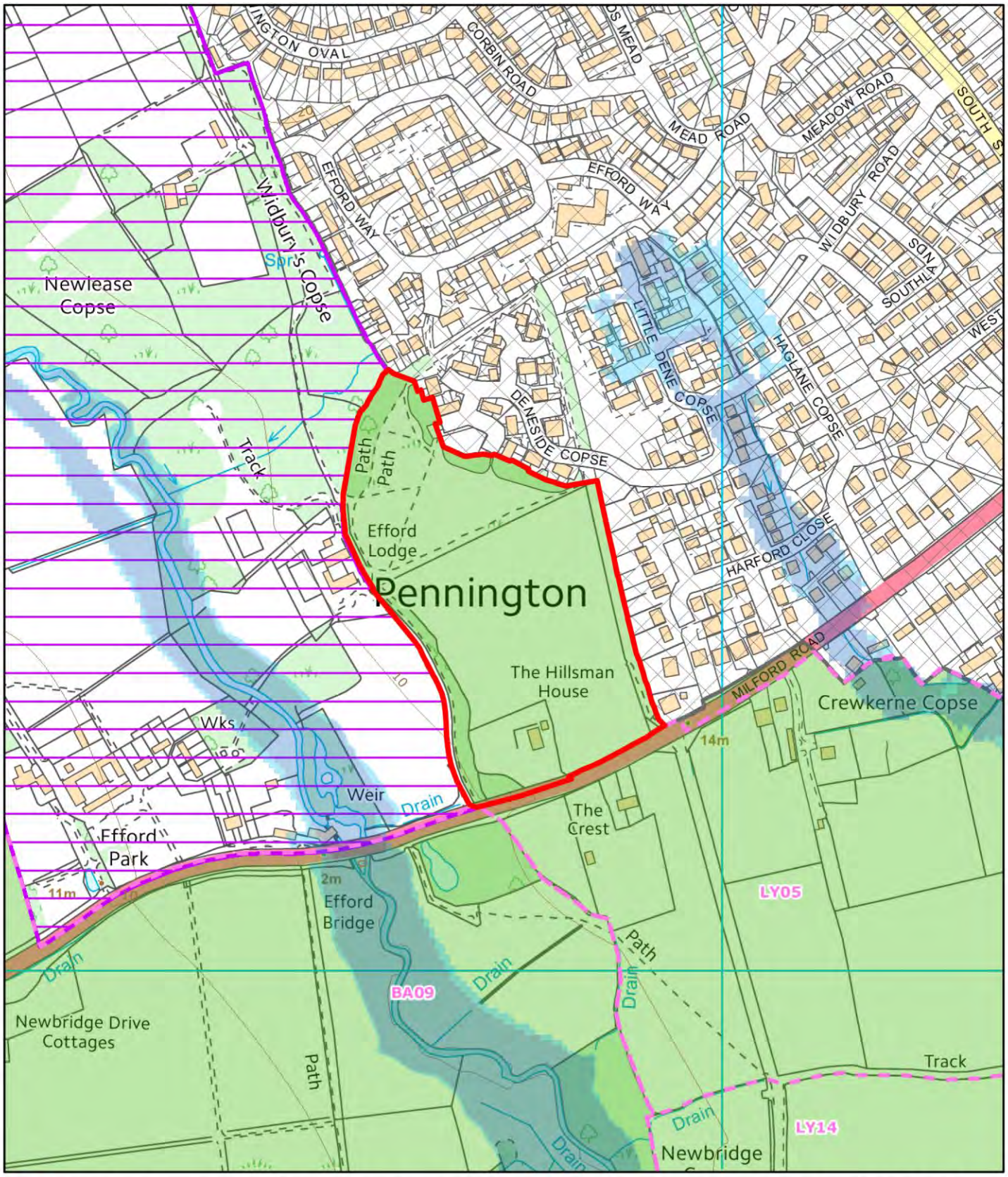
Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The A337 links Lymington/Pennington to the village of Everton, but the built-up area edge to the north already extents to the western edge of this parcel, and the wooded Avon Valley also forms a strong separating landform, so there would be no perceived impact on the extent of rural gaps between Lymington and New Milton.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Development within and adjacent to the parcel creates some urbanising influence, but the area is only moderately contained from the wider countryside.	Moderate
4 - To preserve the special character of historic towns	The parcel's openness contributes to the preservation of the field pattern around Lymington. Tree cover is not particularly strong, so there is a limited contribution to local distinctiveness, but a weakening of the field pattern to the south, where gravel extraction has taken place and bunding has been created to screen landfill operations, adds some value to the preservation of the fields within the parcel. Development would nonetheless not detract significantly from special character or historic setting.	Moderate
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The flood plain and shallow valley that mark the current Green Belt boundary strengthen what would otherwise be a fairly weak edge, and Crewkerne Copse is a strong boundary feature associated with stream course. The hedgerow to the west, the minor Milford Road with its developing tree belt or the western parcel edge tree and hedge-line, could

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
form alternative boundaries. Milford Road would align the built-up area edge to the north of the A338.			

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY06		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour

Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints
Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints
National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town

Parcel	LY06

Size (ha)	6.9	Parcel type	Inner

Development/land use

A pasture field forms the major part of the parcel, with a dwelling, The Hillsman House, set in the south-western corner and screened by trees. A hedgerow separates the field from a smaller one to the north, which is given over to allotments and a public recreational area.
As contained agricultural land close to the settlement edge the larger field makes a contribution to local distinctiveness.

Parcel boundaries

This parcel is separated from the built-up area on Deneside Copse and Alison Court by hedgerows. The former was created when the adjacent houses were built, in the late 20th century.
A woodland block, Widbury's Copse, forms a strong barrier to the north, and to the west a belt of trees alongside the access road to Efford Lodge also forms a strong visual barrier. These features also define the edge of the National Park. To the south, both sides of the A337 Milford Road are hedged.

Relationship between settlement and countryside

The Green Belt boundary hedgerows create some separation from the built-up area, although houses are not entirely screened, but distinction between the landscape in this parcel and the woodlands to the north and west limits its relationship with the wider countryside. The functional use of the northern field increases its association with the built-up area. The A337 adds containment to the south of the parcel.
This contained space forms a setting to only a small area of modern Pennington.

