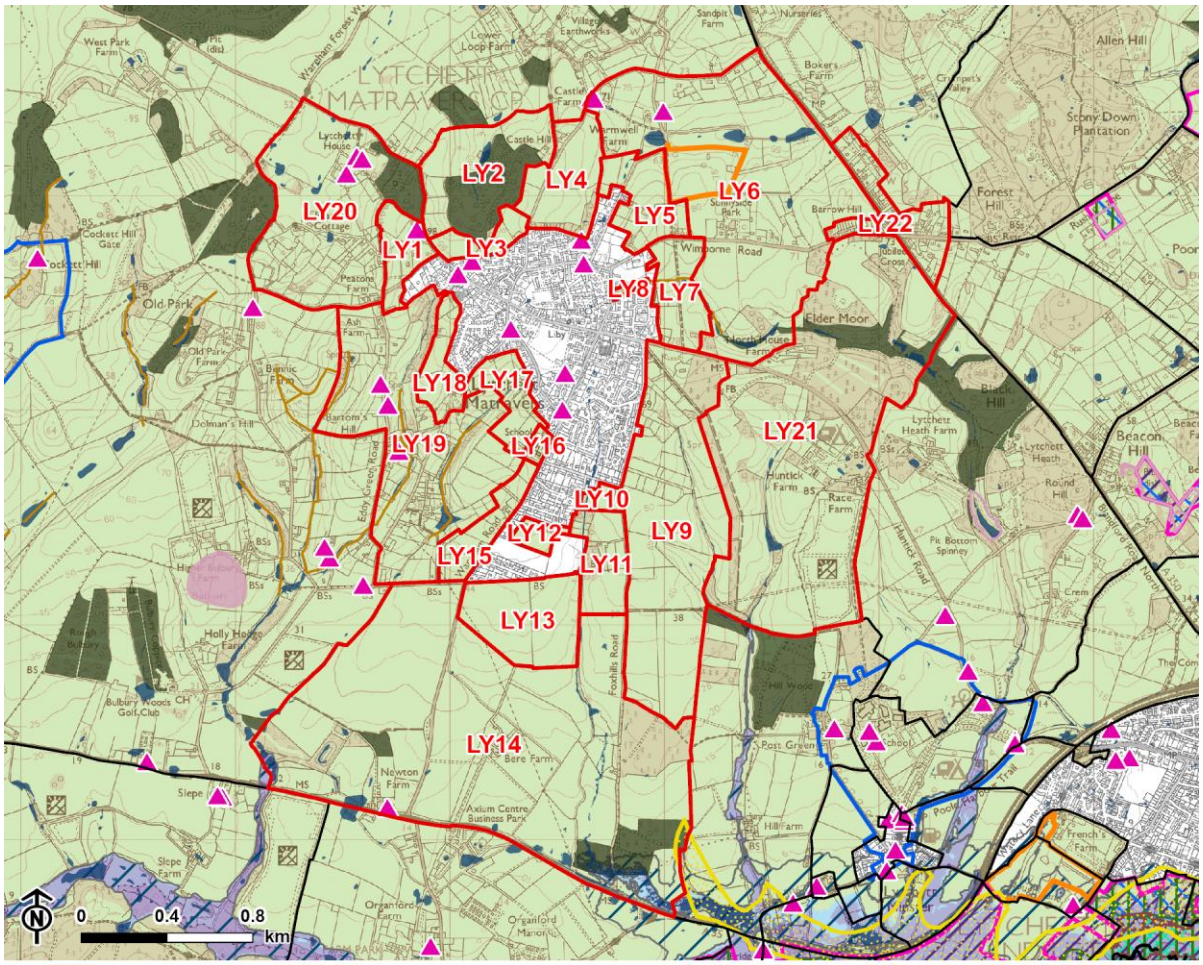
Lytchett Matravers



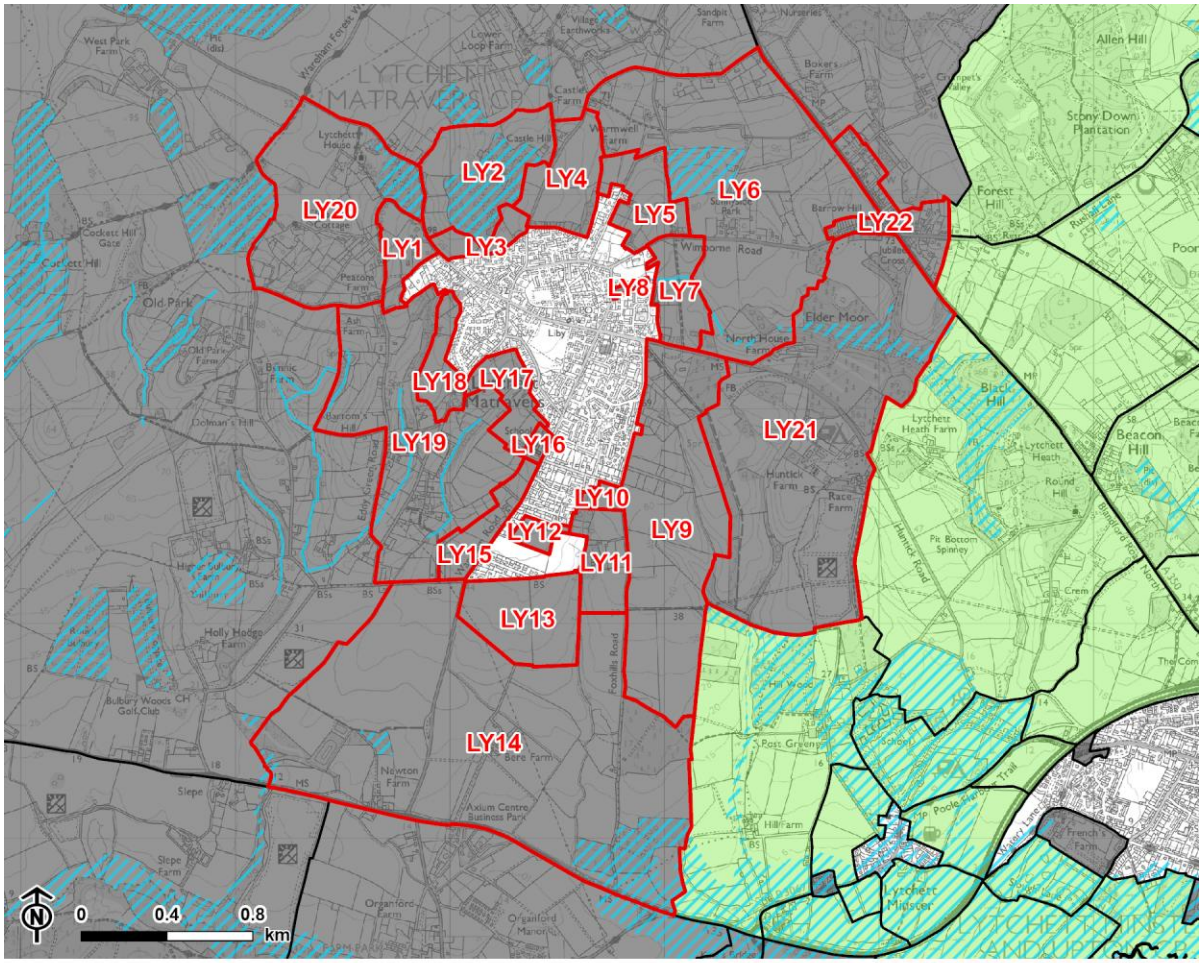
- Lytchett Matravers parcel
- Neighbouring parcel
- Dorset & BCP councils
- Neighbouring authority
- Green Belt

Potential development constraints

- Listed building
- Chalk river
- Peaty soil
- Site of Special Scientific Interest
- Lowland fens
- Coastal saltmarsh
- Conservation area
- Ramsar site
- Special Area of Conservation
- Special Protection Area
- Saltmarsh
- Suitable Alternative Natural Green Space
- High risk of surface water flooding
- Scheduled monument
- Ancient woodland
- Flood zones plus climate change
- Flood zone 2
- Flood zone 3



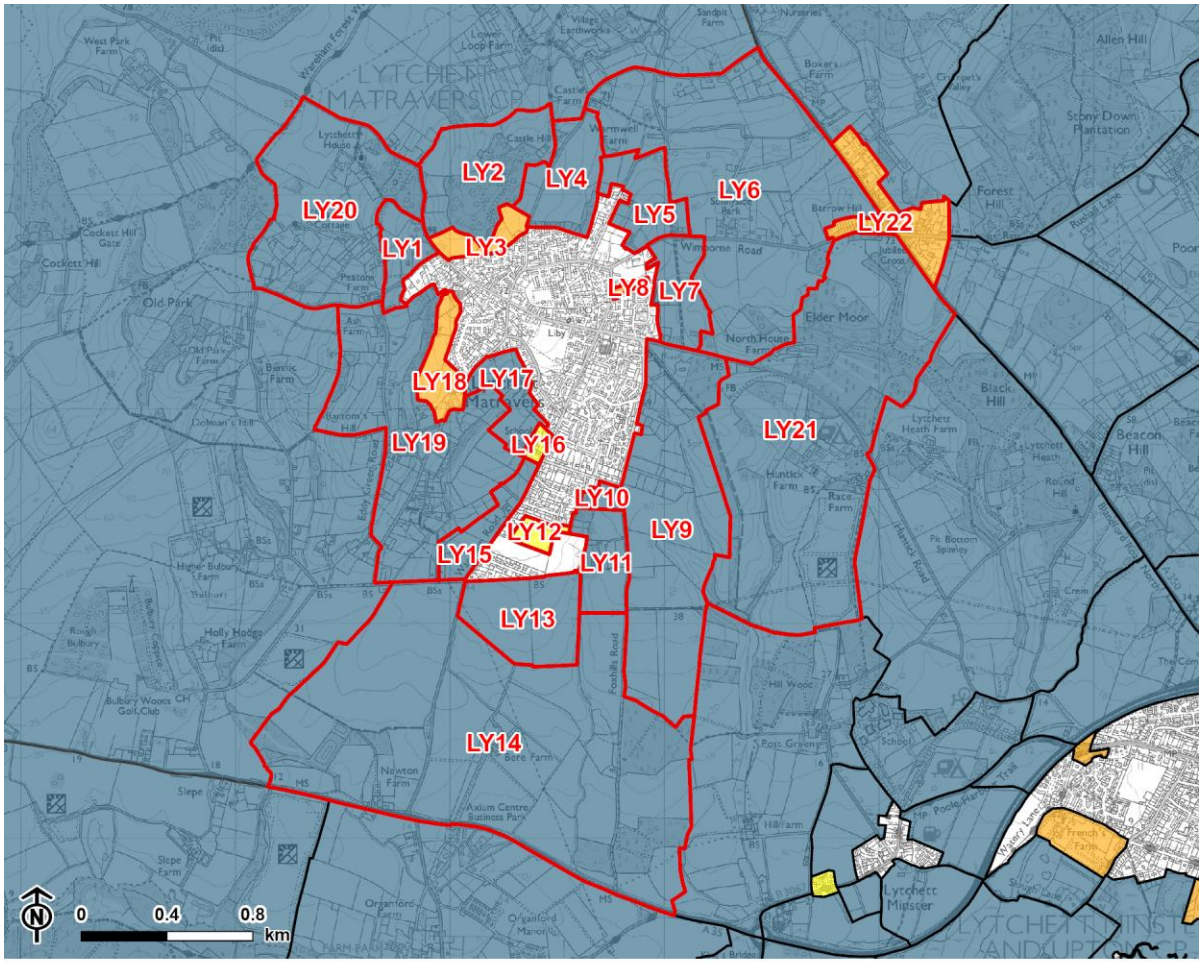
Lytchett Matravers



Lytchett Matravers parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt
Grey belt
Potential development constraints



