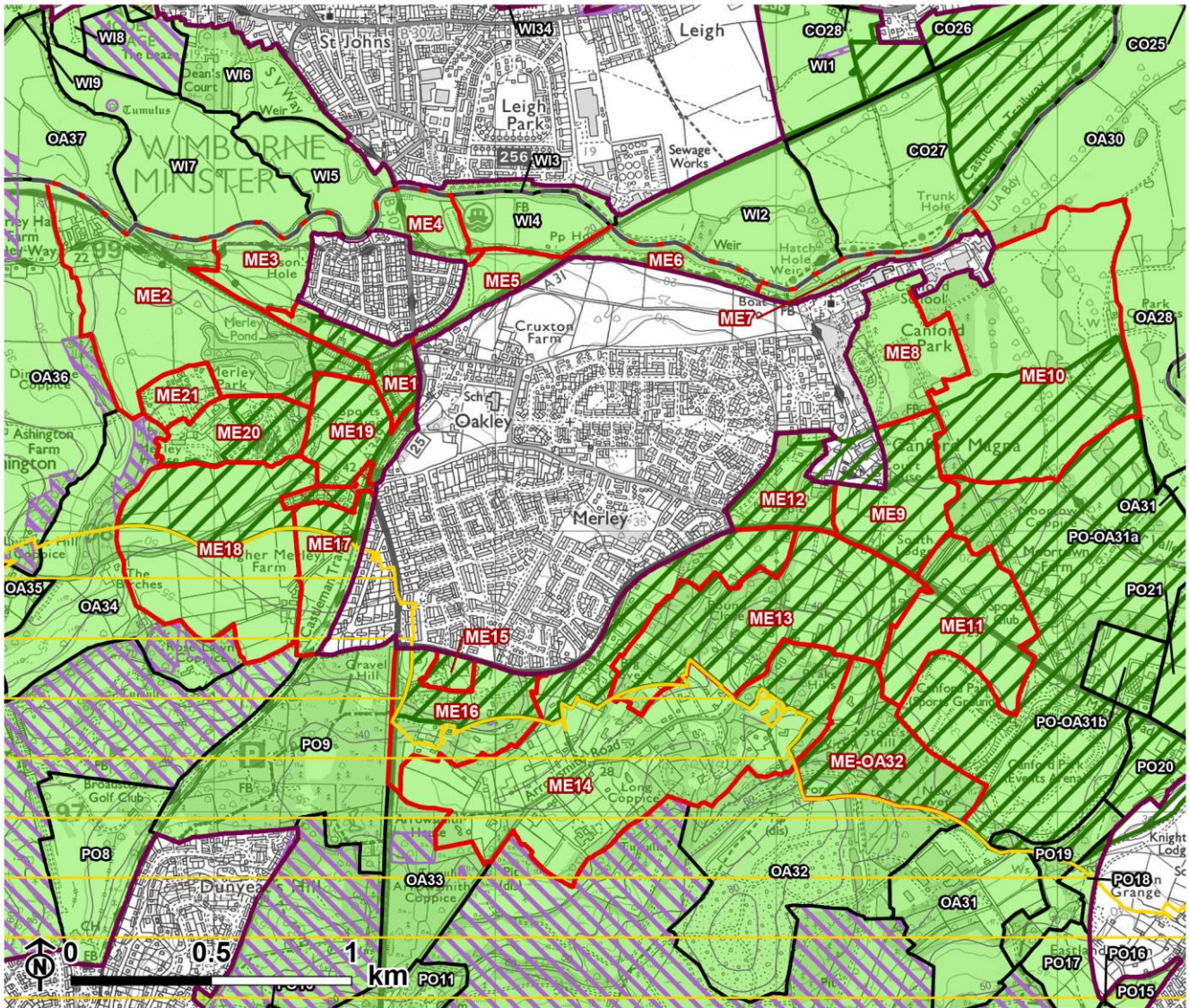


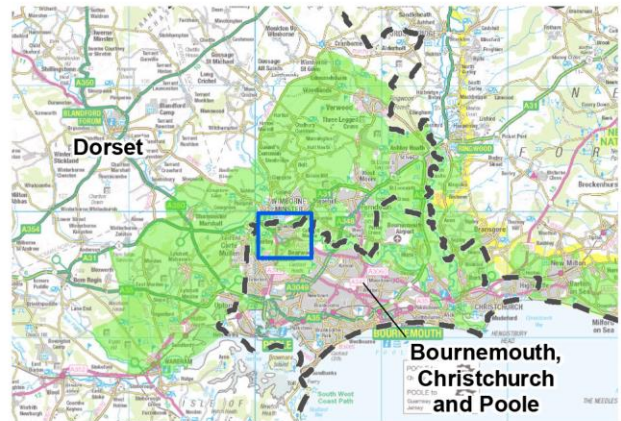
Appendix B

Detailed Stage 2 Harm Assessments: Merley, Canford Magna & Oakley

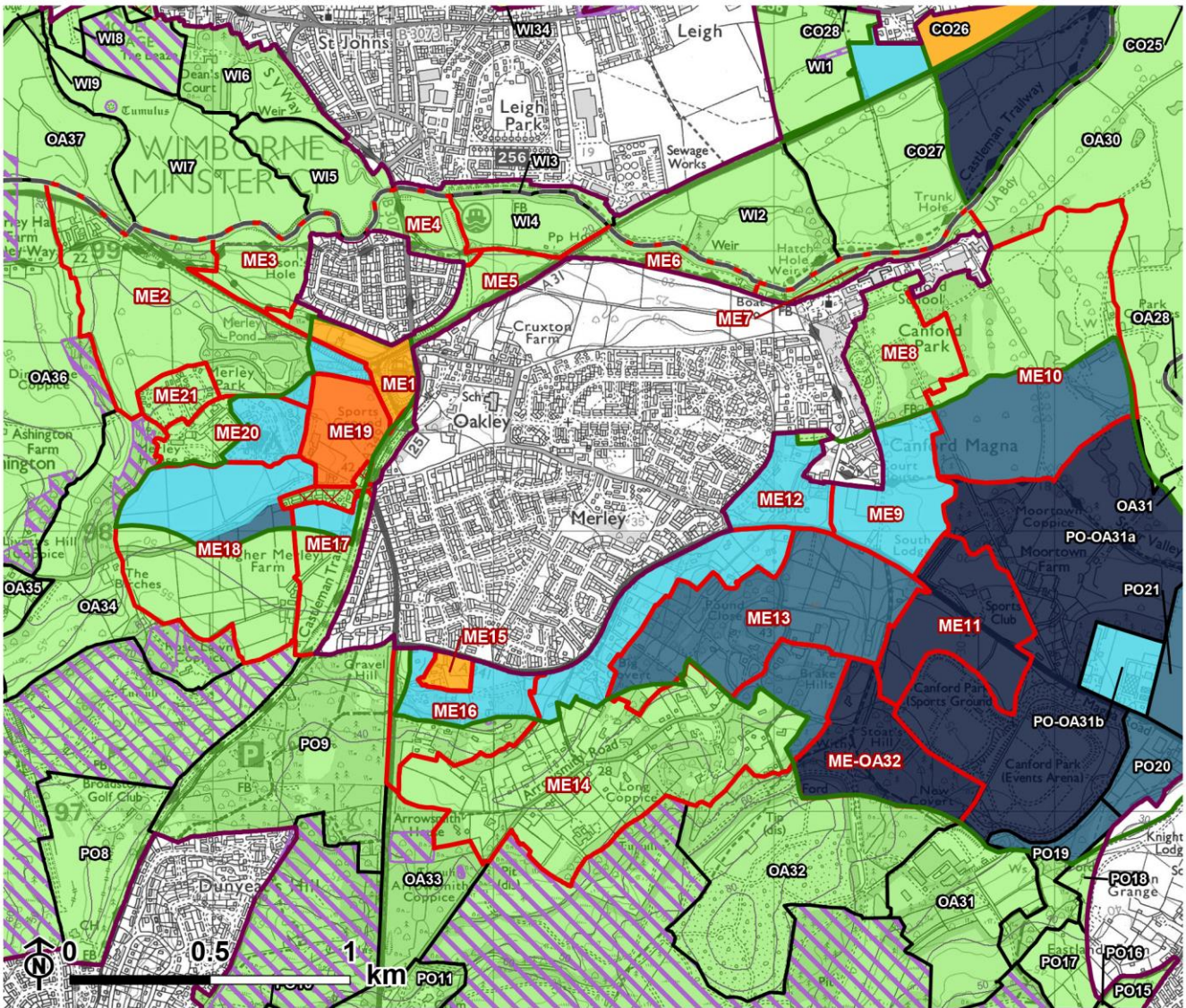
Merley, Canford Magna & Oakley



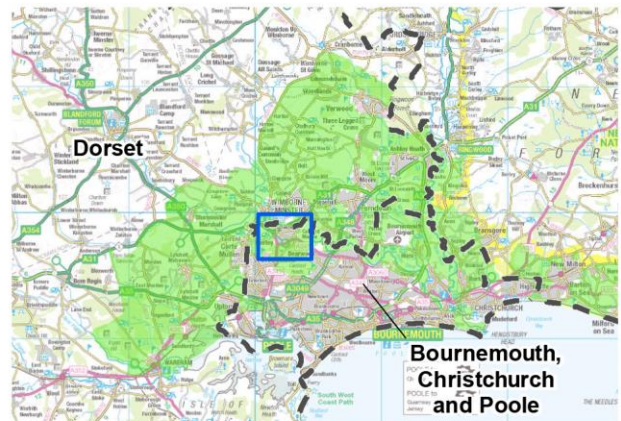
- - - Local Authority boundary
- Inset area
- Green Belt
- Merley, Canford Magna & Oakley parcel
- Neighbouring parcel
- No openness
- Absolute constraint(s)
- Site / area of search
- 400m Heathland Area



Merley, Canford Magna & Oakley



- - - Local Authority boundary
 - Inset area
 - Green Belt
 - Merley, Canford Magna & Oakley parcel
 - Neighbouring parcel
 - No openness
 - Absolute constraint(s)
 - Site / area of search
- Harm rating**
- Very high
 - High
 - Moderate high
 - Moderate
 - Low moderate
 - Low
 - Very low



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Components of harm assessment

The analysis of contribution to the Green Belt purposes is, with the exception of land in 'outer areas', taken from the Stage 1 Green Belt Study. It applies to each parcel as a whole, and considers:

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

Land more remote from inset settlements was not subject to detailed parcel analysis at Stage 1. Where areas of search / sites encompass land in these 'outer areas', an analysis of contribution, considering the same components as the Stage 1 parcel assessments, has been carried out as part of the Stage 2 study.

The Stage 2 analysis of the harm of releasing the site / area of search indicated on the maps above considers:

- the loss of that area's contribution to the Green Belt purposes;
- additional harm resulting from the weakening of adjacent Green Belt land.