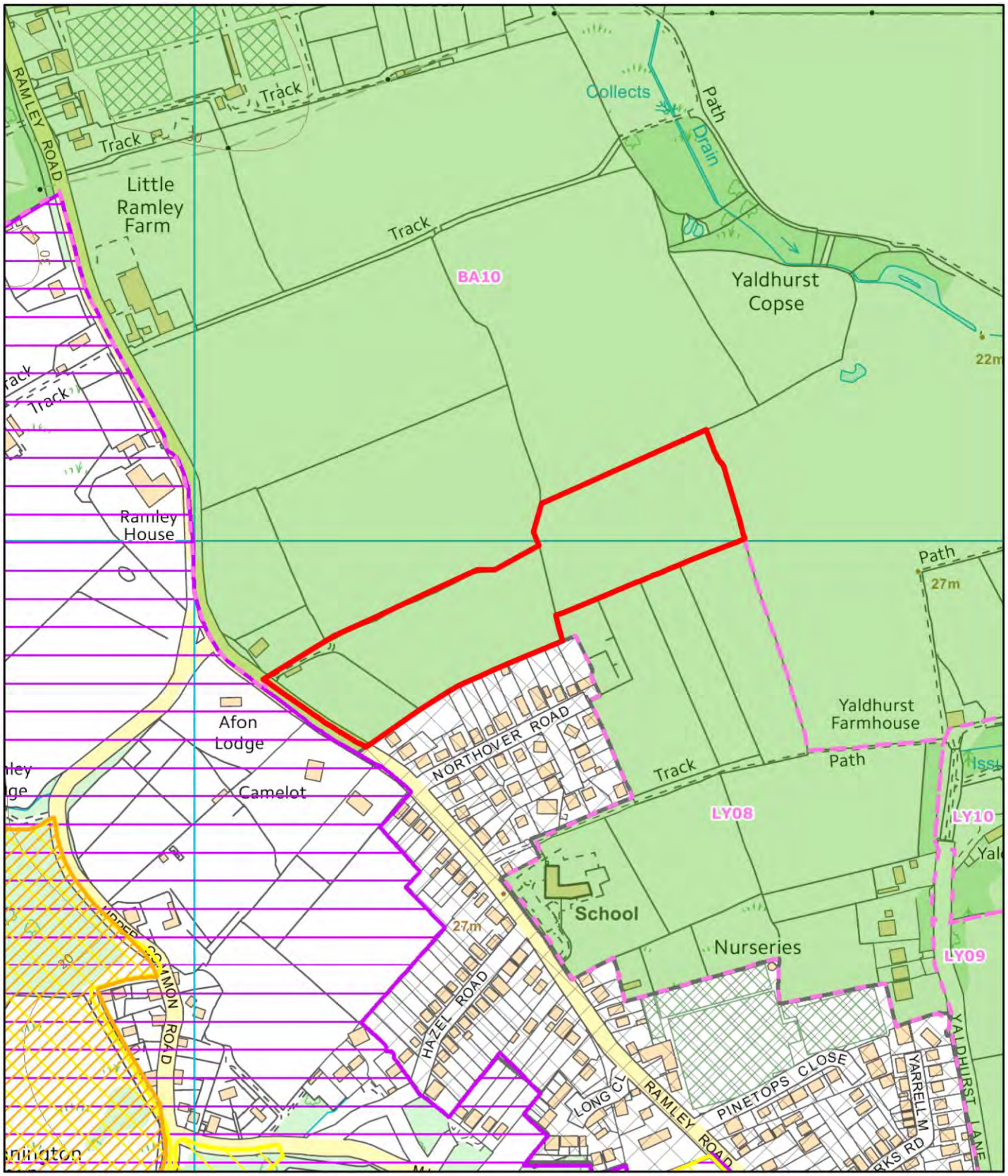
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The area makes some contribution to the gap between Lymington and Everton, but the wooded Avon Water valley is a more significant feature in this respect. There would be limited perception of a reduced gap along A337 to Everton, were openness to be lost.	Relatively weak
3 - Assist in safeguarding the countryside from encroachment	The area has a generally undeveloped character, although the uses of the northern field relate to the adjacent settlement, and a degree of separation from both the built-up area and the wider countryside.	Moderate
4 - To preserve the special character of historic towns	Enclosed fields adjacent to the settlement edge make some contribution to local distinctiveness, but the containment of this location limits its contribution to settlement setting.	Relatively weak
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The settlement edge boundary hedgerows are well-defined features but are no stronger than the outer parcel edge boundaries. The western edge of the parcel is also the National Park boundary, which can be considered to add to its permanence.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY07		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour

Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints
Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints
National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town

Parcel	LY07

Size (ha)	4.3	Parcel type	Inner

Development/land use

The parcel contains no development except for a single storey farm building in the south eastern corner of the parcel. It consists of three fields: one grazed field and two arable fields separated by hedgerows.

Parcel boundaries

A low hedgerow with hedgerow oaks forms the parcel's southern boundary with the adjacent built-up area edge at Northover Road. The south eastern boundary is formed by a low hedgerow field boundary to adjacent fields within parcel LY10.
A low hedgerow forms the parcel's northern boundary beyond which lies the wider countryside consisting of open arable fields. Ramley Road forms the parcel's western boundary, beyond which lies the National Park.

Relationship between settlement and countryside

The parcel has a strong relationship with the wider countryside to the north and east. It is rural and agricultural in character. Houses along Northover Road are visible over the low hedgerow but do not represent an urbanising influence. The small- medium scale fields divided by hedgerows provide a distinctive setting to Lymington.

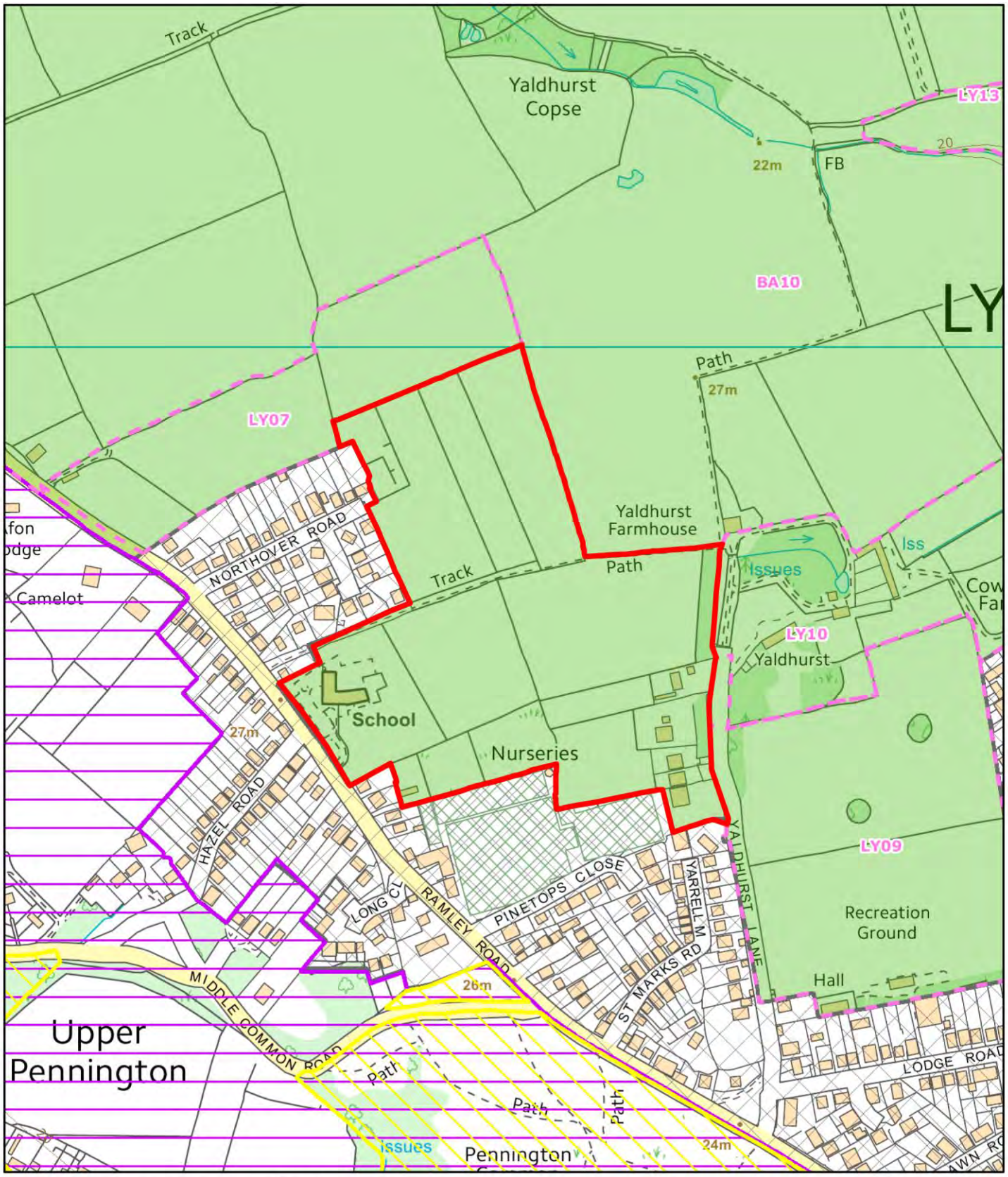
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel is located to the North of Lymington so development within the parcel would not result in any perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the wider countryside than to the settlement and lacks urbanising development - development would represent encroachment into the countryside.	Strong
4 - To preserve the special character of historic towns	The parcel's openness contributes to the relationship between the settlement and key characteristics identified as contributing to local distinctiveness, but development would not detract significantly from special character or historic setting.	Moderate
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The parcel's northern boundary along the two fields in the west of the parcel would form a similar strength boundary to the existing Green Belt boundary along the low hedgerow. This excludes the area of the eastern-most field as this would create an irregular settlement pattern in relation to the existing built-up area.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY08		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour

Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints
Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints
National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY08		

Size (ha)	11.0	Parcel type	Inner

Development/land use

The parcel consists of open grassland divided by low hedgerows into a number of small rectangular fields. A school and associated grounds lies in the south western corner and a single row of detached dwellings with gardens lie in the south eastern corner. The parcel is divided by a public right of way running west-east through the centre of the parcel, with hedgerows along both sides.

Parcel boundaries

The Green Belt abuts the built-up area boundary to the west and south at Northover Road and the nurseries at Pinetops Close. A wooded area forms the boundary to the south, whilst the boundary with dwellings at Northover Road is formed by a low hedgerow.

Relationship between settlement and countryside

The parcel has a rural character, characterised by undeveloped fields and a rural lane. The fields, separated by hedgerows provide a degree of landscape structure, increasing the sense of containment, and therefore separation from the wider countryside, but only to a small degree. Houses at Northover Road are visible along the western edge of the parcel but this does not represent an urbanising influence. Overall the parcel is more strongly related to the countryside than the settlement. There are no urbanising elements, with the exception of the school in the south western corner, which is separated from the remainder of the parcel by a hedgerow tree belt, therefore urbanising influence on the remainder of the parcel is limited.
The small-medium scale fields divided by hedgerows provide a distinctive setting to Lymington.

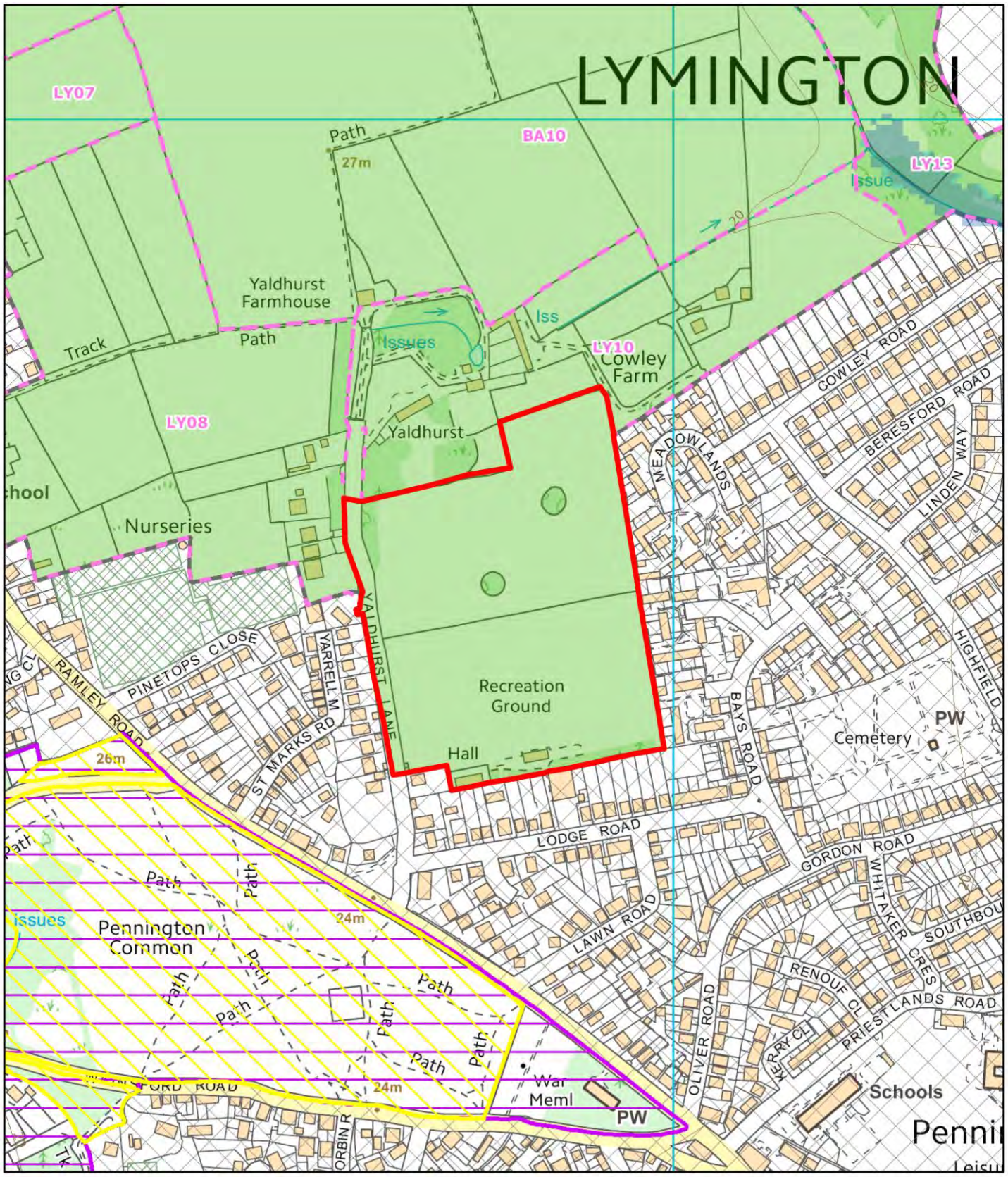
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel lies to the north of Lymington therefore development within this parcel would not result in any perception of narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	Overall, the parcel lacks development or urbanising influences and relates more strongly to the wider countryside than to the settlement - development would represent encroachment into the countryside.	Strong
4 - To preserve the special character of historic towns	The parcel's openness contributes to the relationship between the settlement and key characteristics identified as contributing to local distinctiveness, but development would not detract significantly from special character or historic setting.	Moderate
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The school in the south western corner of the parcel represents a developed area within the parcel. An alternative boundary could be formed by the field that runs along the boundary of the school grounds, potentially forming a stronger boundary as this would provide a clearer distinction between the developed built-up area and the undeveloped countryside. It would also align with the existing built-up area boundary. The relatively strong landscape structure of hedgerow field boundaries means that these could potentially form alternative boundaries, particularly in the south of the parcel where they fit within the overall pattern of settlement.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY09		