Lytchett Matravers



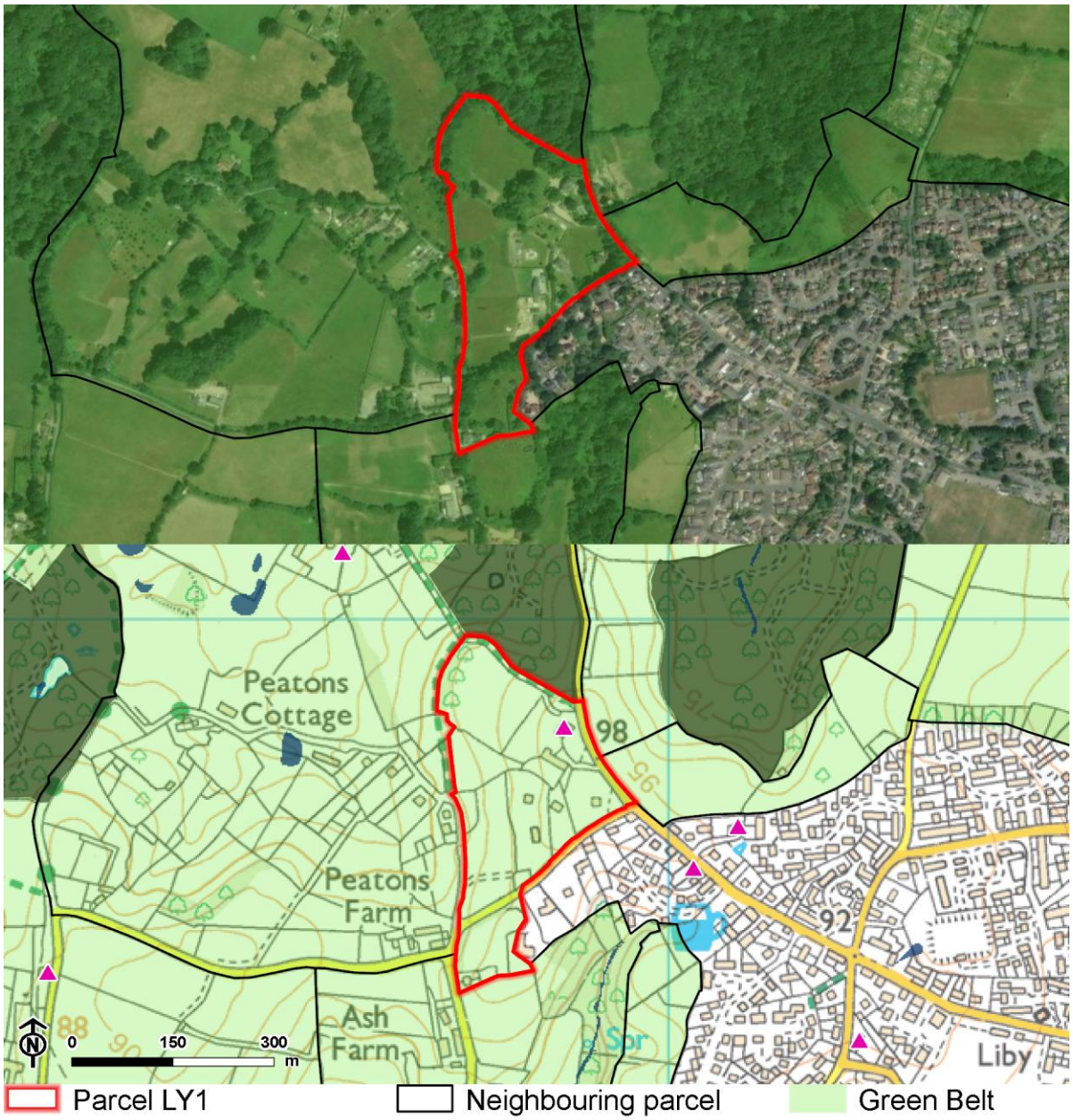
Lytchett Matravers parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt

Highest Contribution to NPPF purposes A, B, C and D

Strong
Moderate
Weak/no



Parcel LY1



Potential development constraints

- Listed building
- Ancient woodland
- High risk of surface water flooding

Parcel LY1

Contribution of land in Parcel LY1

Parcel LY1 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY1 Description

Parcel Location, Land Uses and Boundaries
The parcel located west of Lytchett Matravers. Parcel size: 8ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. A combination of hedgerows and mature trees forms a moderate strength boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. Mature trees along Jennys Lane limit perception of the urban edge to the south-east. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. Several detached houses add to the urban character of the area, but land use is predominantly agricultural. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The sloping landform enables some interspersed views to the surrounding landscape.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel LY1

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries to the west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY1

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

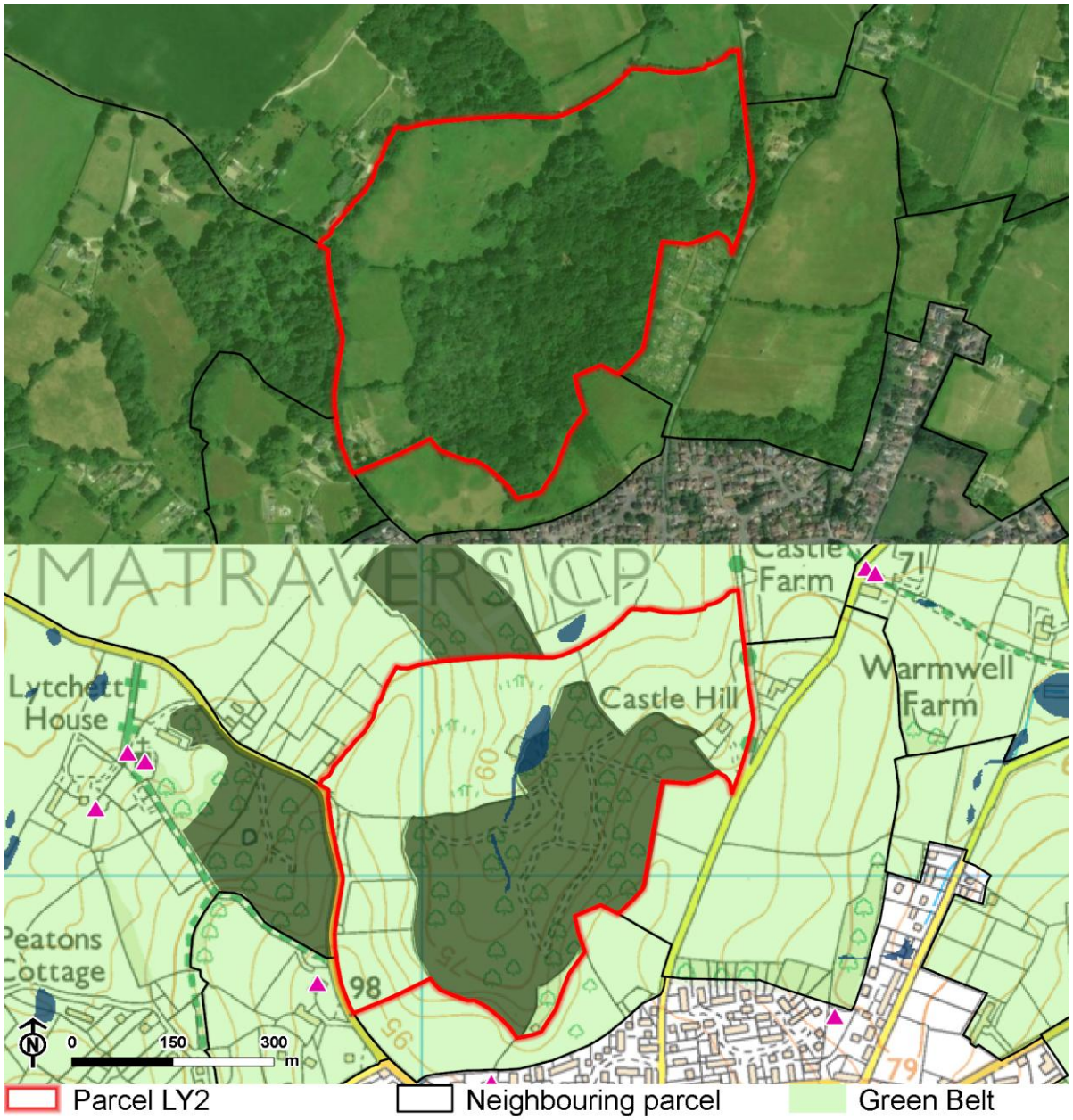
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY2



Potential development constraints

- Listed building
- Ancient woodland
- High risk of surface water flooding

Parcel LY2

Contribution of land in Parcel LY2

Parcel LY2 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located north of Lytchett Matravers. Parcel size: 26ha. There is a strong boundary feature between the settlement and the parcel. Mature tree cover creates a strong boundary. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. There is a large change towards the centre of the woodland in the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY2

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has a mix of treed and hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY2

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

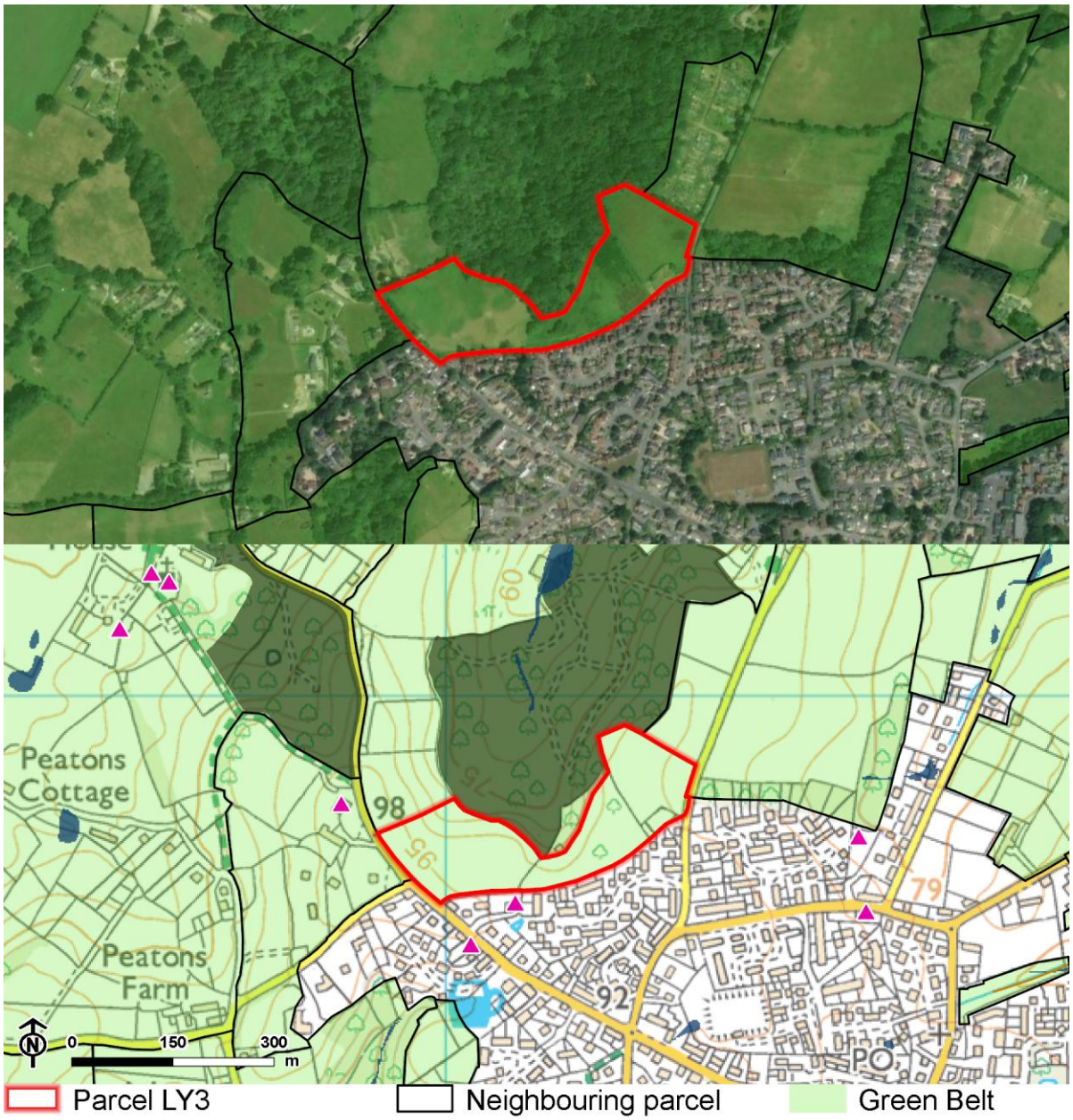
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY3



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- High risk of surface water flooding

Parcel LY3

Contribution of land in Parcel LY3

Parcel LY3 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel LY3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Lytchett Matravers. Parcel size: 5ha.
There are no significant boundary features to separate the parcel from the settlement.
There is some change in landform which creates a sense of separation between the settlement and the parcel. Land in the parcel slopes down from the residential edge to the woodlands in the north.
There is a weak perception of urban development outside of the parcel. The sloping landform diminishes perception of the urban edge to the south.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Natural features limit perception of the wider Countryside. The varied local landform and mature tree cover to the north limit connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY3

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The woodland tree cover to the north forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel LY3

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

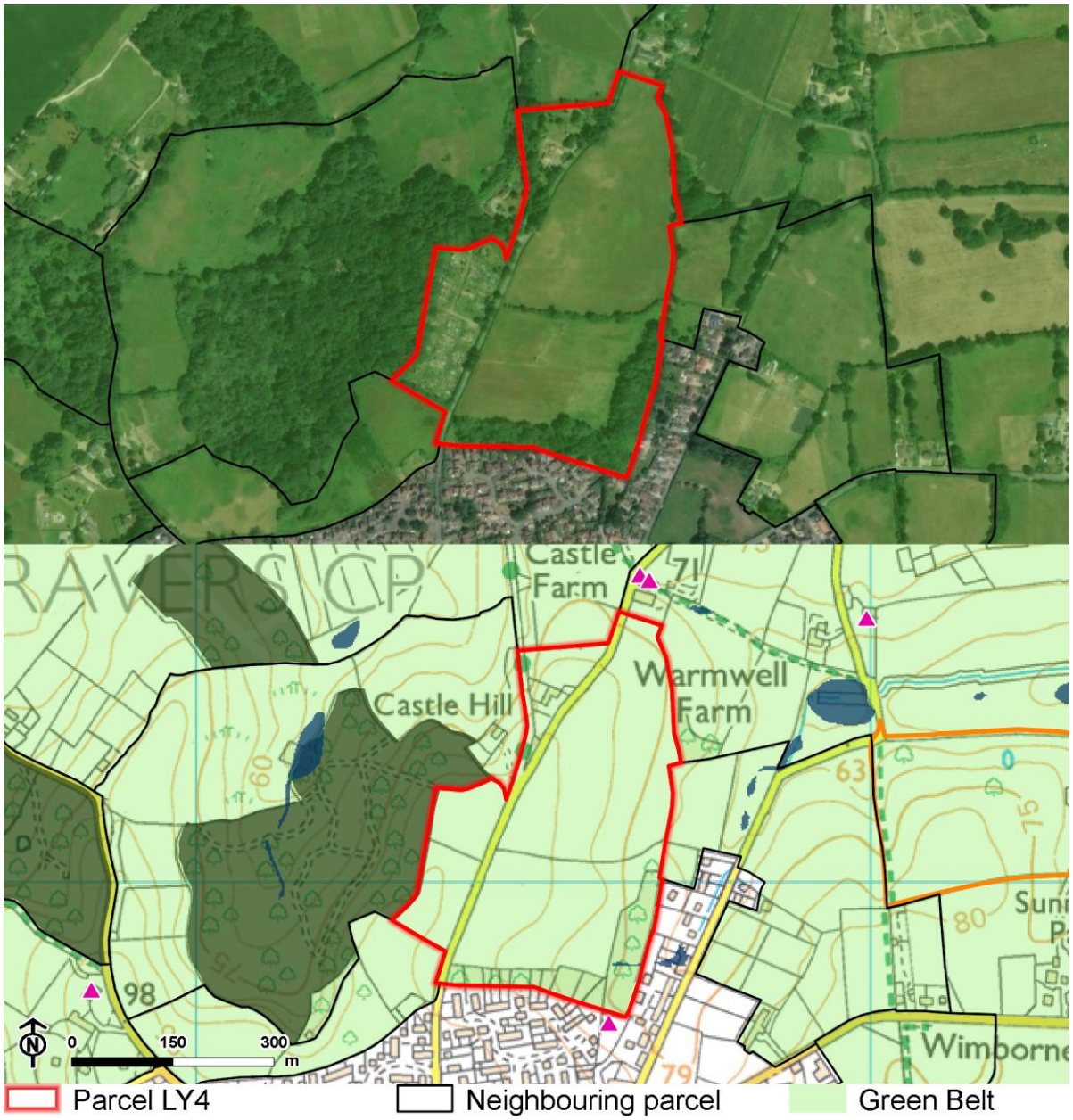
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY4



