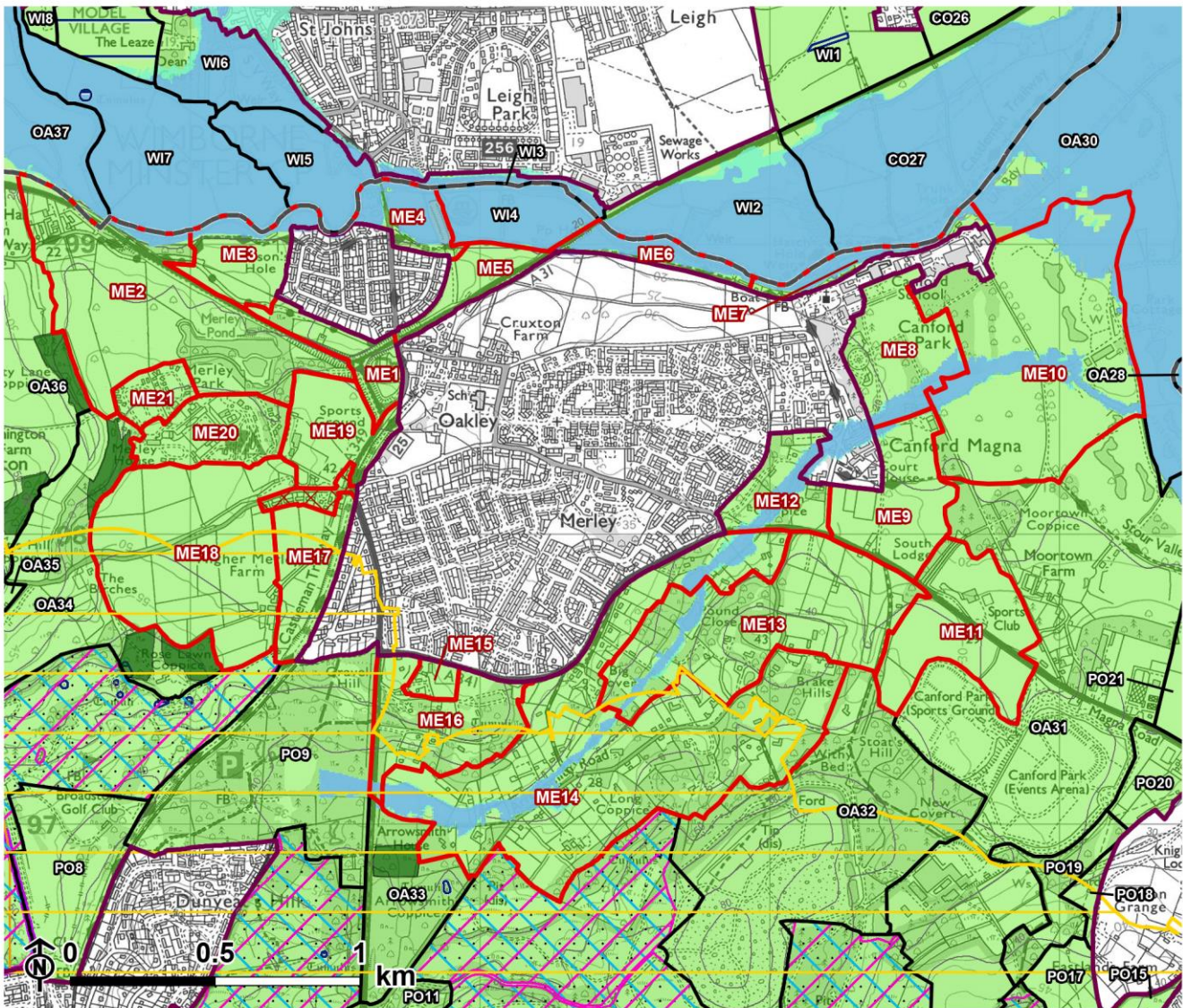


**Appendix B**  
**Detailed Stage 1**  
**Contribution**  
**Assessments:**  
**Merley, Canford**  
**Magna & Oakley**

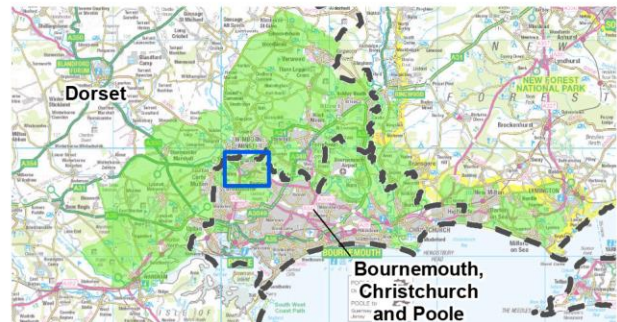
# Merley, Canford Magna & Oakley



- - - Local Authority boundary
- Inset area
- Green Belt
- Merley, Canford Magna & Oakley parcel
- Neighbouring parcel
- No openness

### Absolute constraints

- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument



### Potential constraints

- Local Nature Reserve
- Flood zone 3
- Flood zone 2
- 400m Heathland Area

## Map Copyright Information

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## Components of contribution assessment

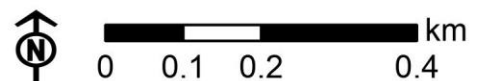
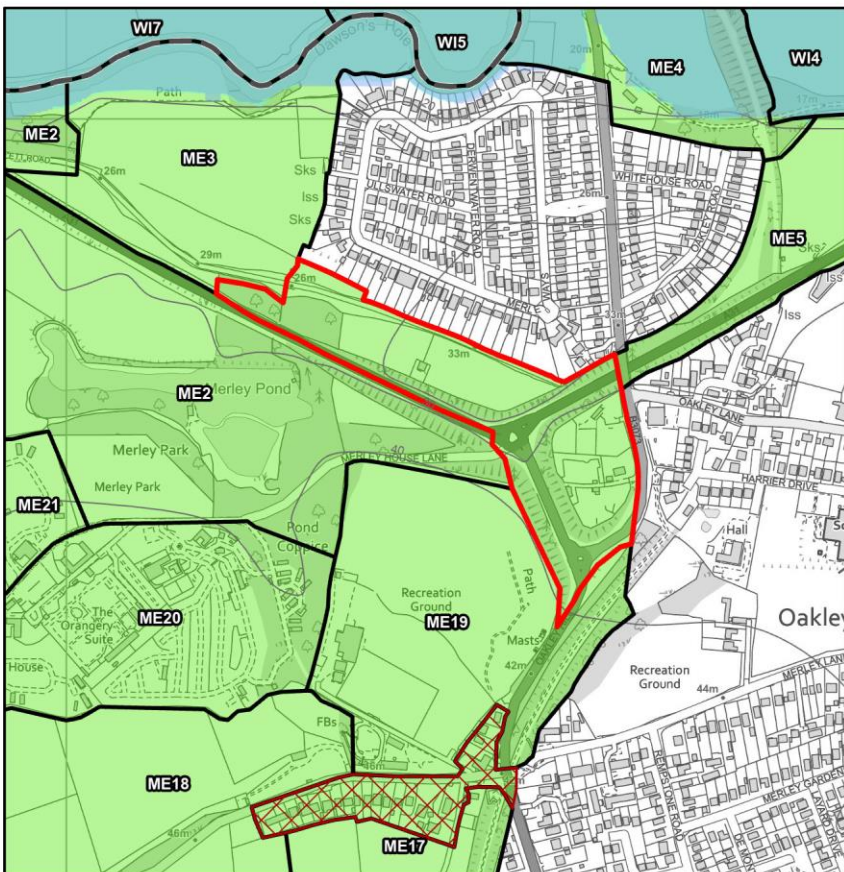
The analysis of contribution to the Green Belt purposes considers:

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

# Contribution of land in ME1



- ME1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- Flood Zone 2
- Flood Zone 3



# ME1

## Parcel location and openness

Parcel size: 7.07ha

The parcel is located on the north western edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open, comprising of an isolated grassland area adjacent to the A31 that is largely surrounded by tree cover and an agricultural field in the west of the parcel. There are some storage buildings within the east of the parcel, and a dwelling to the south, but this development is not large enough in scale to impact openness (and if agricultural in use does not affect Green Belt openness regardless of scale).

## Distinction between parcel and inset area

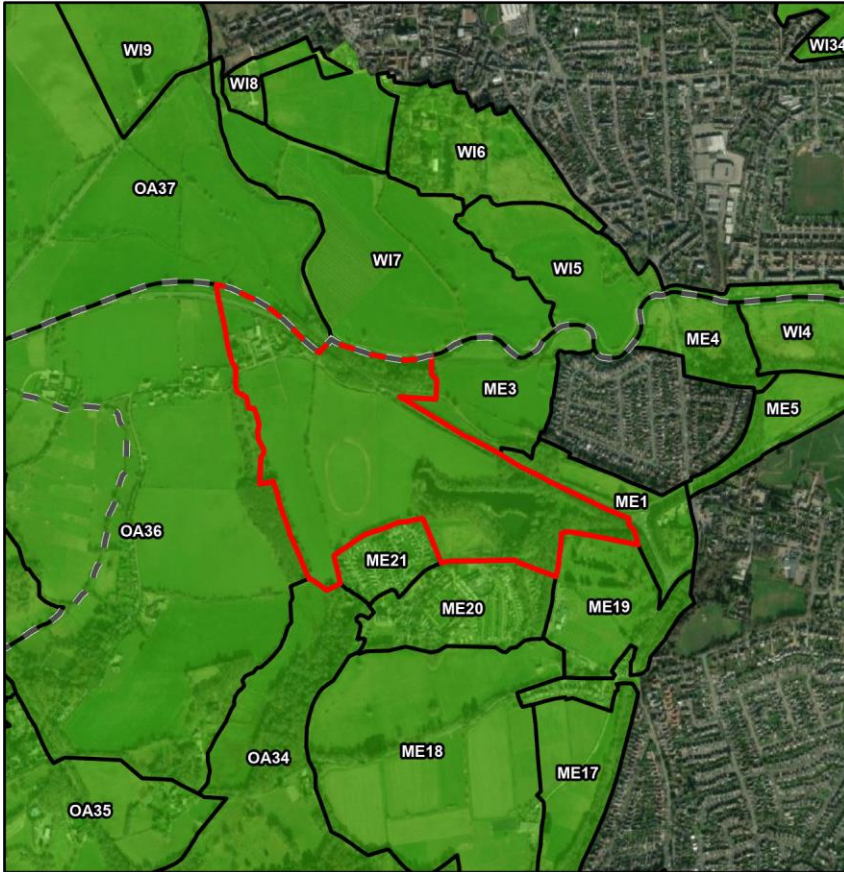
The B3073 at the inset edge to the east and tree cover to the north provide a moderate degree of separation from Oakley, but close proximity to the settlement and the presence of busy roads along the parcel's outer edge mean that there is a strong sense of urban containment. Overall there is weak distinction between the parcel and the urban area.

# ME1

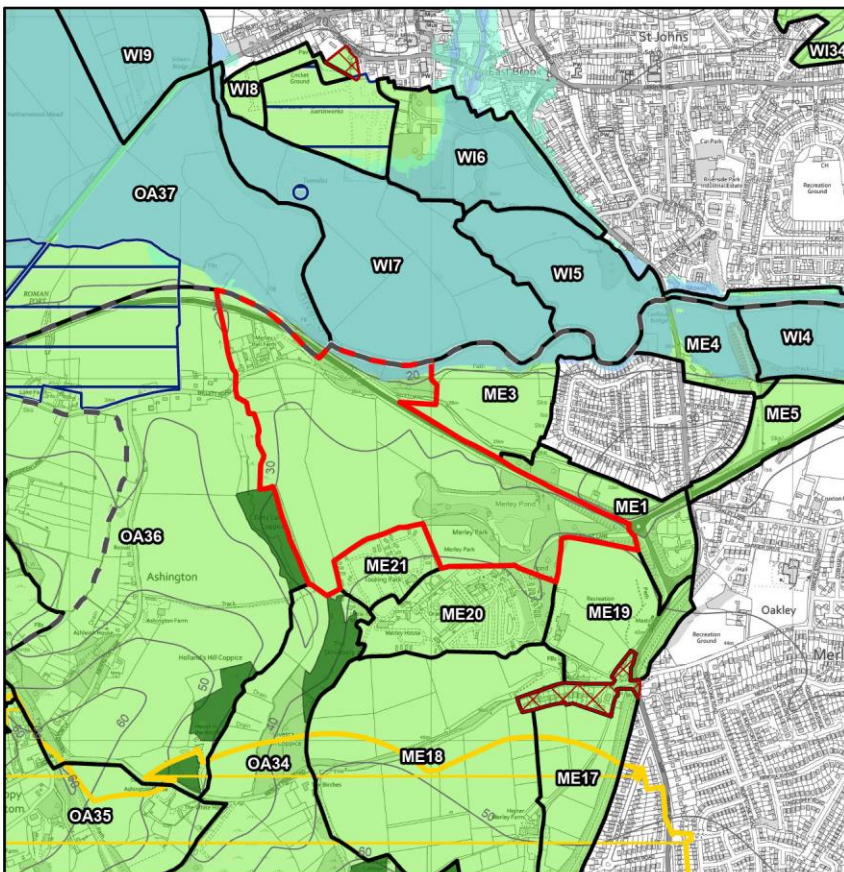
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively weak  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Corfe Mullen to the west, but there are some significant separating features, including multiple field boundaries. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Moderate  
The parcel is mostly open countryside. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME2



- ME2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# ME2

## Parcel location and openness

Parcel size: 40.59ha

The parcel is located to the northwest of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open, comprising of agricultural fields in the west and Merley Pond in the east. There is a farmstead in the far west of the parcel, but this is considered to be 'appropriate development' in the Green Belt.