- Green Belt Parcel
- Other Green Belt Parcels
- District Boundary
- Green Belt
- Contour
- Built-up area
- National Park
- AONB
- Coastal Change Management Area

Primary Constraints

- Flood Zone 2
- Flood Zone 3
- SAC
- SPA
- SSSI
- Scheduled Monument

Secondary Constraints

- National Nature Reserve
- Local Nature Reserve
- Ancient Woodland Inventory
- Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY09		

Size (ha)	7.8	Parcel type	Inner

Development/land use

The parcel consists of a recreation ground in the southern half including an associated clubhouse and hall building, and an open field with small clumps of trees, in the northern part. The two areas are separated by a low hedgerow.

Parcel boundaries

The Green Belt boundary with the built-up area is formed by a low hedgerow adjacent to the housing estate at Meadowlands/ Bays Road at the eastern edge of the parcel, and by a belt of trees and back gardens of dwellings on Lodge Road, at the southern edge of the parcel. Groups of trees within 'Yaldhurst' private property form the northern boundary. The tree-lined Yaldhurst Lane and public right of way forms the eastern boundary.

Relationship between settlement and countryside

The parcel's amenity character and its position surrounded on almost three sides by the built-up area means that it shares a relationship with the settlement. The edge of the settlement at Meadowlands and Bays Road has a strong visual relationship with the parcel, with the urban edge prominent in views from within the parcel.
The tree-lined public right of way Yaldhurst Lane and the woodland to the north of the parcel create a sense of connection with the countryside beyond the parcel but the dense tree cover also creates a sense of visual separation.
The parcel creates a setting to the listed building and estate at 'Yaldhurst' to the north, thereby influencing the setting of the north of Lymington.

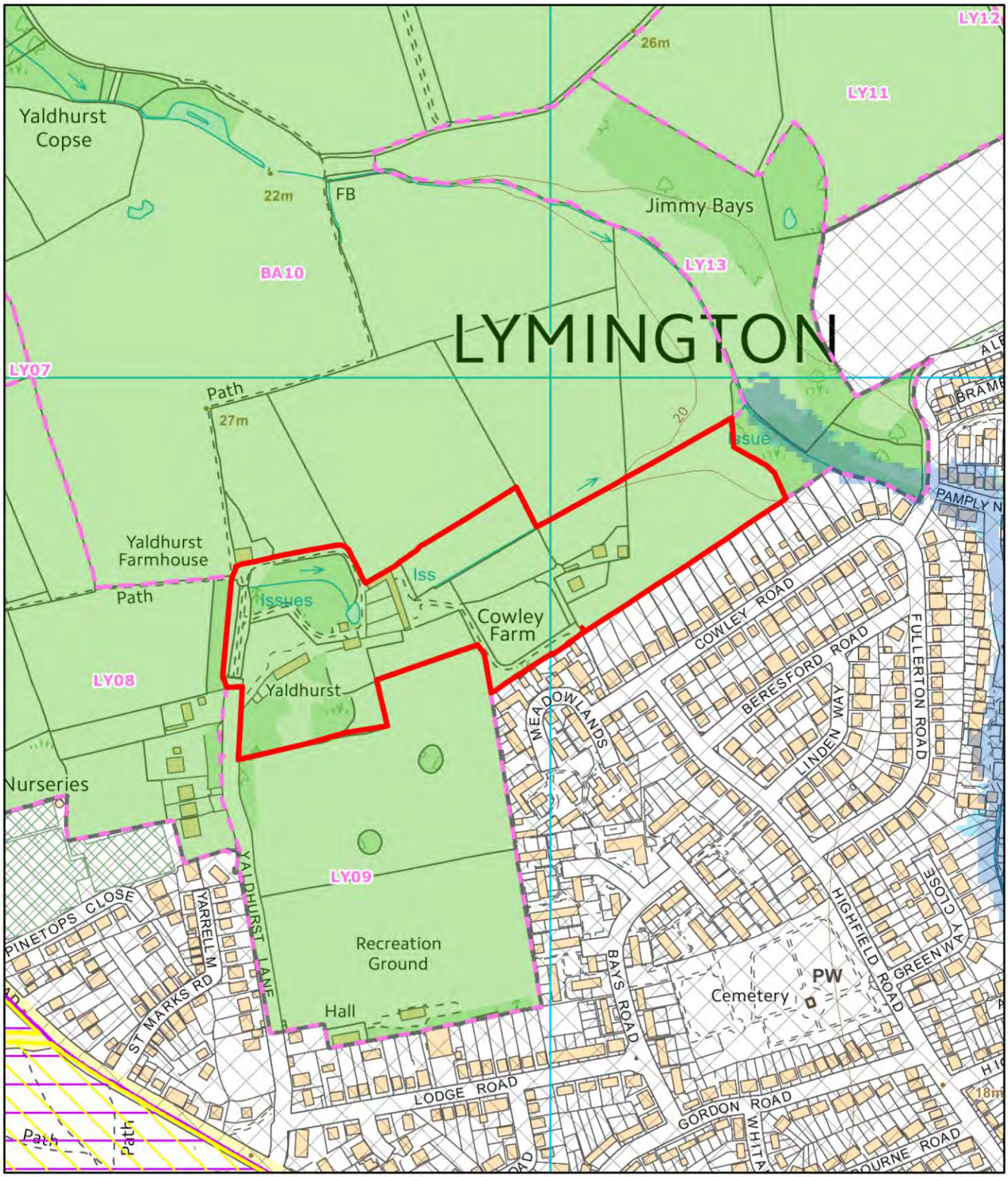
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel lies to the north of Lymington and so development within the parcel would not result in any perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the settlement than the countryside owing to the pattern of the built-up area surrounding the parcel. The parcel is likely to be valued for landscape and amenity use.	Relatively weak
4 - To preserve the special character of historic towns	The parcel's openness contributes to the rural setting of the 'Yaldhurst' property within a valley to the north of Lymington, and therefore contributes to the rural setting of the north of Lymington, but development would not detract significantly from special character or historic setting.	Moderate
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The parcel's boundary to the north with 'Yaldhurst' would form a similar strength of boundary to the existing boundary owing to the woodland areas and valley landform. An alternative boundary along this line would be closely associated with the pattern of settlement to the west and east.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY10		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour
Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints
Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints
National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY10		

Size (ha)	6.8	Parcel type	Inner

Development/land use

The parcel consists of the property and grounds of 'Yaldhurst' including the main building (listed Grade II) and driveway, and the adjacent Cowley Farm and dwellings. Groups of trees are concentrated at the eastern and western ends. The landform is incised and slopes west-east, with a small stream flowing west-east through the centre of the parcel before joining another stream from the north. No public access is available into the parcel.