Potential development constraints

- Listed building
- Ancient woodland
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

Parcel LY4

Contribution of land in Parcel LY4

Parcel LY4 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Lytchett Matravers. Parcel size: 16ha. There is a strong boundary feature between the settlement and the parcel. Woodland tree cover separates the parcels from the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. No substantial change. There is a weak perception of urban development outside of the parcel. Mature tree cover limit the perception of urban development along the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Sections of hedgerows along Castle Farm Road enable some views to the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY4

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerow boundaries to the north, west, and east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY4

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

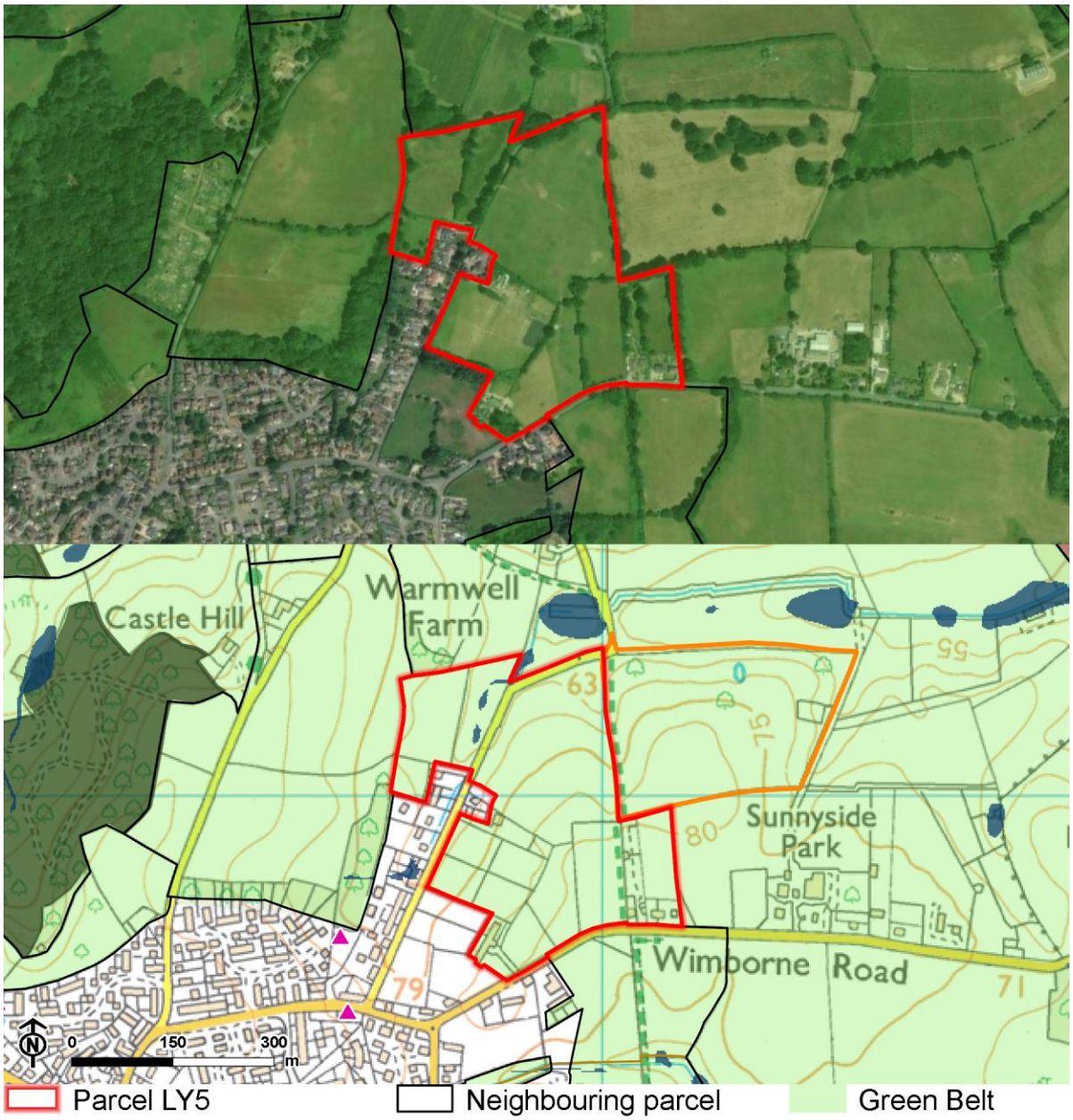
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY5



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

Parcel LY5

Contribution of land in Parcel LY5

Parcel LY5 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the north eastern edge of Lytchett Matravers. Parcel size: 12ha.
There are no significant boundary features to separate the parcel from the settlement.
There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel forms a valley towards Flowers Drove.
There is some perception of urban development outside of the parcel. The inwardly sloping landform allows for some perception of the residential area to the south-west.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY5

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY5

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

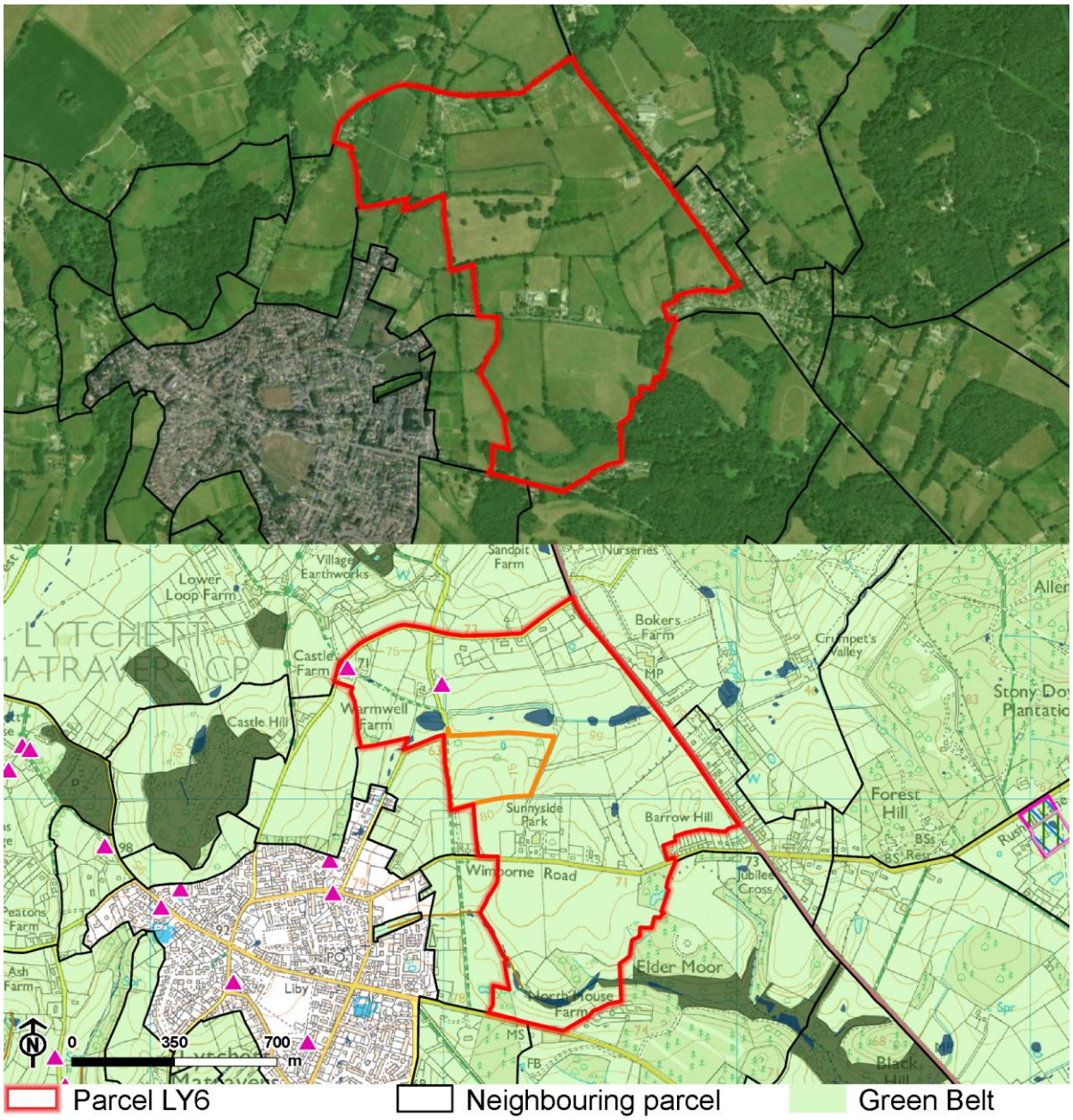
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY6



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

Parcel LY6

Contribution of land in Parcel LY6

Parcel LY6 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY6 Description

Parcel Location, Land Uses and Boundaries
Land to the north-east of Lychett Matravers. Parcel size: 98ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Mature hedgerows, hedgerow trees, and distance to the settlement edge combine to create a strong sense of separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes east away from the settlement edge. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is predominantly agricultural, and development is limited to scattered houses and farmsteads. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The sloping landform enables some perception of the wider landscape.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel LY6

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY6

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

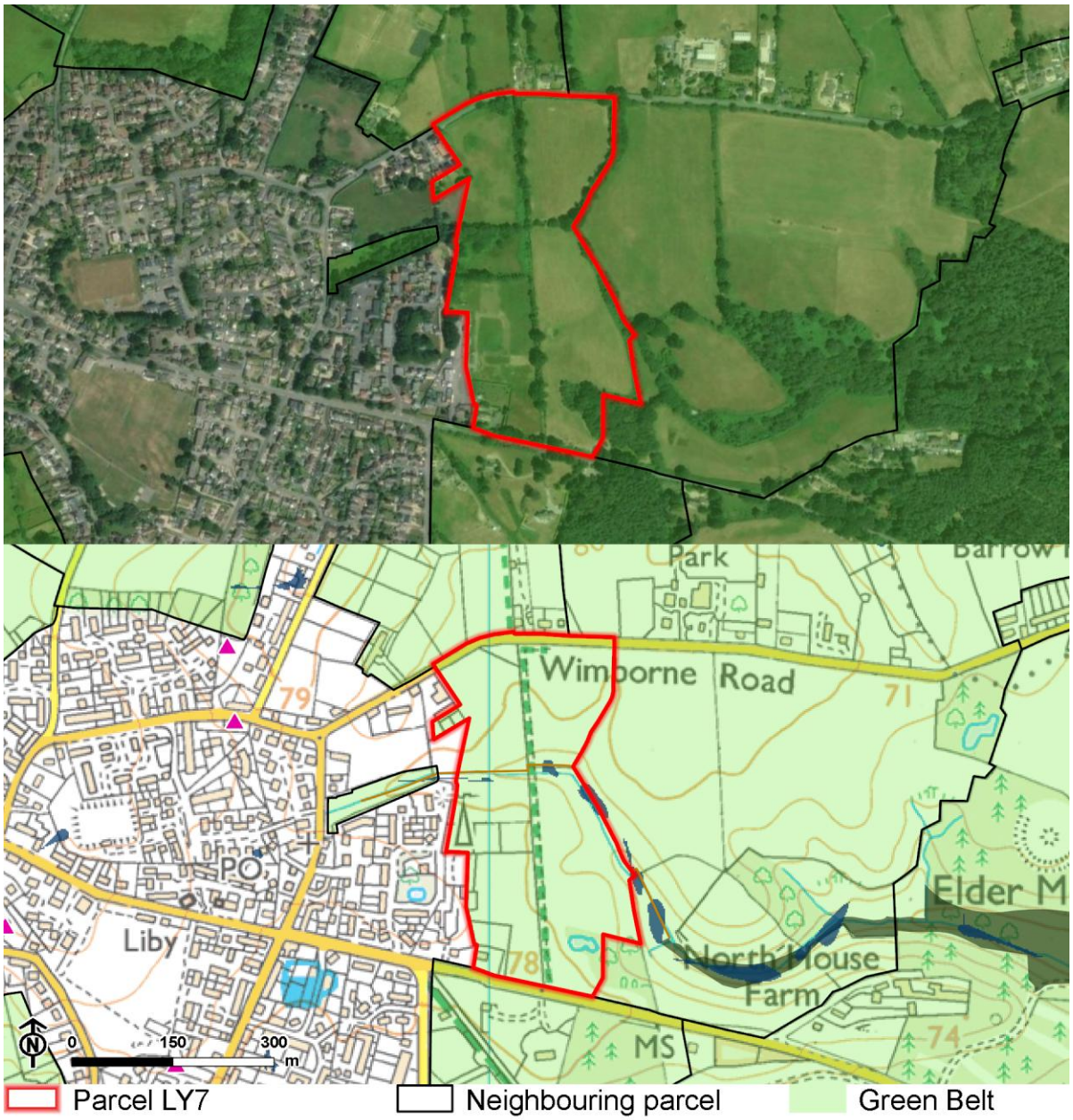
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY7



