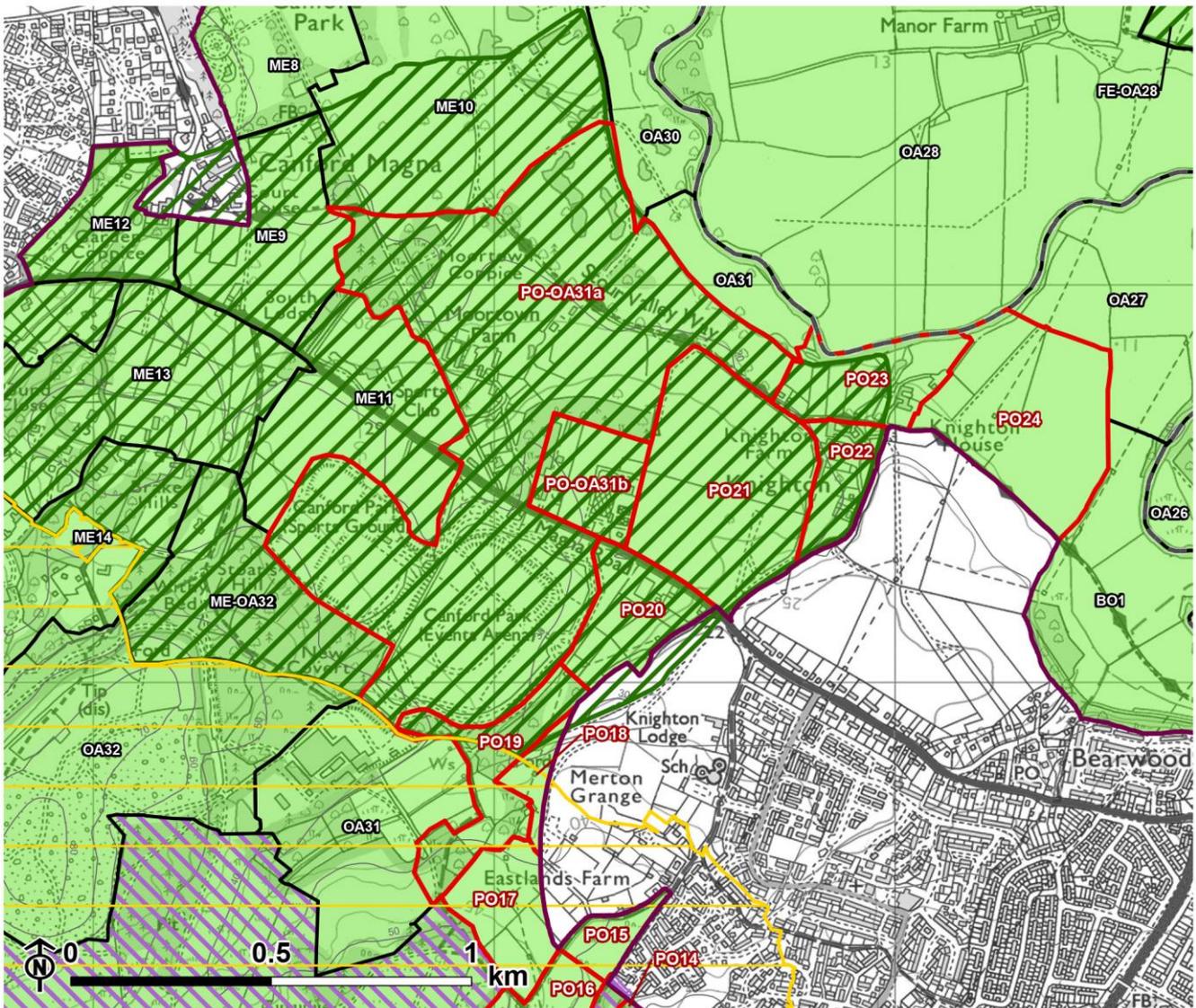
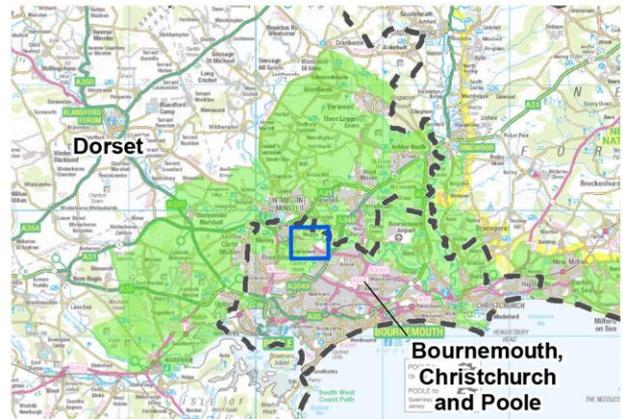


