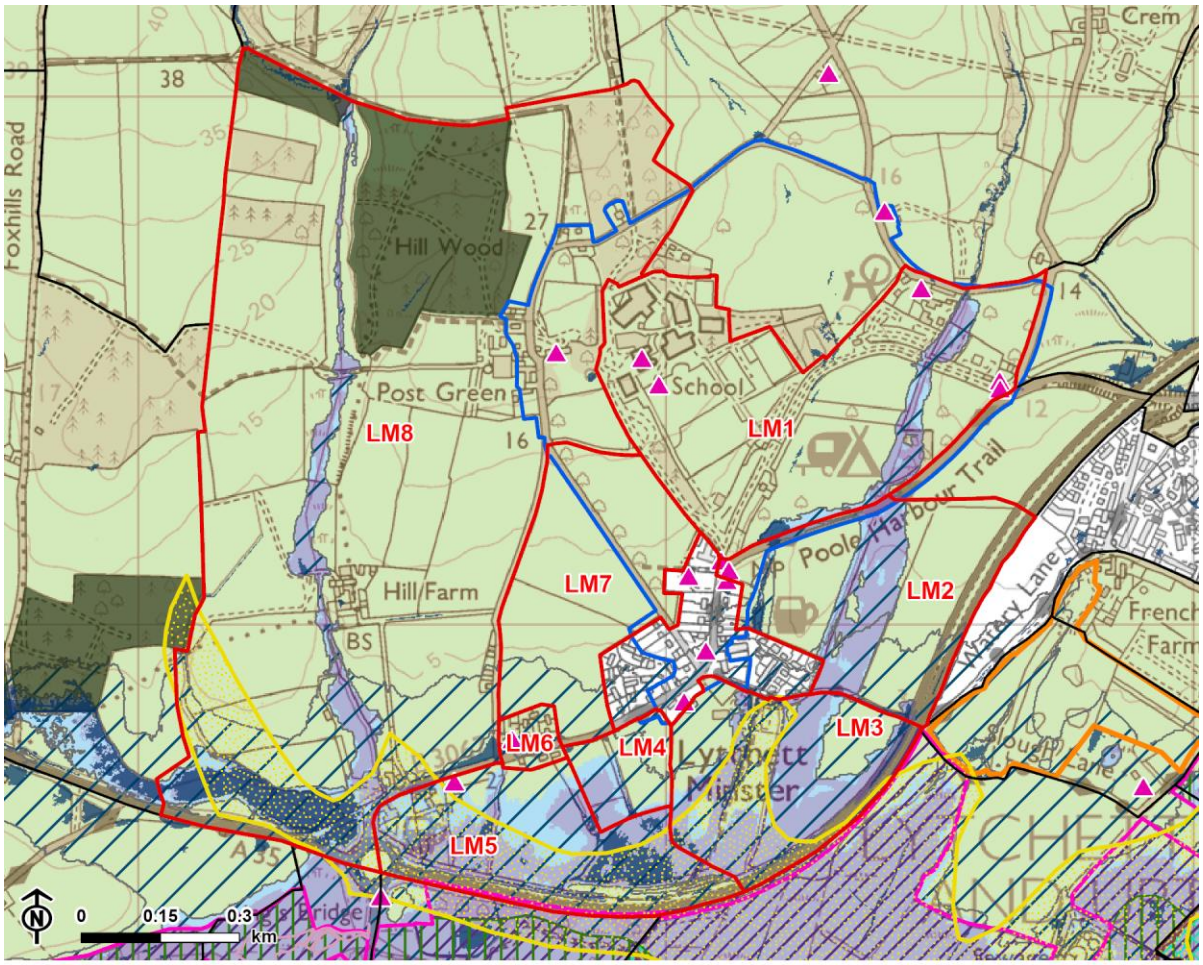
Lytchett Minster



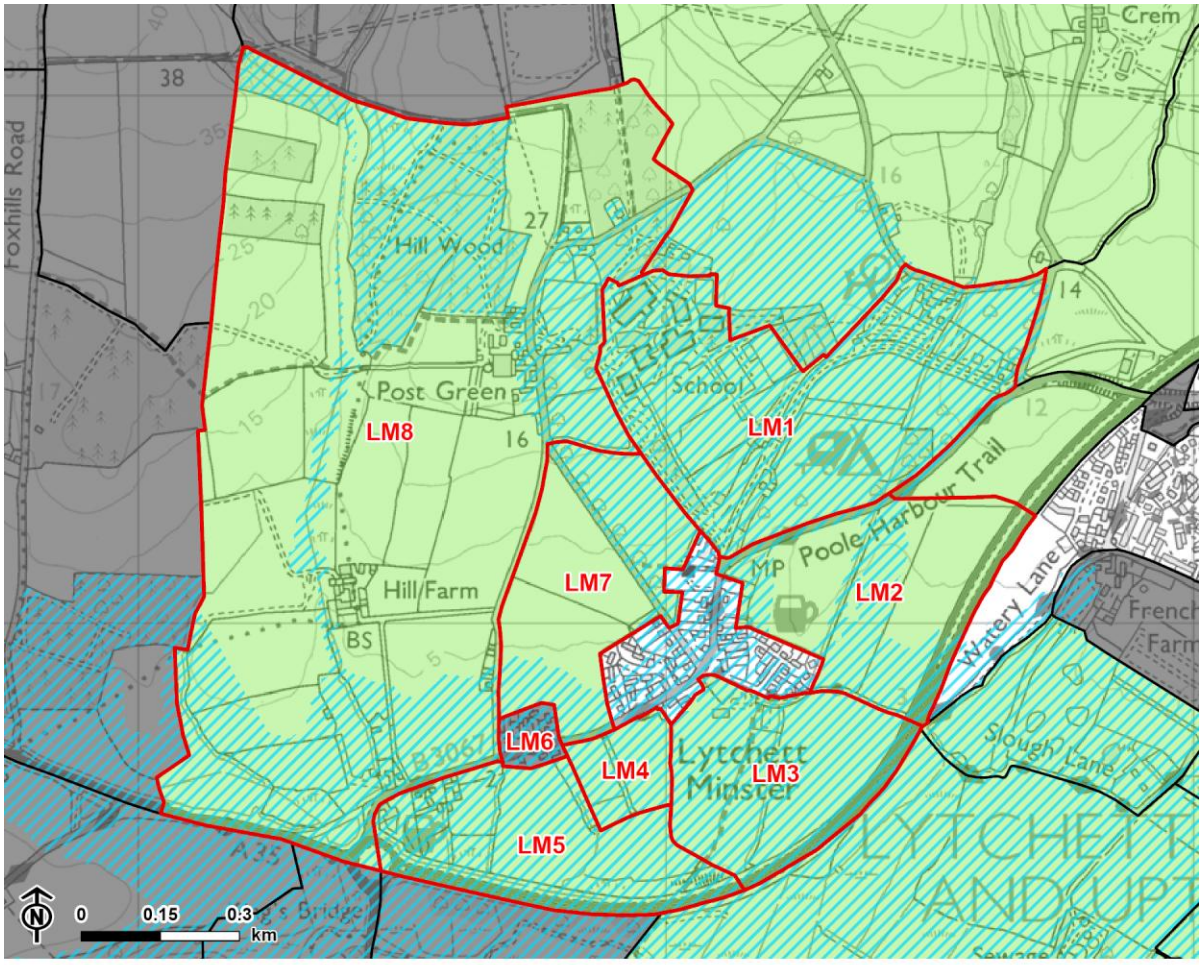
- Lytchett Minster parcel
- Neighbouring parcel
- Dorset & BCP councils
- Neighbouring authority
- Green Belt