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- High risk of surface water flooding

Parcel LY7

Contribution of land in Parcel LY7

Parcel LY7 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Lytchett Matravers. Parcel size: 11ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hedgerows with mature trees form a moderate boundary along the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. The proximity of the settlement edge and manufacturing yard (located along the western boundary of the parcel) creates some urbanising influence. Land use creates some association with the urban area but there is little urbanising activity in the parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel LY7

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY7

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

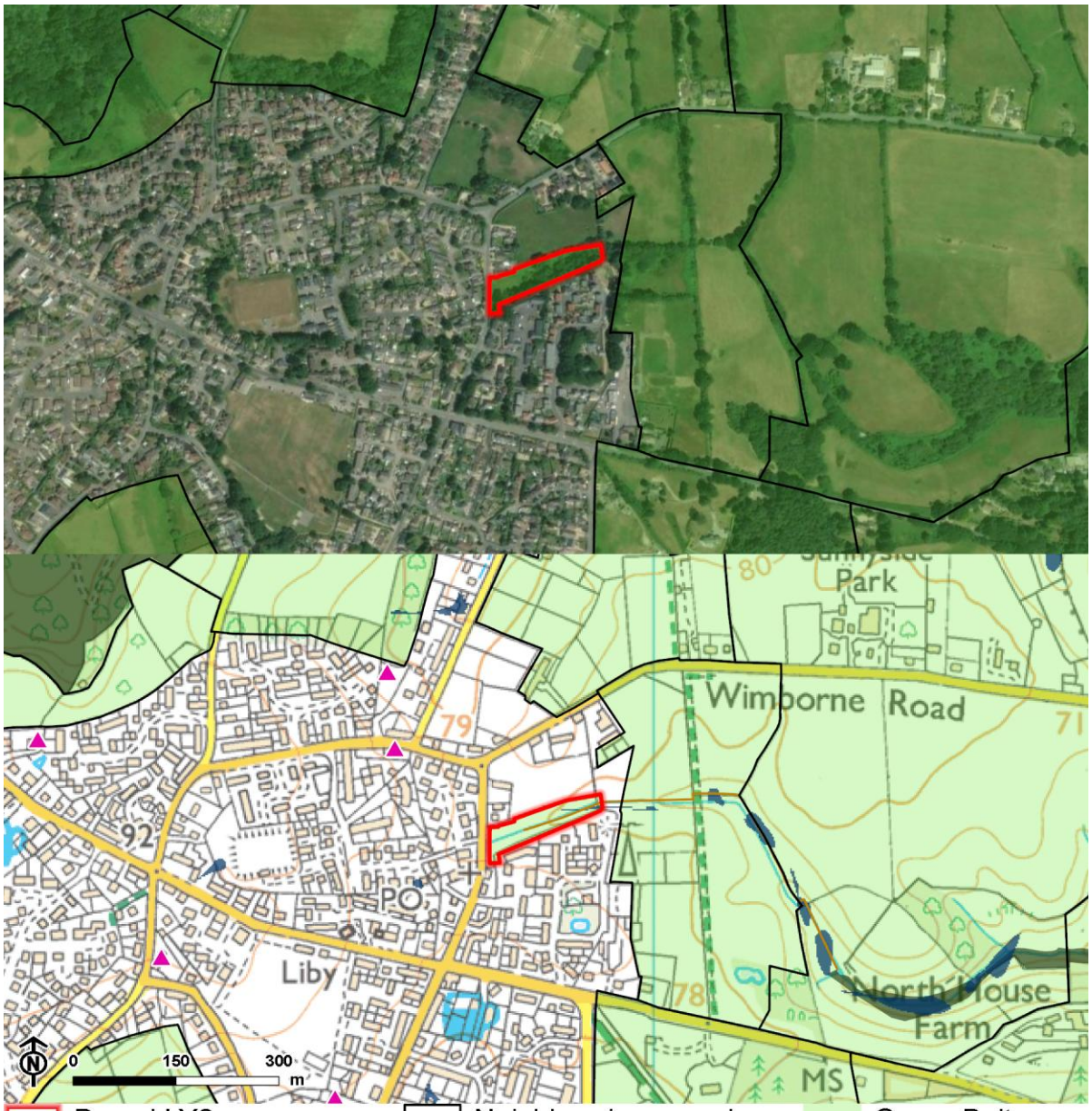
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY8



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

Parcel LY8

Contribution of land in Parcel LY8

Parcel LY8 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel LY8 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Lytchett Matravers. Parcel size: 1ha.
There are no significant boundary features to separate the parcel from the settlement.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is some perception of urban development outside of the parcel. The proximity to the settlement edge adds some perception of urban development.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is associated with agriculture.
Natural features limit perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY8

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The parcel is entirely surrounded by urban development.

Parcel LY8

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

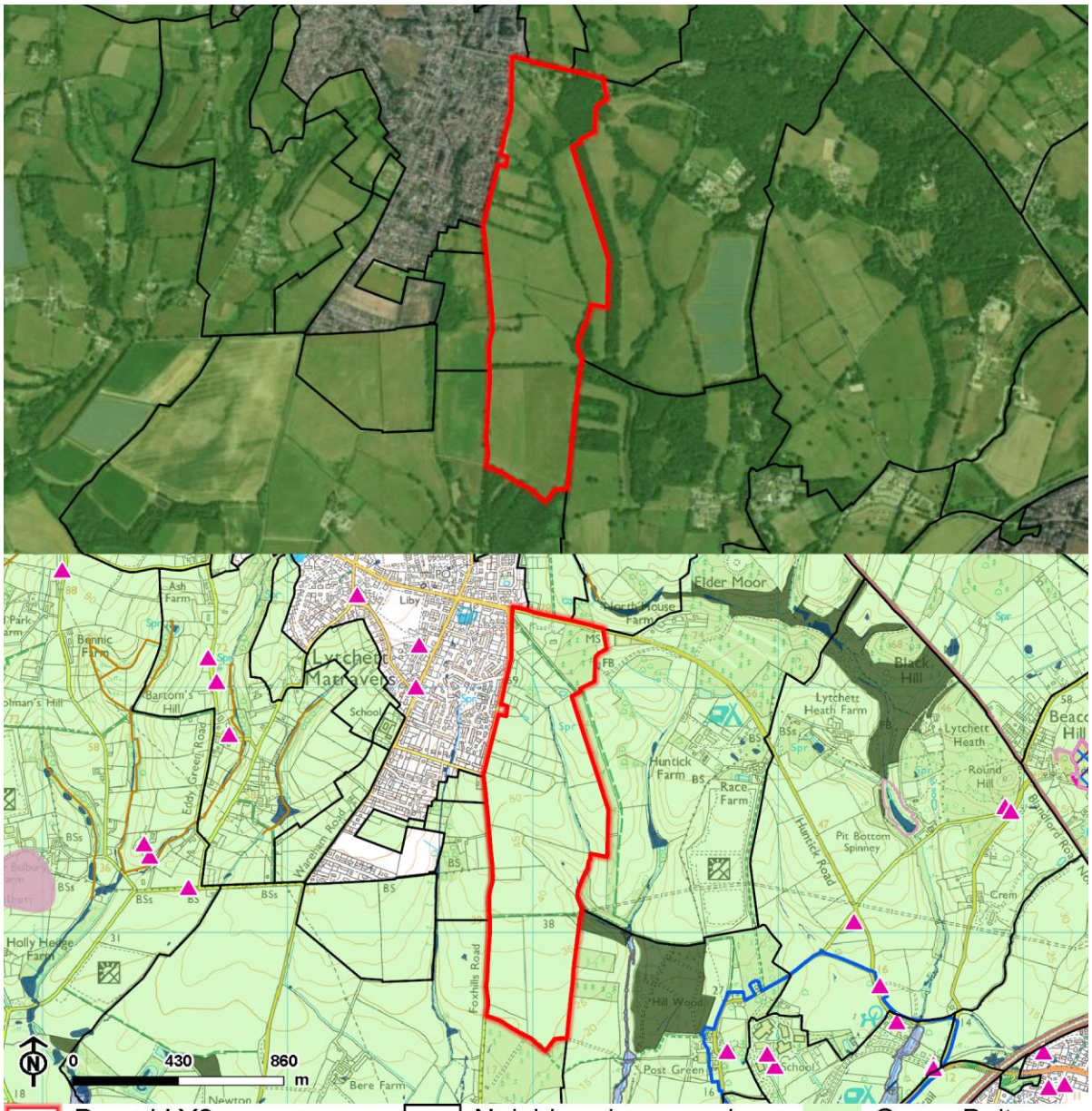
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY9



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel LY9

Contribution of land in Parcel LY9

Parcel LY9 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY9 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Lytchett Matravers. Parcel size: 65ha.
There is a moderate boundary feature between the settlement and the parcel. Hedgerow boundaries with sections of mature trees form boundaries along the settlement edge.
There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform gently slopes from the settlement edge towards a drainage river channel to the east.
There is some perception of urban development outside of the parcel. The proximity of the settlement edge and areas of gappy boundaries along Foxhill Road enables some perception of the settlement edge.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The landform slopes away from the settlement edge, enabling some perception of the surrounding landscape.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel LY9

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has only hedgerows to the south-east , so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY9

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

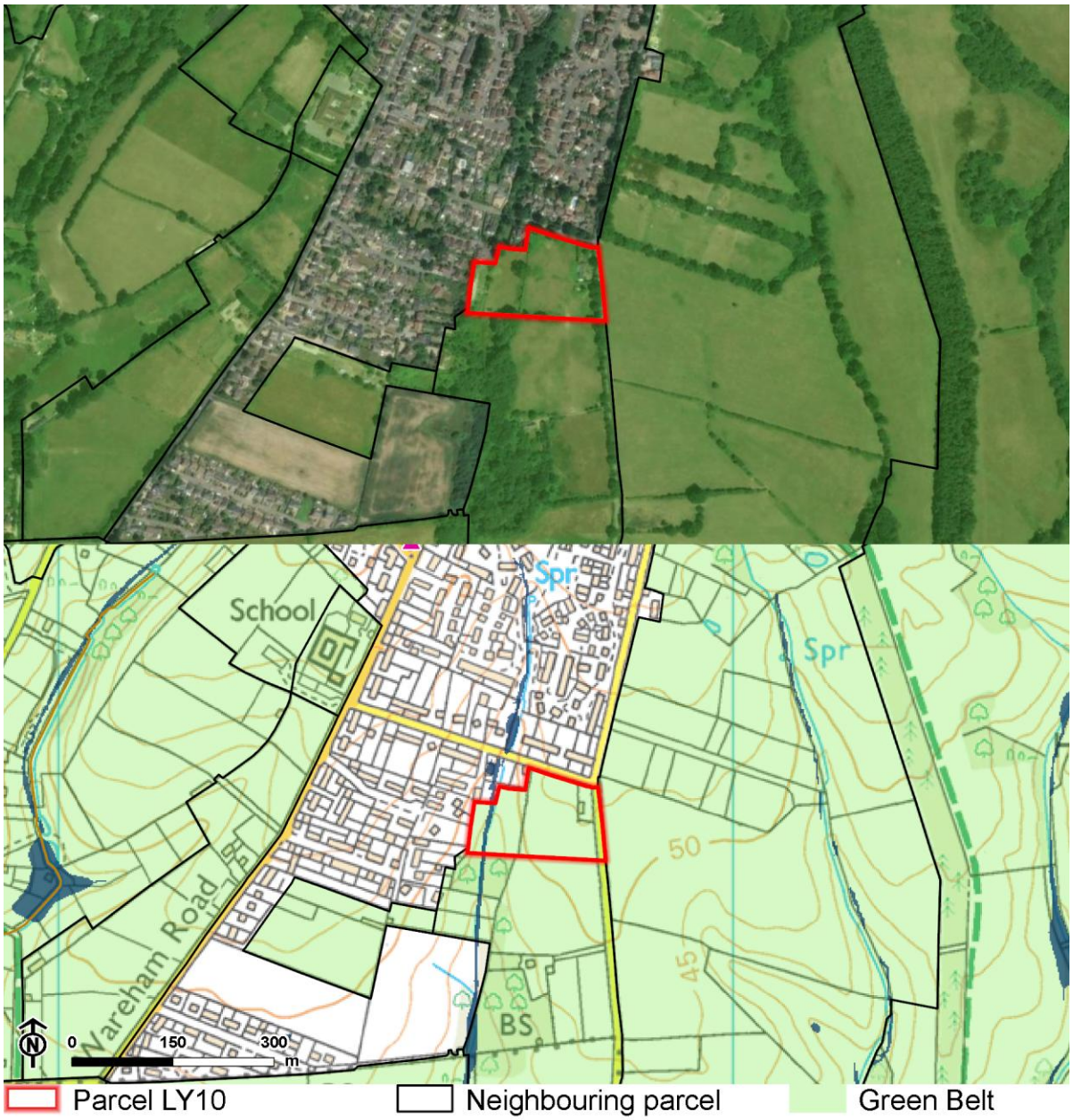
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY10