## Distinction between parcel and inset area

Merley Pond and surrounding tree cover in the east of the parcel are relatively prominent. The parcel extends a significant distance from the inset settlement and the A31 and tree cover at the inset edge provide a strong degree of separation from the urban area. Furthermore, the parcel is not contained by urban development and therefore views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.



# ME2

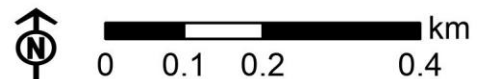
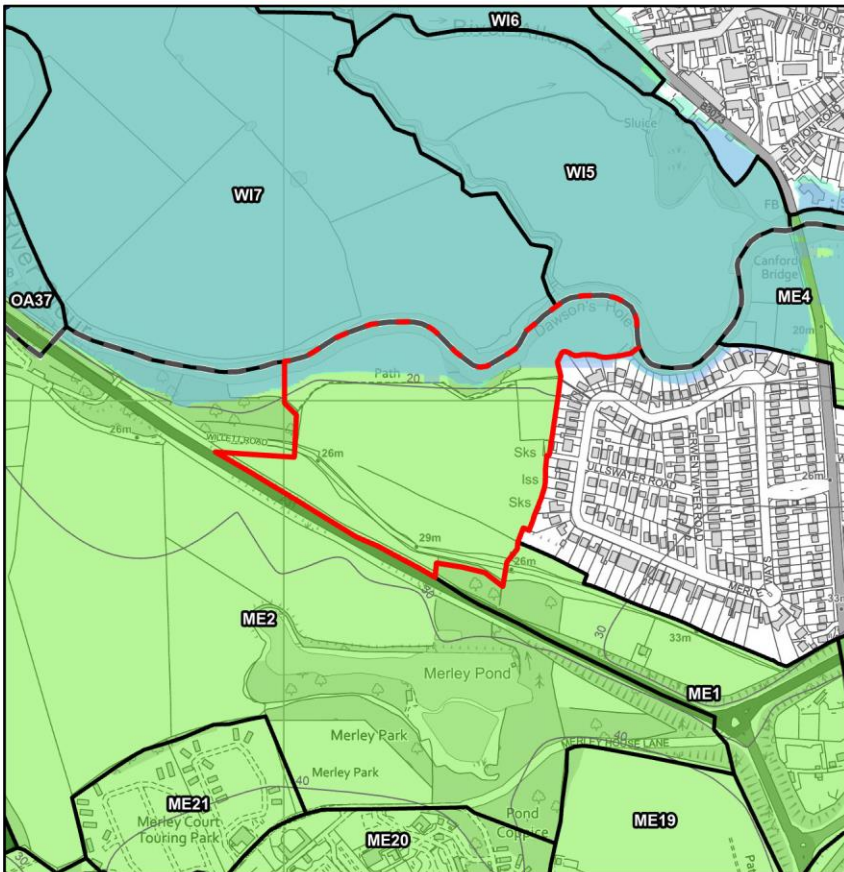
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Corfe Mullen to the west, but there are some significant separating features, including multiple field boundaries. It is also peripheral to the narrower gap between Merley/Canford Magna/Oakley and Wimborne Minster. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Moderate  
Land forms part of the peripheral wooded setting of the historic town of Wimborne Minster. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME3



- ME3
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Ancient Woodland Inventory
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# ME3

## Parcel location and openness

Parcel size: 9.68ha

The parcel is located on the north western edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open and comprised of an agricultural field and the southern riverbank of the River Stour.

## Distinction between parcel and inset area

The parcel is not contained by urban development. However, the garden boundaries at the inset edge provide only a weak degree of separation from Oakley. As such, views are balanced between open countryside and the urban area. Overall there is moderate distinction between the parcel and the urban area.

# ME3

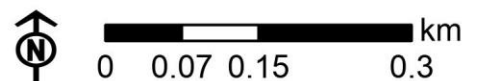
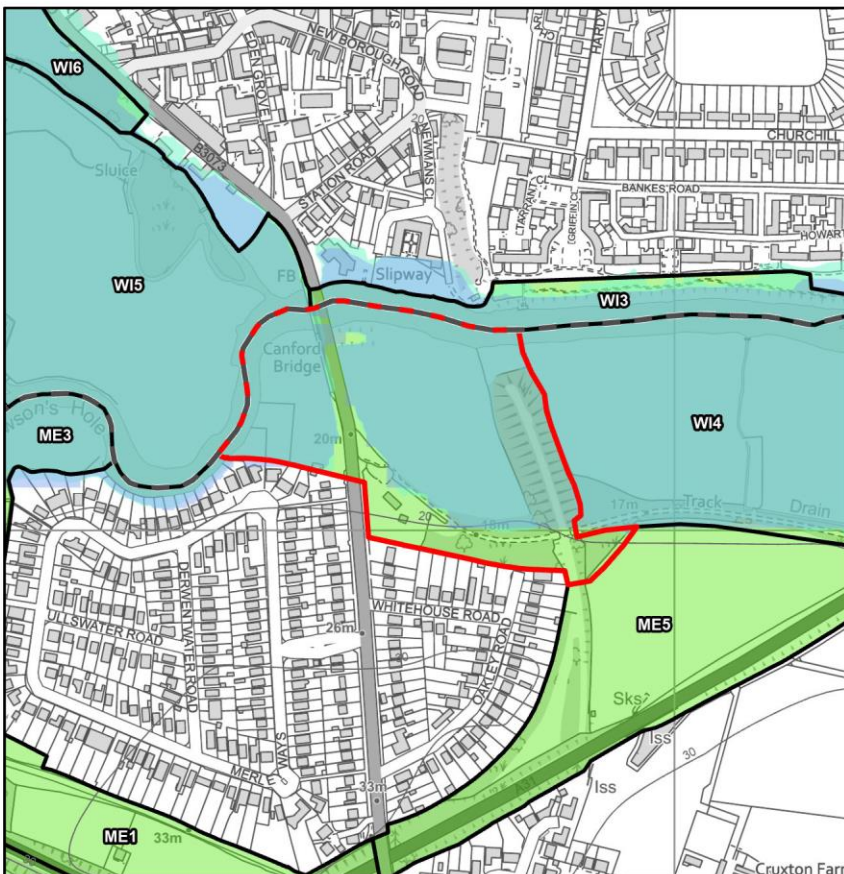
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and peripheral to a very narrow gap between Merley/Canford Magna/Oakley and Wimborne Minster to the north. It also lies in the wider gap between Merley/Canford Magna/Oakley and Corfe Mullen. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Relatively weak  
Land forms part of the peripheral floodplain and wooded setting of the historic town of Wimborne Minster, but its role as a setting is diminished by modern development. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wimborne Minster.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME4



- ME4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3



# ME4

## Parcel location and openness

Parcel size: 6.38ha

The parcel is located on the north western edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of the southern bank of the River Stour, heathland and tree cover in the southeast.

## Distinction between parcel and inset area

The parcel lies in close proximity to the urban area of Oakley and Wimborne Minster to the north. Tree cover in the southeast (elevated on a railway embankment) provides some screening but due to the small size of the parcel there are still views of the urban development to the southwest and north. The tree cover in the south and the River Stour in the north are strong boundary features from the urban area but the river is breached by a bridge and there are only garden boundaries in the southeast of the parcel at the inset edge. The inset area lies to the north and south of the parcel and therefore there is some degree of urban containment. The wooded area in the southeast of the parcel is fairly prominent in relation to the urban area. Overall there is moderate distinction between the parcel and the urban area.

# ME4

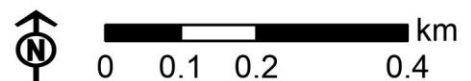
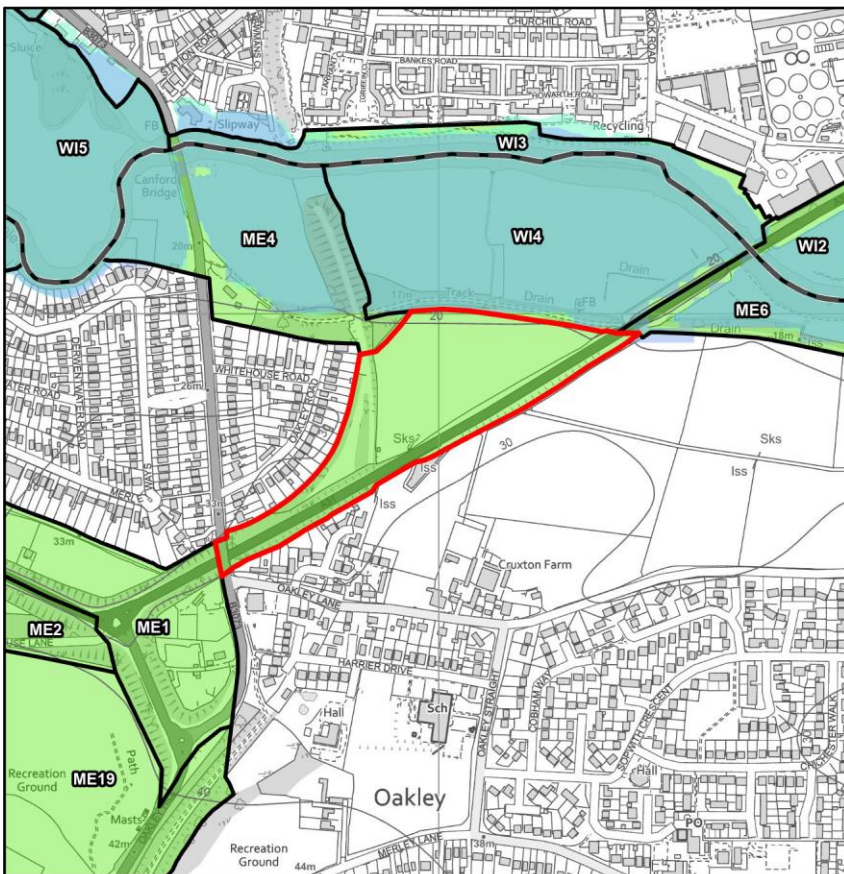
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
The parcel is open and relatively close to Corfe Mullen, part of the large built-up area of the South East Dorset conurbation, but intervening land means it is distinct from this. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Strong  
The parcel is open and lies in a gap which is very narrow, but which maintains clear separation between Merley/Canford Magna/Oakley and Wimborne Minster to the north. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Strong  
Land forms part of the immediate floodplain setting of the historic core of Wimborne, at the Canford Main Bridge entry point to the town. Overall the area makes a strong contribution to preserving the setting and special character of Wimborne Minster.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME5



- ME5
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3





# ME5

## Parcel location and openness

Parcel size: 5.92ha

The parcel is located on the northern edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The majority of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of an agricultural field to the north of the A31.

## Distinction between parcel and inset area

The parcel lies in close proximity to the urban area. The parcel is also largely contained by inset areas (although allocated land to the south/east has yet to be developed). However, the A31 and tree cover at the inset edge (along a former railway line) provide a strong degree of separation from the urban area and views are dominated by open countryside due to tree cover providing screening at the inset edge. Overall there is currently moderate distinction between the parcel and the urban area. It is noted that future development within the inset area to the south/east could potentially have sufficient visual impact to weaken this distinction if a relatively strong visual barrier is not maintained along the A31.