Notes on harm ratings

If the harm rating is stated as being for the release of land as an expansion of an existing inset area, it is assumed that any intervening land to the inset edge will also be released. No assumptions are made regarding what intervening land might be released between the parcel and inset edge. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

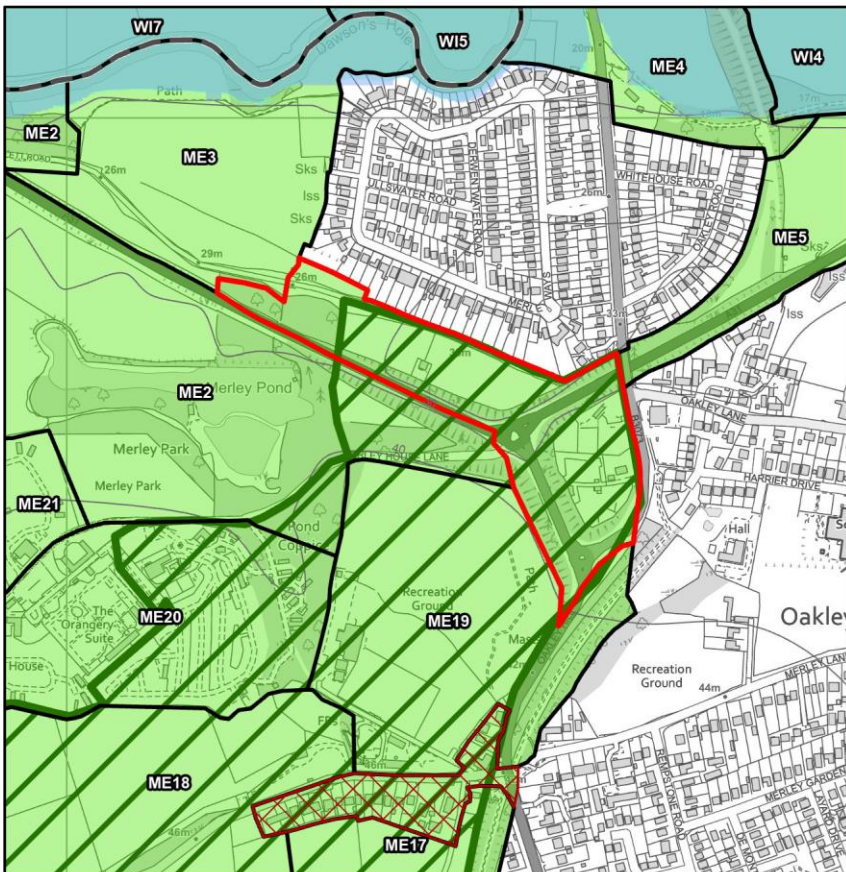
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

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

Harm of release of land in ME1



- ME1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

ME1

Impact on contribution of adjacent Green Belt

- Release of land within ME1 as an expansion of Merley, Canford Magna & Oakley:

Rating: Minor

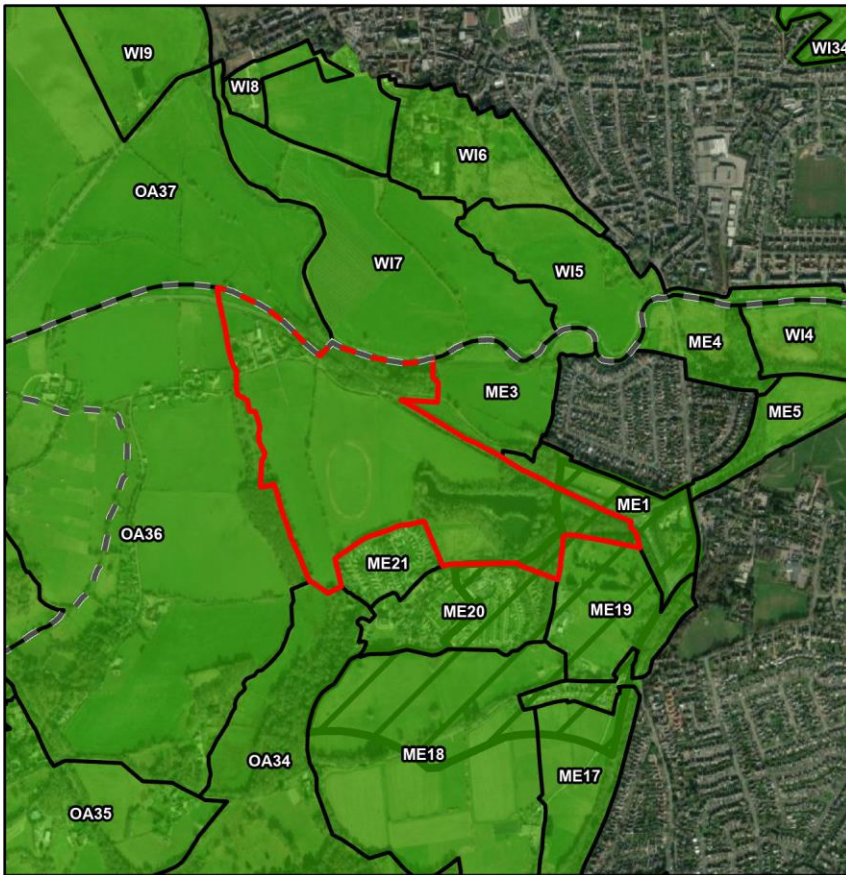
The release and development of ME1 would increase urbanising containment of land to the south within ME19. Due to the presence of woodland and roads surrounding this part of ME1, its release would not have an impact on the contribution of land within ME2 to the southwest and the remainder of ME1 to the west. Its release would also not impact the contribution of land within ME5, with which it shares a very short frontage along a road corridor.

Overall harm of Green Belt release

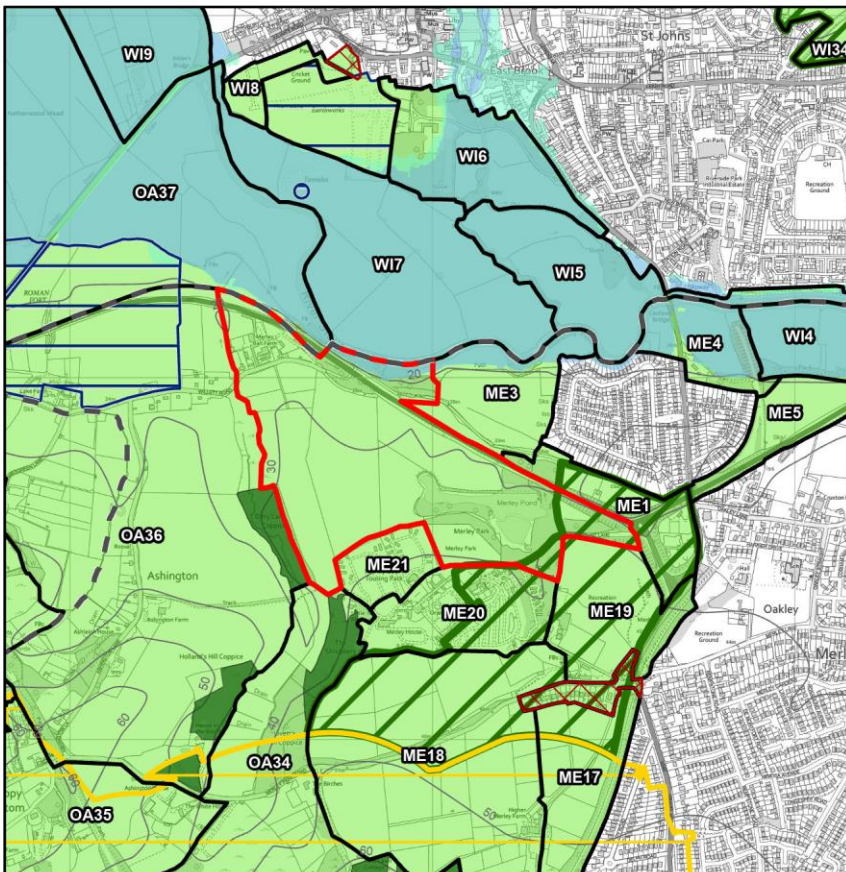
- Parcel ME1 makes a moderate contribution to preventing encroachment on the countryside and it makes a relatively weak contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be low-moderate.

Low-Moderate

Harm of release of land in ME2



- ME2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

ME2

Impact on contribution of adjacent Green Belt

- Release of the eastern part of ME2 (within the area of search) as an expansion of Merley, Canford Magna & Oakley:

Rating: Negligible

Due to the presence of woodland surrounding this part of ME2, its release would not have an impact on the remainder of ME2 to the west.

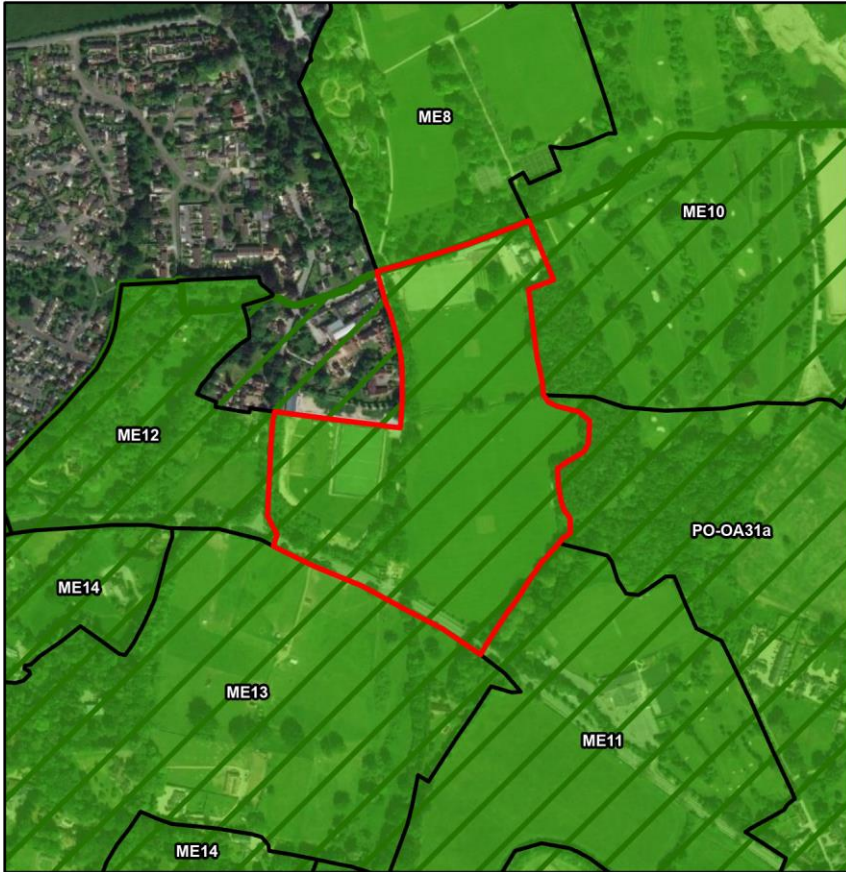
The adjoining land within ME1, ME19 and ME20 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