Parcel boundaries

The Green Belt abuts the built-up area boundary at the south east of the parcel where it adjoins back gardens of houses on Cowley Road. Alexandra Road forms the parcel's eastern boundary, and a public right of way along Yaldhurst Lane forms the western boundary. The northern boundary is formed by low hedgerows and groups of trees surrounding the property 'Yaldhurst'.

Relationship between settlement and countryside

The low boundary between the built-up area at Cowley Road and the parcel results in intervisibility between the dwellings within the built-up area and the parcel however, the valley landform of the parcel creates a distinction between the parcel and the adjacent built-up area. However, 'Yaldhurst' and the detached dwellings/ farm buildings within the parcel have a rural character and are more strongly associated with the countryside than the settlement. The landform and woodland, and intervisibility with the wider countryside to the north enhances the association with the wider countryside.
The country house and parkland character creates a distinctive setting to this part of Lymington.

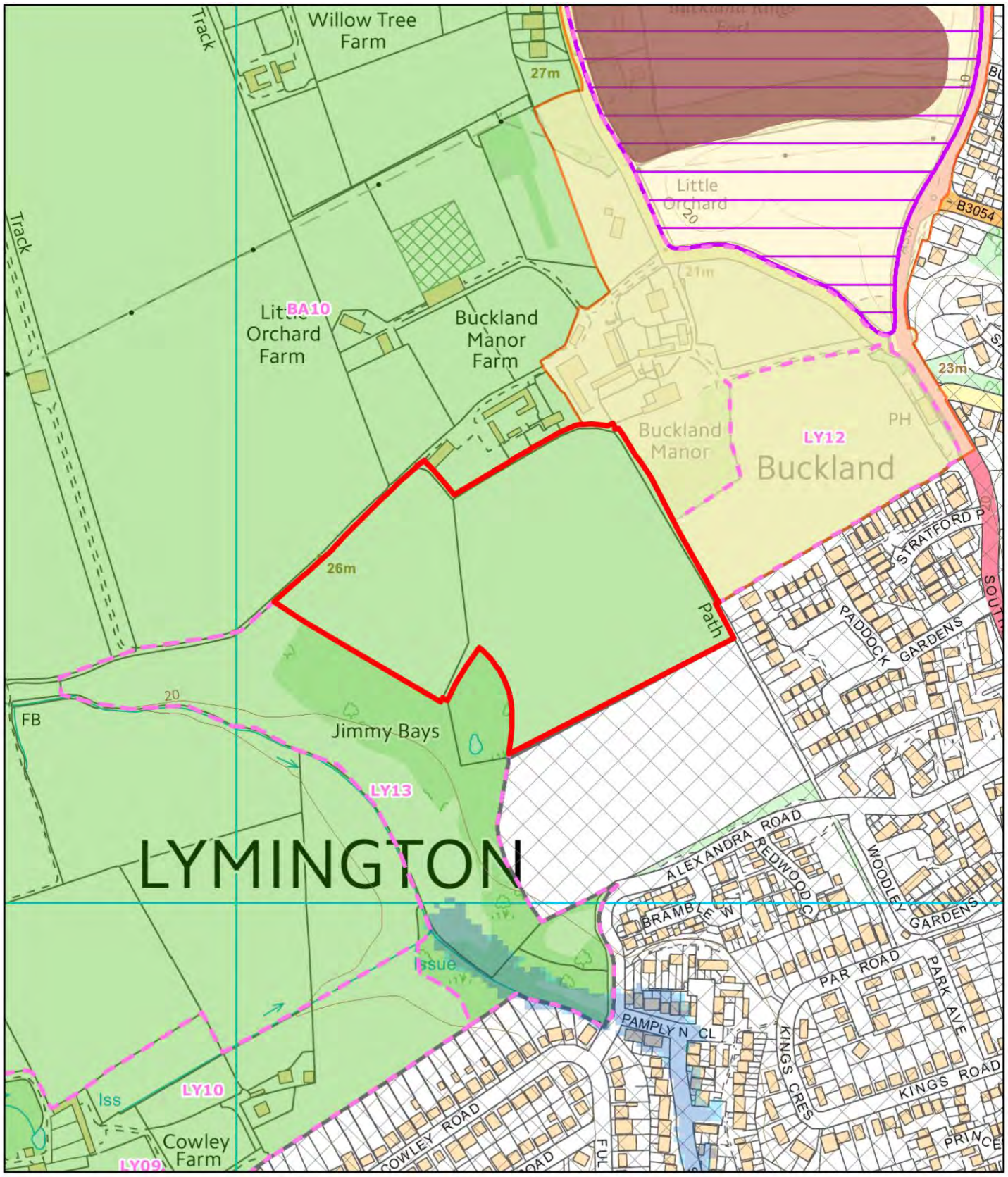
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel lies to the north of Lymington so development within this parcel would not result in any perception of narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel lacks urbanising influences and relates more strongly to the countryside than the settlement - development would represent encroachment into the countryside.	Strong
4 - To preserve the special character of historic towns	The parcel's openness contributes to the relationship between the settlement and key characteristics identified as contributing to local distinctiveness, but development would not detract significantly from special character or historic setting.	Moderate
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

There are no other boundaries within the parcel which would form a stronger boundary than the existing Green Belt boundary.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY11		



- Green Belt Parcel
- Other Green Belt Parcels
- District Boundary
- Green Belt
- Contour
- Built-up area
- National Park
- AONB
- Coastal Change Management Area

Primary Constraints

- Flood Zone 2
- Flood Zone 3
- SAC
- SPA
- SSSI
- Scheduled Monument

Secondary Constraints

- National Nature Reserve
- Local Nature Reserve
- Ancient Woodland Inventory
- Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY11		

Size (ha)	7.2	Parcel type	Inner

Development/land use

The parcel consists of open grassland divided into two irregularly shaped fields by post and wire fences.
'Clusters of attractive red brick farm buildings with ornate red brick barns' is identified as one of the key characteristics of Lymington's landscape setting. The adjacent farm buildings at Buckland Manor Farm are visible from within the parcel.

Parcel boundaries

The southern parcel boundary abuts the built-up area along a post and wire fence. This area has been included as part of the built-up area as a potential development site north of Alexandra Road. Woodland forms the south western boundary as the landform slopes gently west, and a public right of way forms the north western boundary. The north eastern boundary is formed by the curtilage of Buckland Manor Farm and Buckland Manor comprising a low fence, short sections of hedgerows and a close board fence to the east. The buildings and grounds of Buckland Manor Farm and Buckland Manor lie beyond the parcel to the north.