# ME5

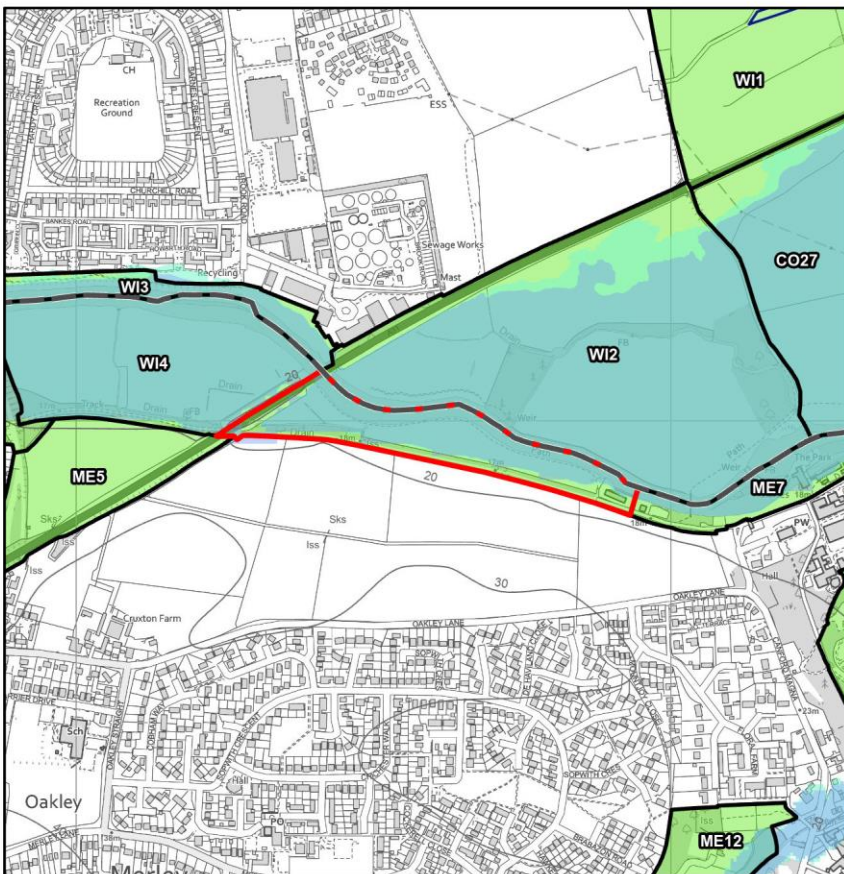
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and is peripheral to a very narrow gap between Merley/Canford Magna/Oakley and Wimborne Minster to the north. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Moderate  
Land forms part of the peripheral floodplain and wooded setting of the historic town of Wimborne Minster. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME6



- ME6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# ME6

## Parcel location and openness

Parcel size: 5.15ha

The parcel is located on the northern edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The whole parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising riverside meadow and a tree-lined carriage driveway. There is a boathouse in the east of the parcel, but this scale of development is not large enough to impact openness.

## Distinction between parcel and inset area

The parcel lies in close proximity to the inset area, which is a committed development site to the south in Merley/Canford Magna/Oakley. The presence of Wimborne Minster on the opposite side of the River Stour creates a degree of urbanising containment, but the riverbank landform of the parcel does provide some distinction from the inset area, and tree cover at the inset edge provides a moderate boundary feature. Currently the countryside dominates views. Overall there is moderate distinction between the parcel and the urban area. It is noted that new tree planting (a requirement of planning approval for the allocated site) will maintain the future strength of the boundary, so it is unlikely that future development will significantly weaken the level of distinction.

# ME6

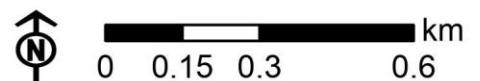
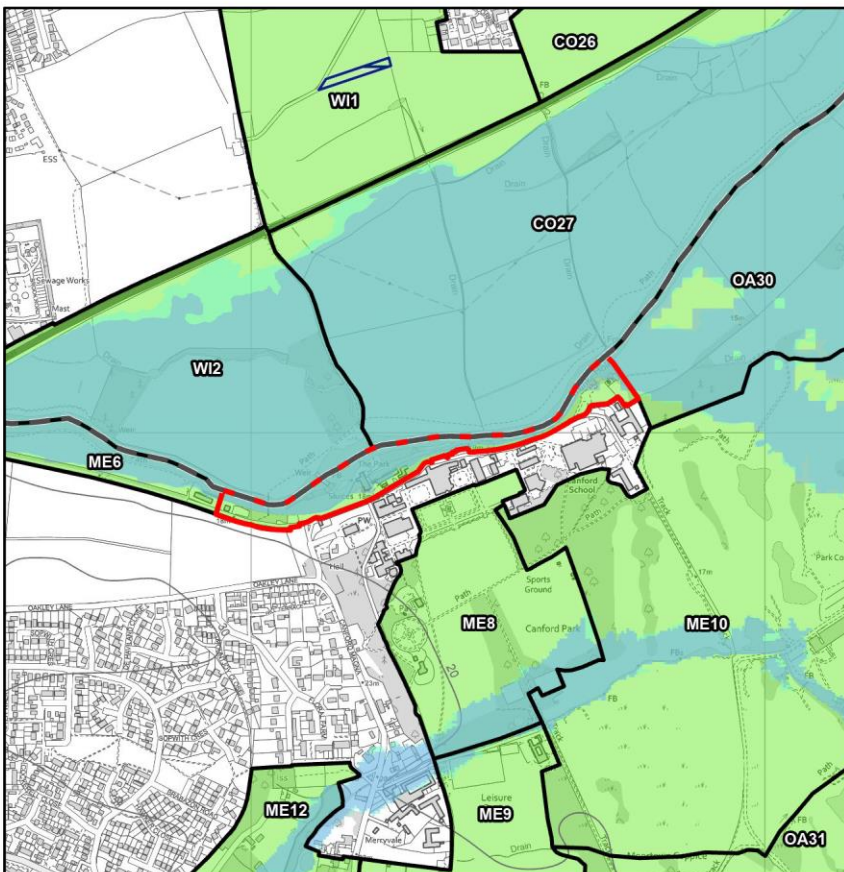
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
The parcel is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Strong  
The parcel is open and lies in a gap which is very narrow, but which maintains clear separation between Merley/Canford Magna/Oakley and Wimborne Minster to the north. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Moderate  
Land forms part of the peripheral floodplain setting of the historic town of Wimborne Minster. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME7



- ME7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# ME7

## Parcel location and openness

Parcel size: 4.4ha

The parcel is located on the north eastern edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The southwest of the parcel and land adjoining the north of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising of the southern bank of the River Stour. The central region of the parcel contains buildings associated with Canford School, but this development is not large enough to impact openness.

## Distinction between parcel and inset area

The parcel lies in close proximity to Canford School in the inset area and whilst the tree cover in the parcel provides a strong degree of separation, it has been breached by some development associated with Canford School. The tree cover and River Stour mean that views from the parcel are balanced between open countryside and the urban area to the south. The riverside landform of the parcel is significantly different from the inset area and the parcel is not subject to urban containment. Overall there is strong distinction between the parcel and the urban area.

# ME7

## Contribution to the Green Belt purposes

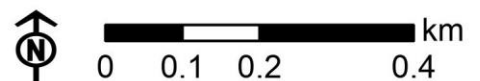
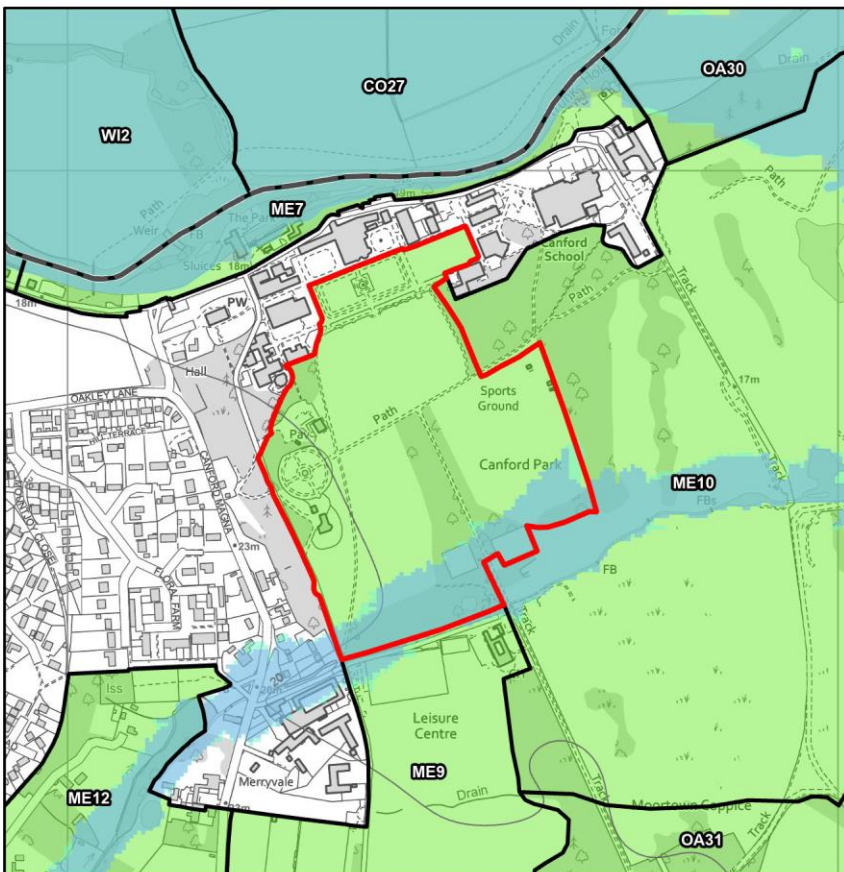
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Strong  
The parcel is open and lies in a gap which is narrow, but which maintains clear separation between Merley/Canford Magna/Oakley and both Wimborne Minster and Colehill to the north. The River Stour and the A31 are significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Moderate  
Land forms part of the peripheral floodplain and wooded setting of the historic town of Wimborne Minster. Overall the area makes a moderate contribution to preserving the setting and special character of Wimborne Minster.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.



# Contribution of land in ME8



-  ME8
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Flood Zone 2
-  Flood Zone 3



# ME8

## Parcel location and openness

Parcel size: 14.38ha

The parcel is located on the eastern edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open, comprising of Canford Park, which contains multiple grass sports pitches, hard tennis courts in the southeast and public open space in the west. There is a large country house located in the west of the parcel and a maintenance building, but this development is not large enough in scale to impact openness.

## Distinction between parcel and inset area

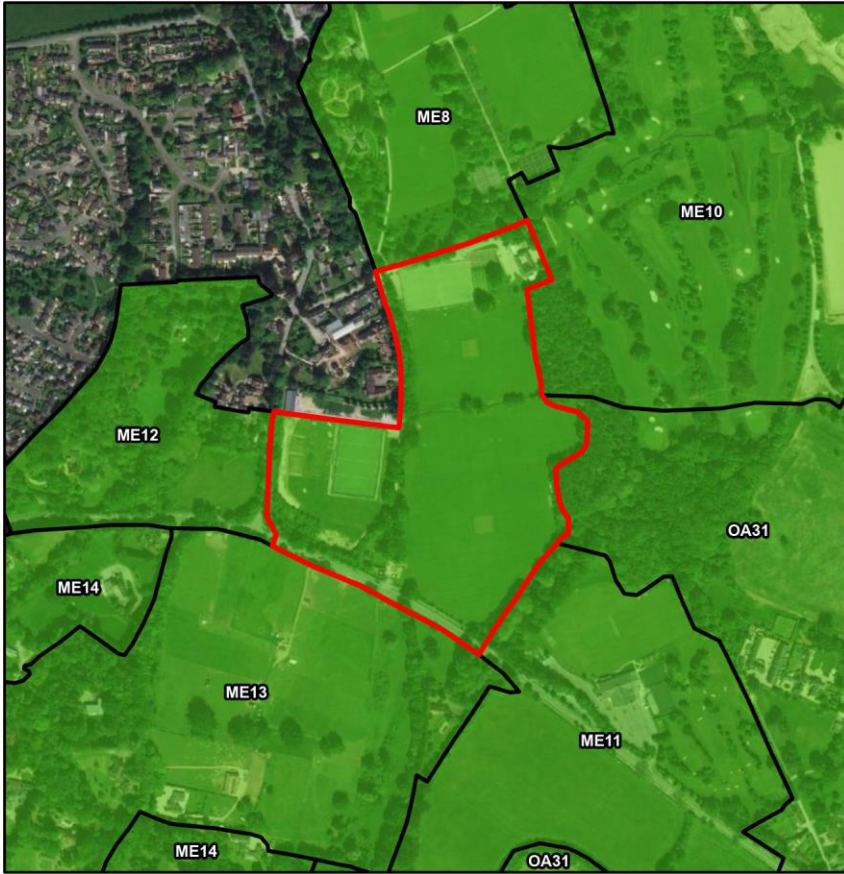
Although physical boundary features from Canford School in the north are limited, there is distinction between the formal grounds around the historic school building in the inset area and the land cover to the south which is sports grounds. There is also some distinction in slope from the residential area to the west. The parcel is enclosed by urban development to some extent to the west and north. As such, neither the countryside nor the urban area dominates views from the parcel. Overall there is moderate distinction between the parcel and the urban area.