Potential development constraints

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



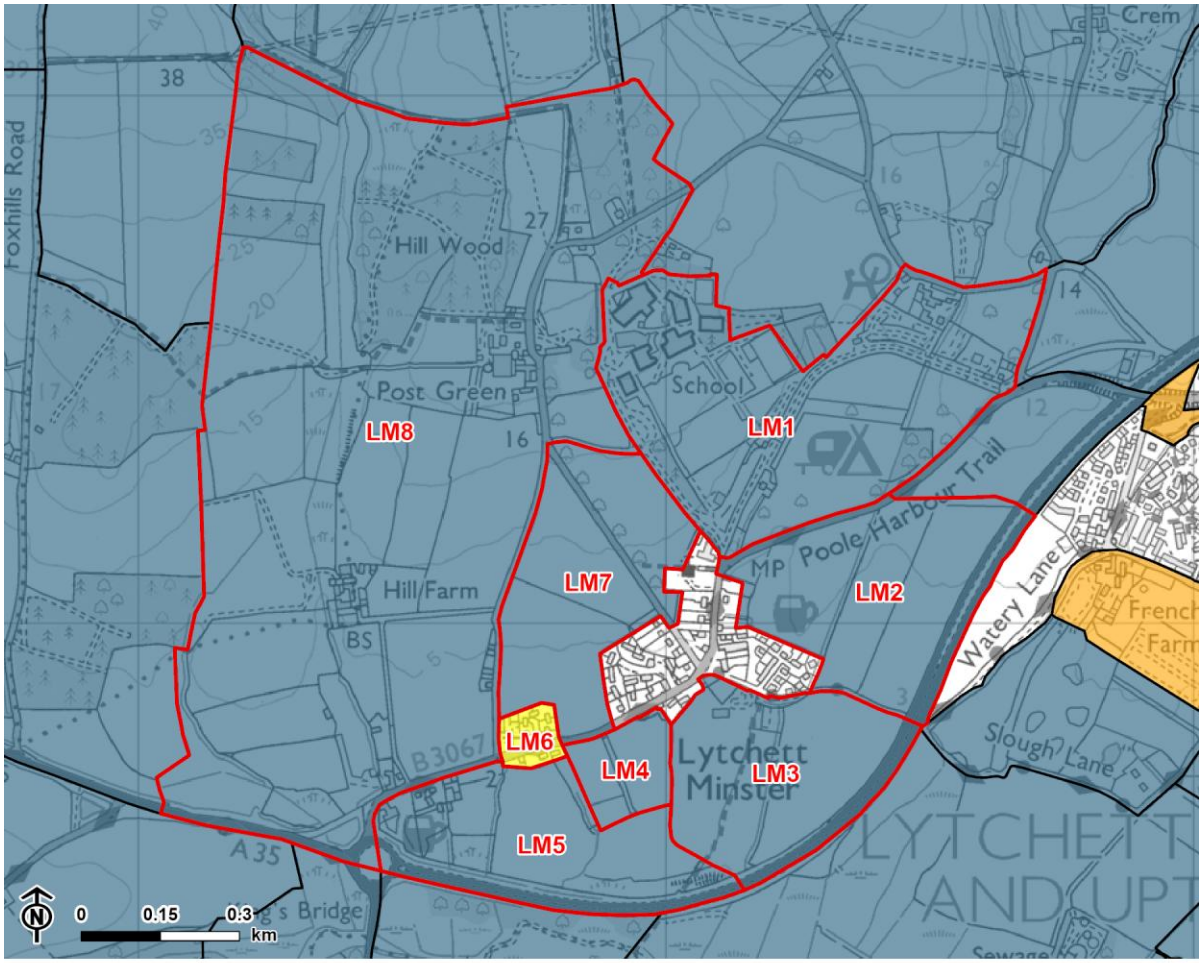
Lytchett Minster



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



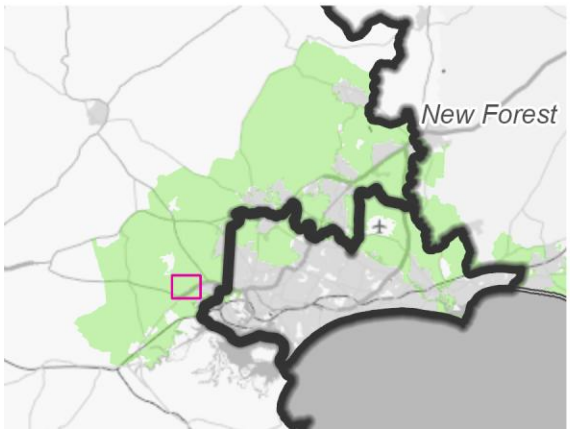
Lytchett Minster



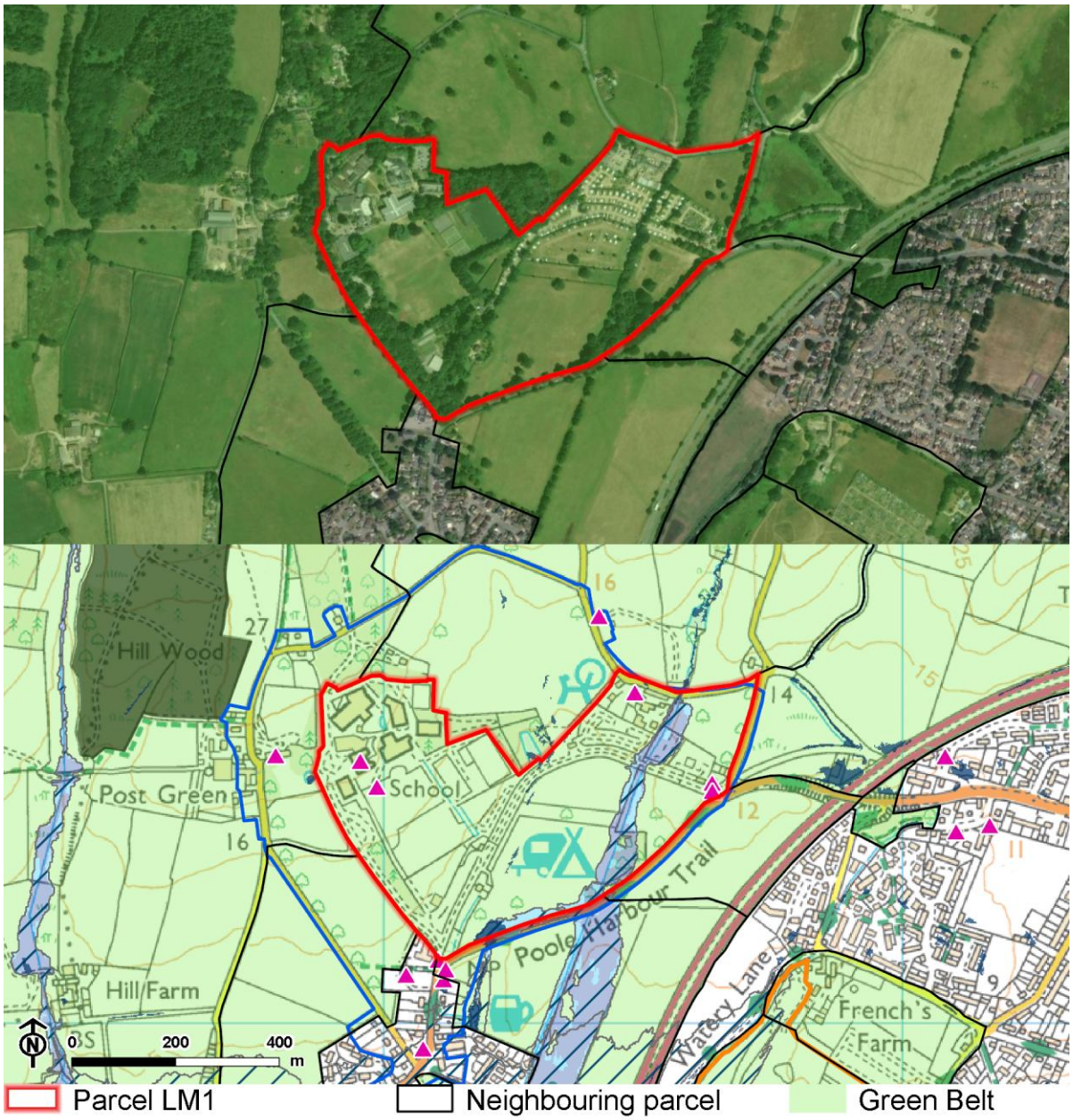
- Lytchett Minster parcel
- Neighbouring parcel
- Dorset and BCP councils
- Neighbouring authority
- Green Belt

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

- Strong
- Moderate
- Weak/no



Parcel LM1



Potential development constraints

- Listed building
- Ancient woodland
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Conservation area
- Suitable Alternative Natural Green Space

Parcel LM1

Contribution of land in Parcel LM1

Parcel LM1 Assessment Conclusions

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

Parcel LM1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Lytchett Minster. Parcel size: 28ha. The B3067, tree cover, and hedgerows form a strong boundary between the parcel and Lytchet Minster to the south. The A35, hedgerows, and tree cover create a strong separation from Upton. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The mature lines of trees and woodland features limit direct views outwards towards the wider countryside. There is significant urbanising influence associated with development, land use and activity in the Green Belt. Lytchett Minster School and associated playing fields, as well as a large caravan site, cover the majority of the parcel. Natural features limit perception of the wider countryside. The mature lines of trees and woodland features limit direct views outwards towards the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Upton and Hamworthy is a town and so is defined as a large built-up area. Lytchett Minster has a strong enough relationship with Upton and Hamworthy for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel LM1