Relationship between settlement and countryside

Houses within the built-up area at Paddock Gardens to the south east of the parcel, are visible beyond a low hedgerow and introduce a degree of urban influence to the parcel. The post and wire fence which currently forms the boundary with the built-up area creates only a weak separation here, however, it is anticipated that this boundary would be altered if the site to the south of the parcel were to be developed.
The parcel shares a strong relationship with the countryside owing to open views through the post and wire fence to the open fields to the north of the parcel, and semi-open views through the area of trees at Jimmy Bays. The character of the parcel as rural open fields is also contiguous with the wider countryside. The parcel contains no development.
The parcel forms a setting to the Conservation Area of Buckland, adjacent to the east.

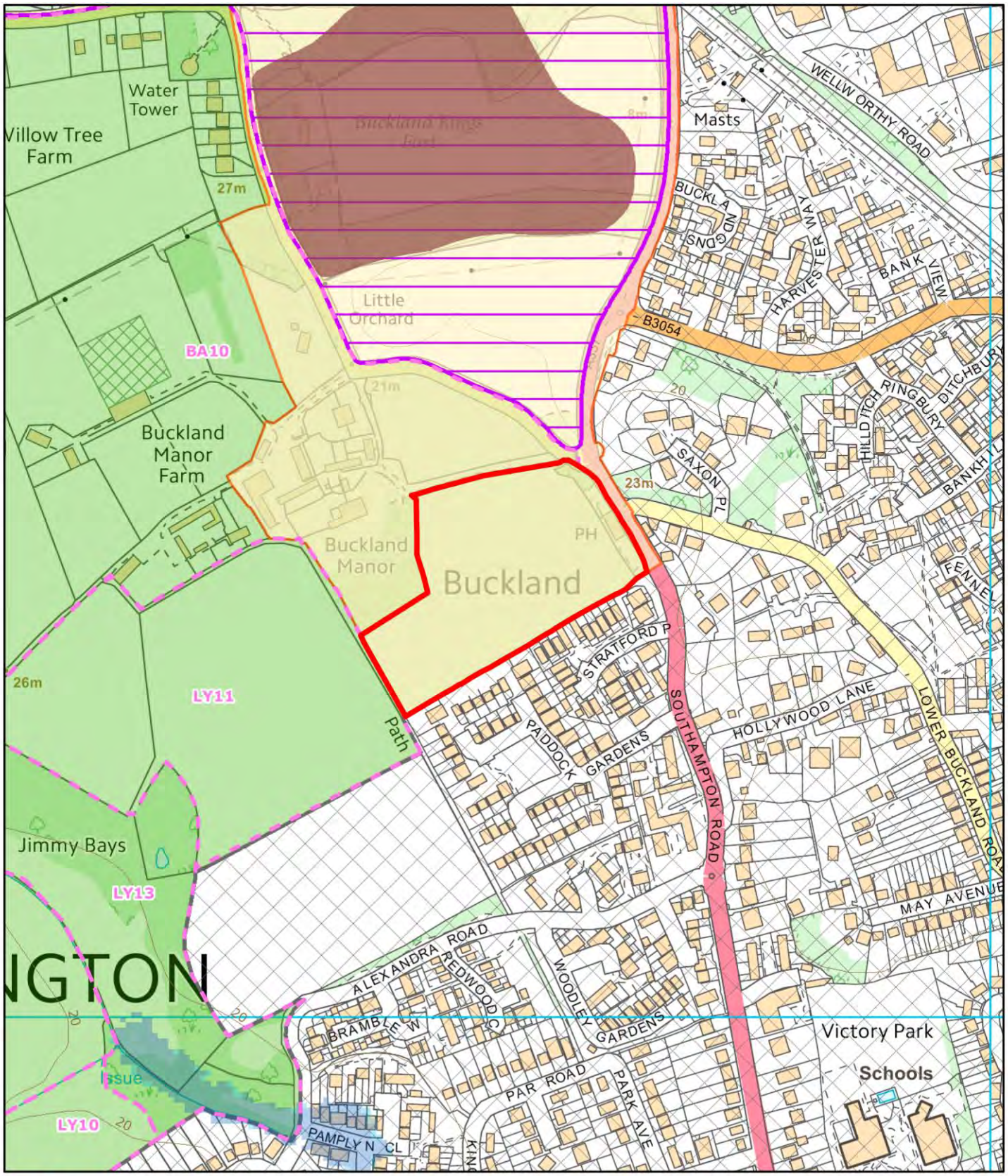
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel lies to the north of Lymington and therefore development within the parcel would not result in any perception of narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the wider countryside than to the settlement and lacks urbanising development - development would represent encroachment into the countryside.	Strong
4 - To preserve the special character of historic towns	The parcel forms part of the wider landscape setting to Buckland Conservation Area and the Buckland Rings Fort Scheduled Monument, as well as to Buckland Manor Farm and Buckland Manor which are distinctive elements characteristic of the setting of Lymington. The openness of the parcel is important to maintaining the distinction between these features as the rural setting to Lymington.	Strong
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The existing Green Belt boundary is marked by a relatively weak post and wire fence, however, this is likely to be altered if the area of land to the south of the parcel is developed. The post and wire fence within the parcel would form as strong a boundary, however, if development were to extend to this boundary there would be visual coalescence with the properties at Buckland Manor Farm and Buckland Manor. The trees and Jimmy Bays would nevertheless provide a degree of containment to the west.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY12		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour

Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints

Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints

National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town

Parcel	LY12

Size (ha)	3.5	Parcel type	Inner

Development/land use

The parcel consists of an open irregularly shaped field with rough grassland and trees. The Grade II listed Old Toll House, now the Monkey House pub, is located in the east of the parcel adjacent to Southampton Road at the edge of the defined built-up area. It is separated from the remainder of the parcel by a raised bank and hedgerow tree belt.

'An enclosed agricultural landscape of medium-sized fields divided by ditch and bank hedgerows' is identified as one of the key characteristics of Lymington's landscape setting. The parcel also adjoins Buckland Manor and Buckland Manor Farm, and relevant to this, 'c color="#272627">lusters of attractive red brick farm buildings with ornate red brick barns' is also identified as one of the key characteristics of Lymington's landscape setting.

Parcel boundaries

A tree belt along the southern parcel boundary forms the Green Belt boundary with the built-up area at Stratford Place/ Paddock Gardens, known as Buckland. To the east the Green Belt edge is formed by Southampton Road A337.
The tree-lined avenue to Buckland Manor forms the north eastern boundary of the parcel and the wooded area to the south east of Buckland Manor forms the north western boundary. The western boundary is formed by the public right of way running adjacent to the field of parcel LY13. Beyond the parcel to the north of Southampton Road and Sway Road lies the National Park.

Relationship between settlement and countryside

The tree belt adjacent to the built-up area boundary creates a fairly strong separation between the parcel and Buckland, although filtered views of houses are provided through the deciduous trees. The Old Toll House shares a stronger relationship with the adjacent road and therefore the built-up area, being separated from the rest of the parcel by a vegetated bank. Physically the parcel shares some relationship with the pattern of development in the built-up area to the east and north east.
The parcel is visually contained by trees around the parcel boundaries and lacks any development within it.
The parcel lies between Buckland Rings Fort Scheduled Monument and the outskirts of Lymington (at Buckland) and lies within the Buckland Conservation Area. The Old Toll House listed building and the openness of the parcel as part of the setting of the Scheduled Monument and the north of Buckland is important to the special character of Buckland (and Lymington).