Potential development constraints

- Listed building
- Chalk river
- High risk of surface water flooding

Parcel LY10

Contribution of land in Parcel LY10

Parcel LY10 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY10 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south eastern edge of Lytchett Matravers. Parcel size: 2ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. A residential property is located to the east, elsewhere, the land use is associated with agriculture and paddocks. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Occasional gaps in hedgerows enable some perception of the wider landscape.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY10

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY10

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

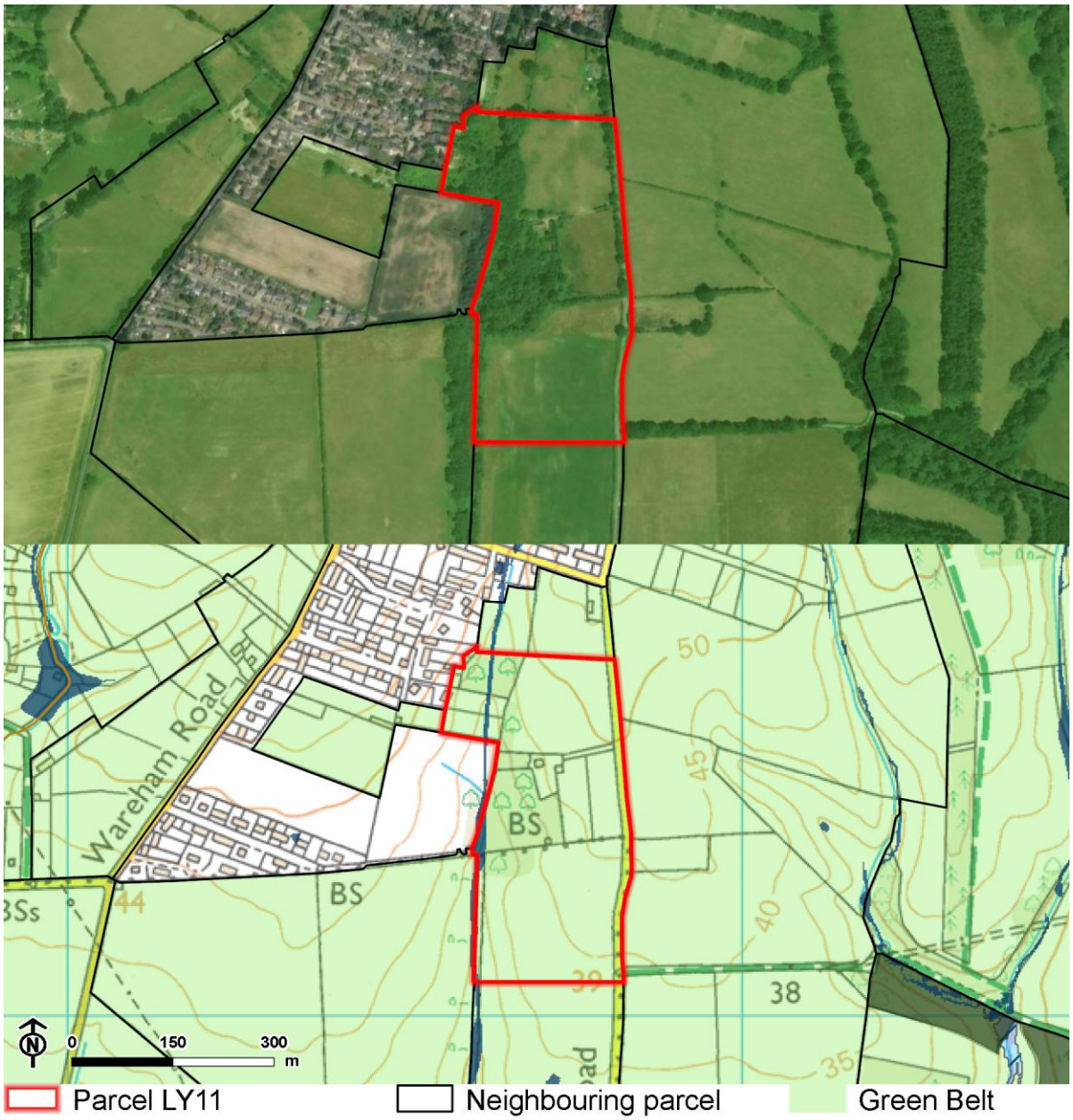
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY11



Potential development constraints

- Chalk river
- Ancient woodland
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel LY11

Contribution of land in Parcel LY11

Parcel LY11 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY11 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south eastern edge of Lytchett Matravers. Parcel size: 11ha. There is a strong boundary feature between the settlement and the parcel. A mature block of woodland forms a strong separating feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform gently slopes from the settlement edge towards a drainage river channel in the centre of the parcel. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY11

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY11

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

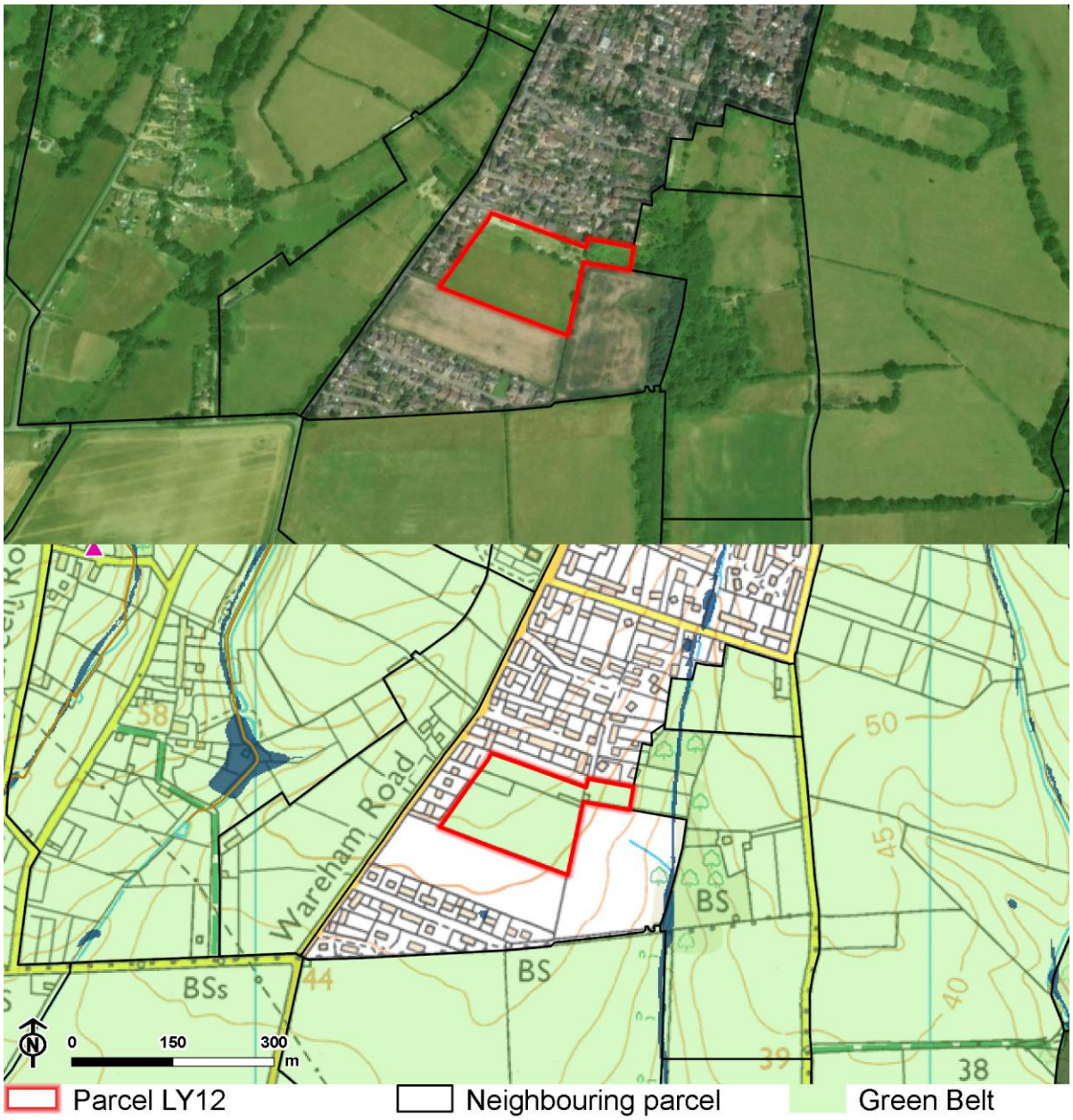
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY12



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- High risk of surface water flooding

Parcel LY12

Contribution of land in Parcel LY12

Parcel LY12 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel LY12 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Lytchett Matravers. Parcel size: 3ha.
There are no significant boundary features to separate the parcel from the settlement. Boundaries along the parcel are comprised of clipped hedgerows with sections of mature trees.
There is no significant change in landform to create a sense of separation between the settlement and the parcel.
There is a strong perception of urban development outside of the parcel. The proximity of the settlement edge enables some views through gaps in hedgerows.
There is no significant urbanising development or activity in the Green Belt affecting this parcel.
Urbanising development limits perception of the wider countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY12

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel, although it retains rural land uses, is entirely contained by urban edges, limiting the extent to which it can be considered part of the countryside.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is substantial urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land.

Parcel LY12

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

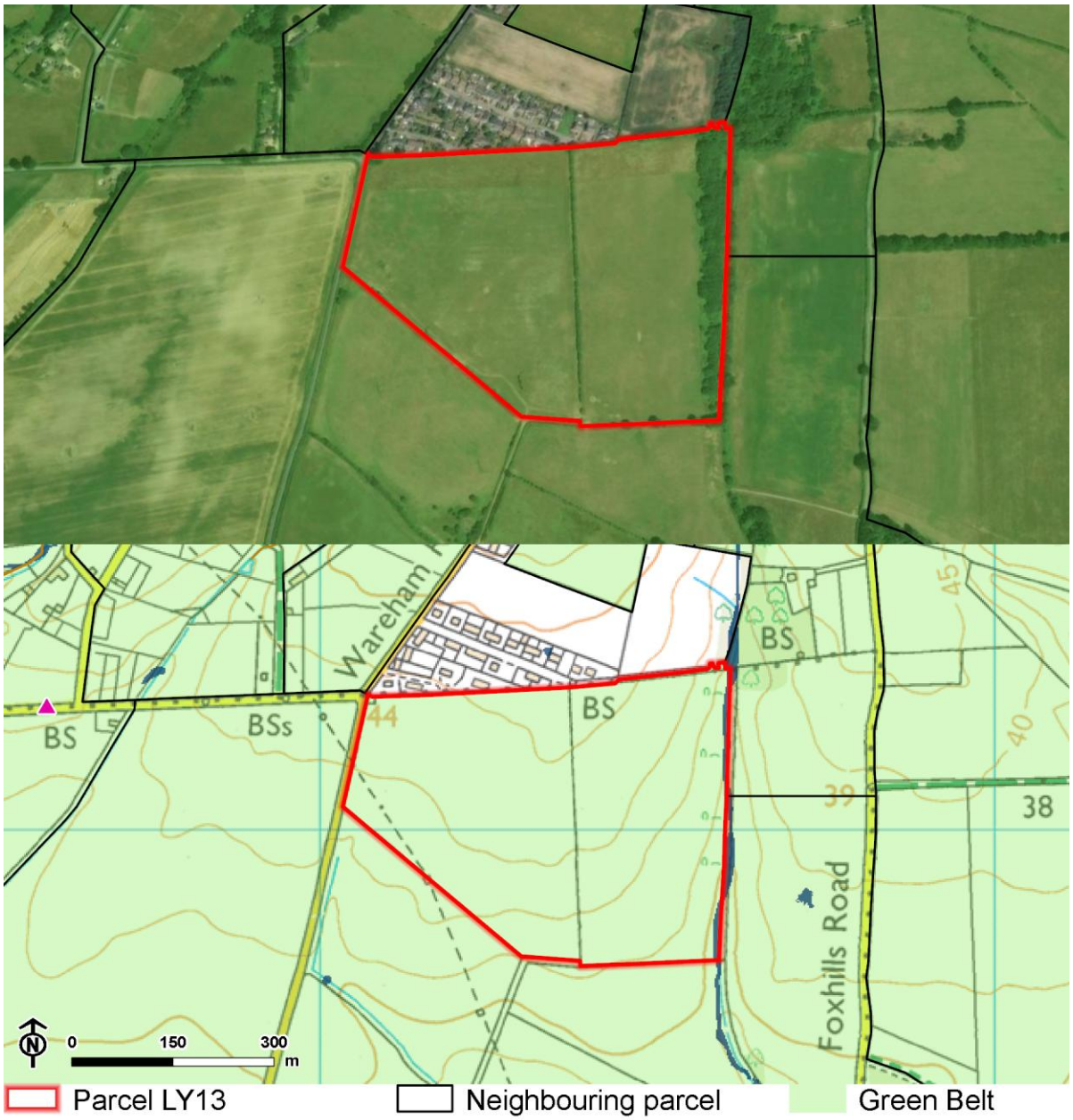
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY13



Potential development constraints

- Listed building
- Chalk river
- High risk of surface water flooding

Parcel LY13

Contribution of land in Parcel LY13

Parcel LY13 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY13 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the southern edge of Lytchett Matravers. Parcel size: 20ha. There is a moderate boundary feature between the settlement and the parcel. Hedgerows with occasional mature trees form the boundary of the parcel. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Residential properties along Castle View Drive and Glebe Road have some influence on the parcel. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY13