Appendix B
Detailed Stage 2
Harm Assessments:
Poole

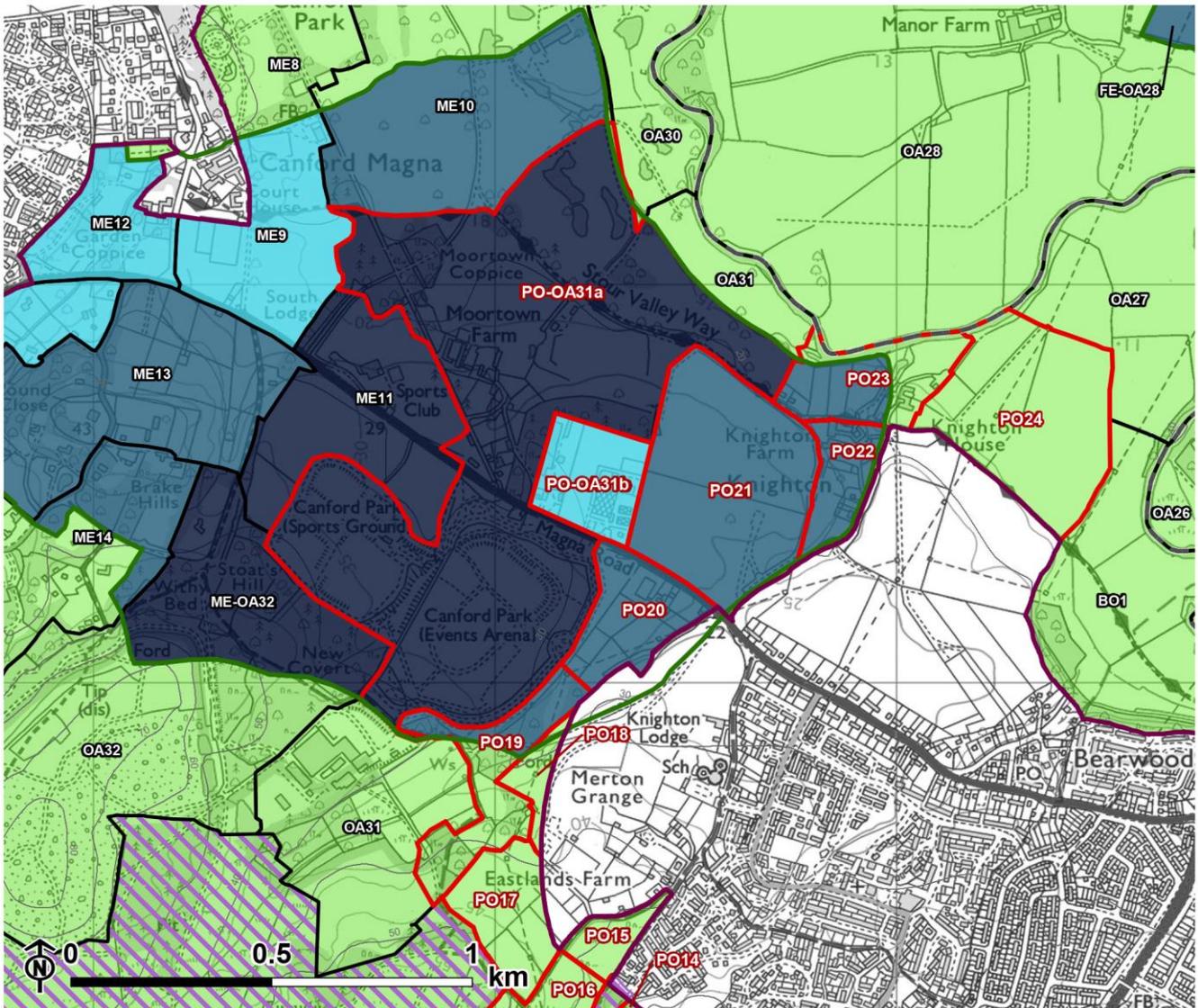
Poole



- - - Local Authority boundary
- Inset area
- Green Belt
- ▭ Poole parcel
- ▭ Neighbouring parcel
- ▨ Absolute constraint(s)
- ▨ Site / area of search
- ▨ 400m Heathland Area



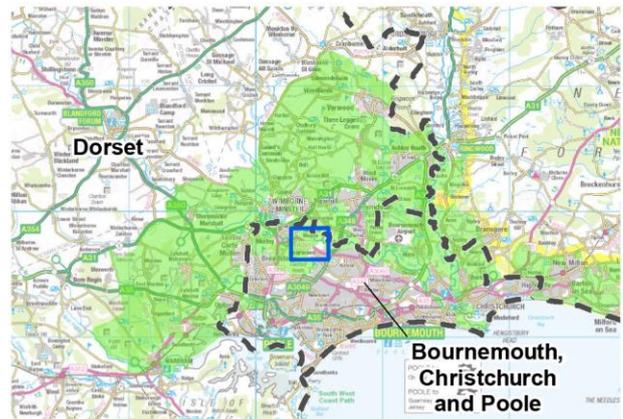
Poole



- - - Local Authority boundary
- Inset area
- Green Belt
- ▭ Poole parcel
- ▭ Neighbouring parcel
- ▨ 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.

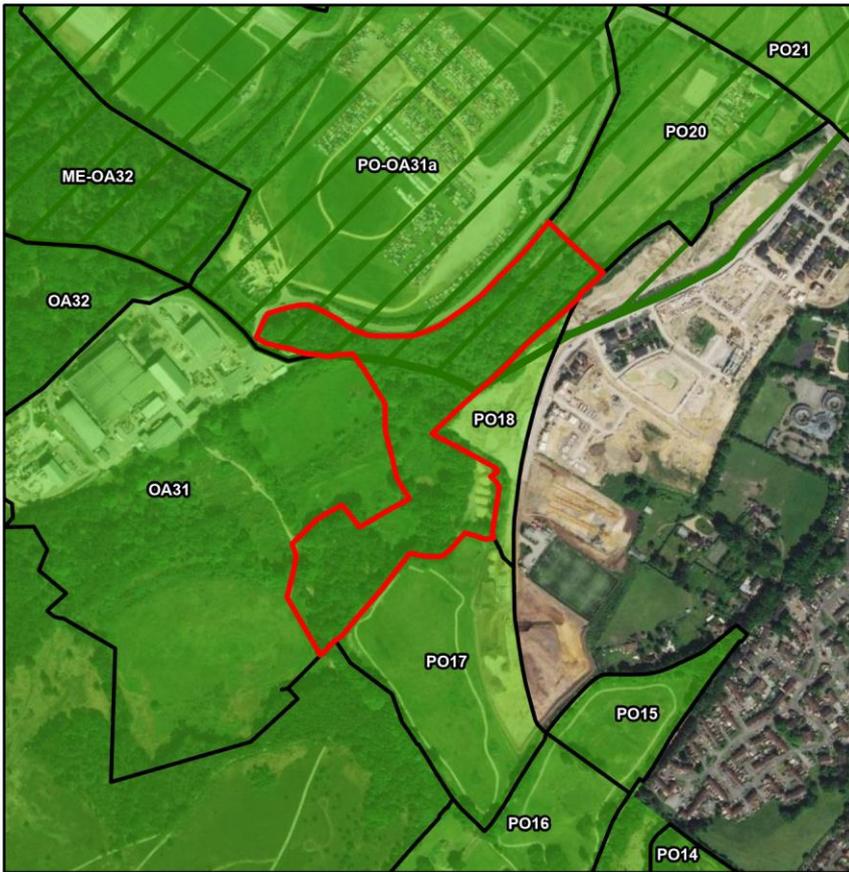
Notes on harm ratings

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.