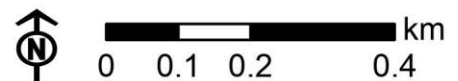
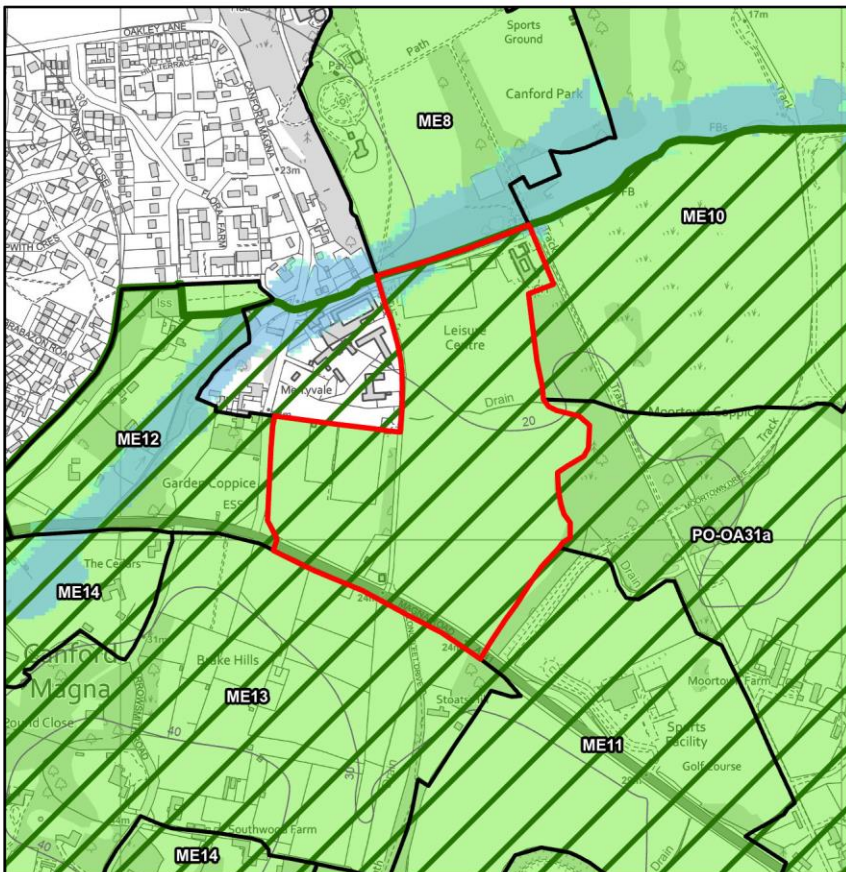
- Parcel ME2 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. It also makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be moderate-high.

Moderate-High

Harm of release of land in ME9



-  ME9
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  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.

ME9

Impact on contribution of adjacent Green Belt

- Release of ME9 as an expansion of Merley:

Rating: Minor-moderate

The release and development of ME9 would result in Magna Road forming the inset settlement boundary to ME13. This would represent a weakening of its current boundary separation, which is strengthened by tree cover. It would also reduce the settlement gap between Merley/Canford Magna and Poole.

The strong tree belt along the eastern edge of the parcel would prevent any significant impact on the distinction of land within ME10 and ME11.

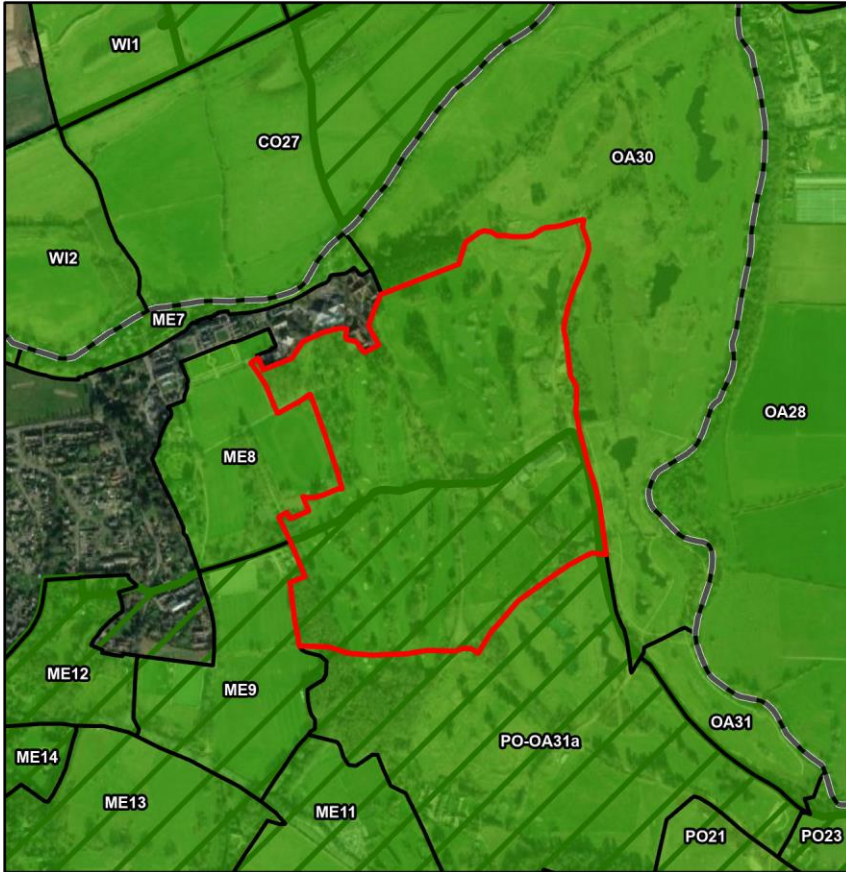
The adjoining land within ME8 and ME12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

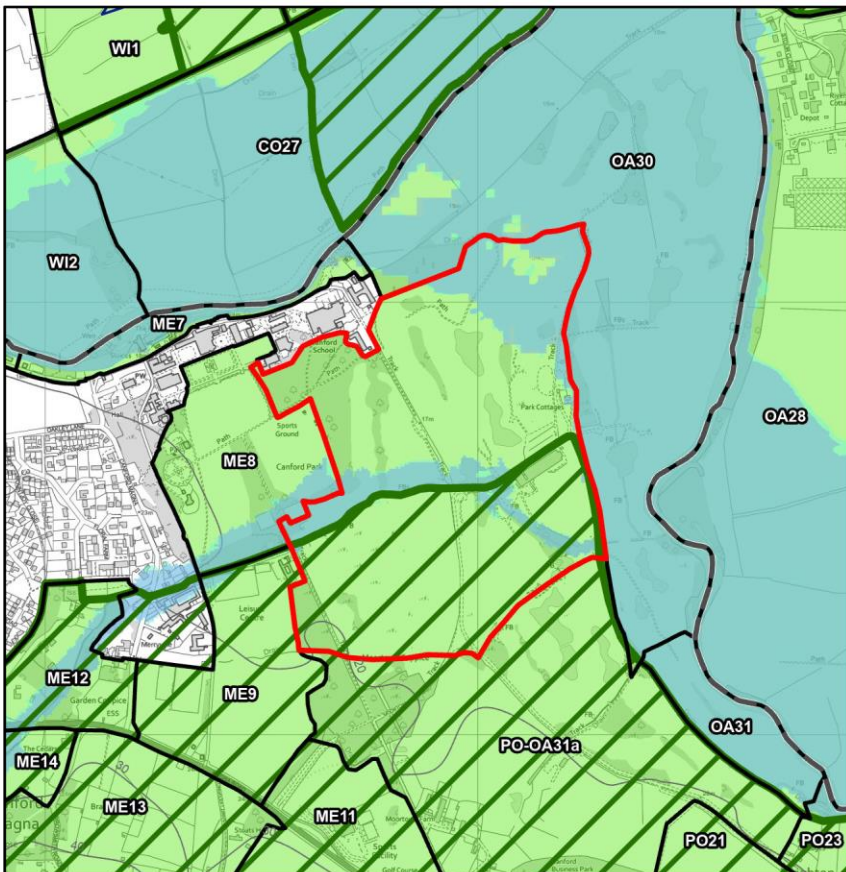
- Parcel ME9 makes a moderate contribution to preventing neighbouring towns merging into one another and to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be moderate-high.

Moderate-High

Harm of release of land in ME10



- ME10
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

ME10

Impact on contribution of adjacent Green Belt

- Release of the southern part of ME10 (within the area of search) as an expansion of Merley:

Rating: Minor-moderate

A combination of field boundaries and tree cover create strong separation between the urban edge and land within PO-OA31a and OA30. The release and development of the southern part of ME10 would weaken this separation and would increase urbanising visual impact on land in PO-OA31a and OA30. It would also diminish separation between the towns of Merley/Canford Magna and Poole.

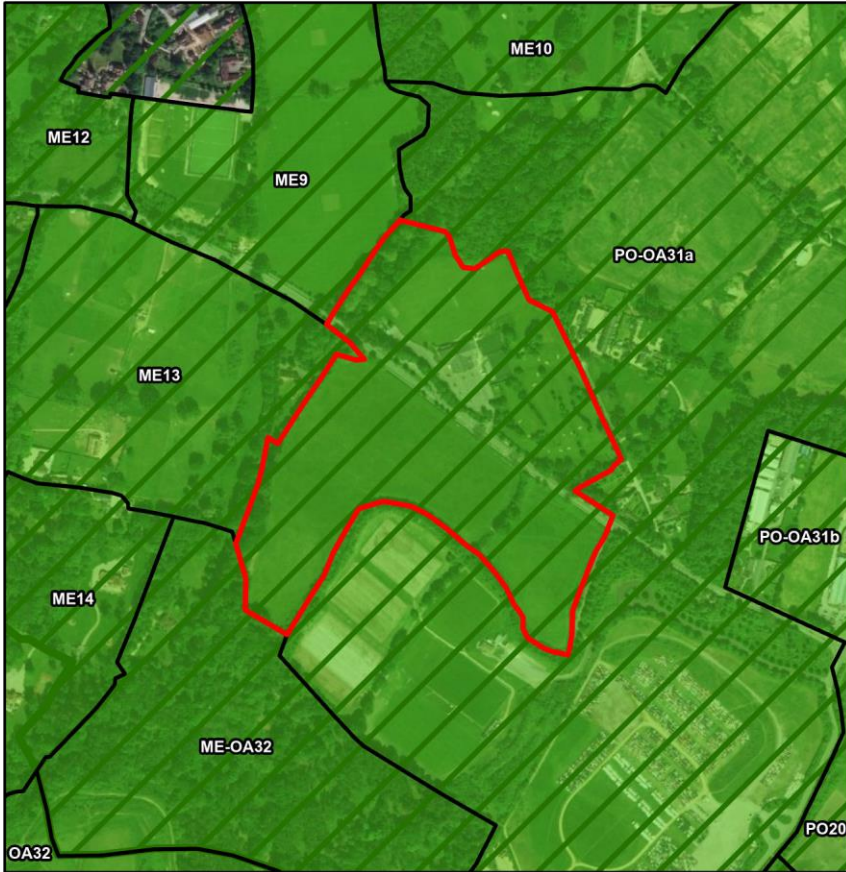
The adjoining land within ME8, ME9 and the remainder of ME10 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