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY13

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

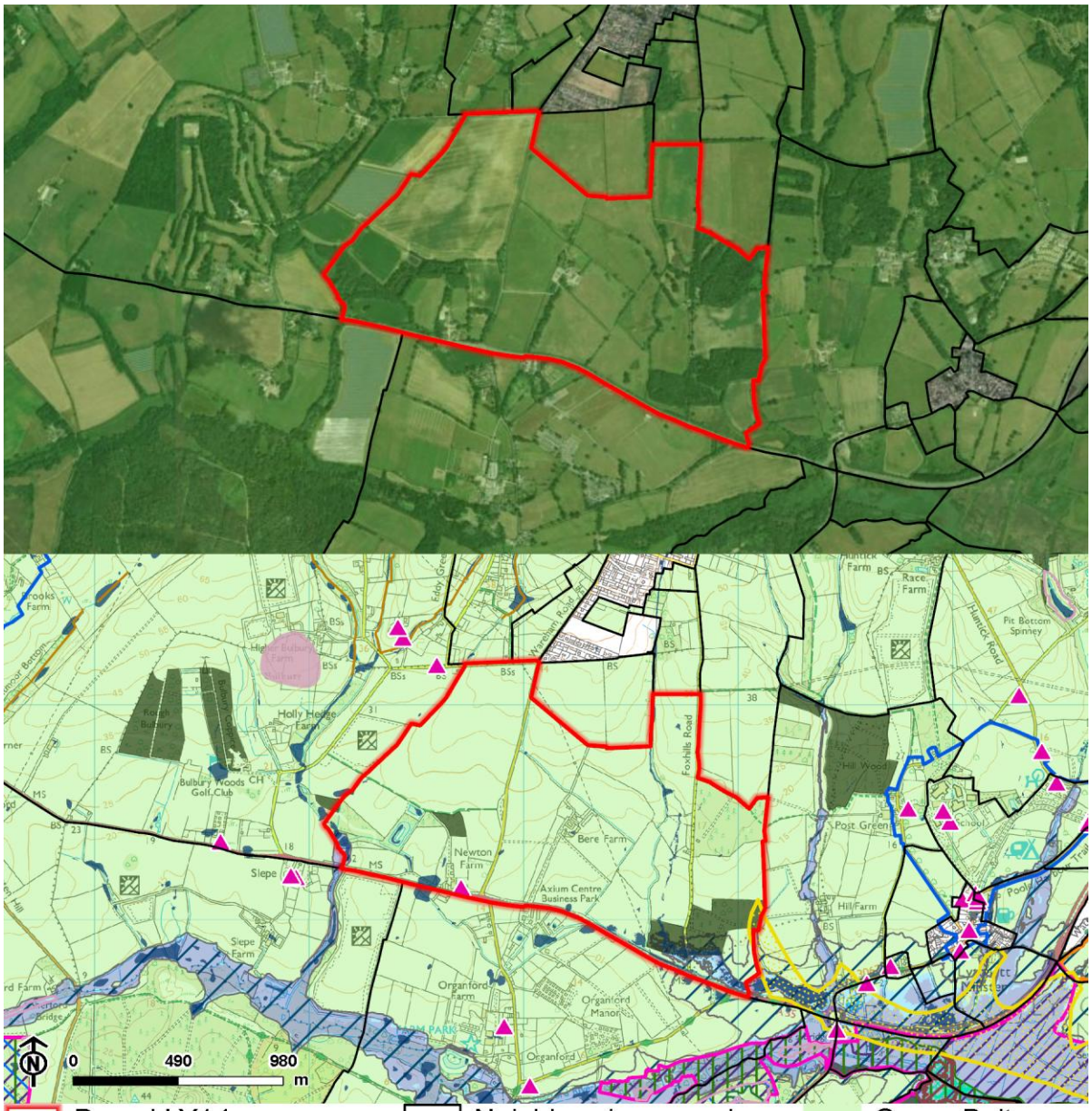
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY14



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Coastal saltmarsh
- Peaty soil
- Saltmarsh
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel LY14

Contribution of land in Parcel LY14

Parcel LY14 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY14 Description

Parcel Location, Land Uses and Boundaries
Land to the south of Lytchett Matravers. Parcel size: 180ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Multiple hedgerows and some landform change form a moderate boundary to the settlement edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel has a gentle variation across its area. There is a weak perception of urban development outside of the parcel. Distance and field boundaries limit connection to the urban edge to the north. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY14

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY14

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

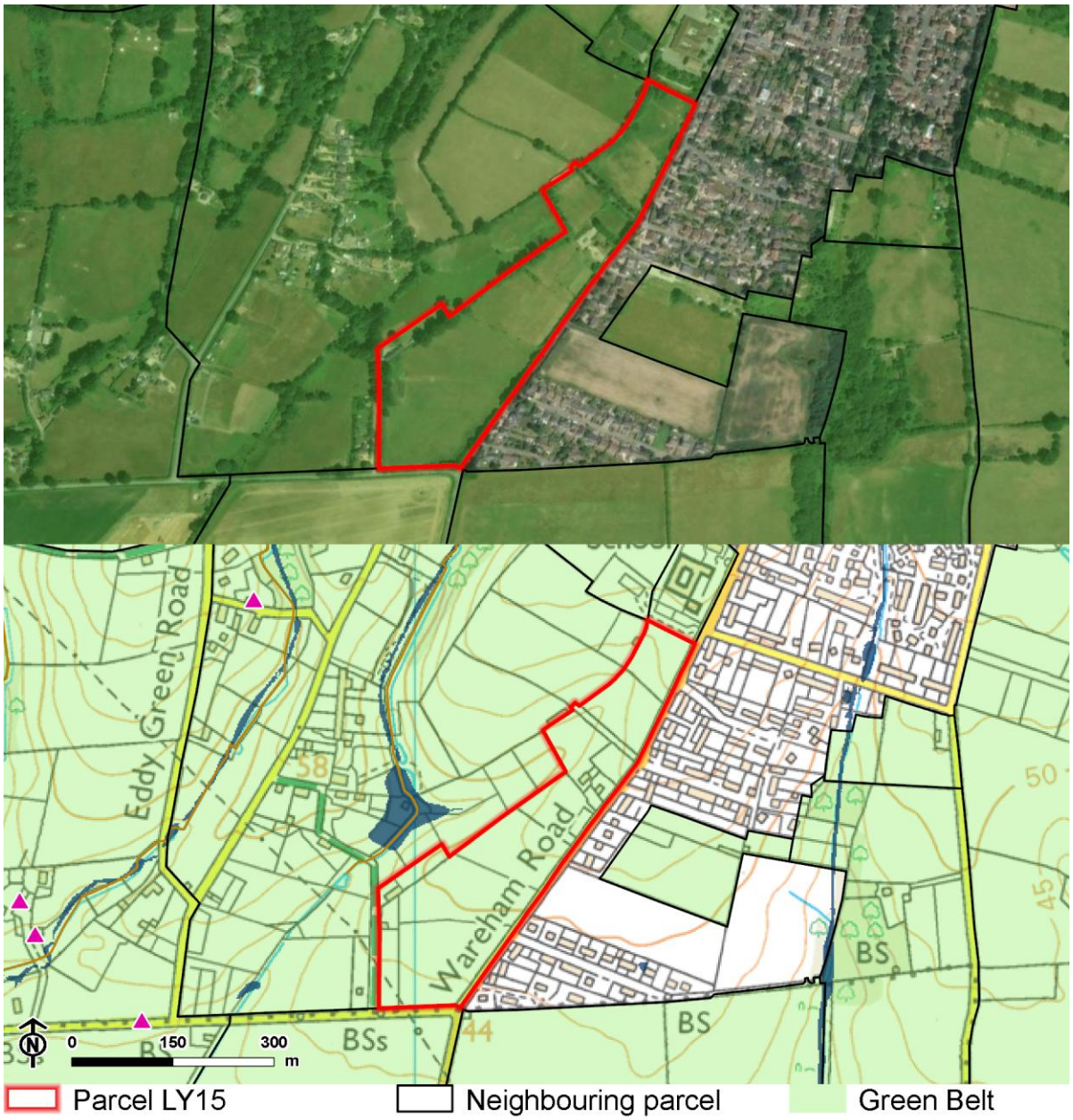
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY15



Potential development constraints

- Listed building
- Chalk river
- High risk of surface water flooding

Parcel LY15

Contribution of land in Parcel LY15

Parcel LY15 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY15 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south western edge of Lytchett Matravers. Parcel size: 8ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Vegetation along Wareham Road creates some separation from the residential area. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is some perception of urban development outside of the parcel. Intermittent views to the settlement edge through gaps in the hedgerows. There is no significant urbanising development or activity in the Green Belt affecting this parcel. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY15

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY15

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

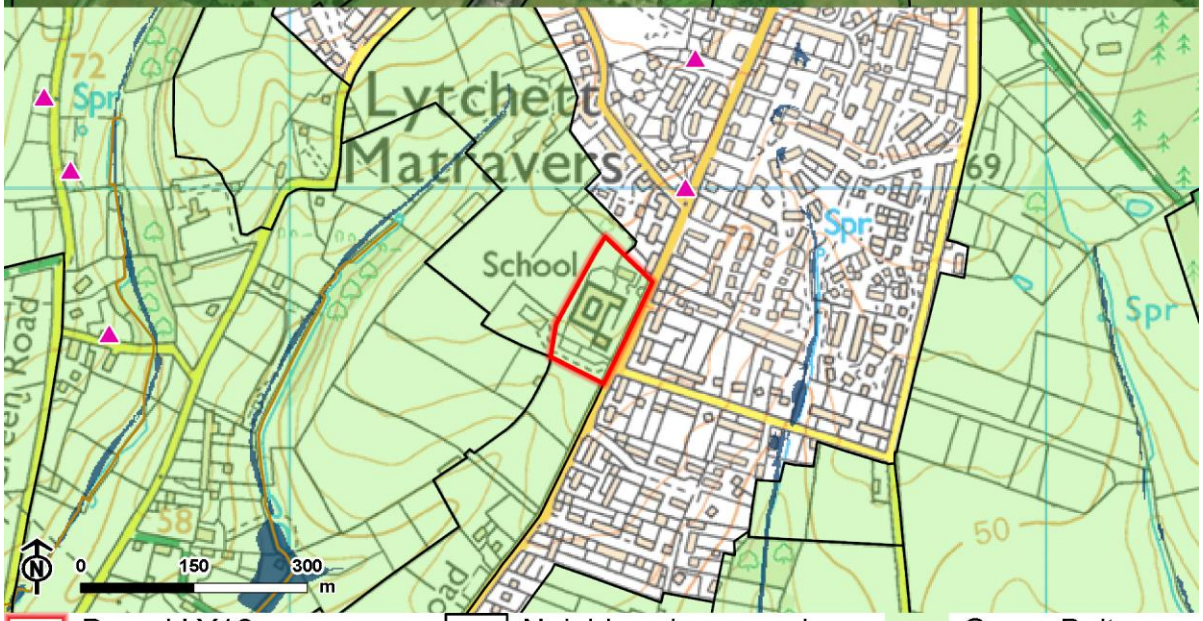
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY16





Parcel LY16 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- Chalk river
- High risk of surface water flooding

Parcel LY16

Contribution of land in Parcel LY16

Parcel LY16 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Weak/No	Weak/No	Equal	Yes

Parcel LY16 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south-western edge of Lytchett Matravers. Parcel size: 1ha. There are no significant boundary features to separate the parcel from the settlement. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a strong perception of urban development outside of the parcel. Residential areas along Wareham Road are clearly visible from inside the parcel. Existing development in the Green Belt has some urbanising influence. The parcel contains buildings associated with Lytchett Matravers Primary School. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY16

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	N/A
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.

Parcel LY16

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

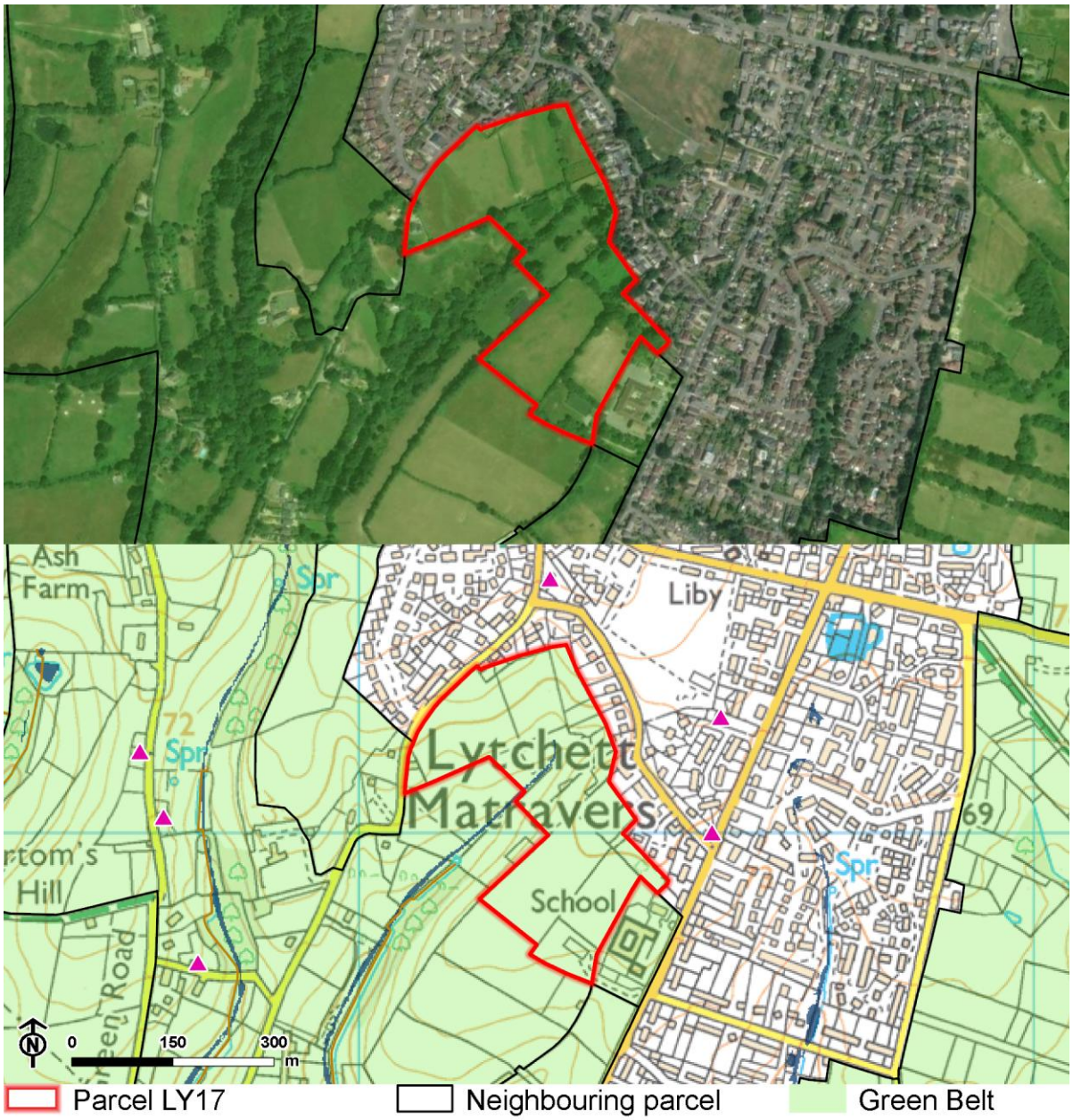
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY17