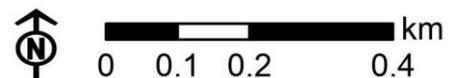
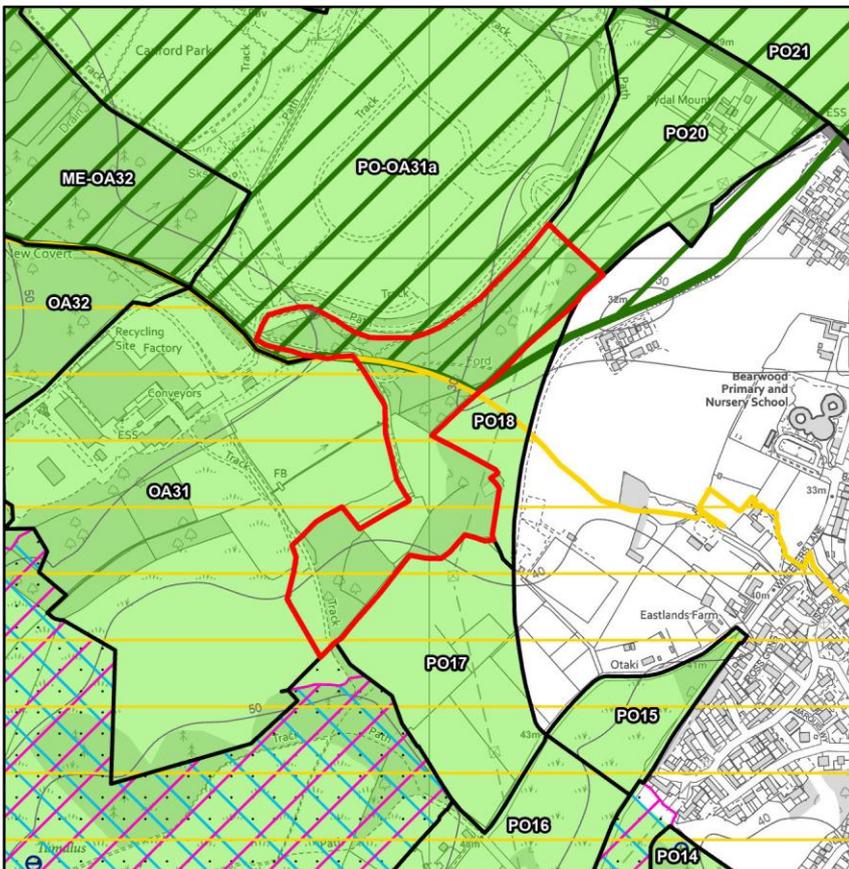
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- 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 PO19



- PO19
- 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



PO19

Parcel location and openness

Parcel size: 8.72ha

The parcel is located on the north eastern edge of Bearwood, Poole. Poole is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Land adjoining the southeast of the parcel is identified as a Heathland Support Area.

Land is open and is dominated by woodland.

Distinction between parcel and inset area

Tree cover within the parcel forms a strong boundary feature creating separation from the settlement. The parcel 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.

PO19

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of 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 Poole and Merley/Canford Magna/Oakley, but there are some significant areas of woodland creating separation. 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
Land is open countryside and 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.

PO19

Impact on contribution of adjacent Green Belt

- Release of the northern part of PO19 (within the area of search) as an expansion of Poole:

Rating: Minor

The woodland within PO19 creates strong boundary separation between the urban edge and land within PO-OA31a and OA31 to the west.

Release of the northern part of PO19 would weaken this, although the parcel does not extend far enough into the gap between Poole and Merley/Canford Magna to have a significant impact on the separation of the towns.

The adjoining land within PO18, PO20 and the remainder of PO19 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

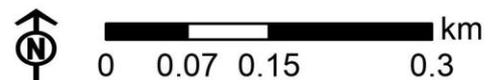
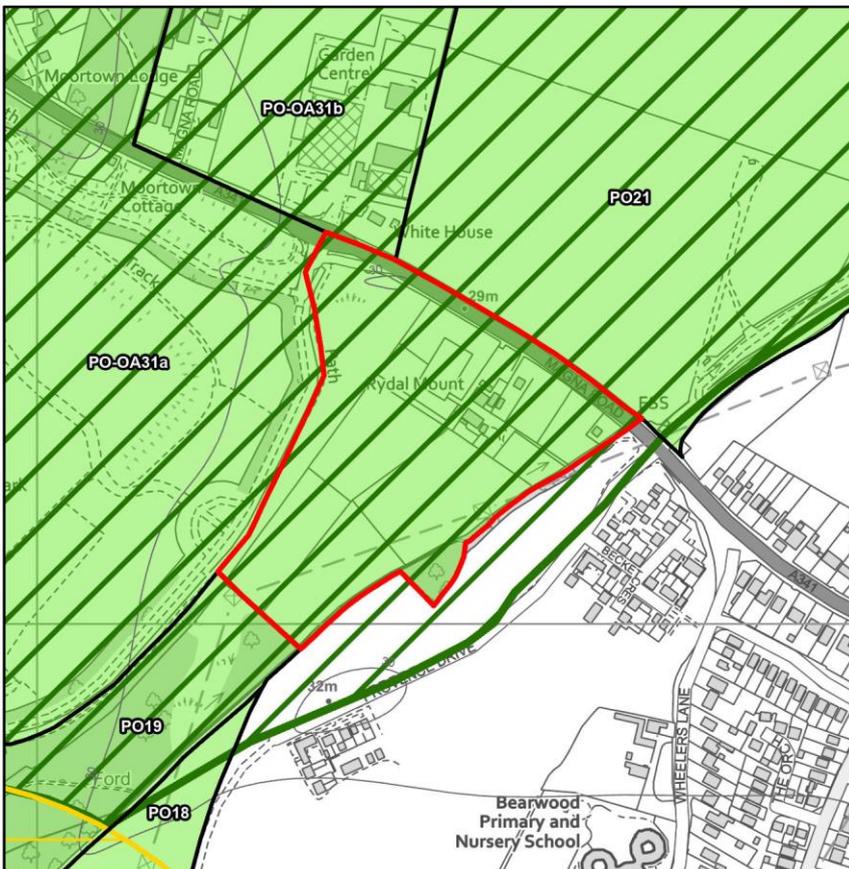
- Parcel PO19 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a particularly strong contribution to preventing encroachment on the countryside, 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 the northern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Poole, would be high.

High

Harm of release of land in PO20



- PO20
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area



PO20

Parcel location and openness

Parcel size: 7.13ha

The parcel is located on the north western edge of Bearwood, Poole. Poole is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. Land adjacent to the northeast of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open, comprising of agricultural land and a commercial building located in the north of the parcel. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel, edged by allocated and partially developed land, is not contained by urban development. A mature tree line and valley landform, which extends north east along Knighton Lane and south west, where tree cover increases, form a distinct boundary. New development has some urbanising visual impact, but overall there is strong distinction between the parcel and the urban area. Intended landscaping works to create a stronger urban edge boundary (to be a requirement of planning approvals for the allocated land) can be expected in time to strengthen this distinction further.