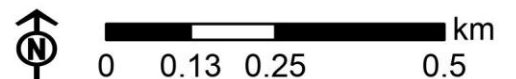
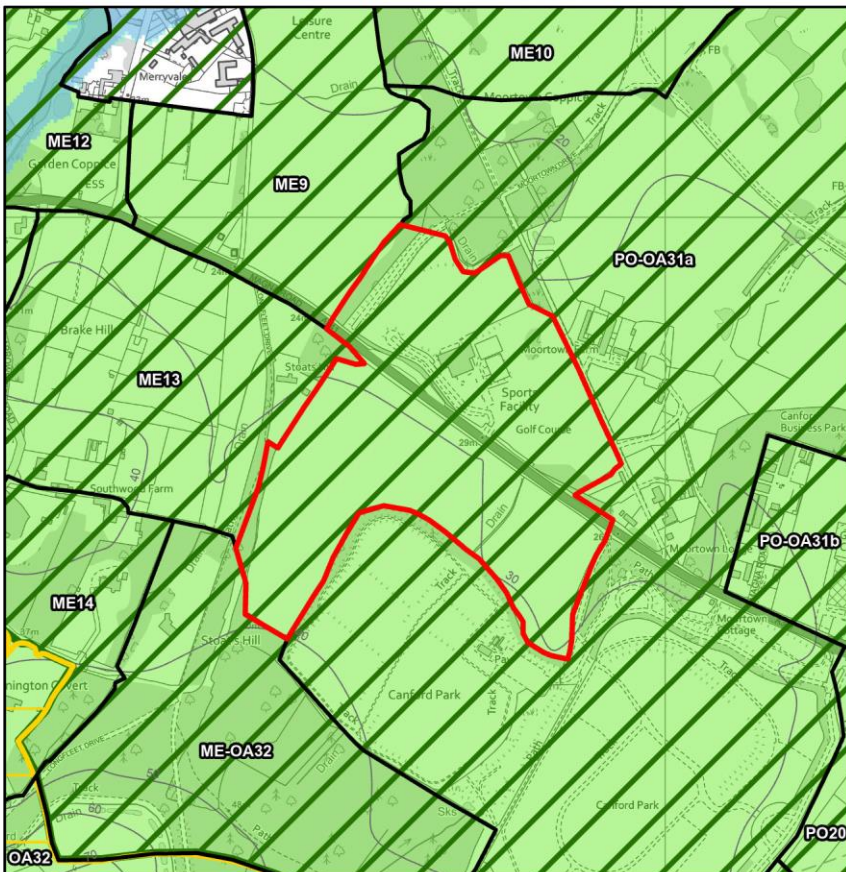
- Parcel ME10 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of the release of its southern part would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be high.

High

Harm of release of land in ME11



- ME11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

ME11

Impact on contribution of adjacent Green Belt

- Release of ME11 as an expansion of Merley:

Rating: Moderate

ME11 forms the core of the gap between the towns of Merley/Canford Magna/Oakley and Poole. It's release, breaching the tree belt to the west, would significantly reduce the strength of the settlement gap.

A combination of field boundaries and tree cover create strong separation between the urban edge and land within PO-OA31a. Release of ME11 would weaken this separation.

Due to the presence of strong tree cover within ME-OA32, release of ME11 would not have a significant impact on the separation of land within ME-OA32 and the urban edge. Likewise, woodland to the north would prevent any significant impact on land in ME10.

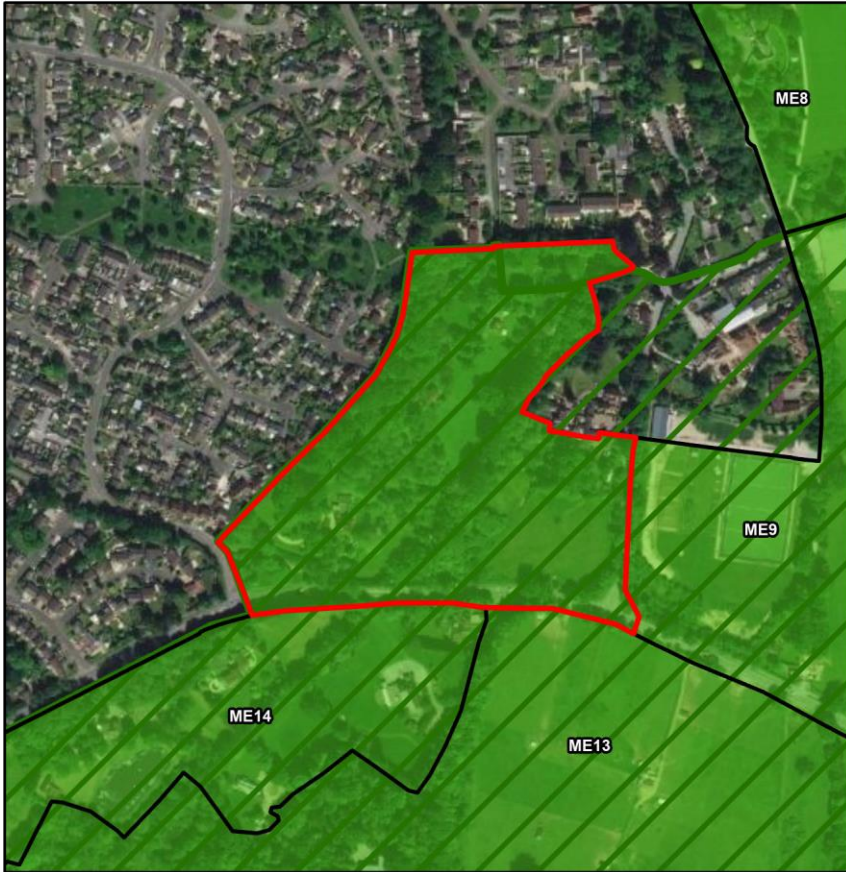
The adjoining land within ME9 and ME13 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

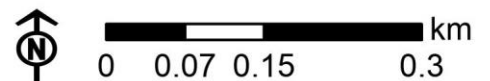
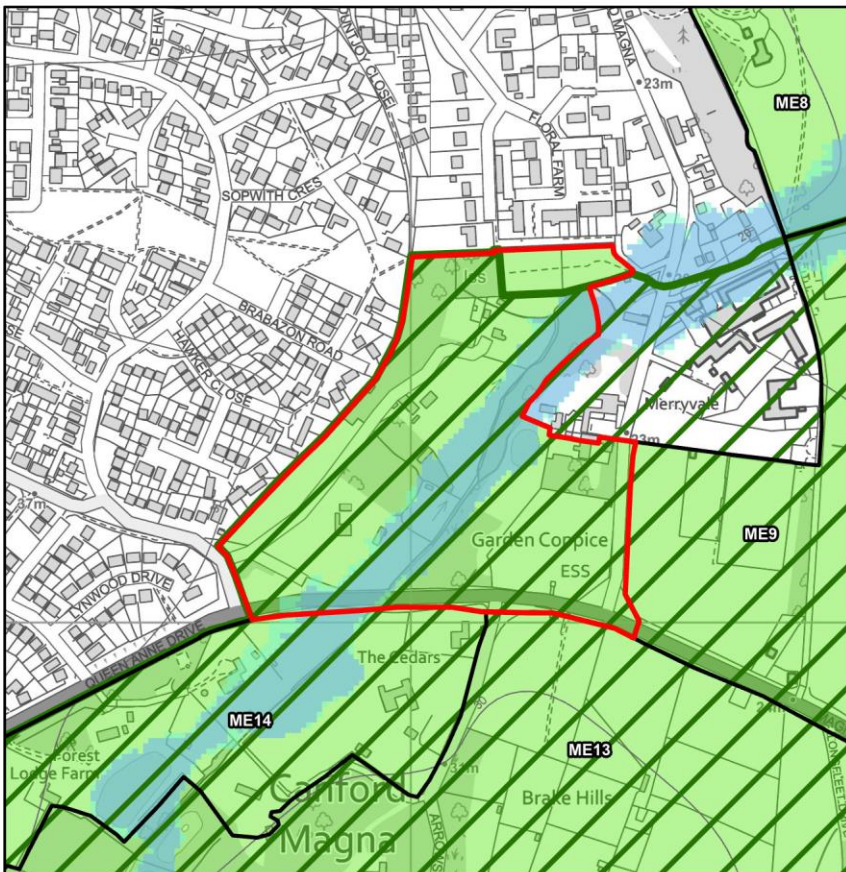
- Parcel ME11 has very strong distinction from the urban area, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. It makes a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be very high. Release of the parcel in association with the expansion of Poole (Bearwood) would also constitute very high harm.

Very High

Harm of release of land in ME12



-  ME12
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  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.

ME12

Impact on contribution of adjacent Green Belt

- Release of land within ME12 as an expansion of Merley:

Rating: Minor-moderate

Release of ME12, with its strong tree cover, would weaken the boundary separation of land in ME13, although the A341 would still form a relatively strong boundary. There would be some slight urbanising containing impact on land in ME14, and any expansion out along Magna Road would constitute a minor impact on the gap between the towns of Merley/Canford Magna and Poole.

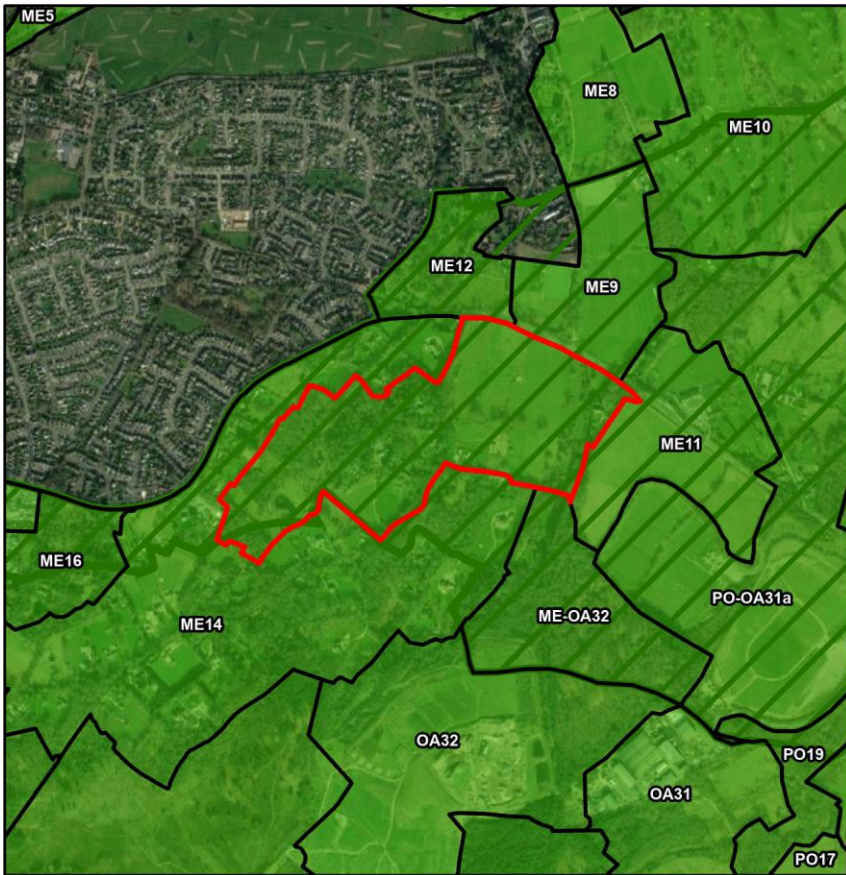
The adjoining land within ME9 and ME14 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