Potential development constraints

- Listed building
- Chalk river
- High risk of surface water flooding

Parcel LY17

Contribution of land in Parcel LY17

Parcel LY17 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY17 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Lytchett Matravers. Parcel size: 9ha.
There are no significant boundary features to separate the parcel from the settlement.
There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes towards a stream channel to the south of the parcel.
There is some perception of urban development outside of the parcel. The lack of a strong boundary enables some views towards the settlement edge.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. Rear gardens along the settlement edge add some urbanising influence. However, the land use is mainly associated with agriculture.
There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Natural features and existing development limit connection to the wider Green Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel LY17

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel predominantly has hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY17

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

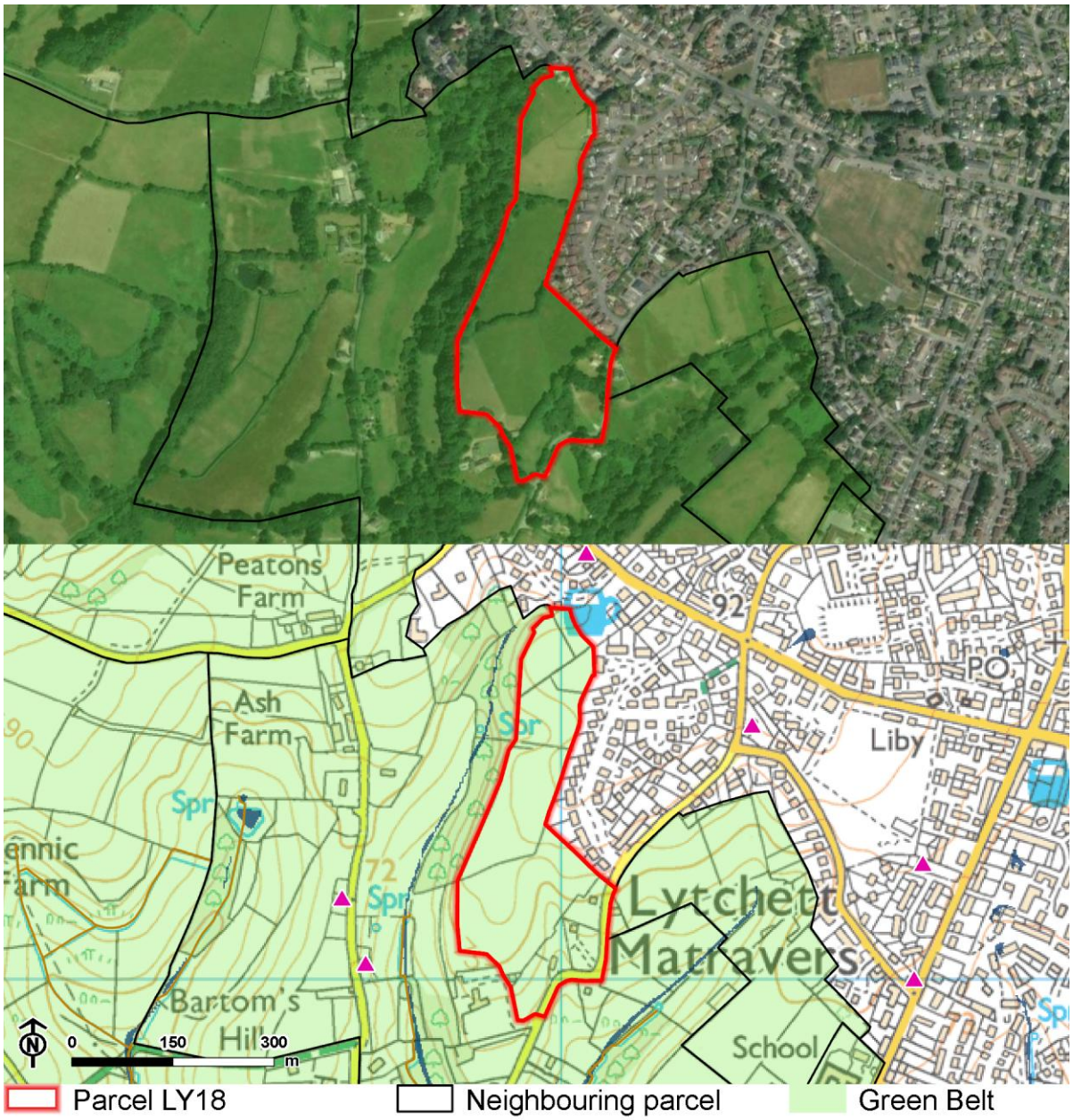
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY18



Potential development constraints

- Listed building
- Chalk river
- High risk of surface water flooding

Parcel LY18

Contribution of land in Parcel LY18

Parcel LY18 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel LY18 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Lytchett Matravers. Parcel size: 7ha. There are no significant boundary features to separate the parcel from the settlement. There is only a fenceline in the south of the parcel, although this does become stronger to the west with a mature hedgerow. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes towards a shallow wooded channel to the west of the parcel. There is some perception of urban development outside of the parcel. The sloping landform and hedgerow boundaries along the settlement edge enable some perception of the urban edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The land use is mainly associated with agriculture. Natural features limit perception of the wider Countryside. Woodland to the west and landform variation across the parcel, coupled with development to the east, all limit connection to the wider Gren Belt.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel LY18

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. Mature woodland clearly marks the parcel boundary to the west. Although development in the parcel would have some urbanising impact on land beyond, it would not significantly weaken its contribution to Purpose C.

Parcel LY18

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

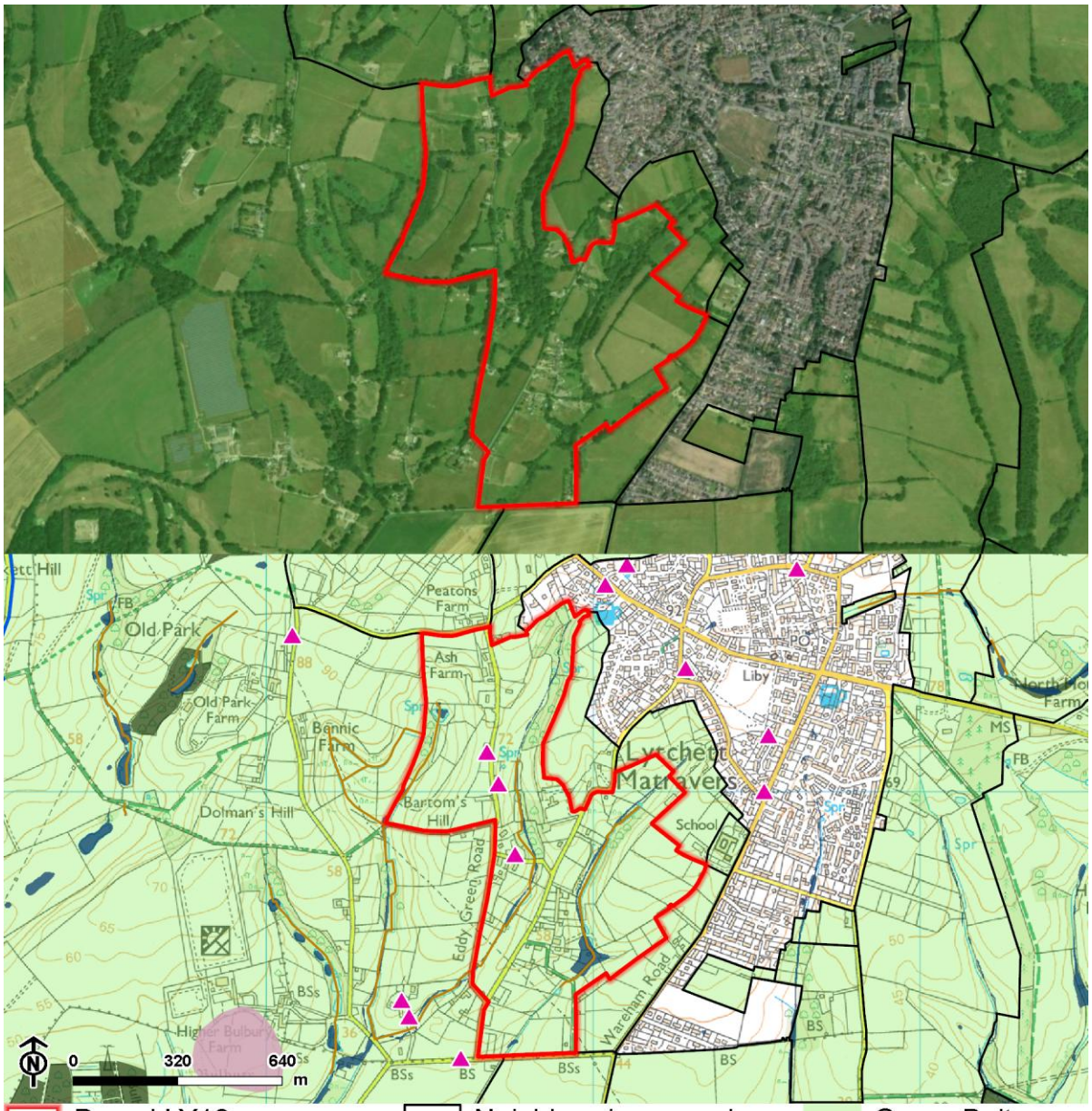
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY19



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel LY19

Contribution of land in Parcel LY19

Parcel LY19 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY19 Description

Parcel Location, Land Uses and Boundaries
The parcel is located west of Lytchett Matravers. Parcel size: 64ha. There is a strong boundary feature between the settlement and the parcel. Blocks of woodland along incised wooded valleys create strong boundary features. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel includes steep-sided, incised wooded slopes. There is a weak perception of urban development outside of the parcel. The wooded slopes often limit the perception of urban development. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The land use is mainly associated with agriculture and includes woodland blocks along the sloping landform. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY19

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY19

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

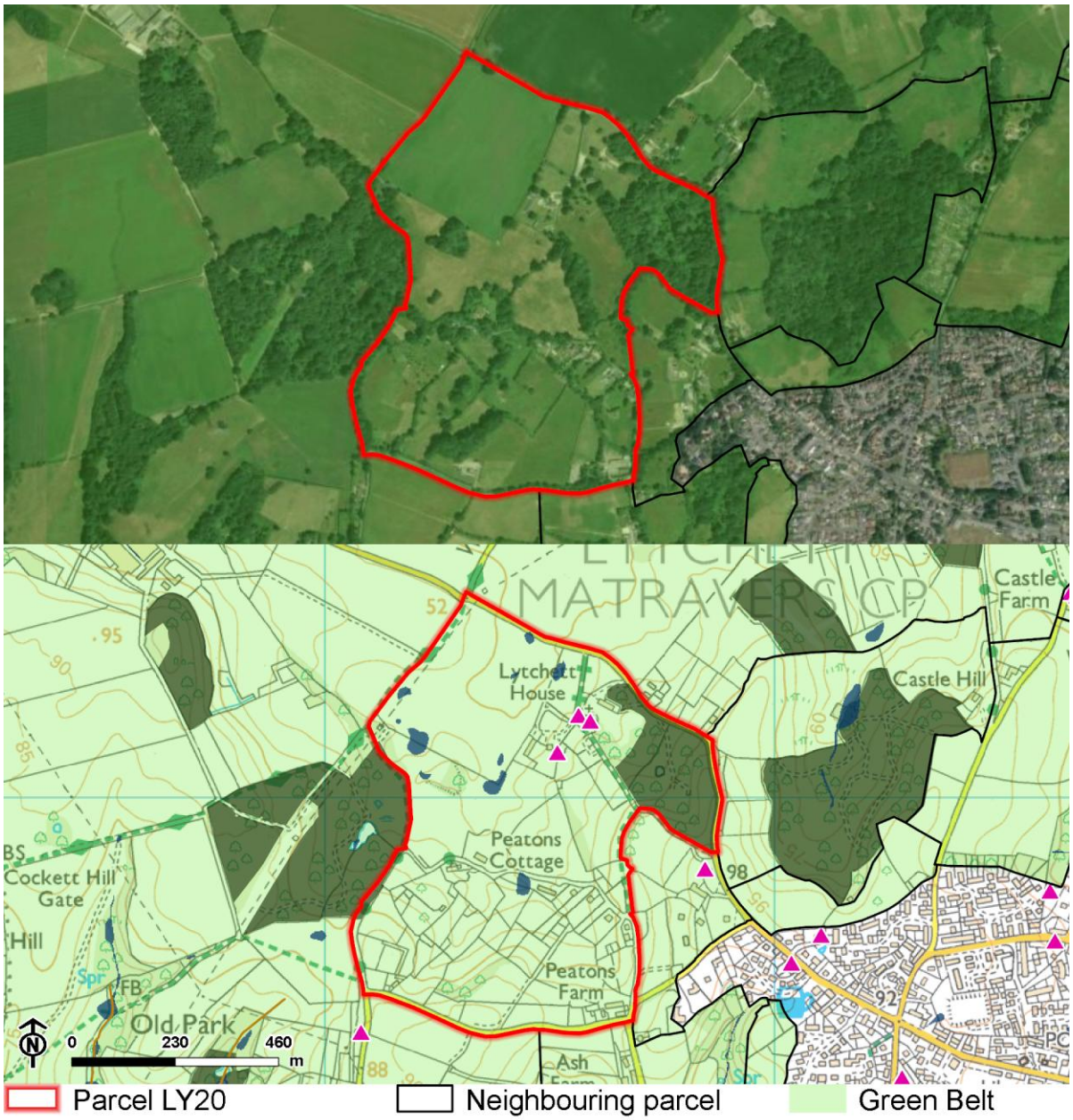
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY20