# ME8

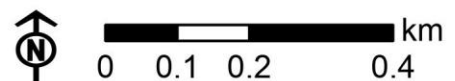
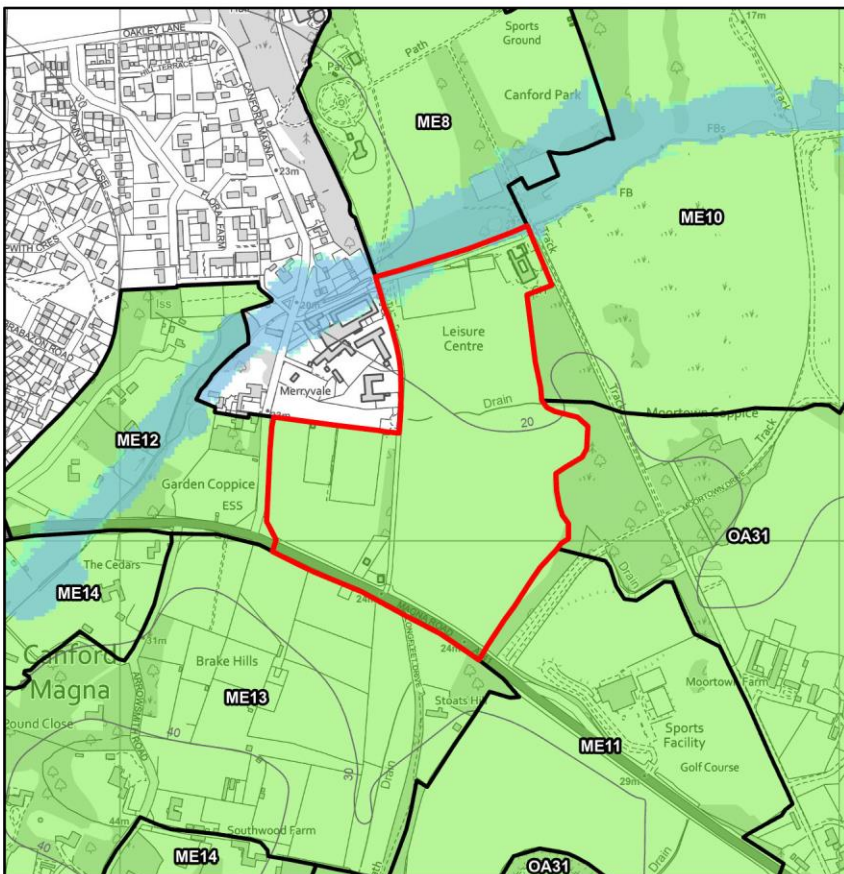
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Poole to the southeast, but there are some significant separating features, including multiple field boundaries. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Moderate  
Land is open characterised by sports pitch uses which are associated with Canford School in the urban area and diminish the extent to which it is perceived as countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME9



- ME9
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3



# ME9

## Parcel location and openness

Parcel size: 15.02ha

The parcel is located on the eastern edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open, comprising sports pitches in the grounds of Canford School.

## Distinction between parcel and inset area

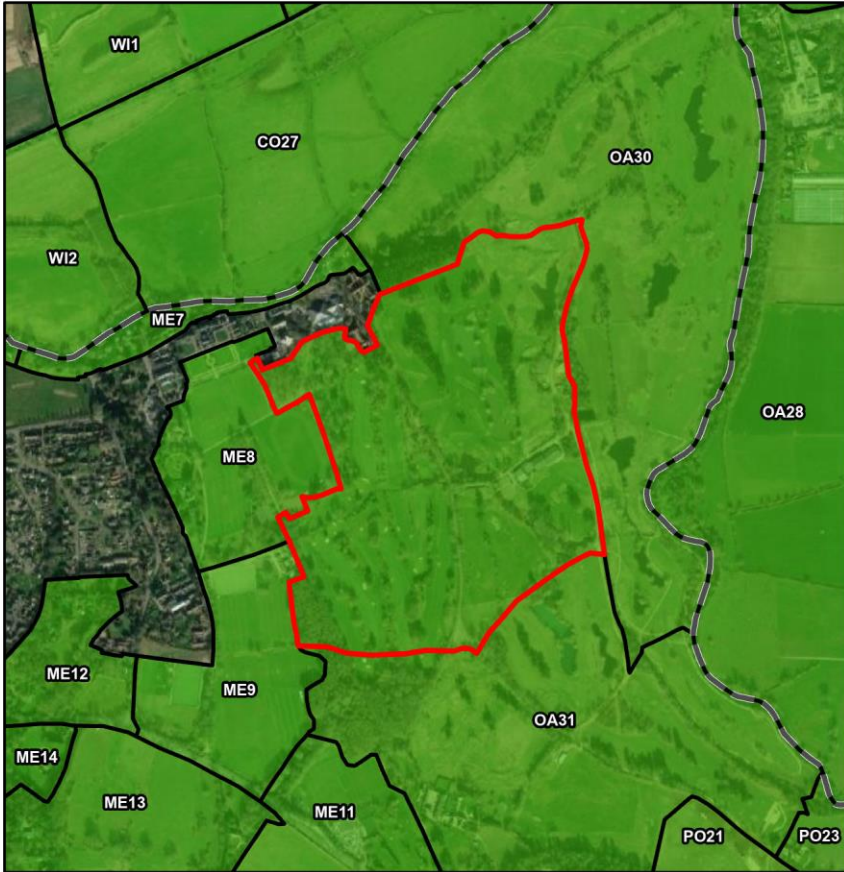
There is little tree cover to provide separation from the inset area in the west and in the south western part of the parcel the inset edge runs along the northern edge of a sports pitch with no boundary feature at all. However, the parcel is not contained by urban development and as such, neither the urban area nor the countryside dominate views. Overall there is moderate distinction between the parcel and the urban area.

# ME9

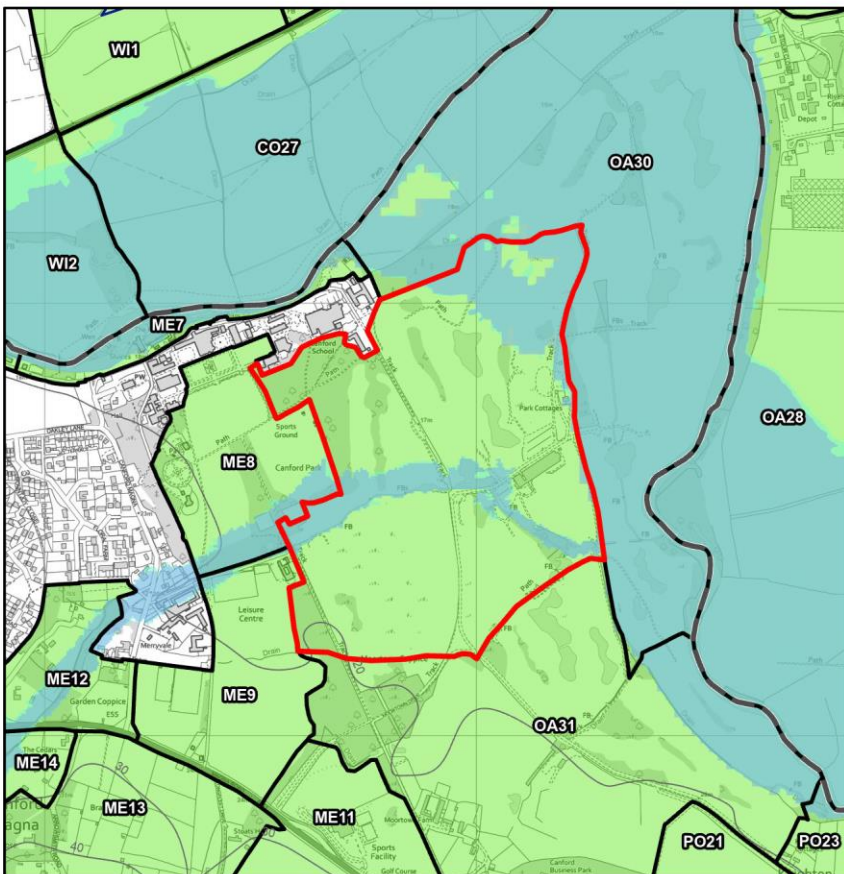
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Poole to the southeast, but there are some significant separating features, including multiple field boundaries. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Moderate  
The parcel is open but is characterised by sports pitches which diminish the extent to which it is perceived as countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME10



- ME10
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# ME10

## Parcel location and openness

Parcel size: 68.6ha

The parcel is located to the east of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. Land adjoining the east of the parcel is identified as a Suitable Alternative Natural Greenspace.

The parcel is open, comprising a former golf course and its clubhouse and car park which are not large enough in scale compared to the parcel to impact openness. A new training centre for AFC Bournemouth has been permitted, of which one element, a full-size indoor pitch, was recognised in the planning approval as being inappropriate development by virtue of its impact on Green Belt openness, but was judged to meet the 'very special circumstances' test. This will not significantly affect the openness of the parcel as a whole.

## Distinction between parcel and inset area

The parcel extends a significant distance from Canford Magna and the tree cover at the inset boundary in the north and to the west create a strong degree of separation from the inset settlement. Furthermore, the parcel is not contained by urban development and therefore views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.



# ME10

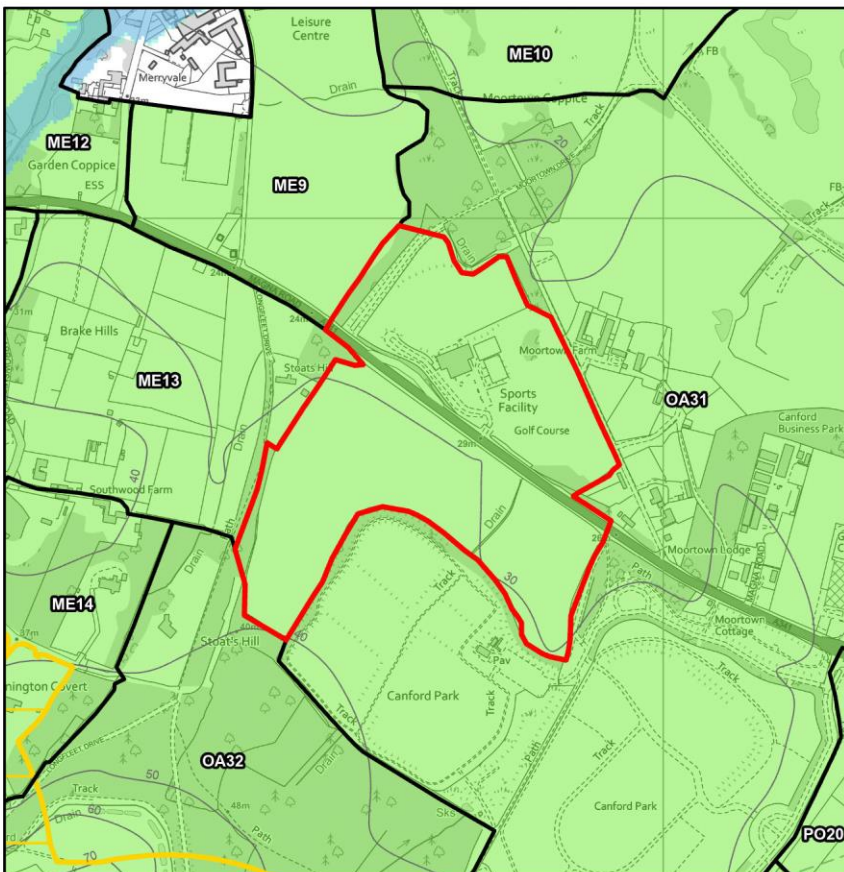
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Poole, but there are some significant separating features, including multiple field boundaries. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME11



- ME11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Flood Zone 2
- Flood Zone 3



# ME11

## Parcel location and openness

Parcel size: 20.05ha

The parcel is located to the east of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open comprising of agricultural land in the south and sports club pitches and an associated building to the north of the parcel. The latter is not large enough in scale to impact openness.

