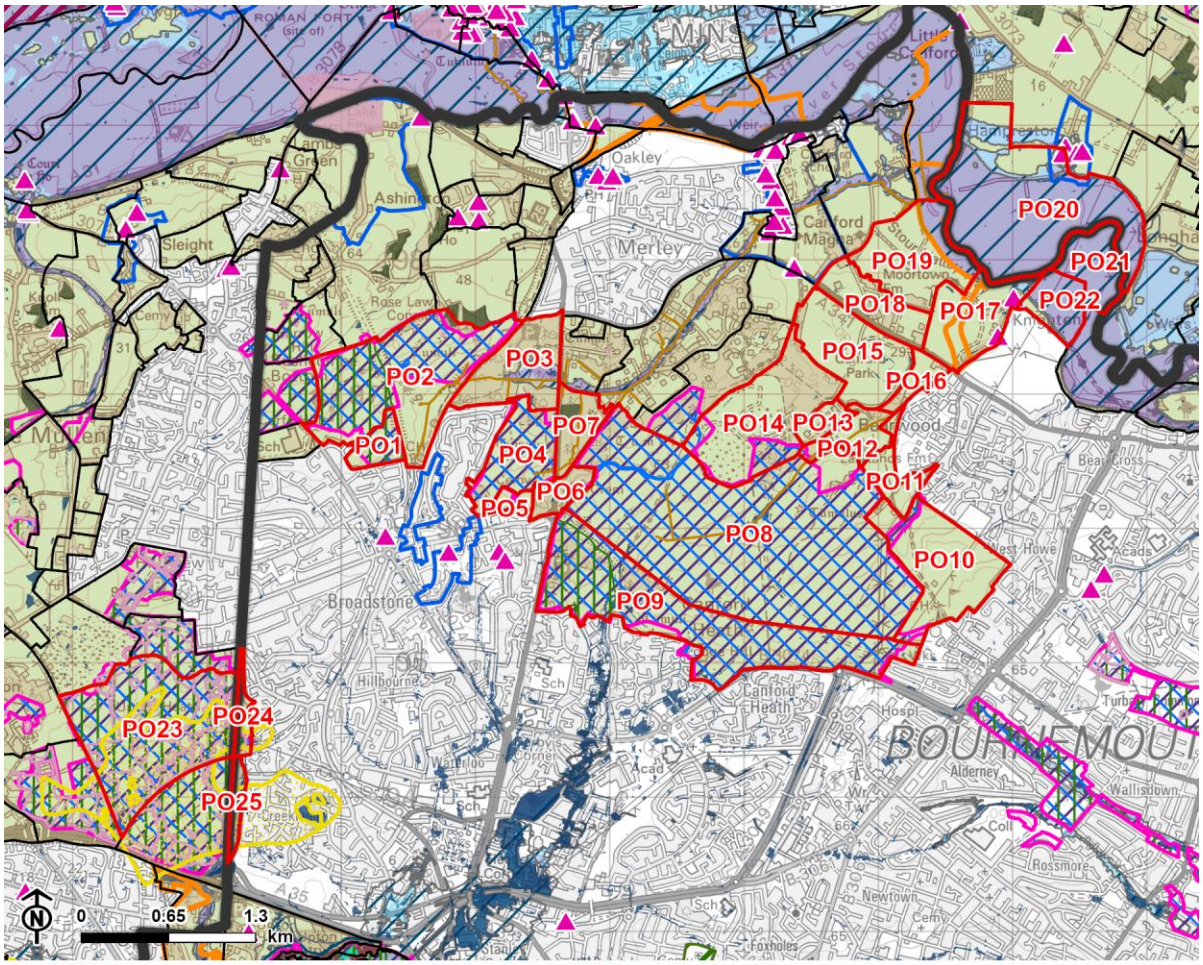
Poole



- Poole parcel
- Neighbouring parcel
- Dorset & BCP councils
- Neighbouring authority
- Green Belt