Potential development constraints

- Listed building
- Chalk river
- Ancient woodland
- High risk of surface water flooding

Parcel LY20

Contribution of land in Parcel LY20

Parcel LY20 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY20 Description

Parcel Location, Land Uses and Boundaries
Land to the north-west of Lytchett Matravers. Parcel size: 52ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Hedgerows with mature trees form field boundaries between the parcel and the settlement, including a small linear block of woodland to the south of Lytchett House. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes away from the settlement edge before rising within the parcel. There is a weak perception of urban development outside of the parcel. Mature lines of trees and the sloping landform limit the perception of urban development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is predominantly agricultural, with sections of woodland. Residential development is limited to detached properties. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The sloping landform enables some perception of the surrounding landform.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A

Parcel LY20

Assessment Considerations	Assessment
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.
Would development impact adjacent Green Belt land?	Development in the parcel would significantly increase the urbanising influence on adjacent open land. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel LY20

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

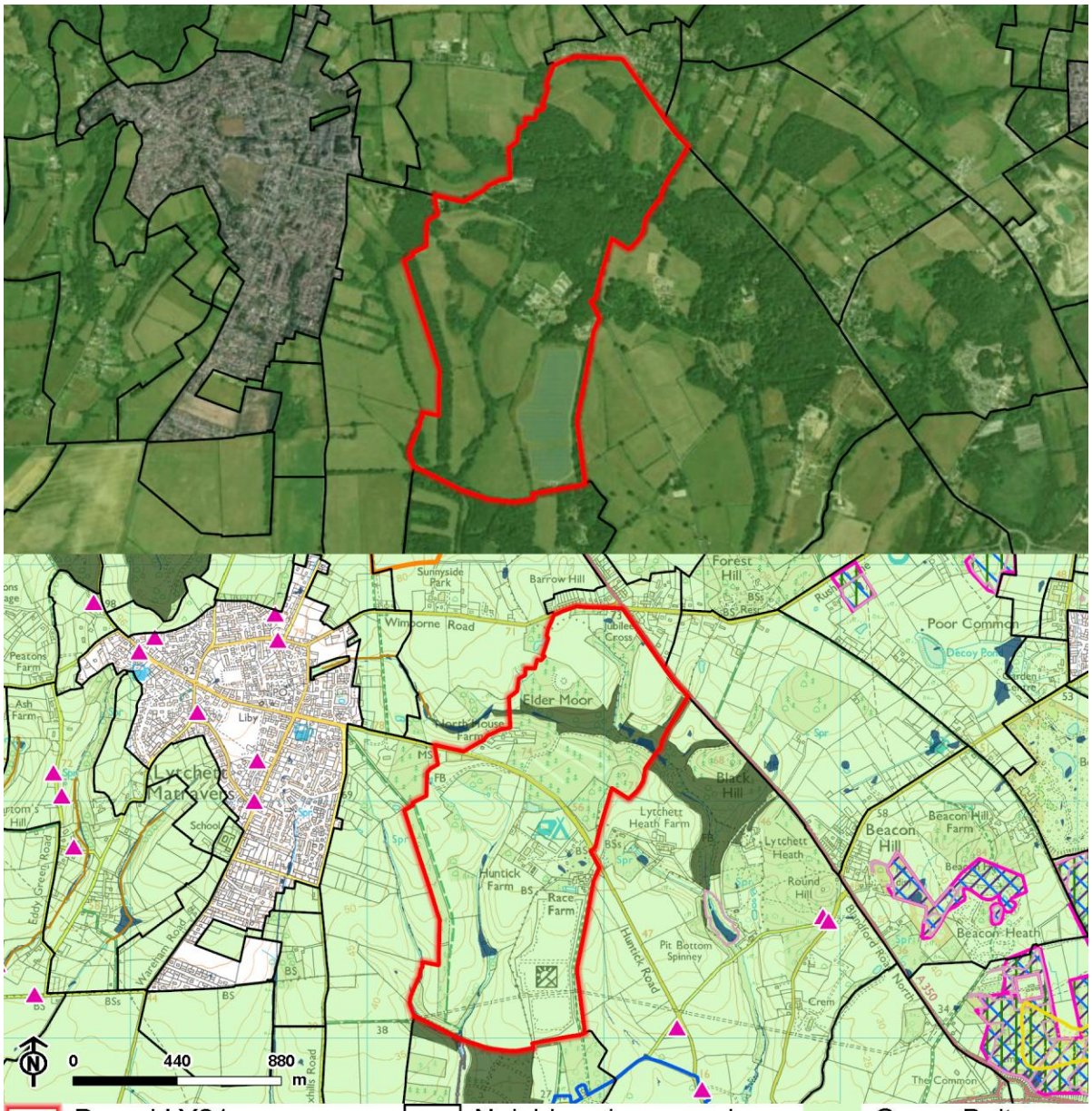
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY21



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- Lowland fens
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel LY21

Contribution of land in Parcel LY21

Parcel LY21 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Strong	Weak/No	Equal	Yes

Parcel LY21 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the east of Lytchett Matravers and the north-west of Upton. Parcel size: 124ha. There is a strong boundary feature between the settlement and the parcel. Mature linear belts of coniferous woodland, as well as mature trees along hedgerows, combine to create a strong boundary. There is some change in landform which creates a sense of separation between the settlement and the parcel. An undulating landscape that rises in places such as Elder Moor and falls towards stream channels. There is a weak perception of urban development outside of the parcel. The distance from the settlement edge (0.25km) and the presence of linear blocks of woodland, as well as mature hedgerow boundaries, limit the perception of the urban area. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. A solar farm creates some urbanising activity, but the surrounding woodland largely screens its influence. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Blocks of woodland add a natural feel to the landscape, and the sloping landform enables some intermittent views outside of the parcel.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A

Parcel LY21

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Strong contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel is part of the countryside and so contributes to preventing encroachment on it.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
What is the extent of urbanising influence from outside the parcel?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel LY21

Assessment Considerations	Assessment
Would development impact adjacent Green Belt land?	Development in the parcel would not significantly increase the urbanising influence on adjacent open land. The mature blocks of woodland (especially around Elder Moor and Black Hill) and hedgerows form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

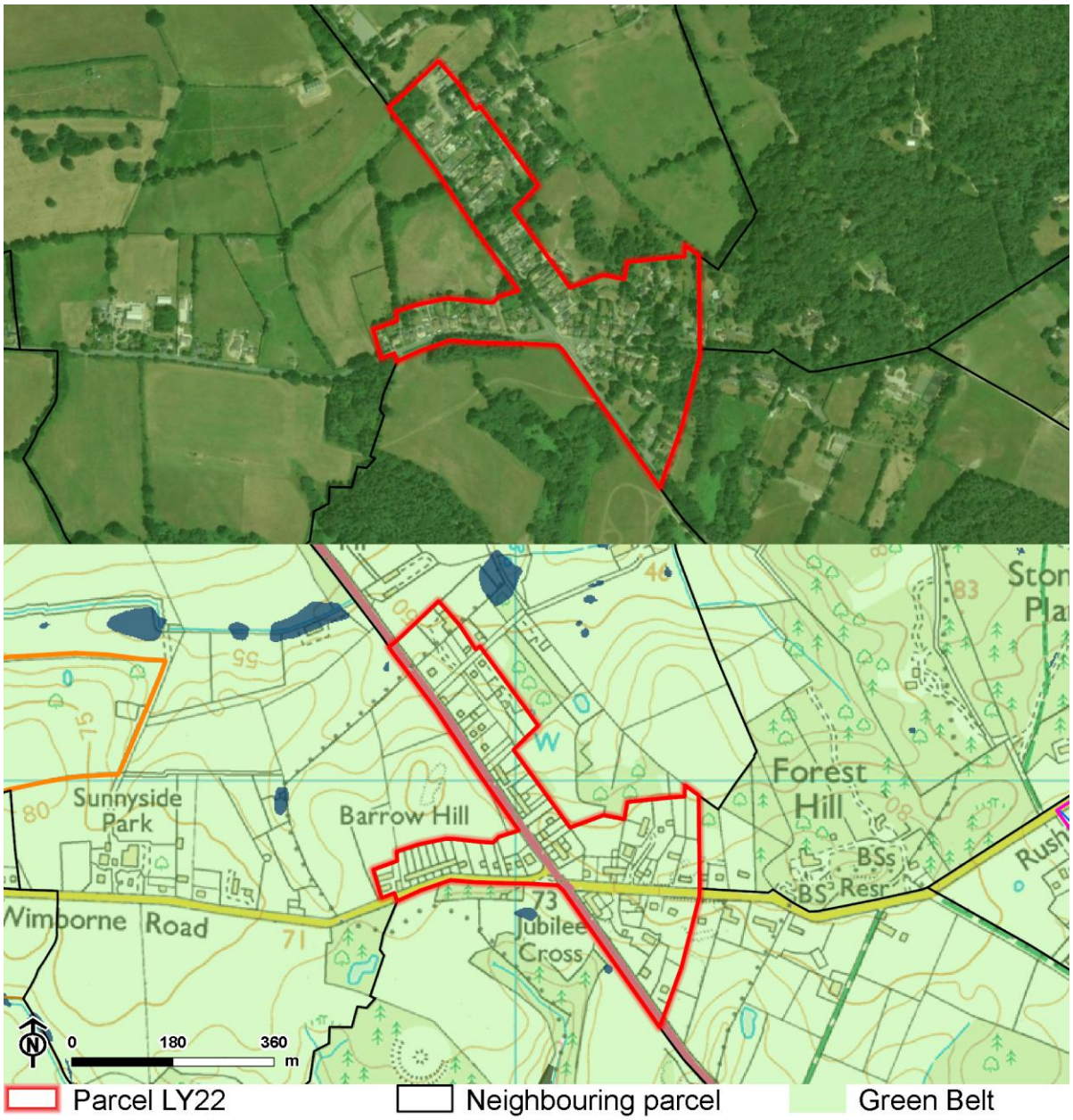
Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.

Parcel LY22



Potential development constraints

- Chalk river
- Special Area of Conservation
- Ramsar site
- Site of Special Scientific Interest
- Ancient woodland
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

Parcel LY22

Contribution of land in Parcel LY22

Parcel LY22 Assessment Conclusions

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey Belt
Weak/No	Weak/No	Moderate	Weak/No	Equal	Yes

Parcel LY22 Description

Parcel Location, Land Uses and Boundaries
The parcel is located at Barrow Hill, a small settlement to the east of Lytchett Matravers. Parcel size: 14ha. The parcel covers an isolated area of development in the open countryside, which limits openness associated with its development, land use and activity. Visual openness persists between the partially open areas and the surrounding open countryside.

Purpose A: Checking the unrestricted sprawl of large built-up areas:

Weak/No contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is not adjacent or near enough to a large built-up area to contribute to preventing its sprawl. All land in this area is considered to have a very strong sense of separation from any large built-up area.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Are there physical features in reasonable proximity that could restrict and contain development?	N/A
Would development form an incongruous pattern in relation to the large built-up area?	N/A

Parcel LY22

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel does not lie within or on the periphery of a gap between towns that are close enough to be considered neighbouring in this location.
What is the extent of urbanising development in the parcel?	N/A
Does the parcel form a substantial, small or very small part of the gap?	N/A
Would development result in loss of visual separation between towns?	N/A

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate contribution

Assessment Considerations	Assessment
Is land within the parcel countryside?	The parcel lacks openness and so is part of an urban area rather than part of the countryside.
What is the extent of urbanising development in the parcel?	N/A
What is the extent of urbanising influence from outside the parcel?	N/A
Would development impact adjacent Green Belt land?	N/A

Purpose D: Preserving the setting and special character of historic towns:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel have a relationship with a historic town(s)?	The parcel does not form part of the setting of a historic town.

Parcel LY22

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	N/A
To what extent does the parcel contribute to the setting and special character of historic town(s)?	N/A

Purpose E – Assisting in urban regeneration:

Equal contribution

All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel does not make a strong contribution to the Green Belt purposes A, B or D and therefore is identified as grey belt land.