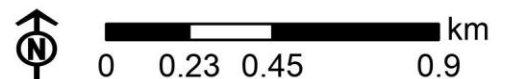
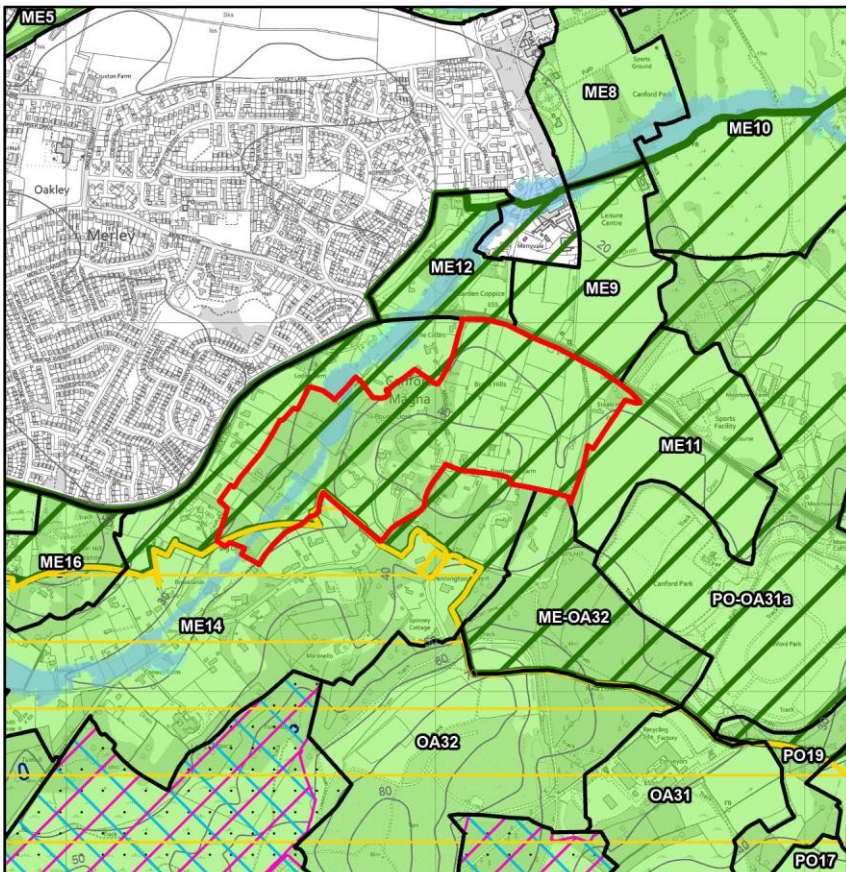
- Parcel ME12 makes a relatively strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be moderate-high.

Moderate-High

Harm of release of land in ME13



- ME13
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- 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.

ME13

Impact on contribution of adjacent Green Belt

- Release of land within ME13 as an expansion of Merley:

Rating: Minor-moderate

The tree cover and hedgerows within ME13 contribute to the boundary separation between the urban edge and land within ME-OA32 to the east. Release of land within ME13 would weaken this separation, and would also cause some reduction of the settlement gap between Merley/Canford Magna and Poole.

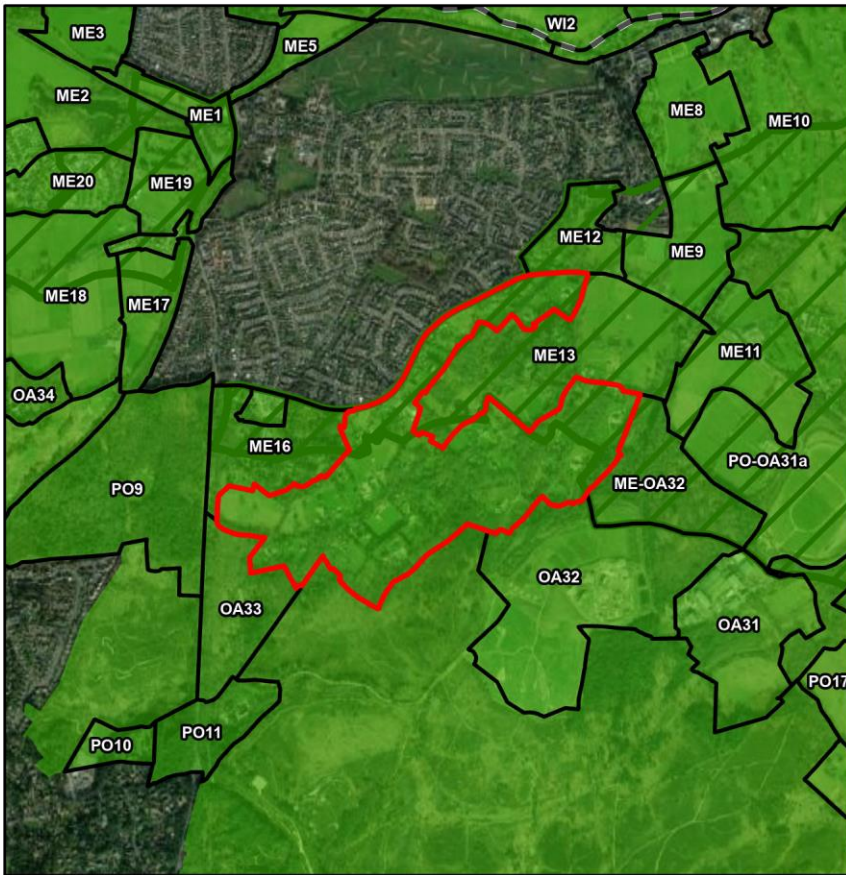
The adjoining land within ME9, ME11, ME12 and ME14 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

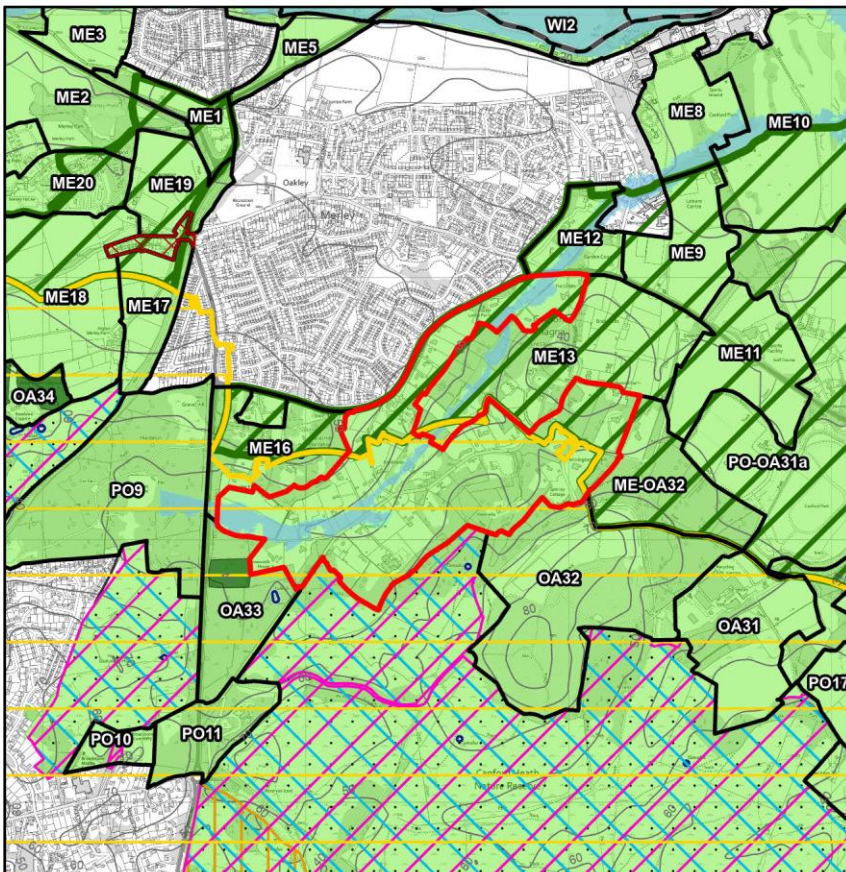
- Parcel ME13 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be high.

High

Harm of release of land in ME14



- ME14
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- 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.

ME14

Impact on contribution of adjacent Green Belt

- Release of the north western edge of ME14 (within the area of search) as an expansion of Merley:

Rating: Minor

The A341 helps provide separation between the urban edge and land within ME14, ME16 and the more open parts of ME13. The release and development of the north western edge of ME14 would weaken this boundary separation.

The release of this part of ME14 would not significantly reduce the settlement gap between Merley/Canford Magna/Oakley and Poole.

The adjoining land within ME12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of the north eastern part of ME14 (within the area of search) as an expansion of Merley:

Rating: Minor-moderate

The release of land in the north eastern part of ME14 would result in narrowing of the settlement gap between Merley/Canford Magna/Oakley and Poole. The A341 and tree cover to the west contributes to the boundary separation between the urban edge and ME13 and the remainder of ME14 to the west. The release of land within this part of ME14 would therefore also weaken this boundary separation and would create urbanising containment of any unreleased land to the west.

Due to the presence of strong tree cover within ME-OA32, release of this north eastern part of ME14 would not have a significant impact on the separation of land within ME-OA32 and the urban edge.

Overall harm of Green Belt release

- Parcel ME14 makes a strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of the release of the north western edge of the parcel on the adjacent Green Belt

ME14

would be minor. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be moderate-high.

Moderate-High

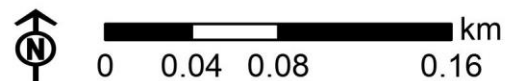
- Parcel ME14 makes a strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of the release of the north eastern part of the parcel on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be high.

High

Harm of release of land in ME15



-  ME15
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  400m Heathland Area
-  Scheduled monument



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.

ME15

Impact on contribution of adjacent Green Belt

- Release of ME15 as an expansion of Merley:

Rating: Minor

The extent of existing development, combined with the wooded nature of its surroundings, means that release of this parcel would not have an impact on the separation of land within ME16 from the urban edge.