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow or treed boundaries, to the north-east, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Strong tree cover to Lychett Minster, and the A35 and distance to Upton mean that the parcel has a strong sense of separation from both urban areas, so development here would be incongruous with the urban pattern.

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 has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.

Parcel LM1

Assessment Considerations	Assessment
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 or treed boundaries, to the north-east, so development within the parcel would in turn increase 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:

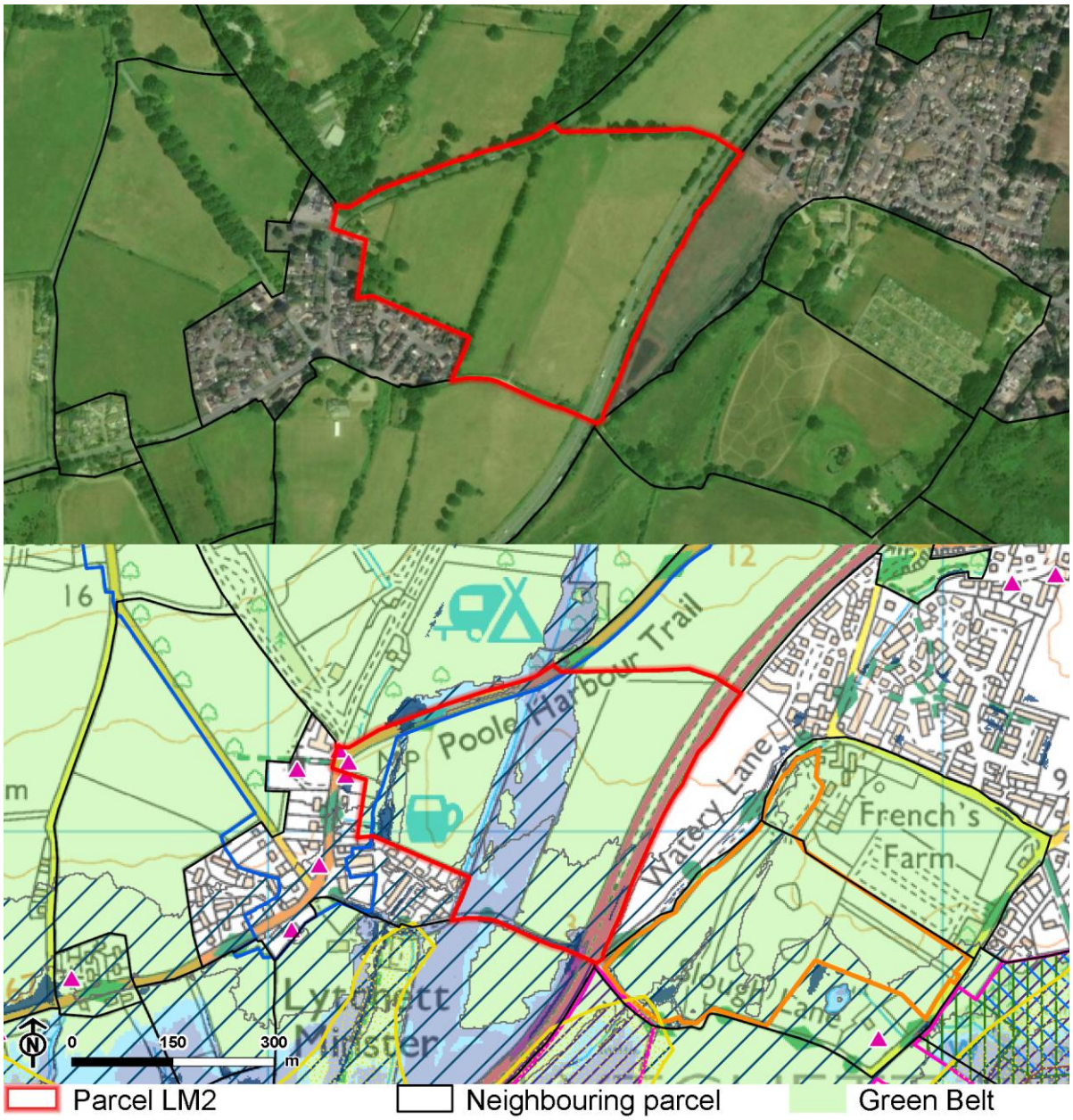
Equal contribution

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

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel LM2



Potential development constraints

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

Parcel LM2

Contribution of land in Parcel LM2

Parcel LM2 Assessment Conclusions

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

Parcel LM2 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the eastern edge of Lytchett Minster and on the western edge of Upton. Parcel size: 15ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. A combination of hedgerow and sections of mature trees create a moderate boundary. 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. 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:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is adjacent to a large built-up area. Upton and Hamworthy is a town and so is defined as a large built-up area. Lytchett Minster has a strong enough relationship with Upton and Hamworthy for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. Despite the presence of the A35, the parcel has only hedgerow boundaries to the north and south so