PO20

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of 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 Poole and Merley/Canford Magna/Oakley, but there are some significant areas of woodland creating separation. 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
Land is open countryside and 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.

PO20

Impact on contribution of adjacent Green Belt

- Release of PO20 as an expansion of Poole:

Rating: Minor-moderate

The wooded eastern edge of PO20 contributes to the separation of PO-OA31a from the urban edge. The release of PO20 would weaken this separation, and would result in some weakening of the gap between the towns of Poole and Merley/Canford Magna.

The adjoining land within PO19 and PO21 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

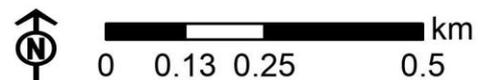
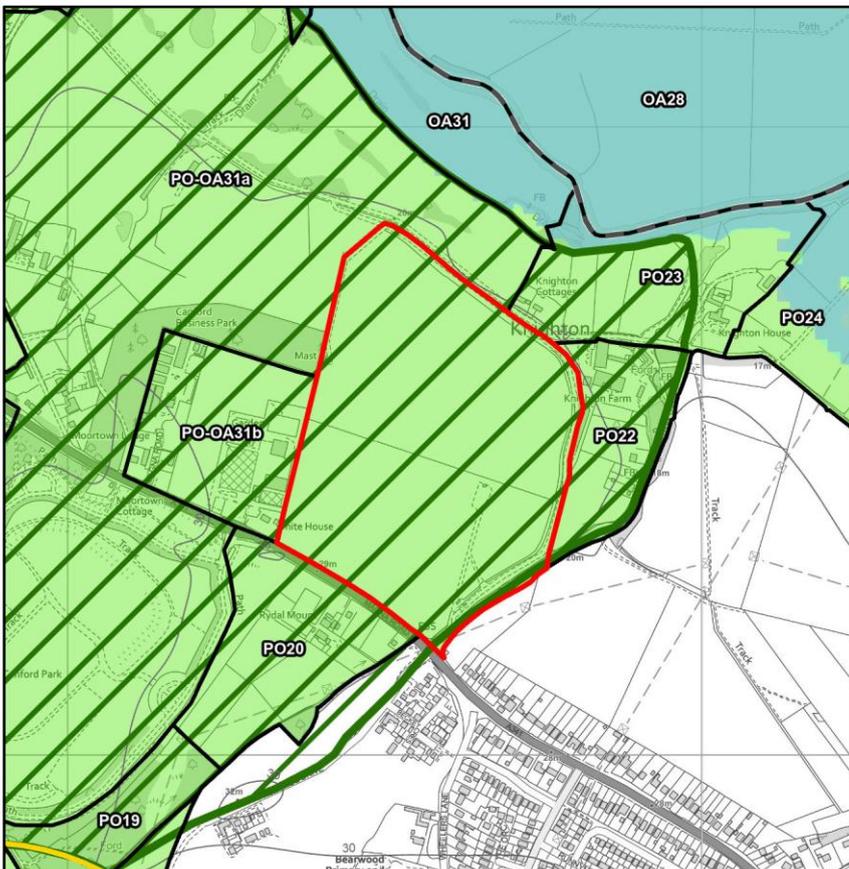
- Parcel PO20 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a strong contribution to preventing encroachment on the countryside, and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Poole, would be high.

High

Harm of release of land in PO21



- PO21
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Flood Zone 2
- Flood Zone 3



PO21

Parcel location and openness

Parcel size: 21.07ha

The parcel is located on the northern edge of Bearwood, Poole. Poole is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. The centre of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open and is comprised of grassland.

Distinction between parcel and inset area

Knighton Lane has some mature boundary trees and runs along a valley which creates some landform distinction between the parcel and the inset area of Poole, the fringe of which is formed by allocated but as yet undeveloped land. Neither the countryside nor the urban area dominates views, but the parcel is not contained by urban development and extends a significant distance from the inset area. Overall there is strong distinction between the parcel and the urban area, and intended landscaping works to create a stronger urban edge boundary (to be a requirement of planning approvals for the allocated land) can be expected in time to strengthen this distinction further.

PO21

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of 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 Poole and Merley/Canford Magna/Oakley, but there are some significant separating features, including areas of woodland and agricultural fields. 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
Land is open countryside and 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.

PO21

Impact on contribution of adjacent Green Belt

- Release of land within PO21 as an expansion of Poole:

Rating: Minor-moderate

The vegetation and track bounding the edges of PO21 contribute to the separation of PO-OA31a from the urban edge. The release of PO21 would weaken this separation, and would increase urbanising visual impact on it. It would also diminish the settlement gap between Merley/Canford Magna and Poole.

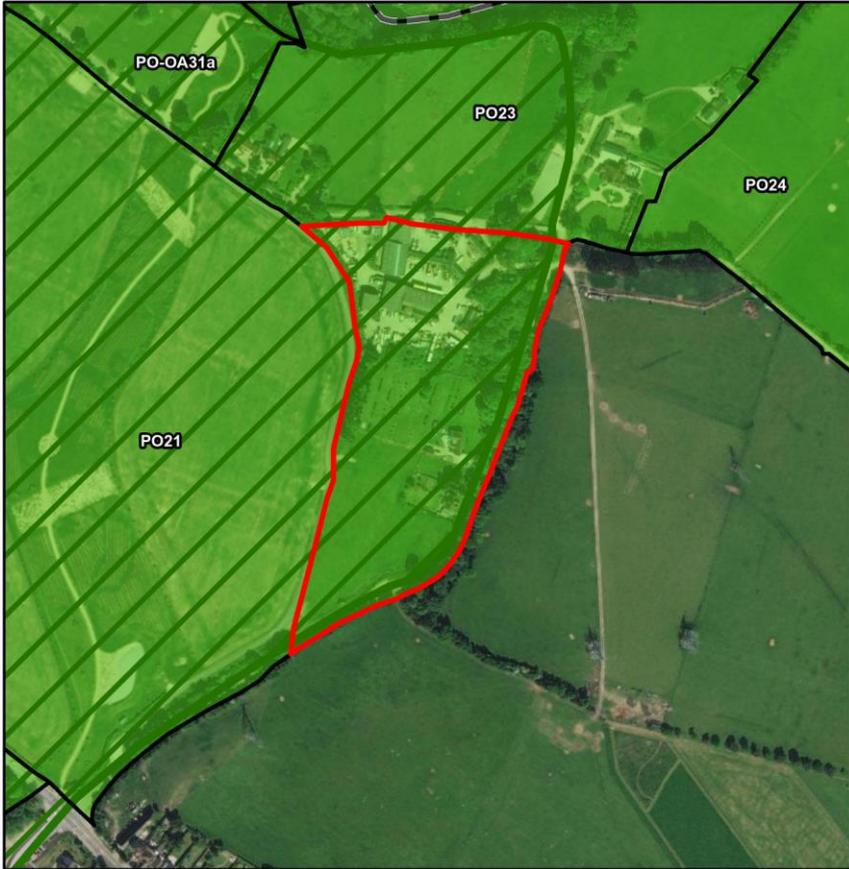
The adjoining land within PO20, PO22, PO23 and PO-OA31b does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