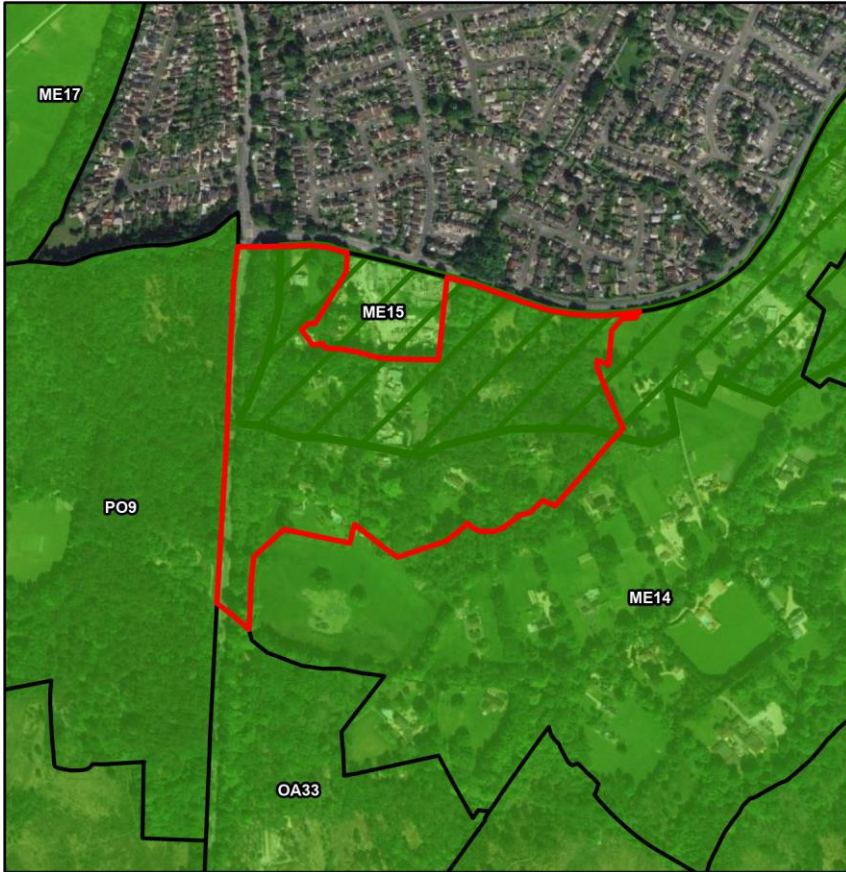
However, an expansion of the inset edge southwards into the narrow gap between Merley and Poole is considered to constitute some adverse impact on the role of the Green Belt.

Overall harm of Green Belt release

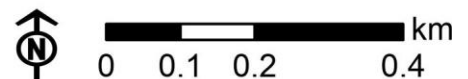
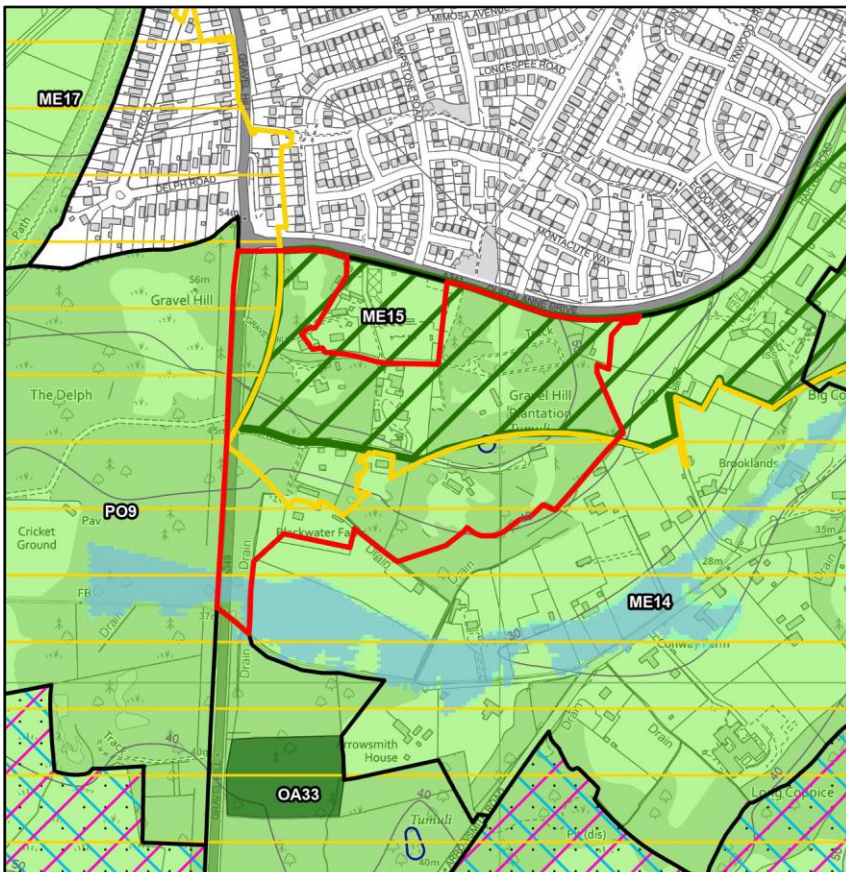
- Parcel ME15 makes a relatively weak contribution to preventing neighbouring towns merging into one another and to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be low-moderate.

Low-Moderate

Harm of release of land in ME16



- ME16
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- 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.

ME16

Impact on contribution of adjacent Green Belt

- Release of the northern part of ME16 (within the area of search) as an expansion of Merley:

Rating: Minor

The release and development of the northern part of ME16 would increase urbanising containment of land in PO9. It would have a negligible impact on the gap between the towns of Merley and Poole, as woodland would still preserve significant separation.

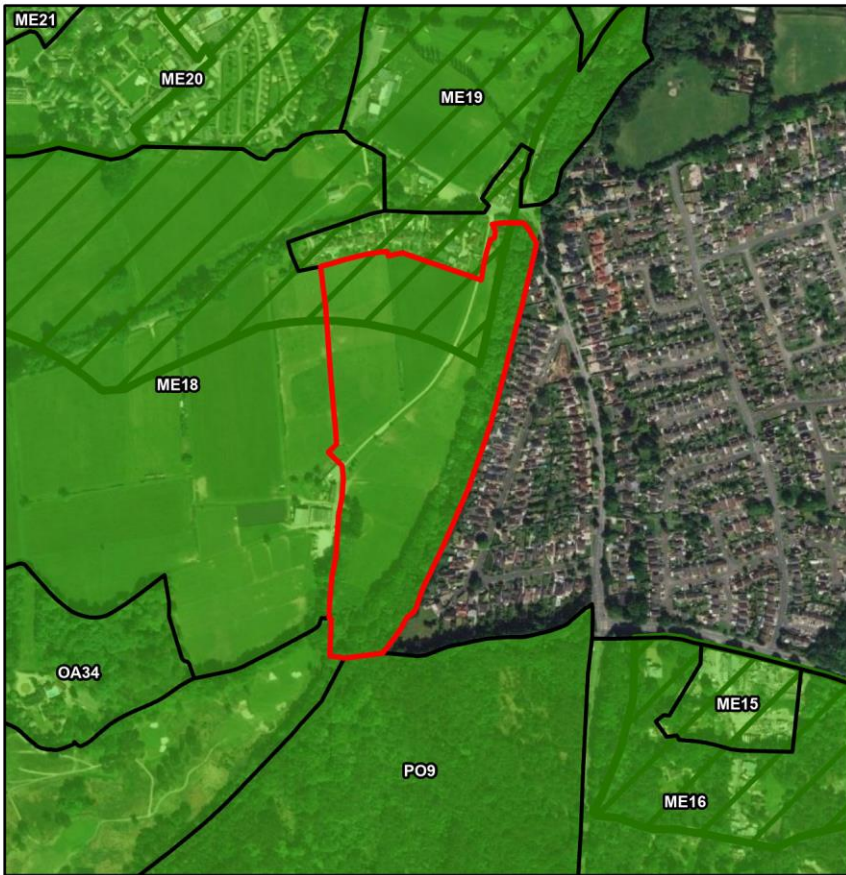
The adjoining land within ME14, ME15 and the remainder of ME16 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

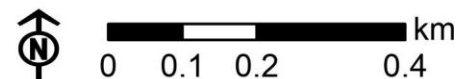
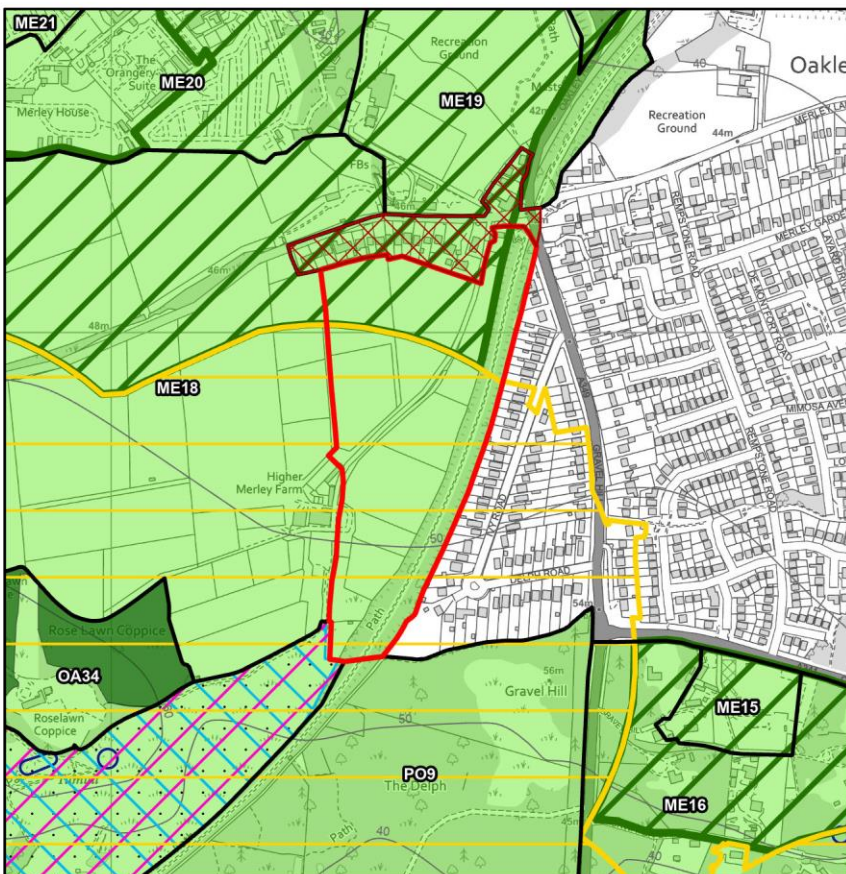
- Parcel ME16 makes a relatively strong contribution preventing neighbouring towns merging into one another and to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of its northern part (within the area of search) would be minor. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be moderate-high.

Moderate-High

Harm of release of land in ME17



- ME17
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

ME17

Impact on contribution of adjacent Green Belt

- Release of the northern part of ME17 as an expansion of Merley:

Rating: Minor-moderate

The inset edge tree belt provides separation between ME18 to the west and the urban edge. Release of ME17 would weaken this boundary separation and would increase urbanising visual impact on land in ME18.

