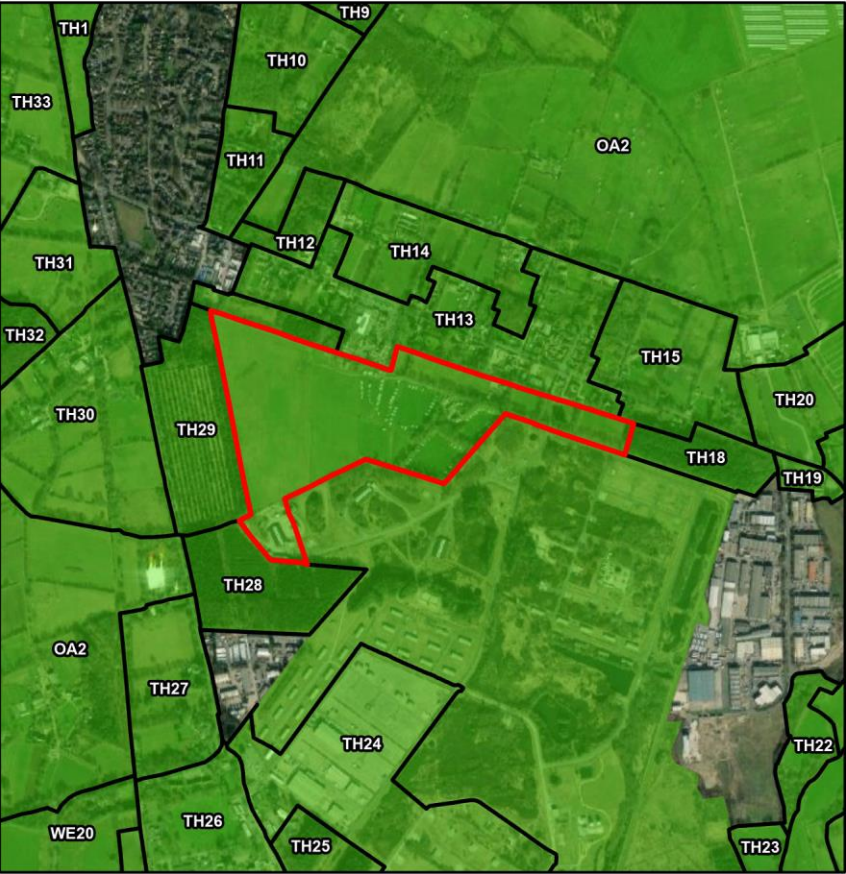
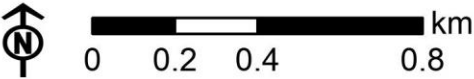
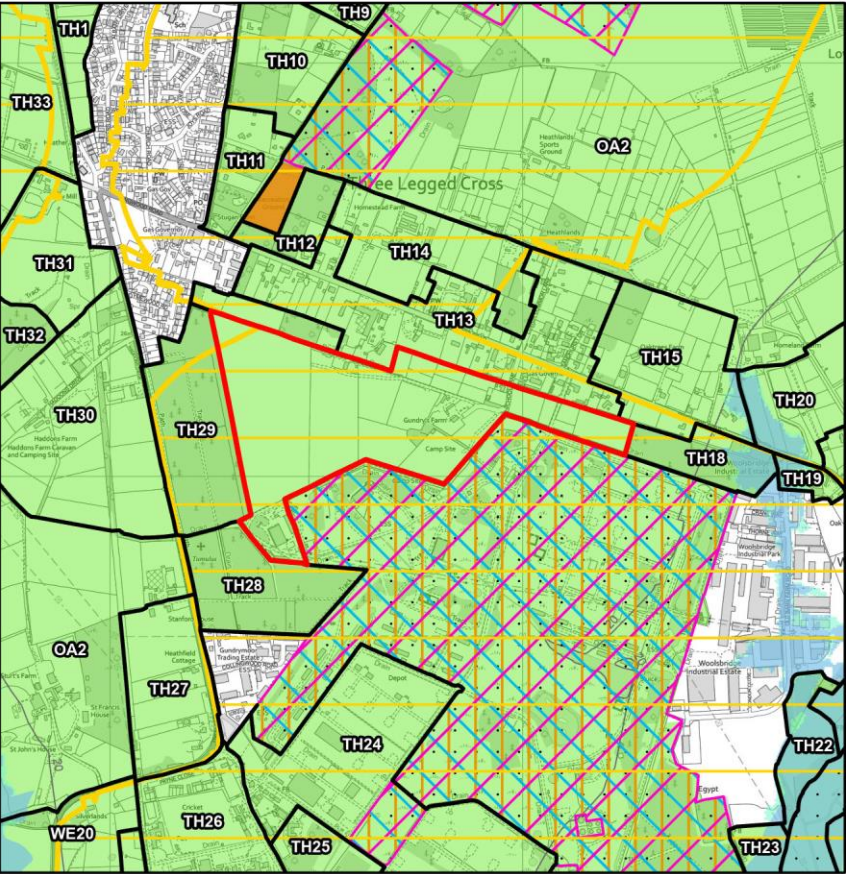


Appendix B
Detailed Stage 1
Contribution
Assessments:
Three Legged
Cross - Part 1

Contribution of land in TH17



- TH17
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



TH17

Parcel location and openness

Parcel size: 23.66ha

The parcel is located between the northern and southern areas of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town. Holt and West Moors Heaths SSSI and Dorset Heaths SAC are located south of the parcel.

Land is mostly open. It includes a touring caravan park, but there is little hard surfacing or built development associated with it and there it does not significantly impact openness.

Distinction between parcel and inset area

The tree line to the north of the parcel is a strong boundary feature creating separation from Three Legged Cross. In addition, land extends a significant distance from the inset area and is not contained by urban development, with views dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Moderate

Land is open and there is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System. Although the settlement gap is robust, 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 moderate 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.