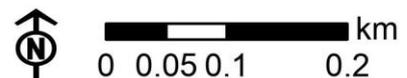
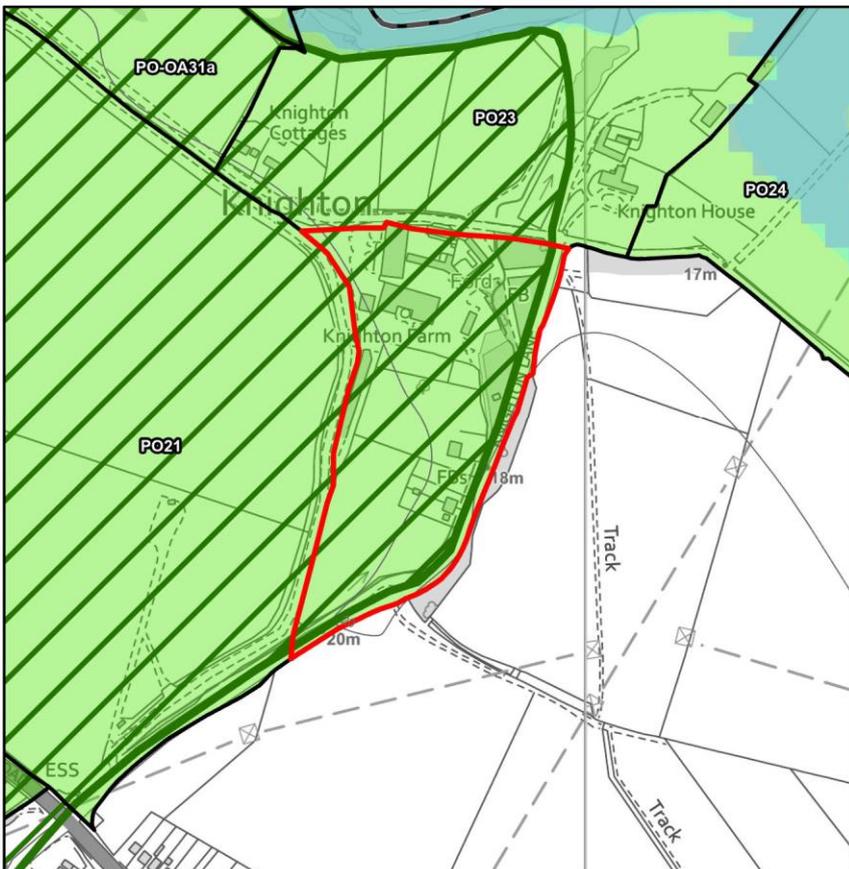
- Parcel PO21 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a strong contribution to preventing encroachment on the countryside, and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Poole, would be high.

High

Harm of release of land in PO22



- PO22
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Flood Zone 2
- Flood Zone 3



PO22

Parcel location and openness

Parcel size: 4.61ha

The parcel is located on the northern edge of Bearwood, Poole. Poole is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, with a farm located in the north of the parcel. However, agricultural buildings are 'appropriate development' in the Green Belt and therefore do not impact openness. Several residential buildings and gardens are also located in the south of the parcel, however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Knighton Lane has some mature boundary trees and runs along a valley which creates some landform distinction between the parcel and the inset area of Poole, the fringe of which is formed by allocated but as yet undeveloped land. However, the parcel is in close proximity to the inset area, and neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area. Intended landscaping works to create a stronger urban edge boundary (to be a requirement of planning approvals for the allocated land) may in time strengthen this distinction further.

PO22

Contribution to the Green Belt purposes

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

PO22

Impact on contribution of adjacent Green Belt

- Release of land within PO22 as an expansion of Poole:

Rating: Minor-moderate

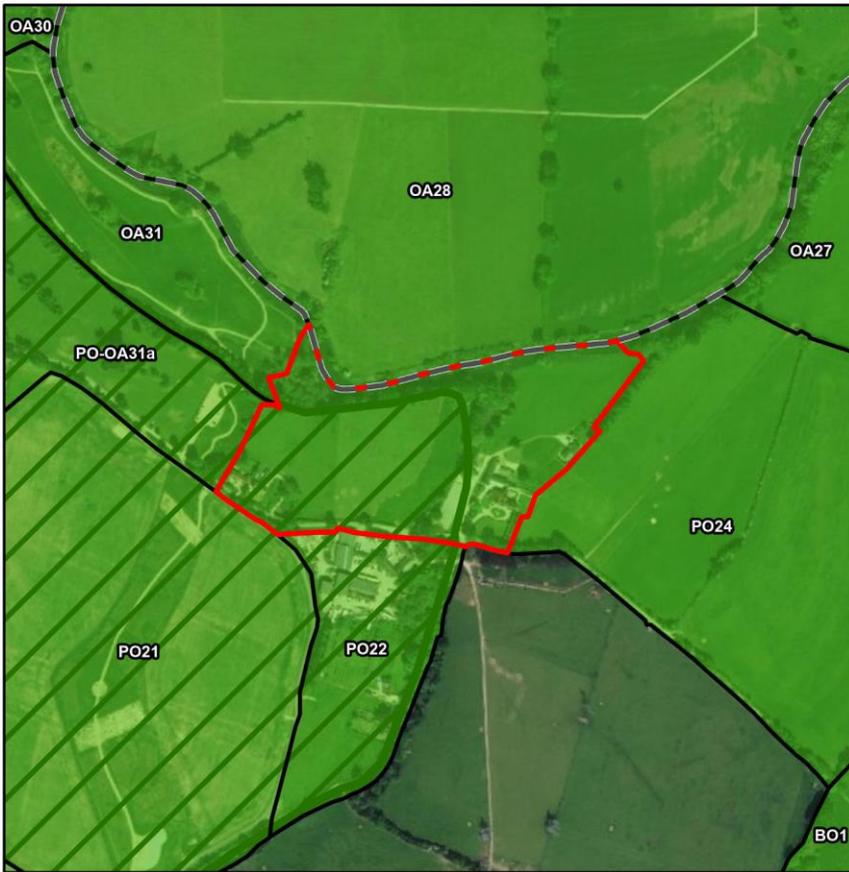
The vegetation and valley landform within PO22 create separation between the urban edge and land within PO21 and PO23. The release and development of PO22 would weaken this separation, as well as increase the urbanising visual impact on PO21 and PO23. The parcel does not extend far enough west to have a significant impact on the separation of the towns of Poole and Merley/Canford Magna.