Parcel LM2

Assessment Considerations	Assessment
	development within the parcel would in turn, increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. There is a wide gap between Upton and Wareham. However, this is interrupted by intervening urbanising settlements, Lytchett Minster, Sandford and Holton Heath. Lytchett Bay, the Wareham Channel and the River Piddle represent strong physical boundary features within the gap.
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not contain any significant separating features, while elsewhere in the gap significant physical features including Lytchett Bay create strong separation between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

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.

Parcel LM2

Assessment Considerations	Assessment
What is the extent of urbanising development in the parcel?	There is some urbanising development in the parcel.
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 only hedgerow boundaries to the north, so development within the parcel would in turn increase 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

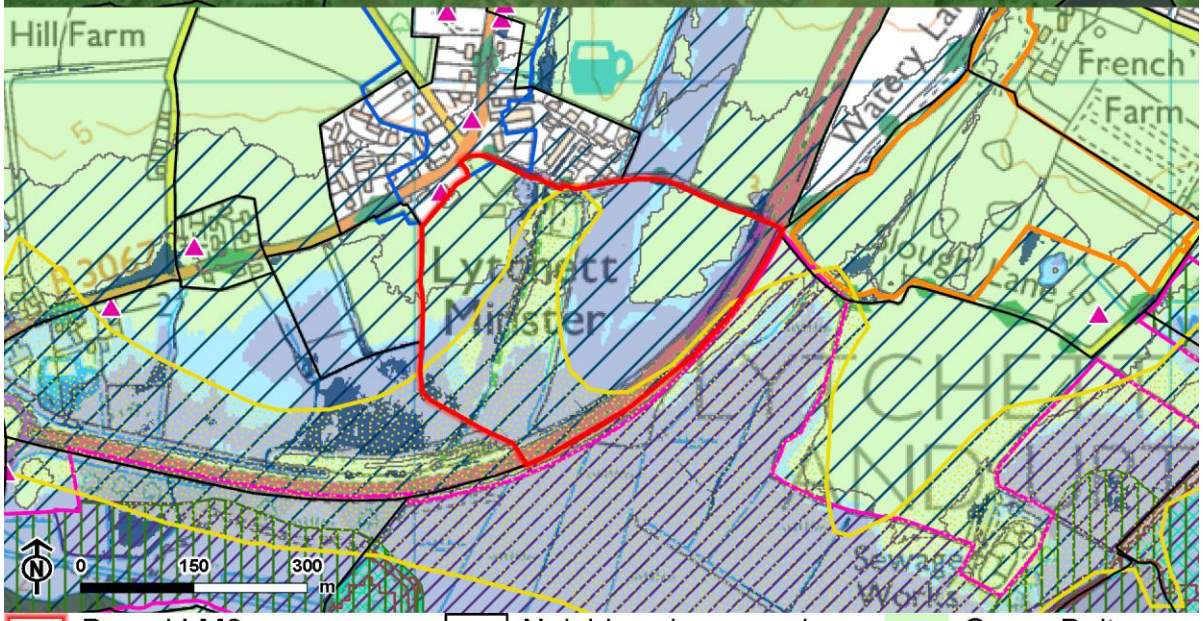
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel LM3





Parcel LM3 | Neighbouring parcel | Green Belt

Potential development constraints

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

Parcel LM3

Contribution of land in Parcel LM3

Parcel LM3 Assessment Conclusions

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

Parcel LM3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south eastern edge of Lytchett Minster. Parcel size: 13ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hedgerows with sections of mature trees are located along the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. No change. There is some perception of urban development outside of the parcel. Proximity to the settlement edge and occasional gaps within the boundary, such as along playing fields The rugby club pavilion and sports pitches create some association with the urban area in the west of the parcel, but there is little urbanising activity in the east. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The A35 and associated mature tree cover limit direct views southwards. There is still some perception of the countryside to the west.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Upton and Hamworthy is a town and so is defined as a large built-up area. Lytchett Minster has a strong enough relationship with Upton and Hamworthy for development around it to be associated with the large built-up area.
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.

Parcel LM3

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries to the north and west, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would create an incongruous pattern of development by significantly weakening the separation between currently distinct urban areas, increasing their combined sprawling influence on the wider Green Belt.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. There is a wide gap between Upton and Wareham. However, this is interrupted by intervening urbanising settlements, Lytchett Minster, Sandford and Holton Heath. Lytchett Bay, the Wareham Channel and the River Piddle represent strong physical boundary features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not contain any significant separating features, while elsewhere in the gap significant physical features including Lytchett Bay create strong separation between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

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.

Parcel LM3

Assessment Considerations	Assessment
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 only hedgerow boundaries to the north-east and west, so development within the parcel would in turn increase 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:

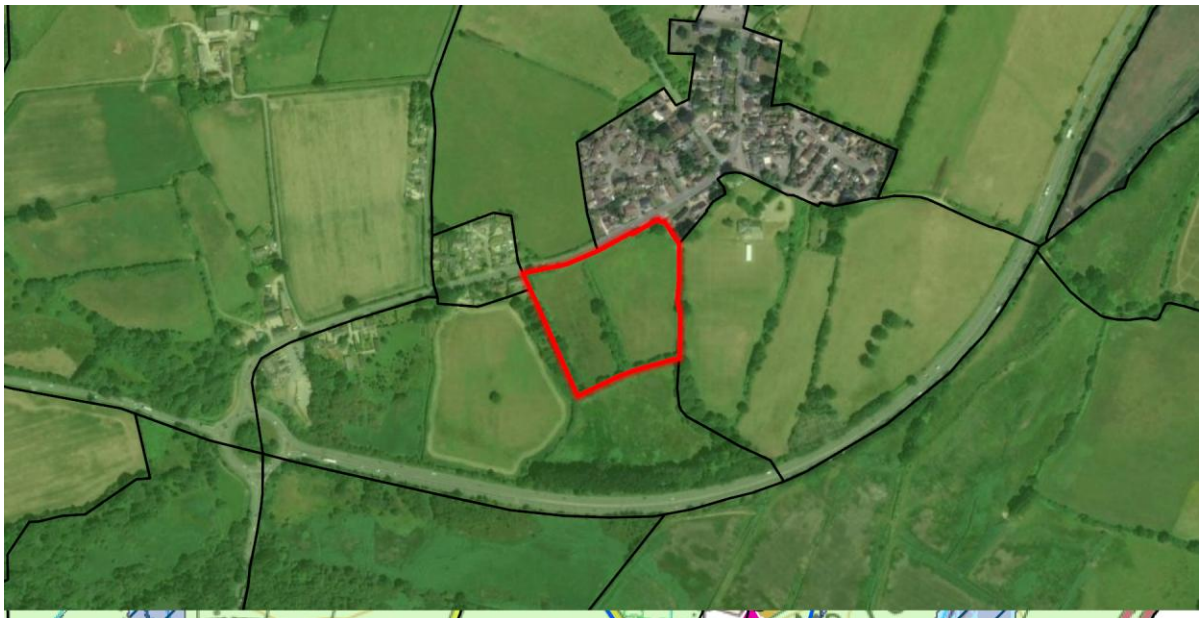
Equal contribution

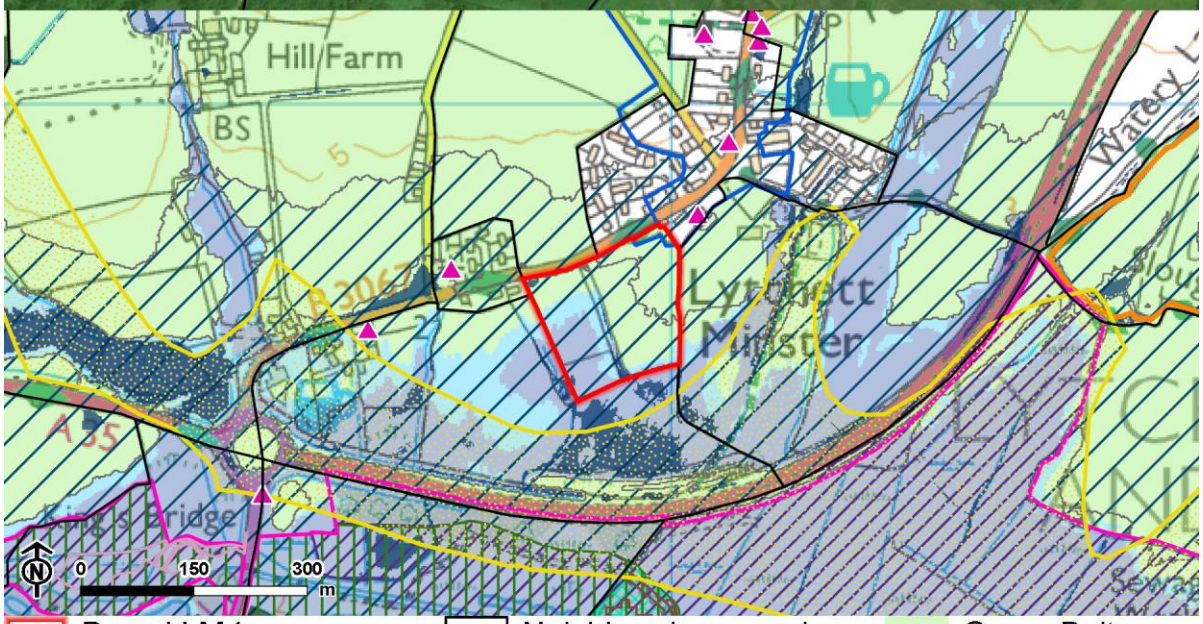
All Green Belt land plays an equal role in relation to this purpose.

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel LM4





Parcel LM4 | Neighbouring parcel | Green Belt

Potential development constraints

- Listed building
- 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
- Suitable Alternative Natural Green Space

Parcel LM4

Contribution of land in Parcel LM4

Parcel LM4 Assessment Conclusions

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

Parcel LM4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the southern edge of Lytchett Minster. Parcel size: 3ha. Boundary features within the gap between the settlement and the parcel combine to create moderate separation. Hedgerows with mature lines of trees form the parcel boundaries. 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 the parcel. The proximity to Lytchett Minster adds to the perception of urban influence. 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. Gaps in hedgerows enable some views north to the wider landscape.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Upton and Hamworthy is a town and so is defined as a large built-up area. Lytchett Minster has a strong enough relationship with Upton and Hamworthy for development around it to be associated with the large built-up area.
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.

Parcel LM4

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that, although the parcel is subject to some urbanising influence, development here would have an incongruous impact.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. There is a wide gap between Upton and Wareham. However, this is interrupted by intervening urbanising settlements, Lytchett Minster, Sandford and Holton Heath. Lytchett Bay, the Wareham Channel and the River Piddle represent strong physical boundary features within the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not contain any significant separating features, while elsewhere in the gap significant physical features, including mature trees and woodland blocks near Holton Heath, create strong separation between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel LM4

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 only hedgerow boundaries to the south, so development within the parcel would in turn increase 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

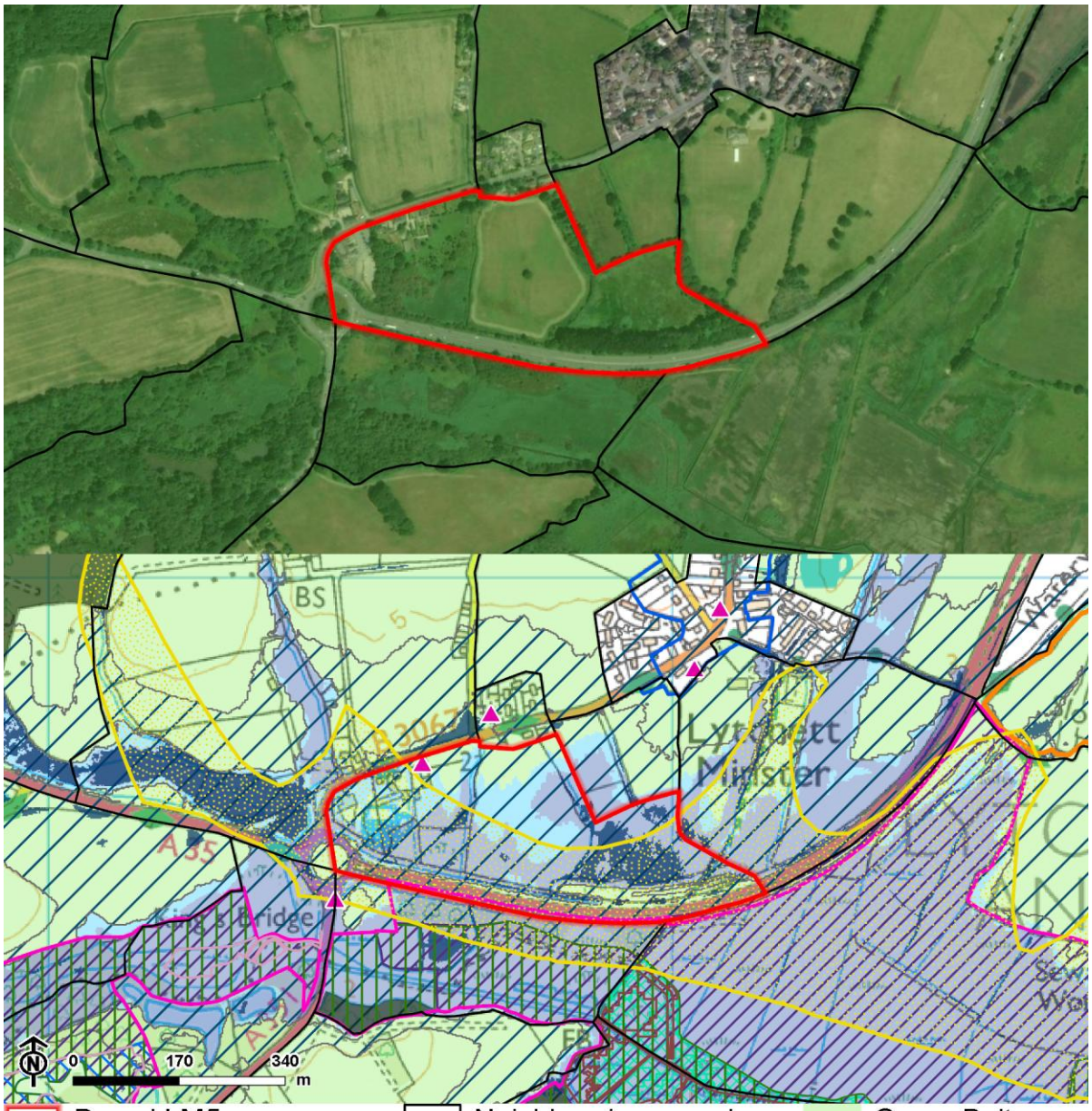
All Green Belt land plays an equal role in relation to this purpose.