## Distinction between parcel and inset area

The parcel is contained by small areas of lower openness to the east, but these are not large enough to have an urbanising impact on the parcel. The presence of development within the parcel (the Hamworthy Club) has little urbanising influence, particularly to the south of Magna Road. The parcel is located a significant distance from the inset area and vegetation along the inset settlement edge combined with the tree belt along western edge of the parcel combine to create strong boundary separation. Overall there is very strong distinction between the parcel and the urban area.

# ME11

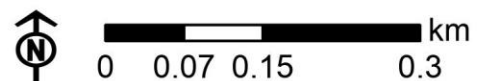
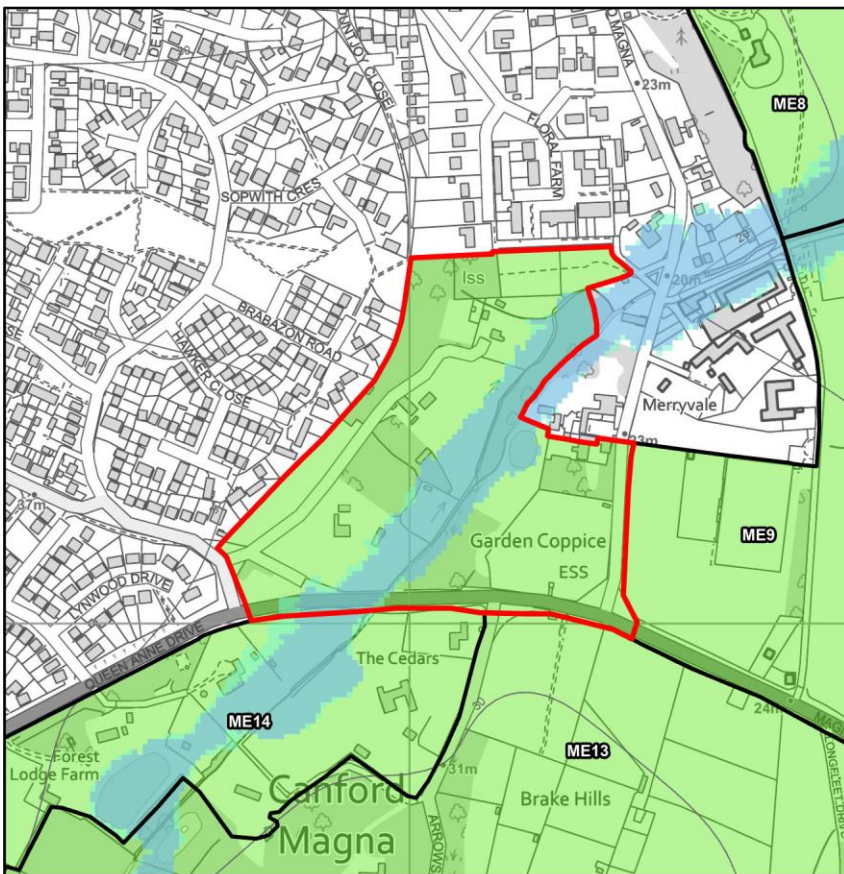
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Poole to the southeast, but there are some significant separating features, including multiple field boundaries and wooded areas. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME12



- ME12
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3



# ME12

## Parcel location and openness

Parcel size: 9.16ha

The parcel is located on the eastern edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open, comprising of wooded areas and paddocks/gardens associated with properties in the west and properties adjacent to the east of the parcel. However, these areas of development are not considered large enough in scale to impact openness.

## Distinction between parcel and inset area

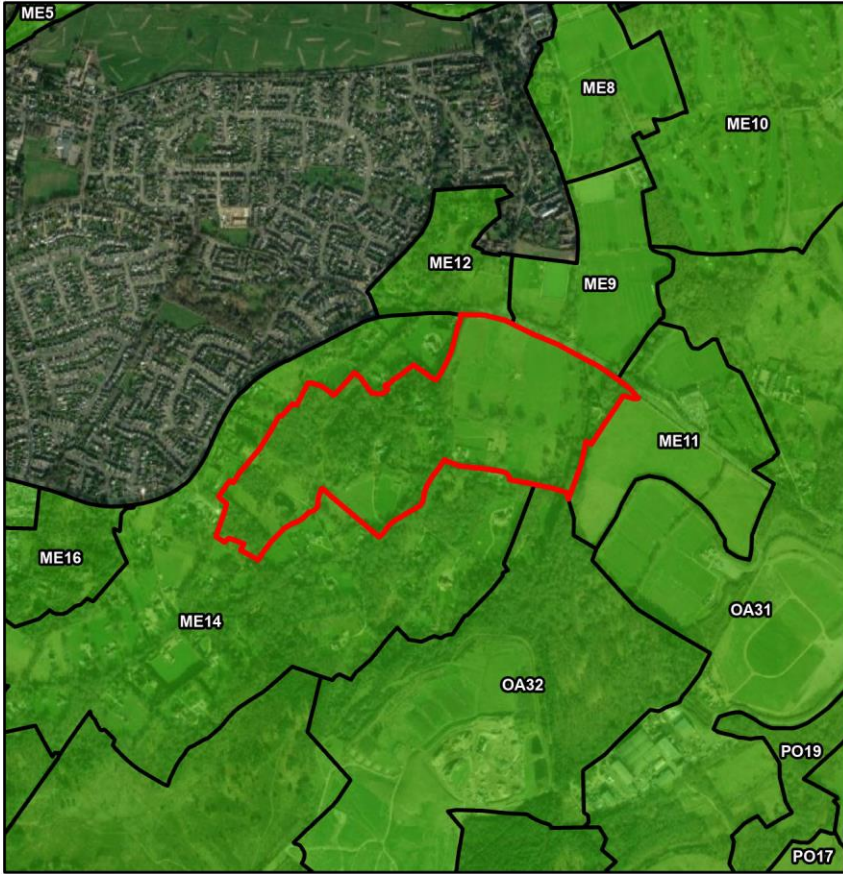
The parcel is located in close proximity to the urban area and is partially contained by the inset settlement, although the south is less contained than the north of the parcel. The woodland land cover provides some distinction from the inset area and also acts as a moderate boundary feature at the inset edge. Some views of the urban area are obscured by woodland screening within the parcel. Overall there is moderate distinction between the parcel and the urban area.

# ME12

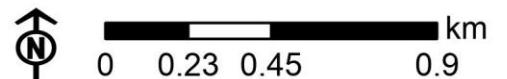
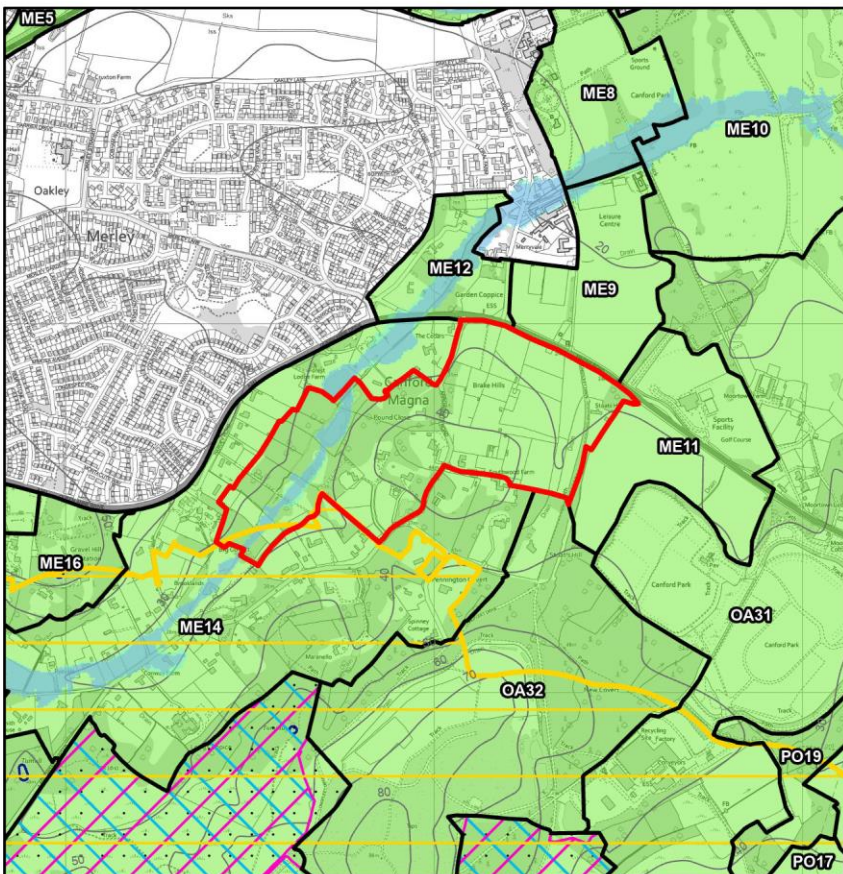
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Poole to the southeast, but there are some significant separating features, including multiple field boundaries and wooded areas. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME13



- ME13
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3





# ME13

## Parcel location and openness

Parcel size: 35.45ha

The parcel is located to the east of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open, comprising of woodland in the west and mostly paddocks in the east. There are three residential properties in the east of the parcel and a further three in the west, but this development is not large enough to impact openness in relation to the size of the parcel.

## Distinction between parcel and inset area

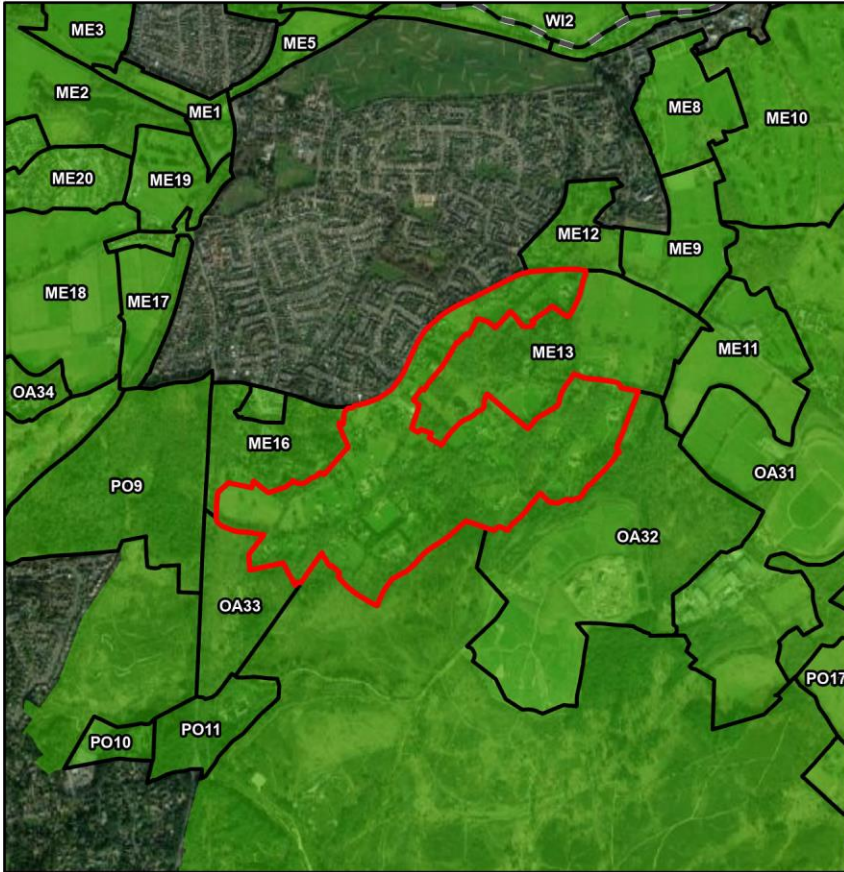
The woodland land cover in the east of the parcel is significantly different from the urban area and also acts as a strong boundary feature, providing separation from Merley. The parcel extends a significant distance from the urban area, which in conjunction with woodland screening means that views of open countryside dominate. The parcel is contained partly by some residential development to the south, but this area retains significant openness and therefore is not considered to have an urbanising containment impact on the parcel. Overall there is very strong distinction between the parcel and the urban area.