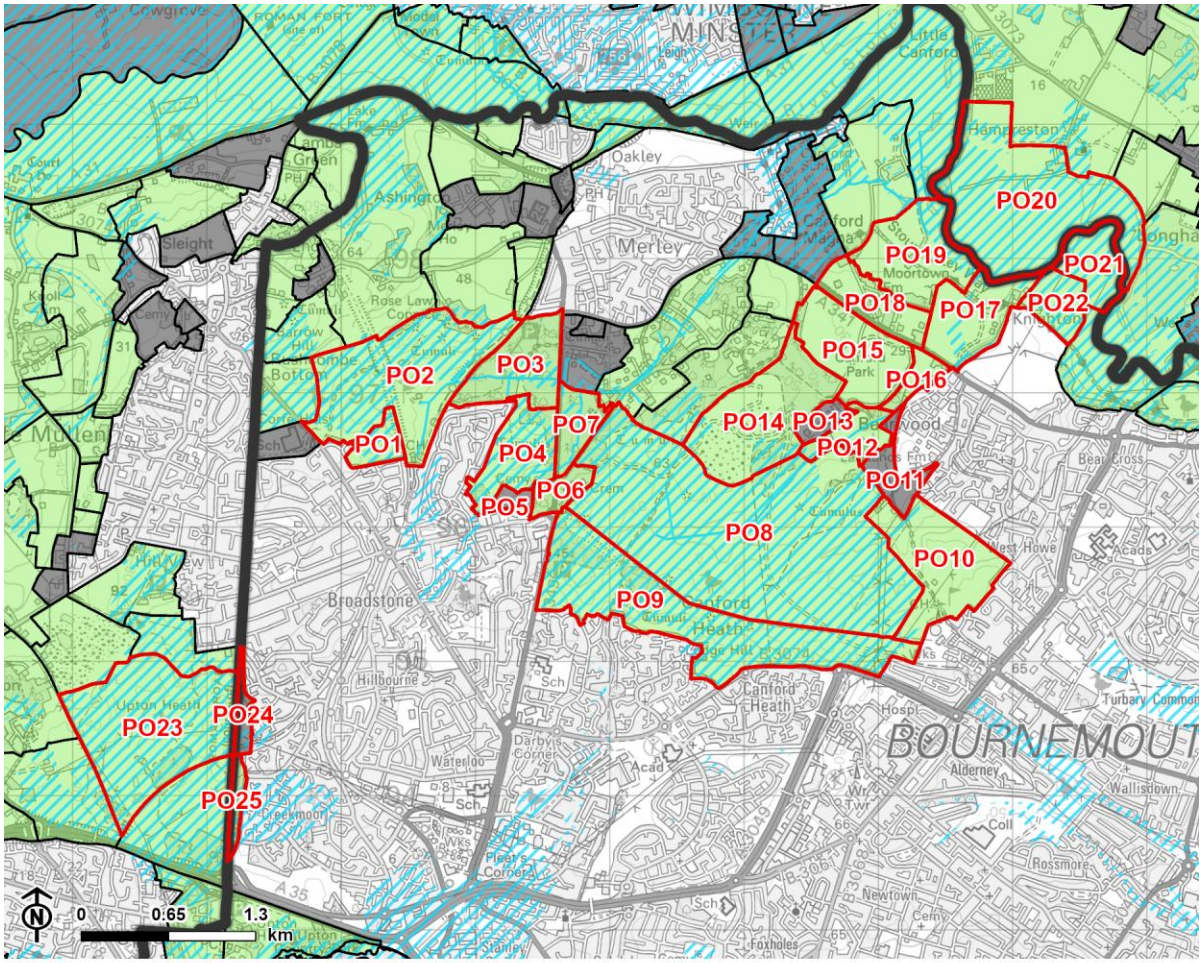
Potential development constraints

- 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
- Registered Parks and Gardens
- Saltmarsh
- National Landscape
- Coastal Change Management Area
- 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