Overall harm of Green Belt release

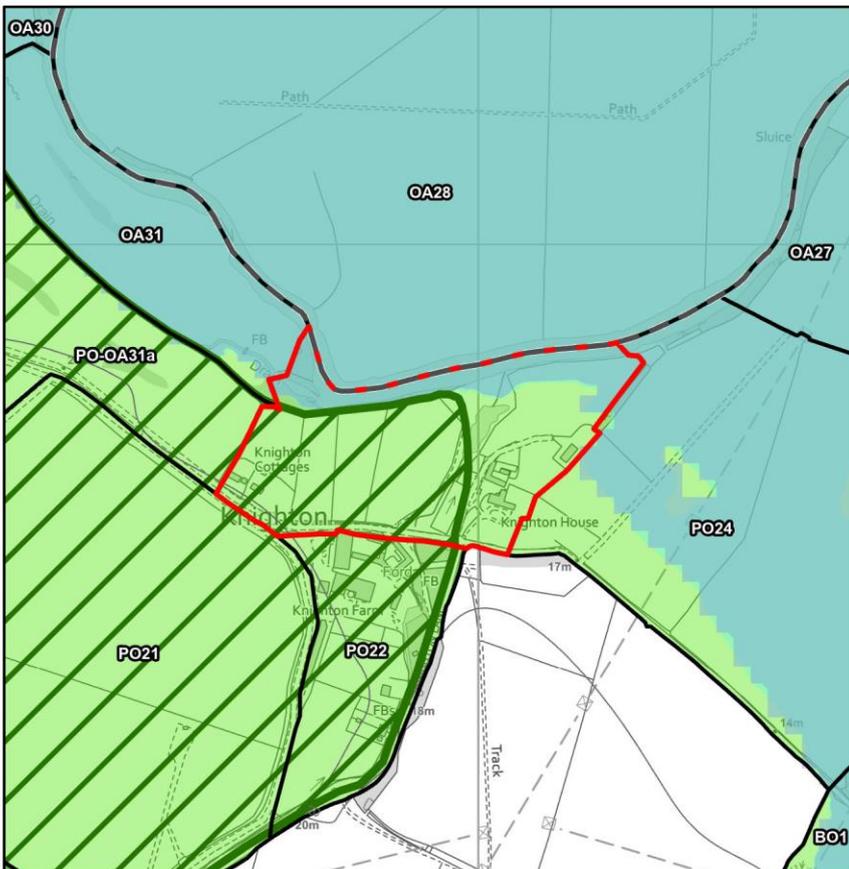
- Parcel PO22 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a relatively strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another. The additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Poole, would be High.

High

Harm of release of land in PO23



- PO23
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Flood Zone 2
- Flood Zone 3



PO23

Parcel location and openness

Parcel size: 7.93ha

The parcel is located north of Bearwood, Poole, adjacent to the River Stour. Poole is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town. The north western corner of the parcel is identified as a Suitable Alternative Natural Greenspace.

Land is open and is dominated by agricultural land. There are dwellings in the south east and south west corners of the parcel, but this development is not large enough in scale or urban enough in character to impact openness.

Distinction between parcel and inset area

The tree line to the south east of the parcel, on the corner of Knighton Lane, is a moderate boundary feature creating separation from the allocated but as yet undeveloped land to the east. A stream runs along a valley floor here, creating some landform distinction between the parcel and inset land to the east. The parcel is not contained by urban development, and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area, and intended landscaping works to create a stronger urban edge boundary (to be a requirement of planning approvals for the allocated land) may in time strengthen this distinction further.

PO23

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of 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 Poole and Merley/Canford Magna/Oakley, but there are some significant separating features, including areas of woodland and agricultural fields. It is also peripheral to the gap between Poole and Ferndown/West Parley. 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
Land is open countryside and 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.

PO23

Impact on contribution of adjacent Green Belt

- Release of the western part of PO23, within the area of search, as an expansion of Poole:

Rating: Minor

The vegetation within and to the south of PO23 help create separation between the urban edge and land within PO-OA31a. The release of land within PO23 would weaken this separation and would increase urbanising visual influence for land to the west in PO-OA31a.

The parcel does not extend far enough west to have a significant impact on the separation of the towns of Poole and Merley/Canford Magna.

Due to the River Stour forming a strong boundary along then north of PO23, the release of the western part of PO23 would not impact the land within OA28 to the north.

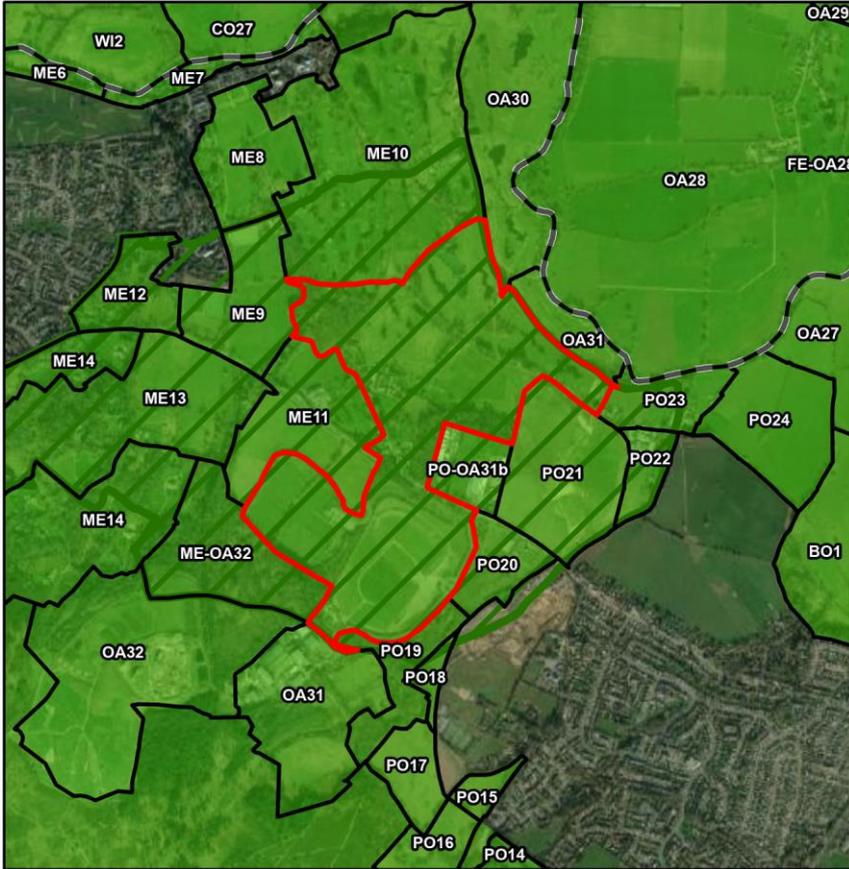
The adjoining land within PO21, PO22 and the remainder of PO23 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