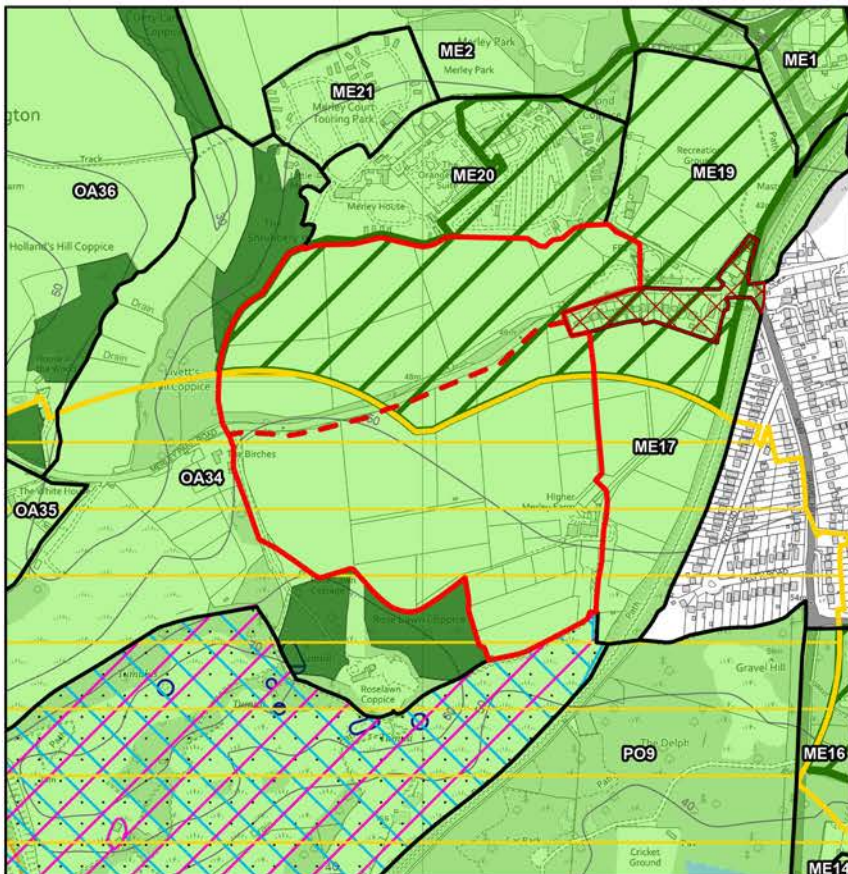
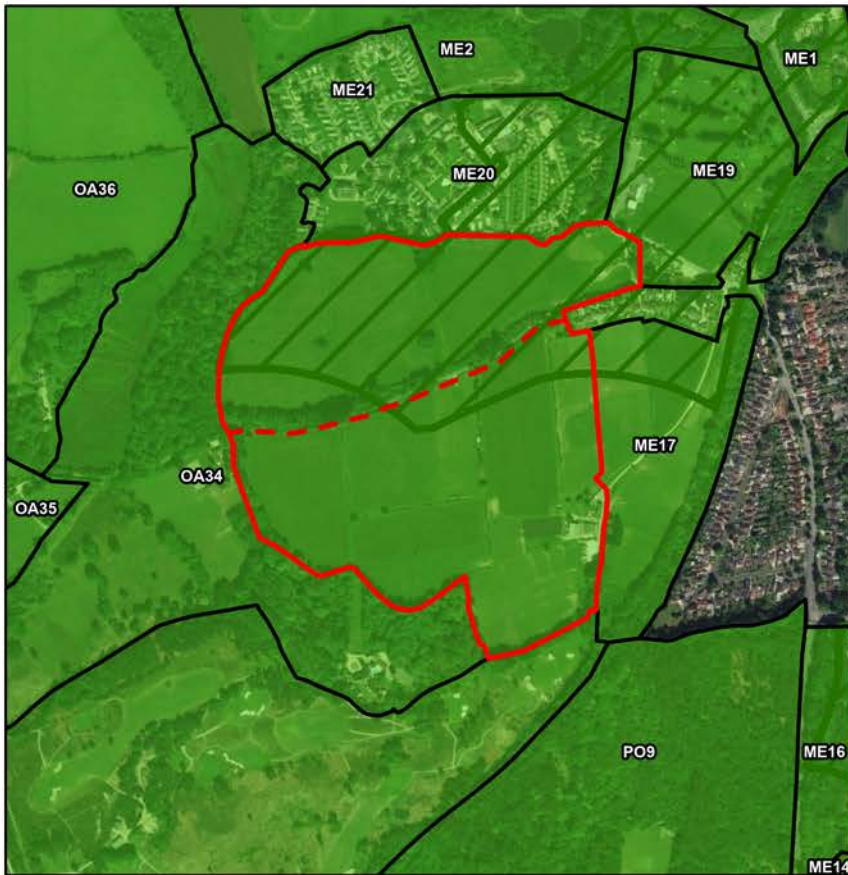
The adjoining land within the remainder of ME17 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

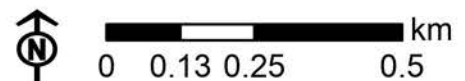
- Parcel ME17 makes a relatively strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing neighbouring towns merging into one another, The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be moderate-high.

Moderate-High

Harm of release of land in ME18



- ME18
- Harm assessment subdivision
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Assessment site
- 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.

ME18

Impact on contribution of adjacent Green Belt

- Release of land within ME18 to the north of Merley Park Road, and land within the area of search to the south of Merley Park Road, as an expansion of Merley:

Rating: Minor-moderate

The release would narrow the gap between Merley and Corfe Mullen, although tree cover to the west would still preserve strong separation between the towns.

The strength of the woodland block to the west of this area means that the release of land north of Merley Park Road would not have any significant impact on the distinction from the urban area of land to the west, in OA34, but there would be greater impact as a result of release to the south of Merley Park Road, which has a weaker boundary to the west.

The adjoining land within ME17, ME19, ME20 and the remainder of ME18 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of ME18, north of Merley Park Road, as an expansion of Merley:

Rating: Minor

The strength of the woodland block to the west of this area means that limiting the release to land north of Merley Park Road would negate any impact on the distinction from the urban area of land to the west in OA34. Reduction of the Green Belt gap between Merley and Corfe Mullen would still be a minor impact.

The adjoining land within ME19, ME20 and the remainder of ME18 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel ME18 makes a strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact on

ME18

the adjacent Green Belt of the release of land to the north of Merley Park Road, and that part of the search area to the south of Merley Park Road, would be minor-moderate. Therefore the harm resulting from the release of land in ME18 to the north of Merley Park Road, and that part of the search area to the south of Merley Park Road, as an expansion of Merley, Canford Magna and Oakley, would be high.

High

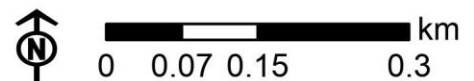
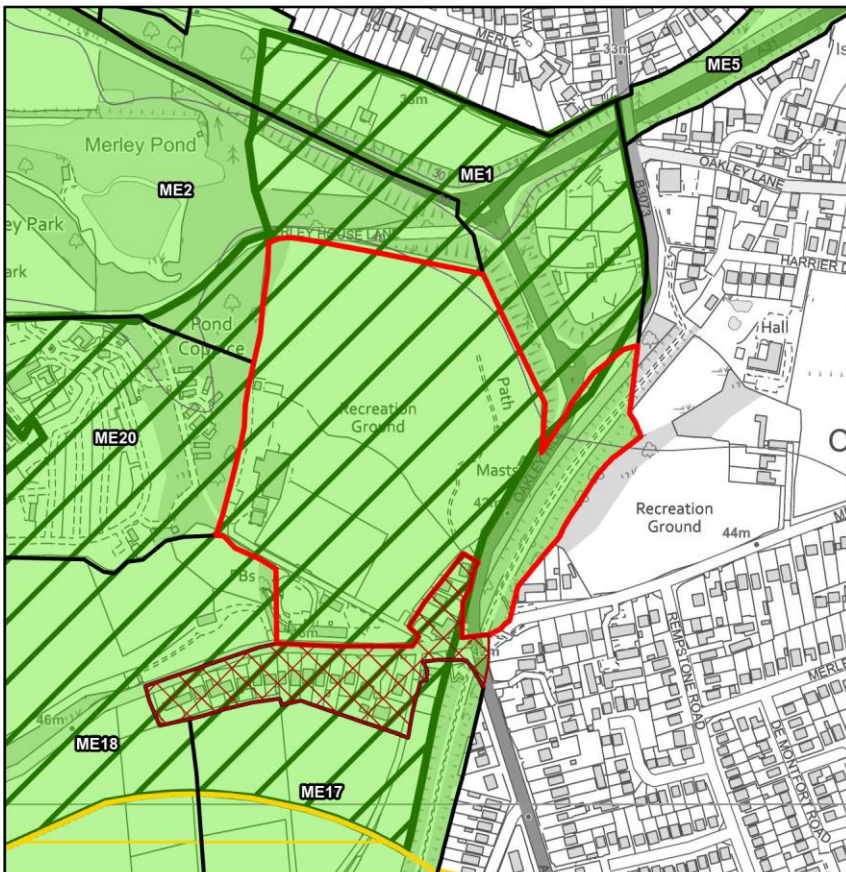
- Parcel ME18 makes a strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of the release of land within ME18 to the north of Merley Park Road would be minor. Therefore the harm resulting from the release of land within ME18 to the north of Merley Park Road, as an expansion of Merley, Canford Magna and Oakley, would be moderate-high.

Moderate-High

Harm of release of land in ME19



- ME19
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

ME19

Impact on contribution of adjacent Green Belt

- Release of land within ME19 as an expansion of Merley:

Rating: Minor

Tree cover to the east provides separation between ME18 and the urban edge. Release of land within ME19 would weaken this separation. Due to the presence of woodland to the north and northeast of the parcel, its release would not have an impact on land within ME2.