Parcel LM4

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel LM5



Potential development constraints

- Listed building
- 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
- Suitable Alternative Natural Green Space

Parcel LM5

Contribution of land in Parcel LM5

Parcel LM5 Assessment Conclusions

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

Parcel LM5 Description

Parcel Location, Land Uses and Boundaries
Land located to the south of Lytchett Minster. The parcel comprises a public house, residential property, and open fields. Parcel size: 13ha. A combination of features forms a strong boundary between the settlement and the parcel. The A35 forms a strong boundary feature between the parcel and Upton, while distance and mature trees on the boundary of the parcel create separation from Lytchett Minster. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a weak perception of urban development outside of the parcel. The garden hedgerow boundary in the north-east allows for some views of those residential properties. There is some urbanising activity in the parcel but land use also associates the area with the wider countryside. The public house and residential property have some urbanising influence in the west of 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:

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Upton and Hamworthy is a town and so is defined as a large built-up area. Lytchett Minster has a strong enough relationship with Upton and Hamworthy for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel LM5

Assessment Considerations	Assessment
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.
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The parcel has predominantly hedgerow or treed field boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would have an incongruous impact on the urban pattern. Boundary features and distance between the parcel and the urban edge mean that the parcel has a strong sense of separation from the urban area, so development here would be incongruous with the urban pattern.

Purpose B: Preventing neighbouring towns from merging:

Weak/No contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. There is a wide gap between Upton and Wareham. However, this is interrupted by intervening urbanising settlements: Lytchett Minster, Sandford and Holton Heath. The rivers Sherford and Piddle, woodland tree cover and Lytchett Bay all form strong separating features in the gap.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel does not form a substantial part of the gap. The parcel does not contain any significant separating features, while elsewhere in the gap significant physical features, including mature trees and woodland blocks near Holton Heath, create strong separation between towns.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a negligible impact on visual separation between towns.

Parcel LM5

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 or treed field boundaries, so development within the parcel would in turn increase 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

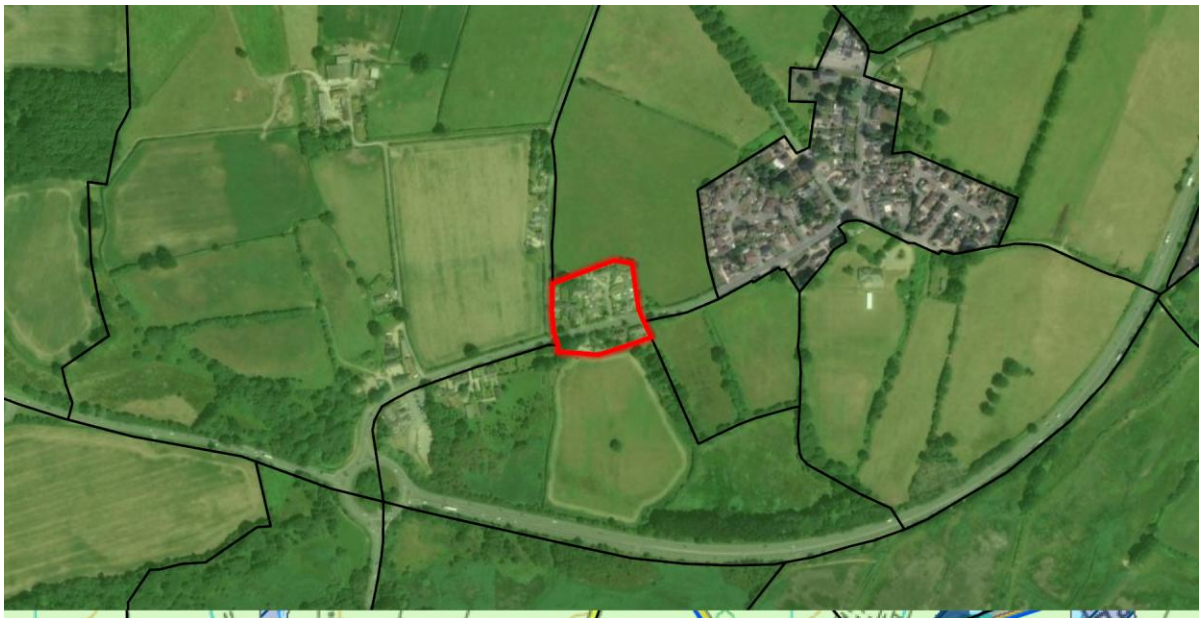
All Green Belt land plays an equal role in relation to this purpose.