# ME13

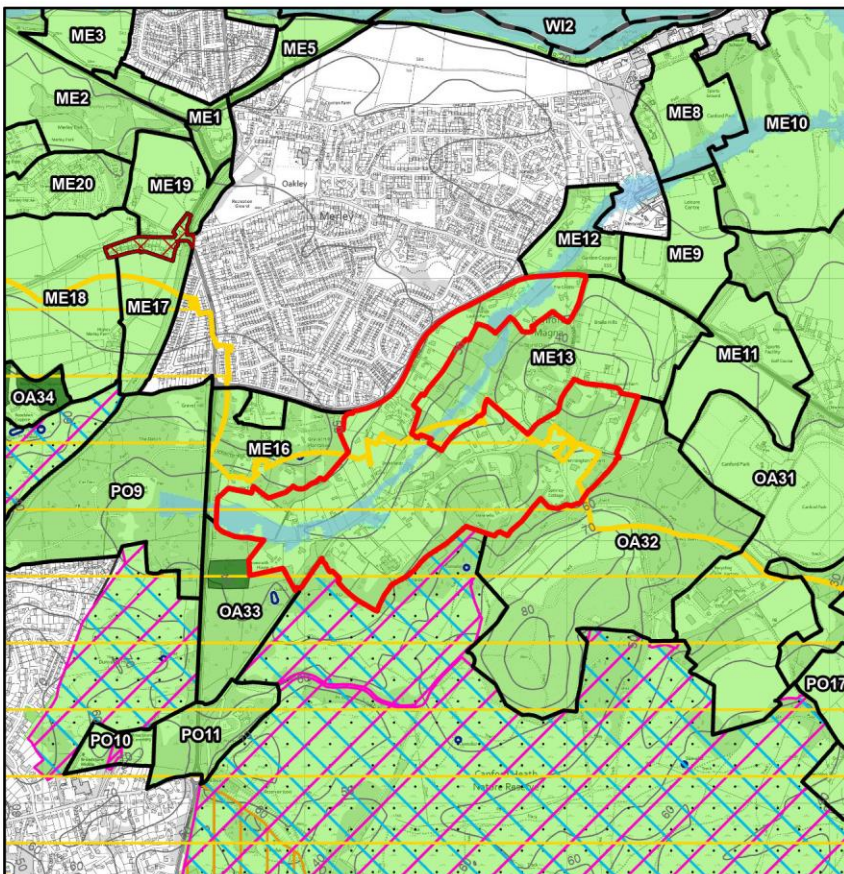
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Poole to the southeast, but there are some significant separating features, including multiple field boundaries and wooded areas. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME14



- ME14
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# ME14

## Parcel location and openness

Parcel size: 76.23ha

The parcel is located on the southern and south eastern edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The Dorset Heaths SAC and Canford Heath SSSI designations lie to the south of the parcel.

Much of the parcel is occupied by large residential dwellings and associated large plots, but density is low so these are not considered to significantly affect Green Belt openness.

## Distinction between parcel and inset area

The tree cover at the inset edge provides a moderate degree of separation from the inset settlement, but there is some residential development within the parcel and therefore views are balanced between the urban area and open countryside. The parcel is not contained by urban development and the undulating land and tree cover adds to distinction from the inset area. There is strong distinction between the northern fringe of the parcel and the urban area, and this increases further south.

# ME14

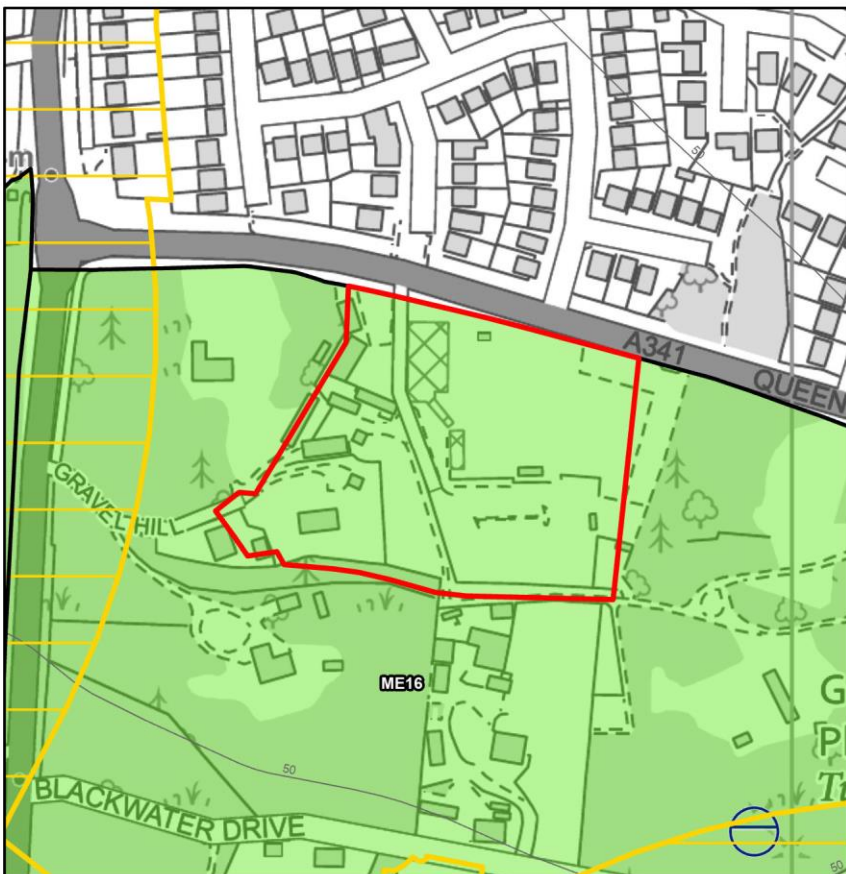
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is open. The parcel lies in a moderate gap between Merley/Canford Magna/Oakley and Poole to the south, but there are some significant separating features, including the Dorset Heaths SAC and Canford Heath SSSI and wooded areas. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
This is washed over development in the countryside. The parcel is open and there is strong distinction between it and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME15



-  ME15
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area
-  Scheduled monument



0 0.04 0.08 0.16 km

# ME15

## Parcel location and openness

Parcel size: 1.96ha

The parcel is located on the southern edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is relatively developed and has a significant amount of commercial development within it, including a garden centre.

## Distinction between parcel and inset area

The parcel lies in close proximity to Merley and its commercially developed nature mean that views of the urban area dominate. However, the road at the inset edge is a moderate boundary feature providing some separation from the inset area and the parcel is not contained by urban development. Overall there is moderate distinction between the parcel and the urban area.

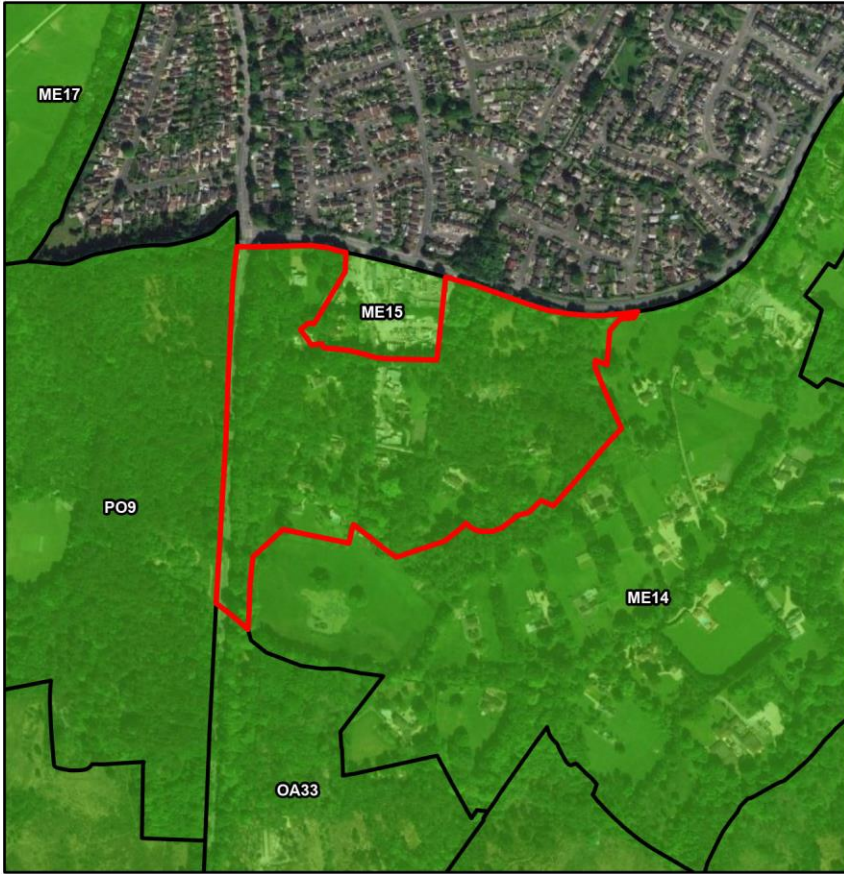
# ME15

## Contribution to the Green Belt purposes

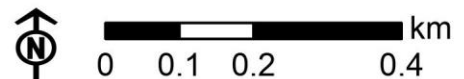
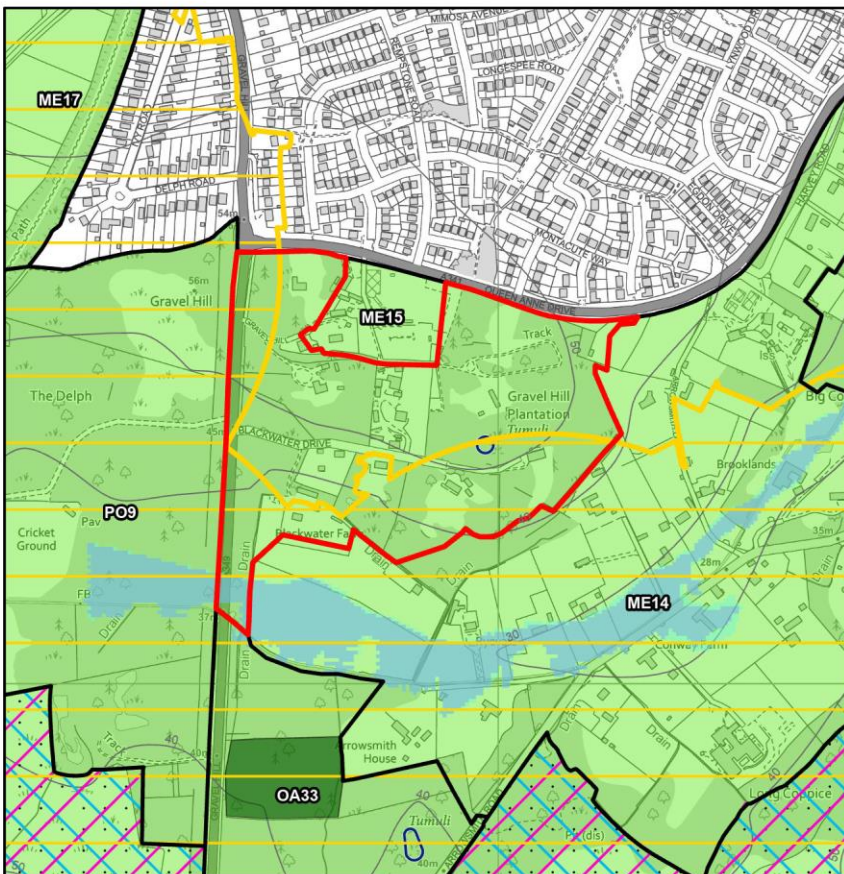
- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively weak  
The parcel is relatively developed and has a significant amount of commercial development within it. The parcel lies in a gap which is narrow, but which maintains clear separation between Merley/Canford Magna/Oakley and Poole to the south. Wooded areas and the Dorset Heaths SAC are significant separating features. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively weak  
This is washed over development in the countryside. The parcel is relatively developed and has a significant amount of commercial development within it. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.



# Contribution of land in ME16



- ME16
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



# ME16

## Parcel location and openness

Parcel size: 15.99ha

The parcel is located on the southern edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is relatively open but has some limited residential development within it.