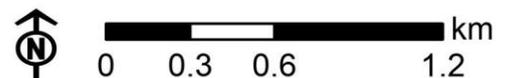
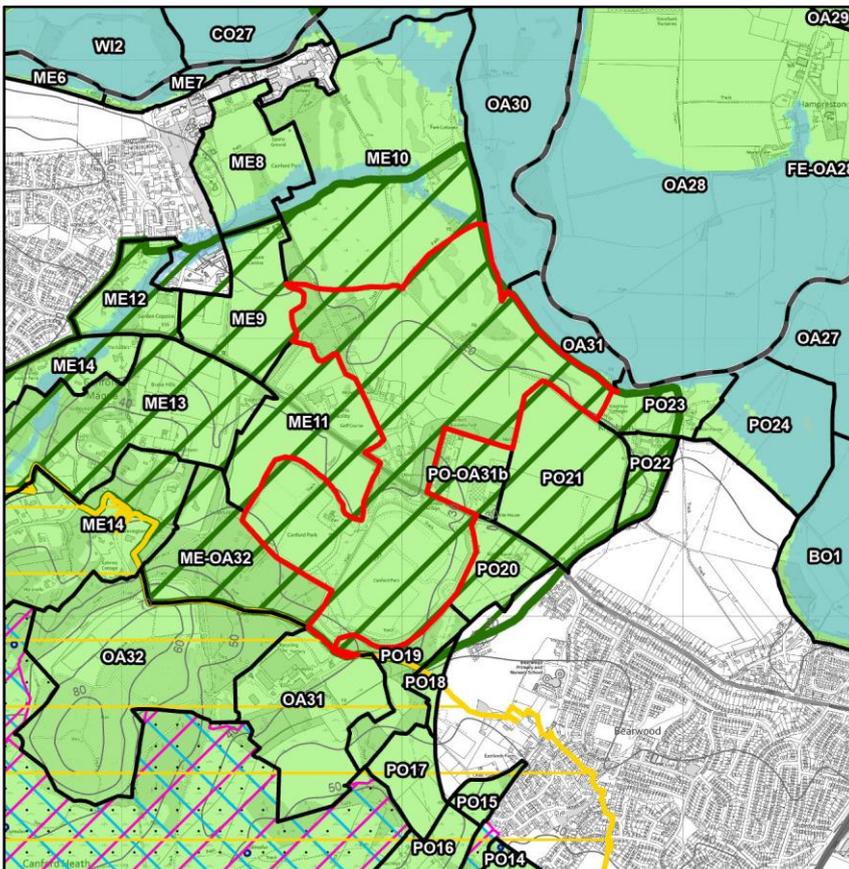
- Parcel PO23 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a strong contribution to preventing encroachment on the countryside, and a relatively strong contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Poole, would be high.

High

Harm of release of land in PO-OA31a



- PO-OA31a
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Assessment site
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



PO-OA31a

Parcel location and openness

Parcel size: 83.87ha

The parcel is located north west of Bearwood, Poole. Poole is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open and is comprised of Canford Park recreational sports grounds and arena, open space and a golf course in the north of the parcel. There are two small areas of residential development within the parcel, off Moortown Drive: the southernmost is low in density; the northernmost, a conversion of former agricultural buildings, together with the former farmhouse, is not urbanising enough in scale or character to impact on openness.

Distinction between parcel and inset area

The parcel extends a significant distance from the inset area, is not contained by urban development, and views are dominated by open countryside. A valley landform, marked by a stream and tree cover to the south of Magna Road and by Knighton Lane to the north, adds some additional distinction. There are also enough boundary features to create strong separation from the settlement. Overall there is very strong distinction between the parcel and the urban area.

PO-OA31a

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Strong
Land is close to Poole, part of the large built-up area of the South East Dorset conurbation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively strong
Land lies in a moderate gap between Poole and Merley/Canford Magna/Oakley, but there are some significant areas of woodland creating separation. 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
- 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.

PO-OA31a

Impact on contribution of adjacent Green Belt

- Release of PO-OA31a as an expansion of Poole:

Rating: Moderate

A combination of field boundaries and tree cover create strong separation between the urban edge and land to the north within OA30 and land to the west within PO-OA32. Release of PO-OA31a would weaken this boundary separation, and increase urbanising visual impact within these parcels. Expansion of Poole into this area would also narrow the settlement gap between Poole and Merley/Canford Magna.

Release of all of the Area of Search within this parcel would constitute a moderate additional impact whilst limiting the release to the southern part of the parcel (Canford Arena) would constitute a minor-moderate additional impact.

Due to the River Stour forming a strong boundary along then north of PO-OA31a, the release of land within PO-OA31a would not impact the land within OA28 to the north.