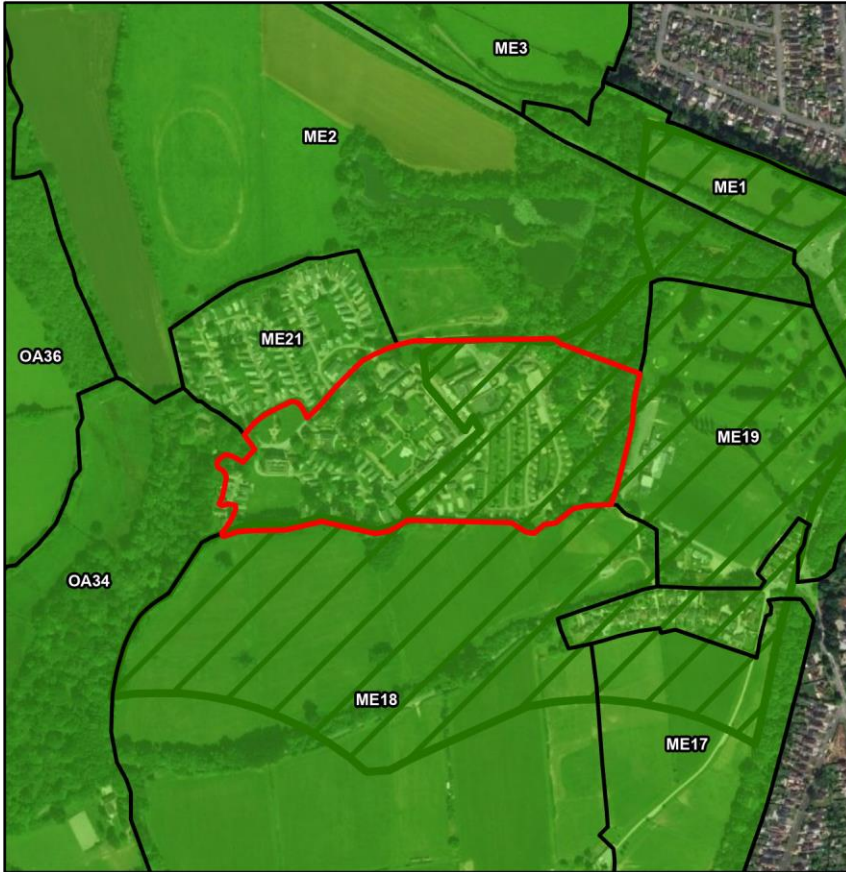
The release and development of the central and western parts of ME19 would negate the boundary role of the tree belt which forms the eastern edge of this parcel, but this impact is taken into account in the contribution ratings for the parcel as a whole. The adjoining land within ME1 and ME20 does not make a stronger contribution to any of the Green Belt purposes, so impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

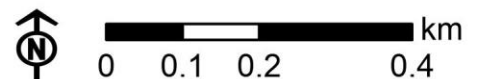
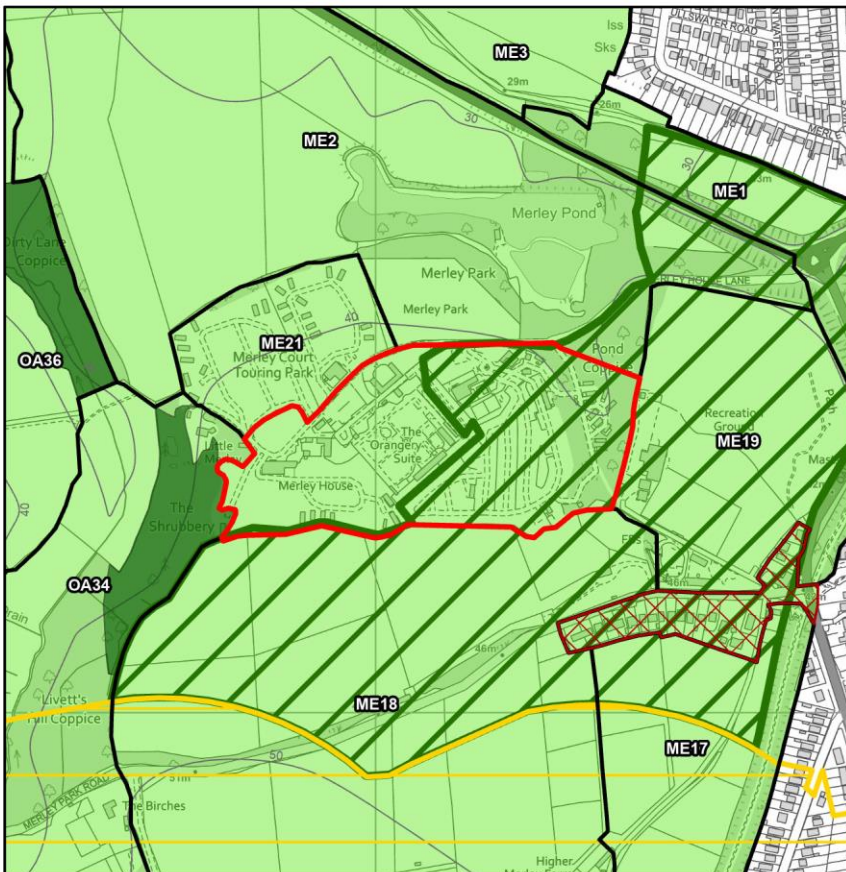
- Parcel ME19 makes a relatively strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing neighbouring towns merging into one another, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be moderate.

Moderate

Harm of release of land in ME20



- ME20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 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.

ME20

Impact on contribution of adjacent Green Belt

- Release of the eastern part of ME20 (within the area of search) as an expansion of Merley:

Rating: Minor-moderate

The release of the eastern part of ME20 would weaken boundary separation from the inset settlement for land to the south in ME18 and to the north in ME2. It would increase urbanising containment of land in ME18 and ME19, although the boundary tree belt would preserve strong boundary and visual separation from the latter.

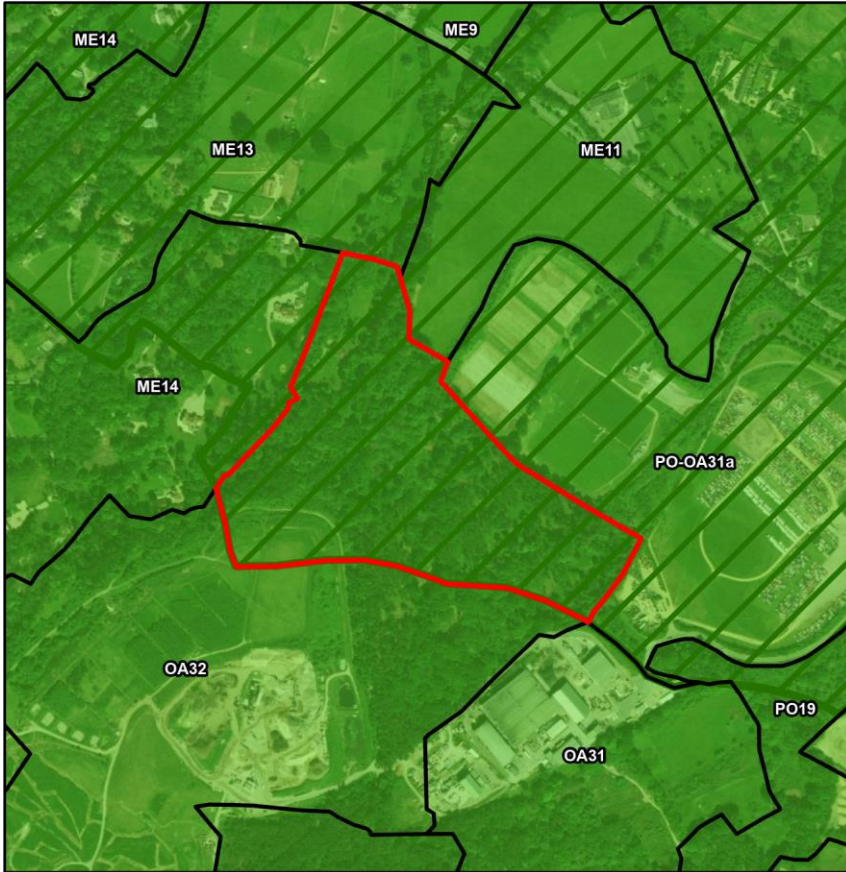
The adjoining land within the remainder of ME20 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.












Overall harm of Green Belt release

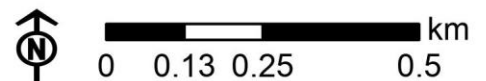
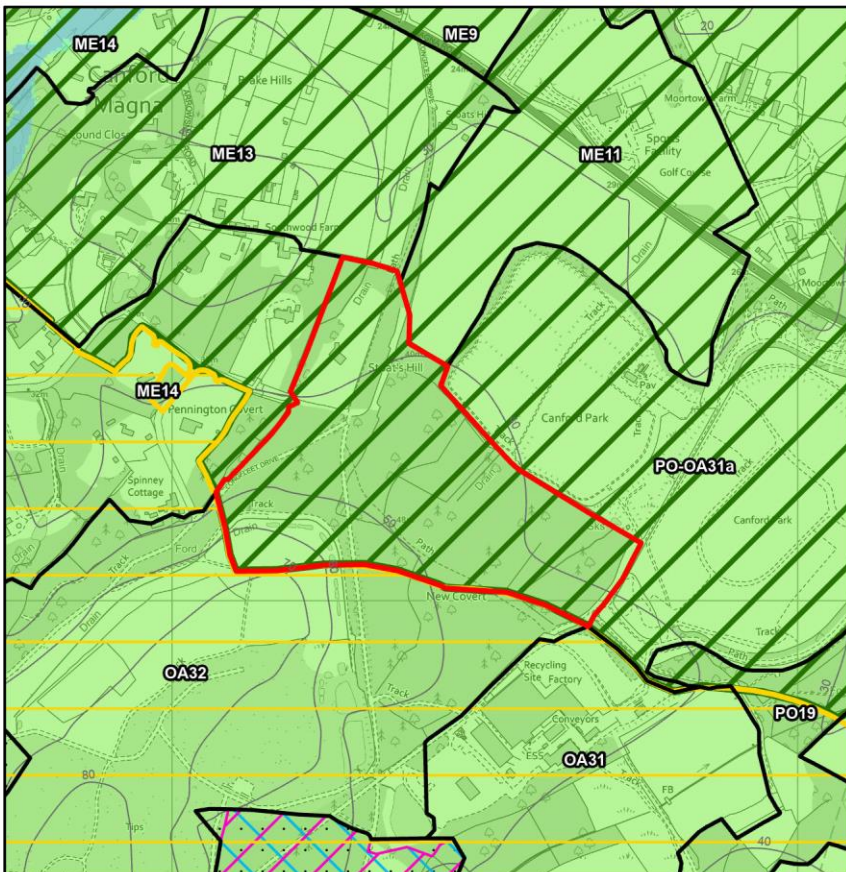
- Parcel ME20 makes a relatively strong contribution to preventing encroachment on the countryside and a moderate contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of the release of the eastern part of the parcel would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be moderate-high.

Moderate-High

Harm of release of land in ME-OA32



-  ME-OA32
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Site of Special Scientific Interest
-  Flood Zone 2
-  Flood Zone 3



ME-OA32

Parcel location and openness

Parcel size: 18.36ha

The parcel is located south 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 is open and is dominated by woodland.

Distinction between parcel and inset area

Tree cover is very prominent within the parcel, making it significantly different from Merley/Canford Magna/ Oakley and forming a strong boundary feature which creates separation from the settlement. The parcel extends a significant distance from the inset area, is not contained by urban development and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

ME-OA32

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

ME-OA32

Impact on contribution of adjacent Green Belt

- Release of ME-OA32 as an expansion of Merley:

Rating: Moderate

The release of ME-OA32 would significantly reduce the settlement gap between Poole and Merley/Canford Magna/Oakley. A combination of field boundaries and tree cover create strong separation between the urban edge and land within PO-OA31a, OA31, OA32 and ME11.

Release of land within ME-OA32 would weaken this boundary separation.

The adjoining land within ME13 and ME14 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel ME-OA32 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be moderate. Therefore the harm resulting from its release, as an expansion of Merley, Canford Magna & Oakley, would be very high.

Very High