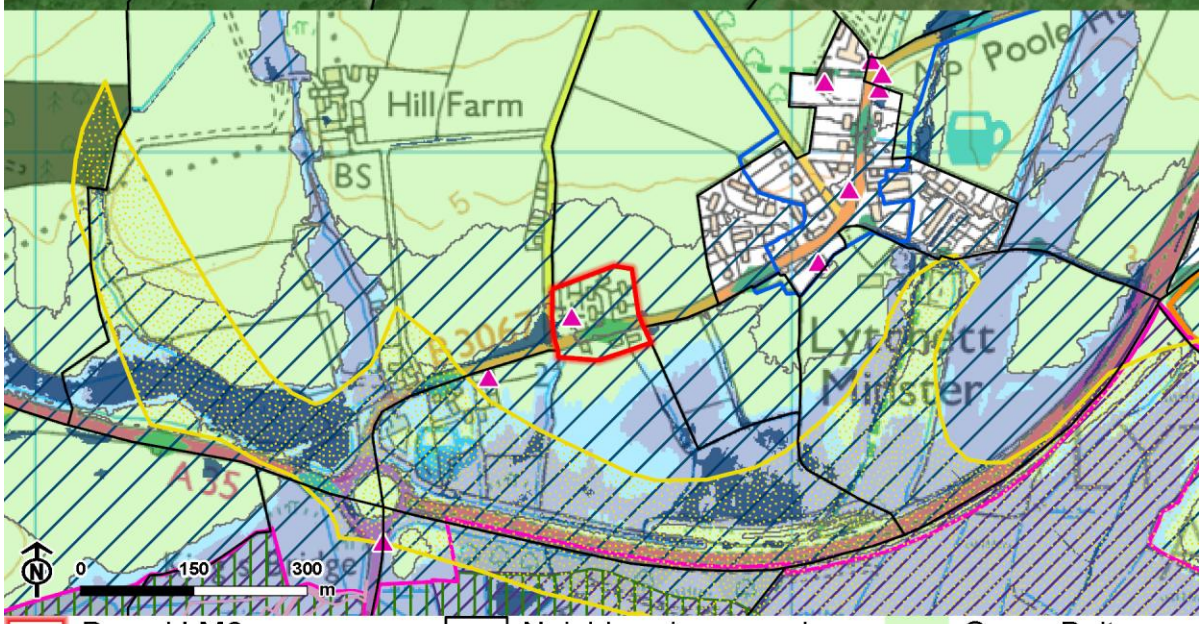
Parcel LM5

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel LM6





Parcel LM6 | Neighbouring parcel | Green Belt

Potential development constraints

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

Parcel LM6

Contribution of land in Parcel LM6

Parcel LM6 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 LM6 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Lytchett Minster. Parcel size: 1ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hedgerows with sections of mature trees form a boundary along the edge 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. The B3067 runs through the parcel, and its proximity outside of the parcel adds some audible influence to the parcel. There is development that is urban in character, with remaining open spaces not contributing significantly to the openness of the Green Belt. The parcel is entirely composed of residential development, which adds a urban character. Urbanising development limits perception of the wider countryside. Urbanising development limits views outwards from 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 close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. The parcel is close enough to Upton for development here to be associated with the town.
What is the extent of urbanising development in the parcel?	There is substantial urbanising development in the parcel.
What is the extent of urbanising influence from outside the parcel?	There is some urbanising influence associated with development outside of the parcel.

Parcel LM6

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The boundaries of the parcel are predominantly hedgerows.
Would development form an incongruous pattern in relation to the large built-up area?	Development of land in the parcel would not have an incongruous impact on the urban pattern. The parcel is already developed.

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 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

Parcel LM6

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:

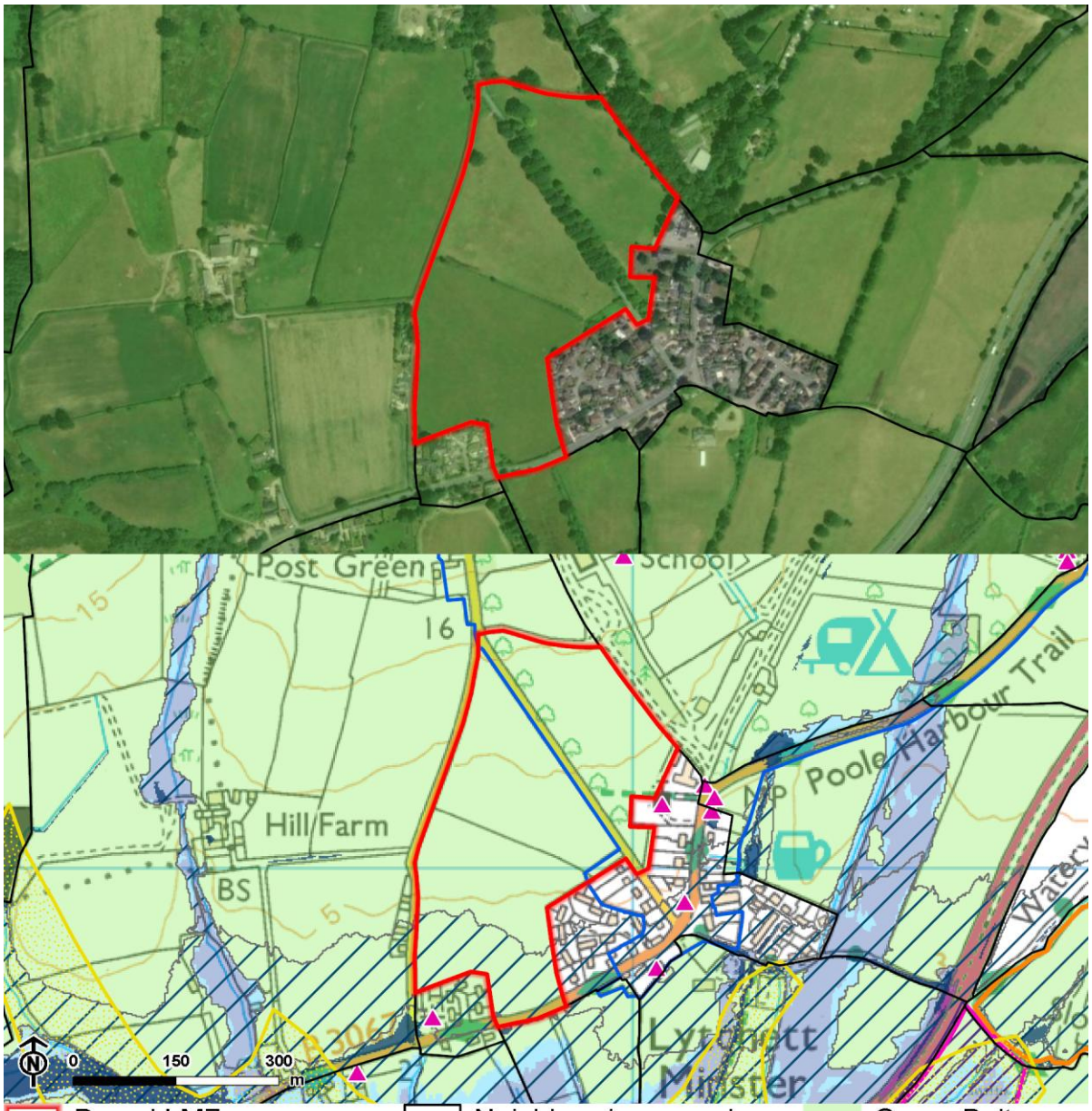
Equal contribution

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 LM7



Potential development constraints

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

Contribution of land in Parcel LM7

Parcel LM7 Assessment Conclusions

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

Parcel LM7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Lytchett Minster. Parcel size: 13ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Hedgerows with sections of mature trees form a moderate boundary; a small section of the settlement edge to the west features post-and-wire fencing along rear gardens. 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 occasional gaps in boundaries enable views of the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land is predominantly agricultural. There is some perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. The scale of fields and hedgerow boundaries along Post Green Road enables some perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Upton and Hamworthy is a town and so is defined as a large built-up area. Lytchett Minster has a strong enough relationship with Upton and Hamworthy for development around it to be associated with the large built-up area.
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.