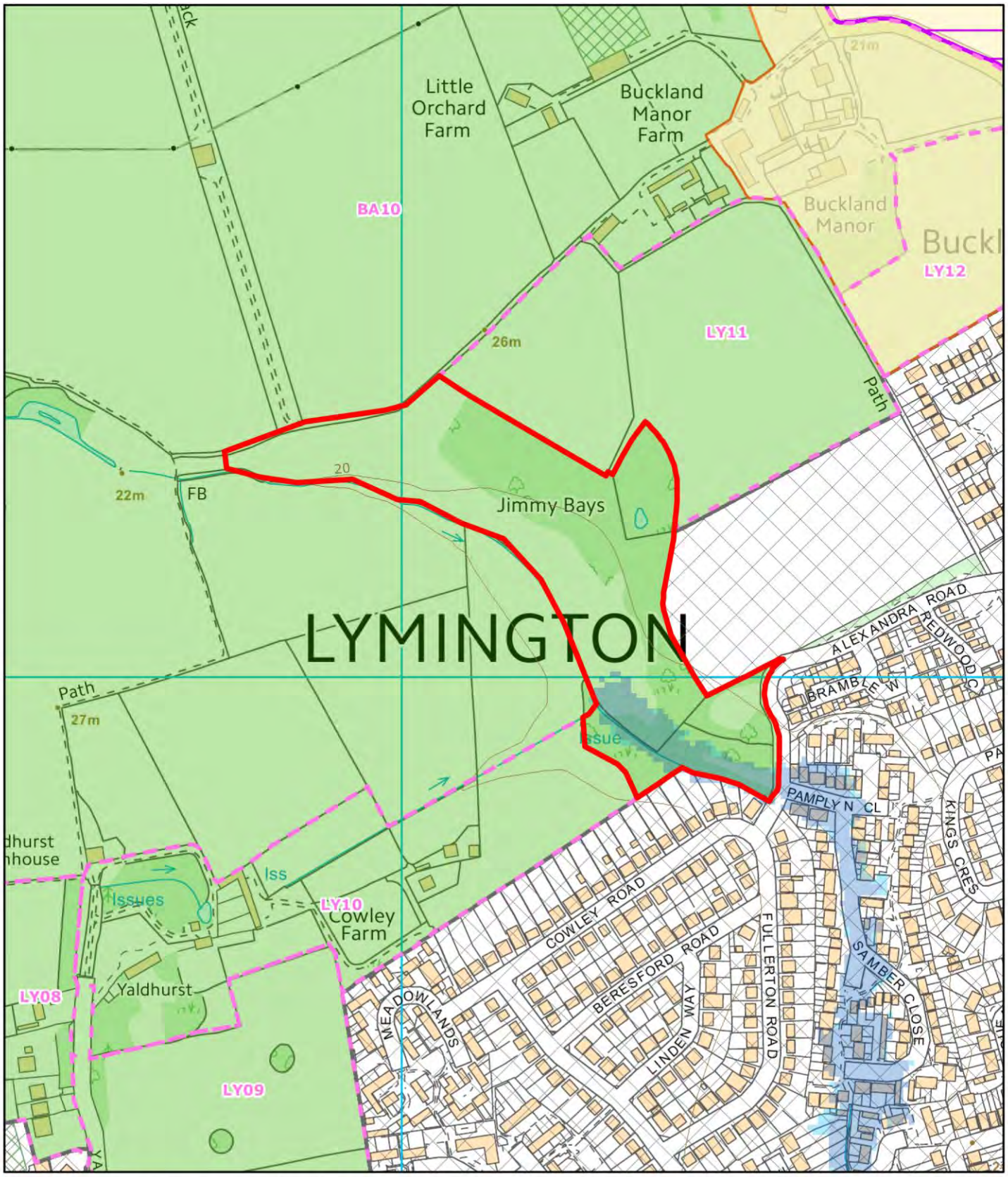
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel is located to the north of Lymington and so development within the parcel would not result in any perception of the narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel lacks development or urbanising influence and has a degree of visual separation from the built-up area of Lymington but also has a degree of visual separation from the wider countryside.	Moderate
4 - To preserve the special character of historic towns	The parcel's openness is a key element of the special character of the Buckland area of Lymington and as part of the setting of the Buckland Rings Fort Scheduled Monument. Development would therefore detract from the town's historic character.	Strong
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

There are no other boundaries within the parcel that would form a stronger Green Belt boundary than the existing one.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY13		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour

Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints

Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints

National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town

Parcel	LY13

Size (ha)	6.5	Parcel type	Inner

Development/land use

The parcel primarily consists of Jimmy Bays woodland (mature broadleaved) and open grassland. Landform dips down to the west along the line of a stream valley that follows the western parcel boundary. The south western corner of the parcel is within the flood zone.

Parcel boundaries

The south eastern boundary of the parcel adjoins the built-up area at Alexandra Road and the future development site to the north of Alexandra Road (currently an open field). The south western corner of the parcel adjoins back gardens of dwellings along Cowley Road. The dense trees within the parcel create a strong distinction between the parcel and the adjoining settlement.

The remainder of the parcel boundaries are well defined by a vegetated stream along the western boundary and the woodland edge along the eastern boundary, with a public right of way marking the northern parcel boundary.

Relationship between settlement and countryside

The mature woodland within the parcel creates separation from the built-up area and housing in the south of the parcel. The parcel is undeveloped and distinctly rural in character as a result of the mature woodland, stream and gentle valley landform which forms a distinct feature that creates a linear connection to the wider countryside.

The parcel forms part of the wider landscape setting to Buckland Conservation Area and the Buckland Rings Fort Scheduled Monument, as well as to Buckland Manor Farm and Buckland Manor which are distinctive elements characteristic of the setting of Lymington. The wooded character of the parcel forms part of the wider setting of these elements as well as forming a localised wooded setting to this part of Lymington.