## Distinction between parcel and inset area

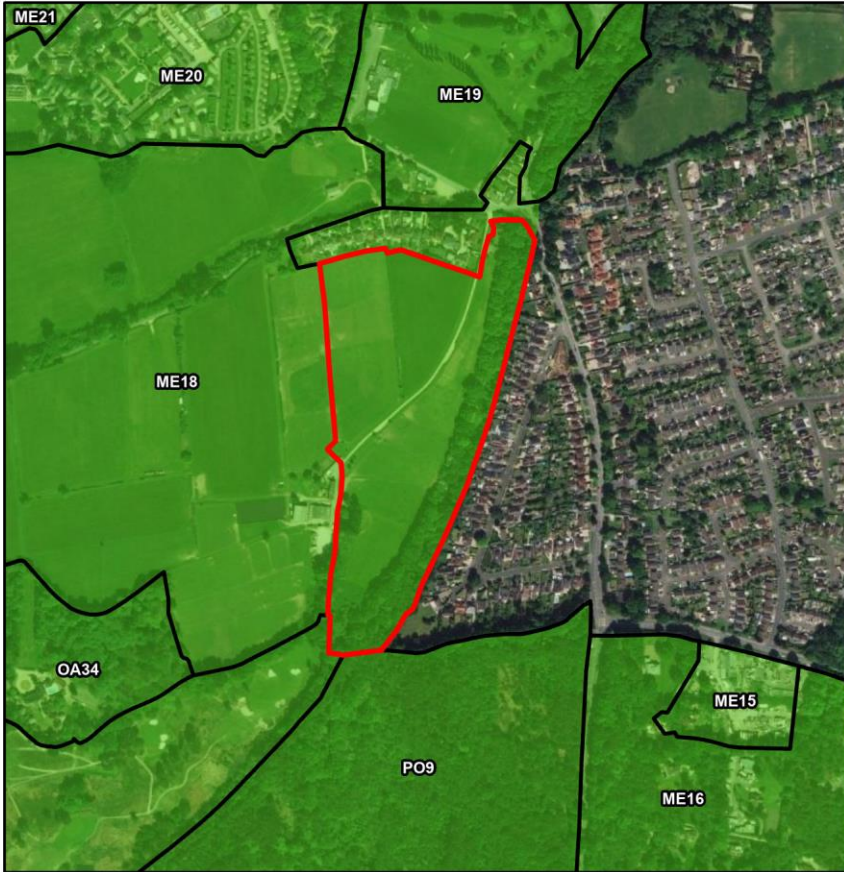
The wooded land cover and sloping landform in the parcel provide some distinction from the urban area, and despite containing some residential development, there are views of open countryside from all sides of the parcel. The road at the inset edge in the north is a moderate boundary feature providing separation from Merley. The parcel is not contained by urban development. Overall there is strong distinction between the parcel and the inset settlement.







# ME16

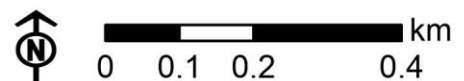
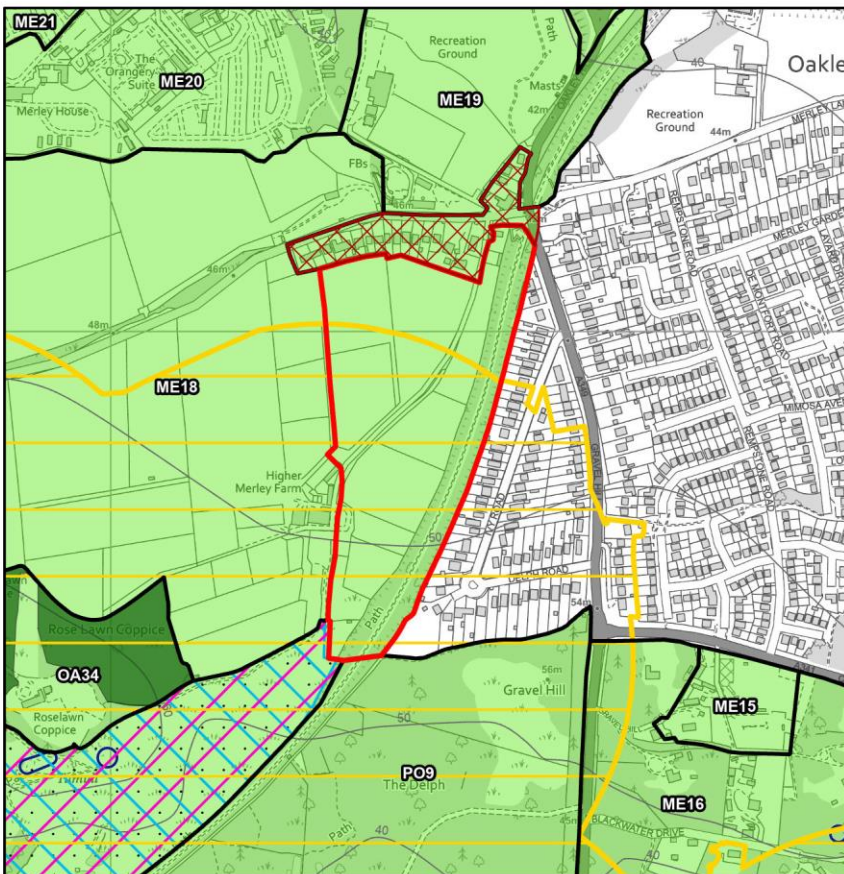
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is relatively open but has some limited residential development within it. The parcel lies in a gap which is narrow, but which maintains clear separation between Merley/Canford Magna/Oakley and Poole to the south. Wooded areas and the Dorset Heaths SAC and Canford Heath SSSI act as significant separating features. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
This is washed over development in the countryside. The parcel is relatively open but has some limited residential development within it. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME17



-  ME17
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Site of Special Scientific Interest
-  Ancient Woodland Inventory
-  Scheduled monument



# ME17

## Parcel location and openness

Parcel size: 10.27ha

The parcel is located on the western edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town. The Dorset Heaths SAC lies to the south.

The parcel is open, comprising of agricultural fields.

## Distinction between parcel and inset area

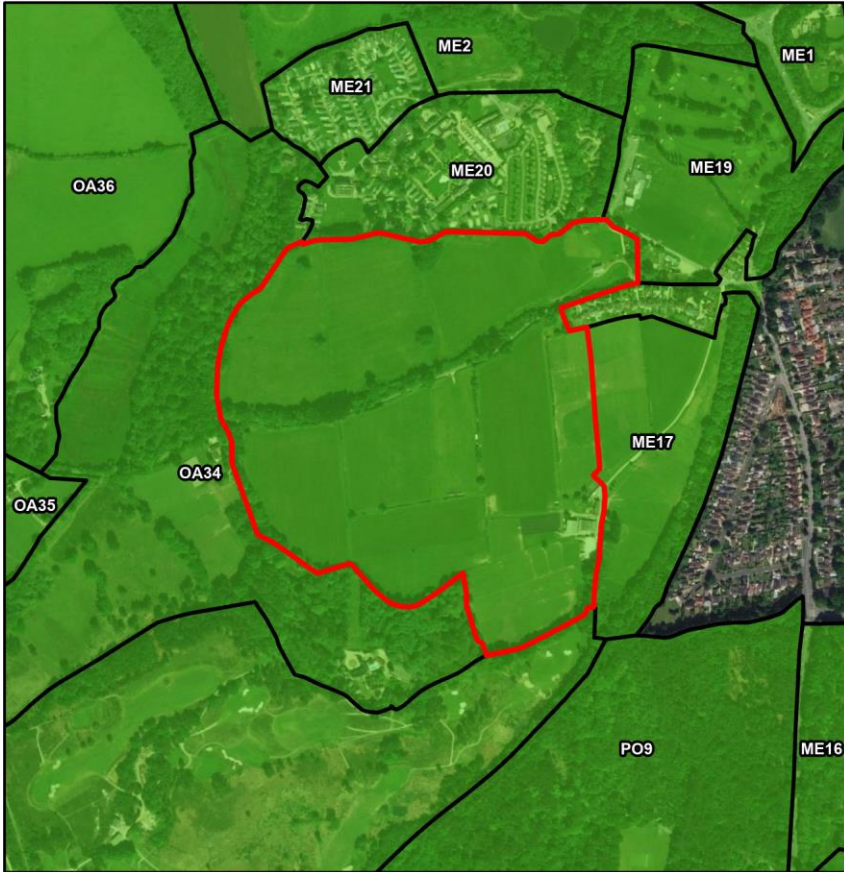
The old railway line and tree cover provide a strong boundary to Merley, despite being breached by an area of residential development to the north, but that residential development does create a degree of urban containment and some urbanising visual influence. Overall there is moderate distinction between the parcel and the urban area.














# ME17

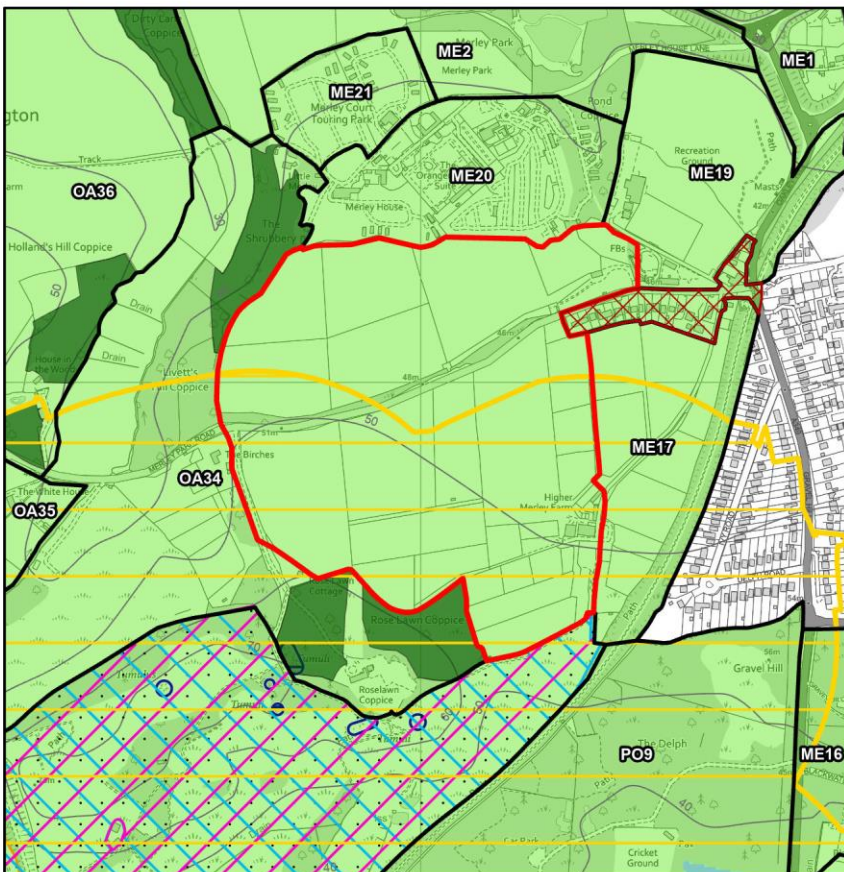
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Corfe Mullen, but there are some significant separating features, including multiple field boundaries and wooded areas. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
The parcel is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME18



-  ME18
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  No openness
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Ramsar
-  Site of Special Scientific Interest
-  Ancient Woodland Inventory
-  Scheduled monument
-  Flood Zone 2
-  Flood Zone 3



# ME18

## Parcel location and openness

Parcel size: 37.37ha

The parcel is located to the west of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open comprising of agricultural fields. Higher Merley Farm lies in the southeast of the parcel, but this is considered to be an 'appropriate use' in the Green Belt and therefore does not impact openness. The same applies to the agricultural building in the northeast.

## Distinction between parcel and inset area

The tree cover at the inset edge provides a strong boundary to Merley. The parcel extends a significant distance from the urban area therefore views are dominated by open countryside. There is a caravan and fixed holiday home park to the north, but this area is not considered sufficiently developed to have an urbanising containment impact. Overall there is strong distinction between the parcel and the urban area.