Parcel LM7

Assessment Considerations	Assessment
Are there physical features in reasonable proximity that could restrict and contain development?	There are no physical features in reasonable proximity strong enough to restrict and contain development. The outer boundaries of the parcel are predominantly hedgerows.
Would development form an incongruous pattern in relation to the large built-up area?	There are no physical features strong enough to restrict and contain development in the parcel, such that it would weaken the wider Green Belt's contribution to the Green Belt purposes and through this significantly increase the potential for incongruous patterns of development.

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.

Parcel LM7

Assessment Considerations	Assessment
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, so development within the parcel would in turn increase 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:

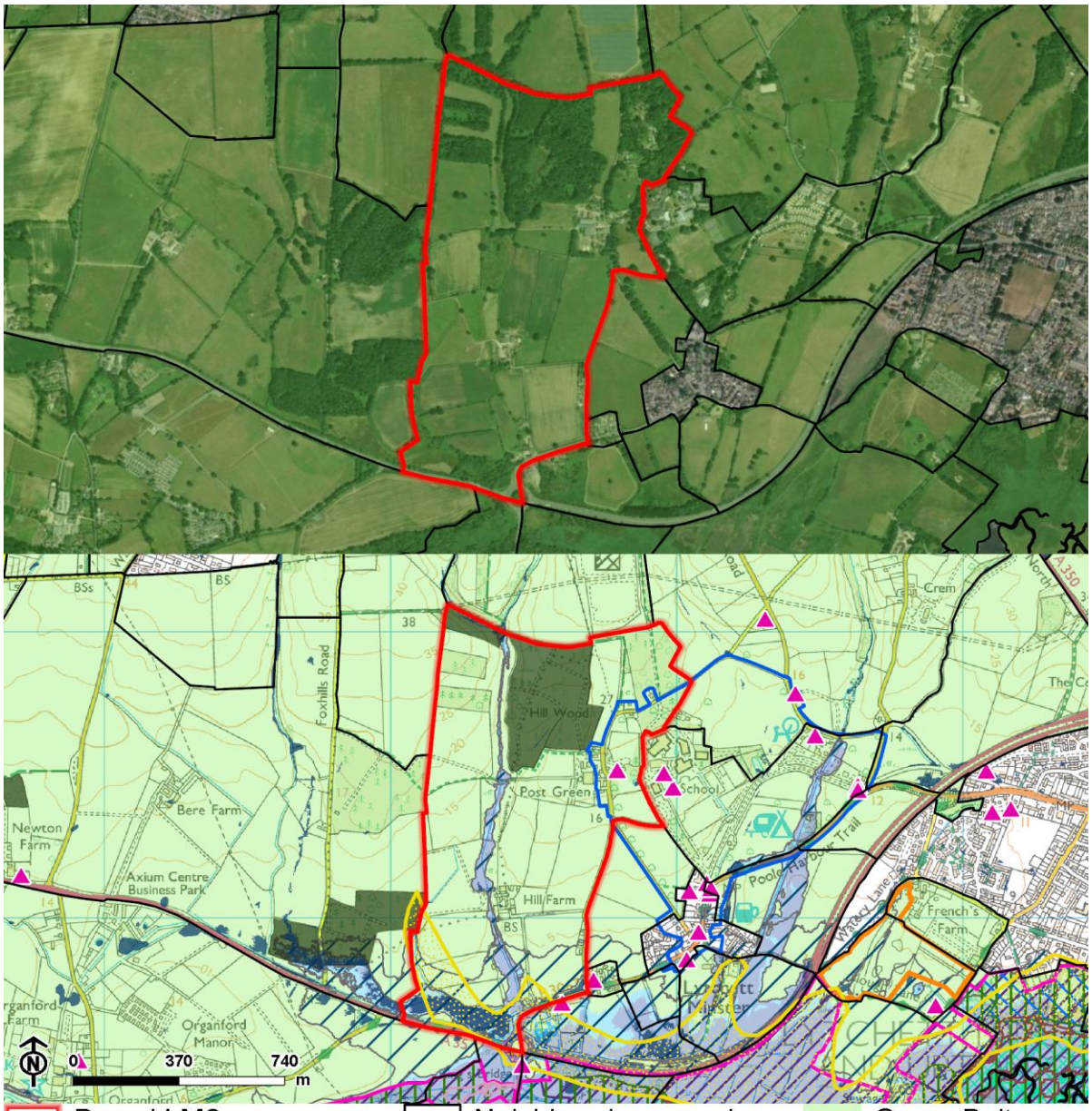
Equal contribution

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

Grey Belt

The parcel makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.

Parcel LM8



Potential development constraints

- Listed building
- 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
- Suitable Alternative Natural Green Space

Parcel LM8

Contribution of land in Parcel LM8

Parcel LM8 Assessment Conclusions

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

Parcel LM8 Description

Parcel Location, Land Uses and Boundaries
The parcel located to the west of Lytchett Minster. It is relatively close to Upton, but has a stronger relationship with Lytchett Minster. Parcel size: 97ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Mature hedgerow trees, as well as linear belts of woodland along New Road, form strong boundary features. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform gently slopes from the north-west of the parcel towards the settlement edge. There is a weak perception of urban development outside of the parcel. The distance from the settlement edge (0.25km at the closest point to Lytchett Minster) and mature lines of trees limit the perception of the urban edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Urbanising development is limited to isolated residential properties and farmsteads. Natural features limit perception of the wider countryside. Natural features such as mature trees and blocks of woodland such as Hill Wood, limit the perception of the wider countryside.

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

Strong contribution

Assessment Considerations	Assessment
Is the parcel adjacent or near to a large built-up area?	The parcel is close to a small urban area but also near enough to a large built-up area to contribute to preventing its sprawl. Upton and Hamworthy is a town and so is defined as a large built-up area. Lytchett Minster has a strong enough relationship with Upton and Hamworthy for development around it to be associated with the large built-up area.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.

Parcel LM8

Assessment Considerations	Assessment
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.
Are there physical features in reasonable proximity that could restrict and contain development?	The parcel lies beyond physical features which are restricting and containing urban development. Therefore its weakening or loss would have an adverse impact on this purpose.
Would development form an incongruous pattern in relation to the large built-up area?	There are no physical features strong enough to restrict and contain development in the parcel, such that it would weaken the wider Green Belt's contribution to the Green Belt purposes and through this significantly increase the potential for incongruous patterns of development.

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.

Parcel LM8

Assessment Considerations	Assessment
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 sections of only hedgerows along its outer boundaries to the west and east so development within the parcel would in turn increase 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 makes a strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.