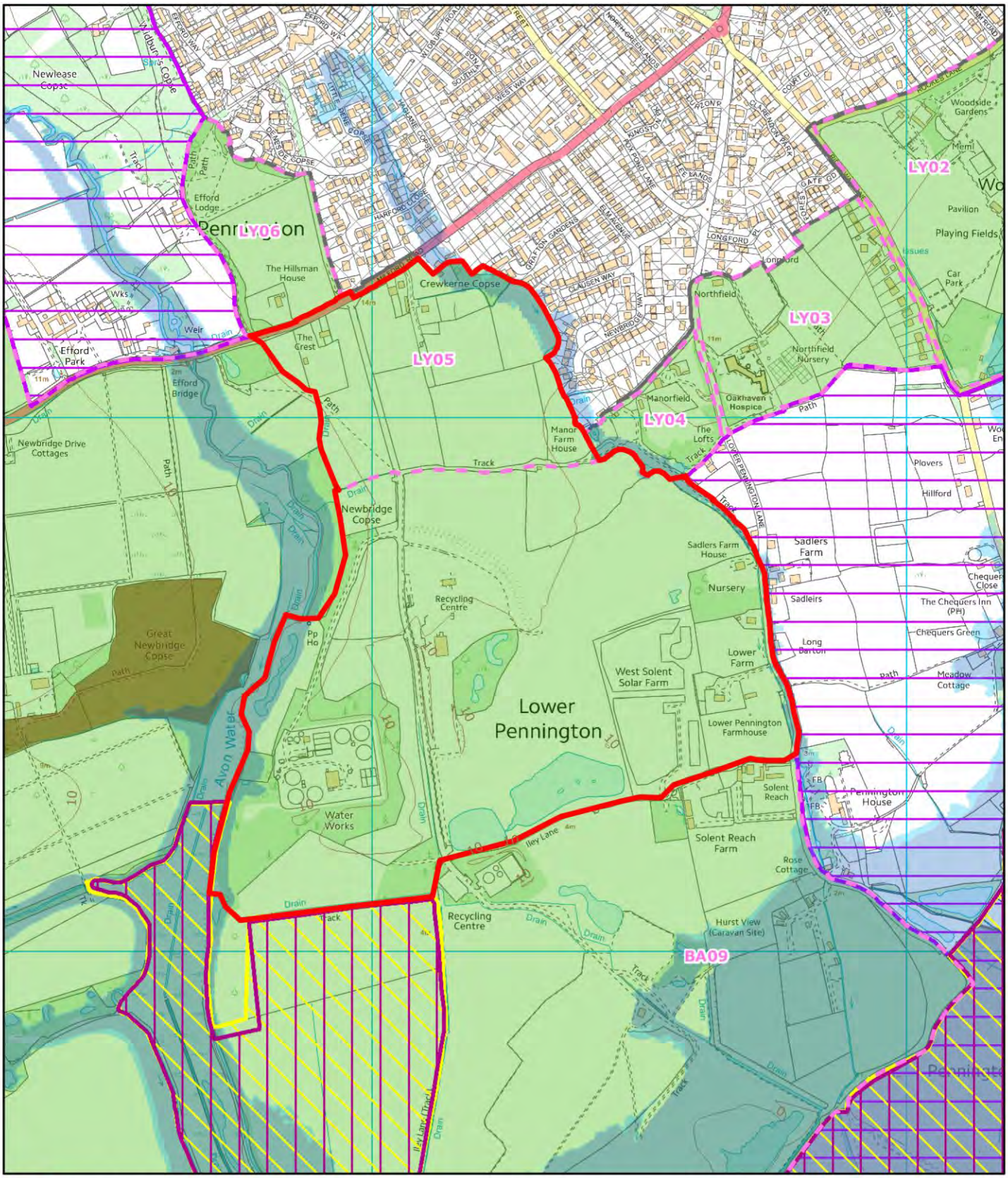
Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel is not adjacent to the large built-up area of Christchurch. Any development in this area would be associated with Lymington.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	The parcel lies to the north of Lymington and therefore development within the parcel would not result in any perception of narrowing of the gap between towns.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel relates more strongly to the wider countryside than to the settlement and lacks urbanising development - development would represent encroachment into the countryside.	Strong
4 - To preserve the special character of historic towns	The parcel forms part of the wider landscape setting to Buckland Conservation Area and the Buckland Rings Fort Scheduled Monument, as well as to Buckland Manor Farm and Buckland Manor which are distinctive elements characteristic of the setting of Lymington. The wooded character of the parcel forms part of the wider setting of these elements as well as forming a localised wooded setting to this part of Lymington.	Relatively strong
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

The existing Green Belt boundary is strongly defined - no alternative boundaries within the parcel would form a stronger Green Belt boundary.

Settlement:	Lymington (with Pennington)	Settlement Type:	Town
Parcel	LY14		



Green Belt Parcel
Other Green Belt Parcels
District Boundary
Green Belt
Contour

Built-up area
National Park
AONB
Coastal Change Management Area

Primary Constraints
Flood Zone 2
Flood Zone 3
SAC
SPA
SSSI
Scheduled Monument

Secondary Constraints
National Nature Reserve
Local Nature Reserve
Ancient Woodland Inventory
Conservation Area

Settlement:	Lymington (with Pennington)	Settlement Type:	Town

Parcel	LY14

Size (ha)	81.5	Parcel type	Outer - assessed in combination with inner parcel LY05

Development/land use

Area to the south of parcels LY04 and LY05 (see LY04 and LY05 for description of settlement edge parcels): part of this area is being used for mineral extraction and waste tipping, screened from the direction of Lymington by bunding, and much of the grassland that occupies the majority of the parcel is restored former workings, with little hedgerow cover. There are several waterbodies associated with former mineral workings. The West Solent Solar Farm was constructed in 2014 to the west of Lower Farm. Isolated dwellings within the hamlet of Lower Pennington lie on the eastern edge of the parcel. A water works just beyond the western edge of the parcel and there are dwellings and storage uses to the south-east of the parcel at Solent Reach Mews. The area's use has reduced its contribution to the historic agricultural landscape that surrounds Lymington, with the field pattern being affected by gravel extraction at Manor Farm.

Parcel boundaries

Milford Road forms a boundary to the west, the Iley Lane track to the south and Lower Pennington Lane and the entrance track to Manor Farm House to the east. A farm track forms the boundary between the LY14 outer area and the LY04 and LY05 inner parcels. All the boundaries are to varying extents hedged. Lower Pennington Lane and the Manor Farm House entrance track also form the National Park boundary.

Relationship between settlement and countryside

The parcel's uses have an impact on landscape character, and the waste operation is a use that is typically associated with the urban fringe, but they do not impact greatly on Green Belt openness. Dwellings in Lower Pennington are open in form and do not have an urbanising influence. The landform slopes down west, south and east towards the Avon Water and coastal marshes, creating more of an association with the countryside than with Pennington/Lymington. The coastal plain is a key element in Lymington's historic setting.

Contribution to Green Belt purposes

Purpose	Comments	Rating
1 - Check the unrestricted sprawl of large built-up areas	The parcel has no relationship with the large built-up area of Christchurch.	Weak or no contribution
2 - Prevent neighbouring towns merging into one another	Loss of openness in this area would have a small impact on the physical gap between Lymington and Milford, but the wooded Avon Water valley forms a strong separator. The location of the parcel to the south of Lymington means that there would be no perceived impact on the extent of rural gaps between Lymington and New Milton.	Weak or no contribution
3 - Assist in safeguarding the countryside from encroachment	The parcel has a stronger association with the countryside than the town. It has some urban-edge characteristics but is nonetheless open countryside.	Relatively strong
4 - To preserve the special character of historic towns	The parcel's openness contributes to the relationship between Lymington and the coastal plain. Hedgerow loss has reduced its contribution as agricultural land but there is scope to enhance this.	Relatively strong
5 - Assist in urban regeneration by encouraging the recycling of derelict and other urban land	Individual parcels are considered to make an equal contribution to this purpose, and so have not been assessed.	Not assessed

Green Belt boundary strength

There are no strong alternative boundaries within the parcel. The roads and tracks around the parcel's outer edge form relatively strong boundaries.