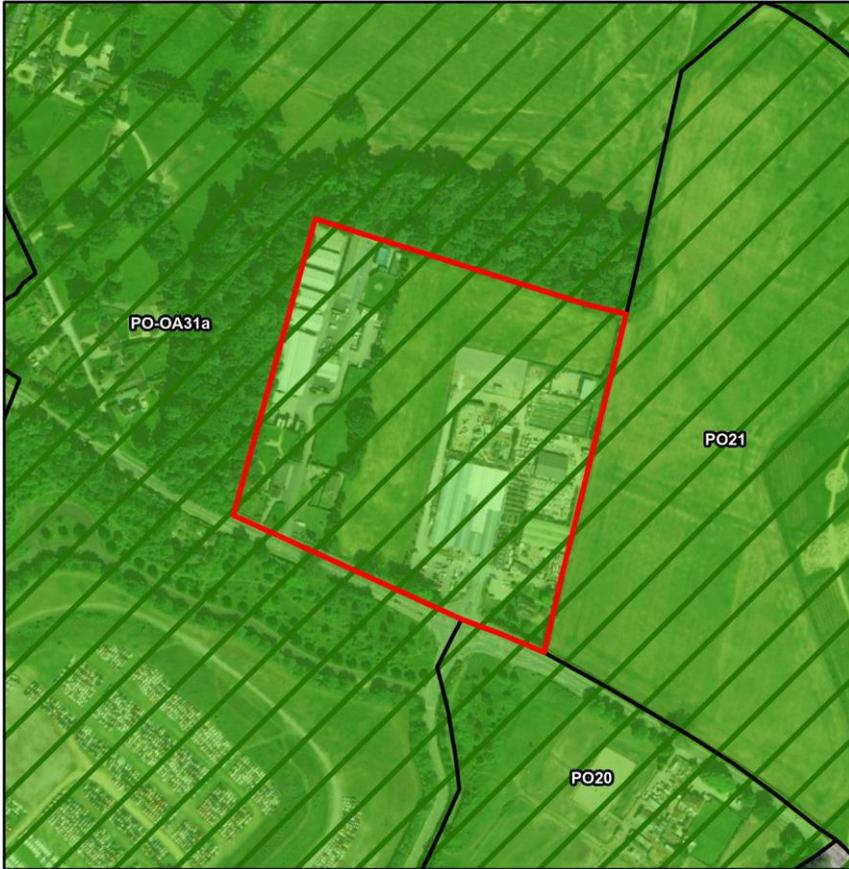
The adjoining land within ME10, ME11, PO19, PO20, PO21, PO23, PO-OA31b and OA31 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

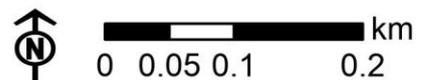
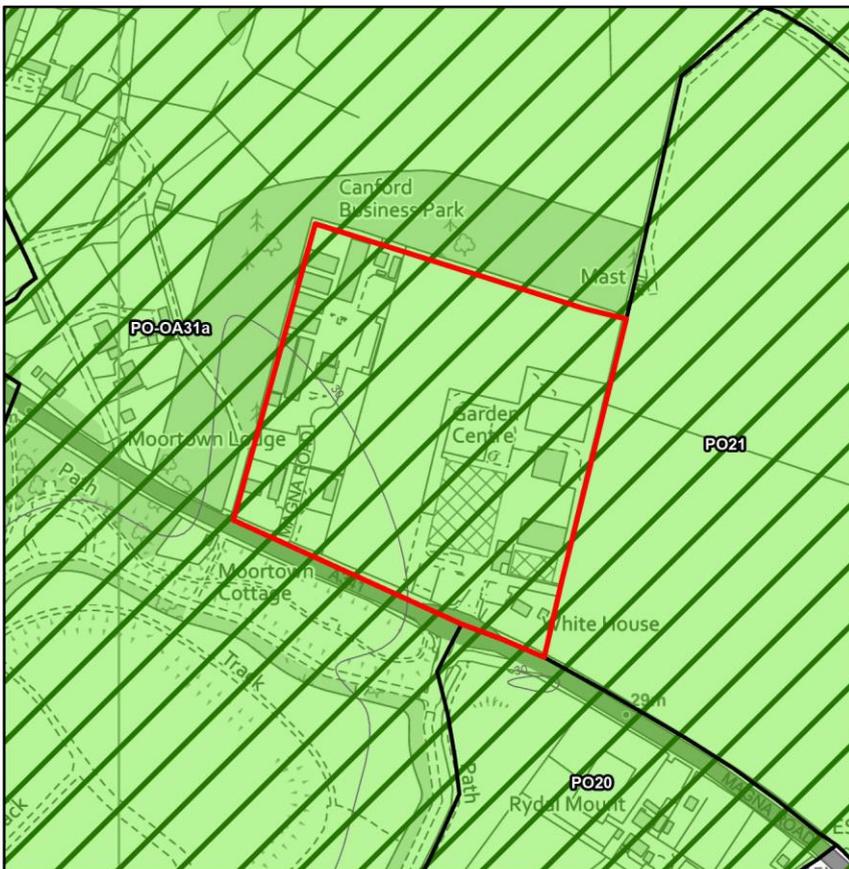
- Parcel PO-OA31a has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation, a particularly strong contribution to preventing encroachment on the countryside, 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 or minor-moderate, depending on the westward extent of release, but in either case there would be sufficient impact for the harm resulting from the release, as an expansion of Poole, to be very-high.

Very High

Harm of release of land in PO-OA31b



-  PO-OA31b
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



PO-OA31b

Parcel location and openness

Parcel size: 6.56ha

The parcel is located north west of Bearwood, Poole. Poole is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land has a significant amount of urbanising development within it, including a garden centre and business park, which are separated by a small area of open land.

Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, the parcel is located a significant distance from Poole and is not contained by urban development. Knighton Lane and associated tree cover forms a moderate boundary feature creating separation from Poole, strengthened as a boundary feature by the valley landform in this area. Therefore, there is strong distinction between the parcel and the inset urban area.

PO-OA31b

Contribution to the Green Belt purposes

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

Contribution: Moderate

Land is relatively developed and has a significant amount of urbanising development within it and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset urban area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a moderate contribution to checking the sprawl of the large built up area.

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. The parcel lies in a moderate gap between Poole and Merley/Canford Magna/Oakley, but there are some significant areas of woodland creating separation. There is strong distinction between the parcel and the inset urban area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Moderate

Land is relatively developed and has a significant amount of urbanising development within it. This is washed over development in the countryside. There is strong distinction between the parcel and the inset urban 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.

PO-OA31b

- 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.

PO-OA31b

Impact on contribution of adjacent Green Belt

- Release of PO-OA31b as an expansion of Poole:

Rating: Minor-moderate

Despite the presence of existing development within the parcel, the release of PO-OA31b would weaken the settlement gap between the towns of Poole and Merley/Canford Magna. It would also increase urbanising containment around any unreleased land to the east. Strong containment by woodland would however prevent any weakening of the separation of land to the west and north in OA31a from the urban edge. The A341 Magna Road would still form a moderate boundary to the south, so there would be little additional impact on the separation of land in this direction.

Overall harm of Green Belt release

- Parcel PO-OA31b makes a moderate contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and to preventing encroachment on the countryside. 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 Poole, would be moderate-high.

Moderate-High