# ME18

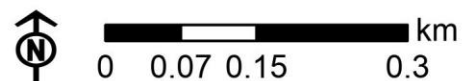
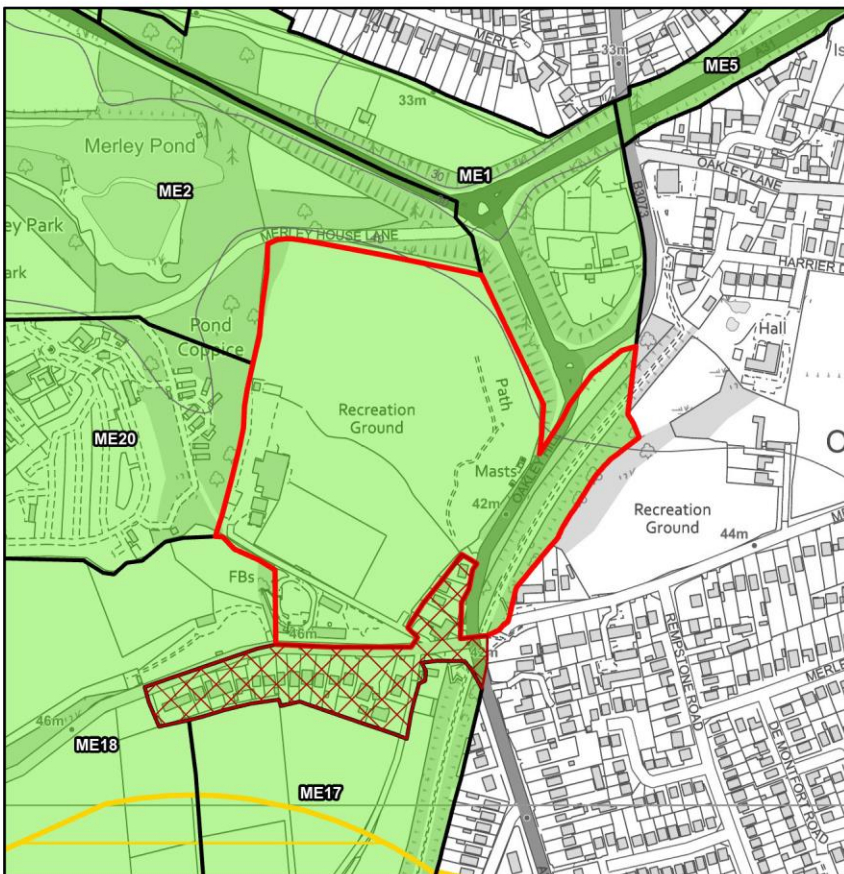
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Poole, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Corfe Mullen, but there are some significant separating features, including multiple field boundaries and wooded areas. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME19



- ME19
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area



# ME19

## Parcel location and openness

Parcel size: 11.03ha

The parcel is located on the western edge of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is open, comprising of grass sports pitches in the southern part of the parcel and a Par 3 golf course in the northern part. The Cobham Sports and Social Club building, near the western boundary, is not considered large enough in scale to significantly affect Green Belt openness.

## Distinction between parcel and inset area

Although urbanising washed-over development has breached the inset edge boundary provided by a tree belt along a former railway line, and the A341, these features still provide a strong boundary to Merley. The presence of ribbon development to the south means that the parcel is subject to a degree of urban containment. There is also some urban influence on views in the southern part of the parcel although this is less the case in the golf course. Overall there is moderate distinction between the parcel and the urban area.

# ME19

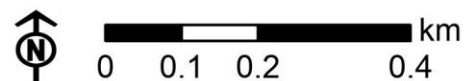
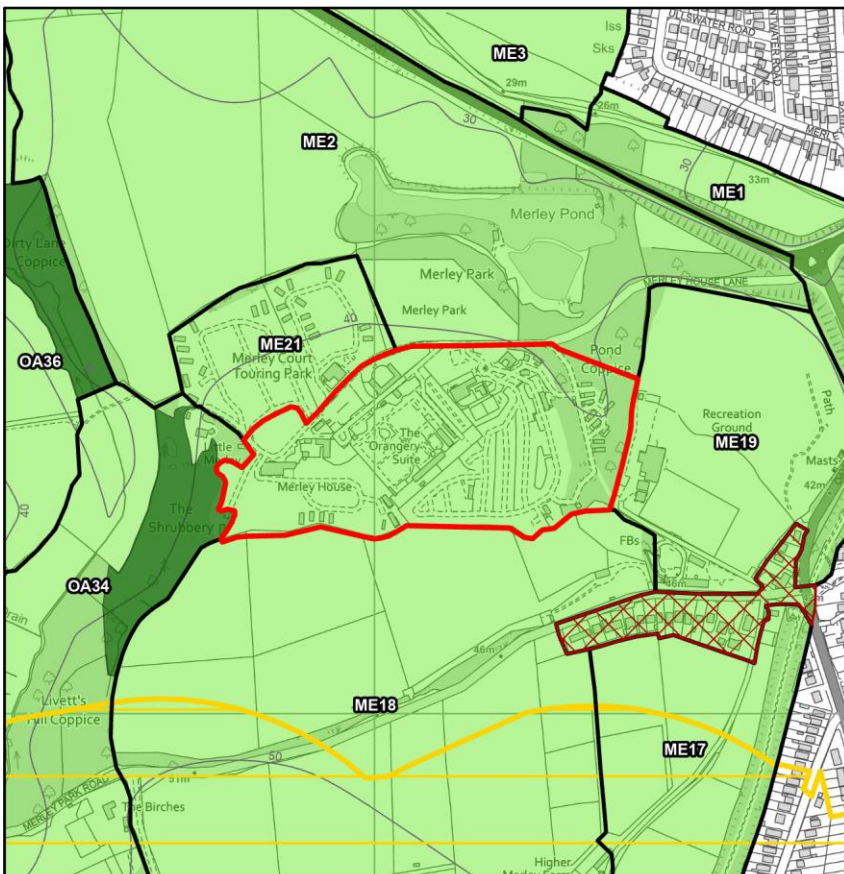
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
The parcel is open and lies in a moderate gap between Merley/Canford Magna/Oakley and Corfe Mullen to the west, but there are some significant separating features, including multiple field boundaries and wooded areas. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
Although the land has recreational uses, with some associated built development, the urban edge boundary is strong enough for this area to retain a sense of being in the countryside, and the parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME20



- ME20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- No openness
- 400m Heathland Area
- Ancient Woodland Inventory



# ME20

## Parcel location and openness

Parcel size: 10.68ha

The parcel is located to the west of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel is part of Merley Court Holiday Park which contains Merley House, caravans and also some 'fixed' holiday homes. The majority of the area remains relatively open, with a smaller area more densely occupied by holiday homes.

## Distinction between parcel and inset area

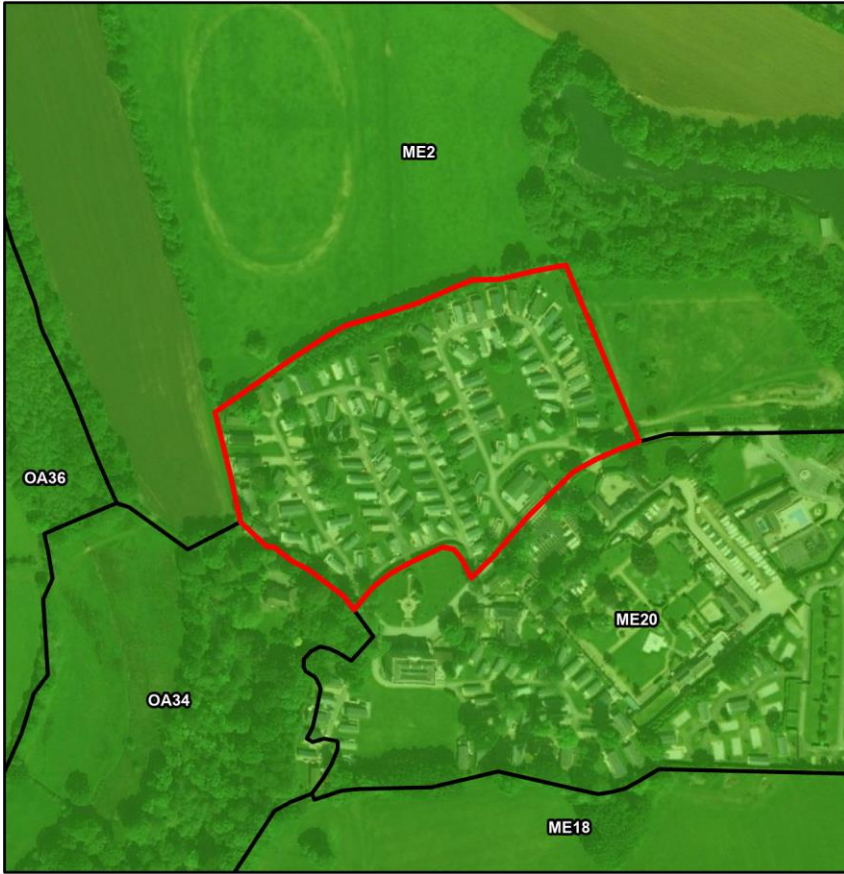
Despite being located a significant distance from Merley to the east, there are views of urban development due to the parcel being comprised of Merley Court Holiday Park. However, the parcel is not contained by urban development and tree cover and intervening land to the east provide a strong degree of separation from the inset settlement. Overall there is strong distinction between the parcel and the urban area.






# ME20

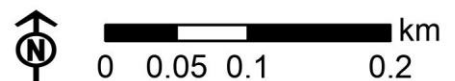
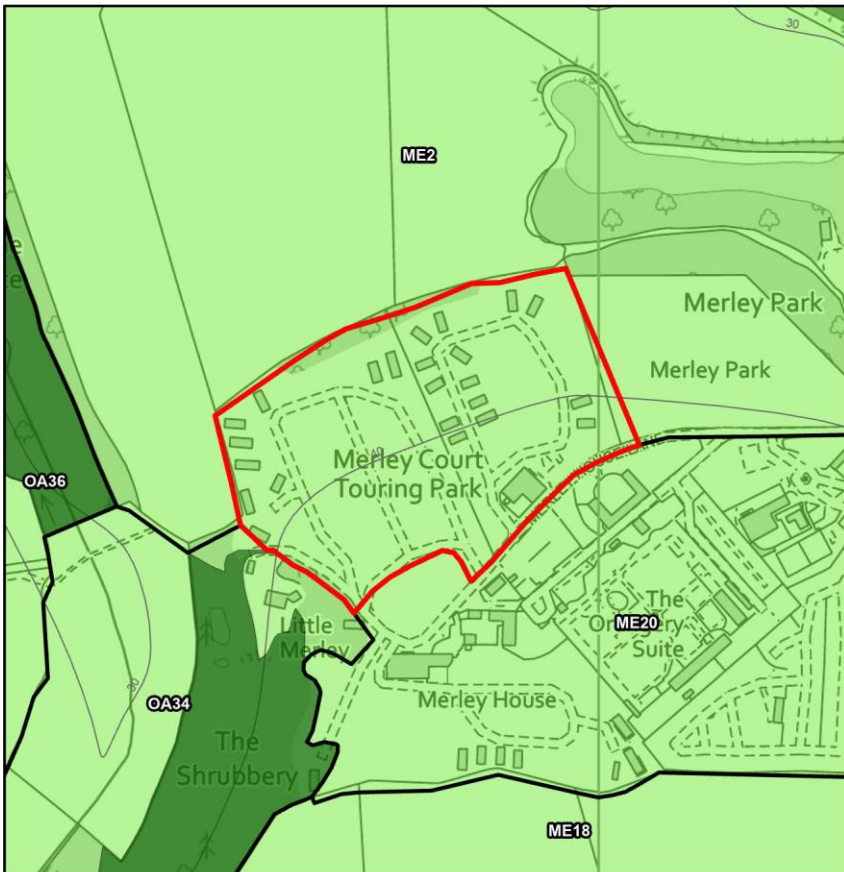
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Weak/No  
Land is relatively close to Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
Most of the parcel is relatively open. The parcel lies in a moderate gap between Merley/Canford Magna/Oakley and Corfe Mullen to the west, but there are some significant separating features, including multiple field boundaries and wooded areas. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
This is washed over development in the countryside. Most of the parcel is relatively open. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in ME21



-  ME21
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Ancient Woodland Inventory





# ME21

## Parcel location and openness

Parcel size: 4.32ha

The parcel is located to the west of Merley/Canford Magna/Oakley. Merley/Canford Magna/Oakley does not constitute a large built-up area or a historic town, but it is, in terms of the role of Green Belt, considered to be a town.

The parcel forms part of Merley House Holiday Park. It has a significant area and density of 'fixed' holiday homes in it, and so is considered to be relatively developed.

## Distinction between parcel and inset area

Views are dominated by urban development due to the parcel containing Merley House Holiday Park, which contains a high density of fixed holiday homes. The parcel is located a significant distance from the urban area and areas of tree cover and intervening land provide a strong degree of separation from the inset settlement. The parcel is not contained by urban development. Overall there is strong distinction between the parcel and the urban area.

# ME21

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Weak/No

Land is relatively close to Corfe Mullen, part of the South East Dorset Conurbation, but has a stronger relationship with Merley/Canford Magna/Oakley. Therefore development would not be perceived as sprawl of the large built-up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Relatively weak

The parcel is relatively developed. The parcel lies in a moderate gap between Merley/Canford Magna/Oakley and Corfe Mullen to the west, but there are some significant separating features, including multiple field boundaries and wooded areas. Although the settlement gap is robust, there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively weak contribution to preventing the merging of neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Moderate

This is washed over development in the countryside. The parcel is relatively developed. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.