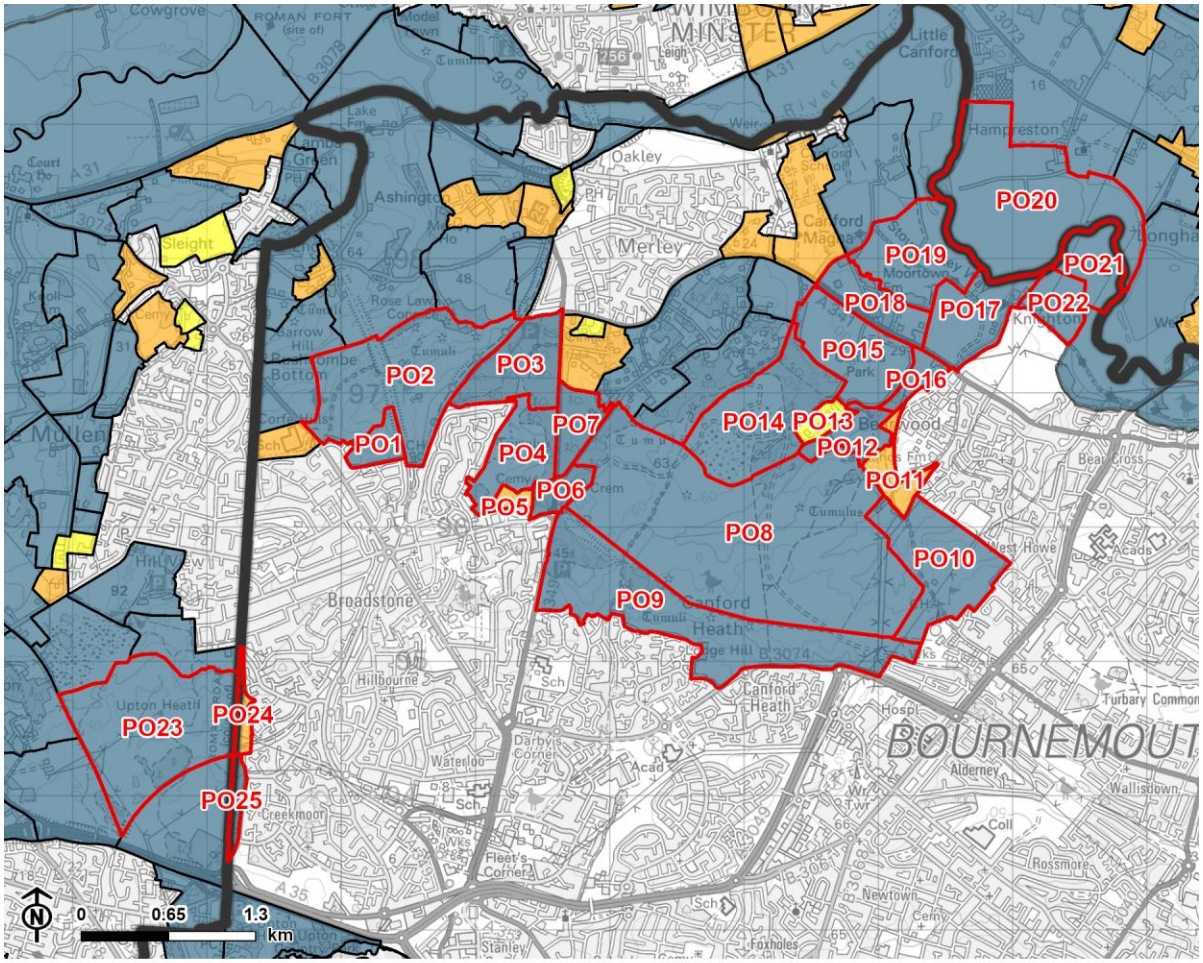
Poole



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



Poole



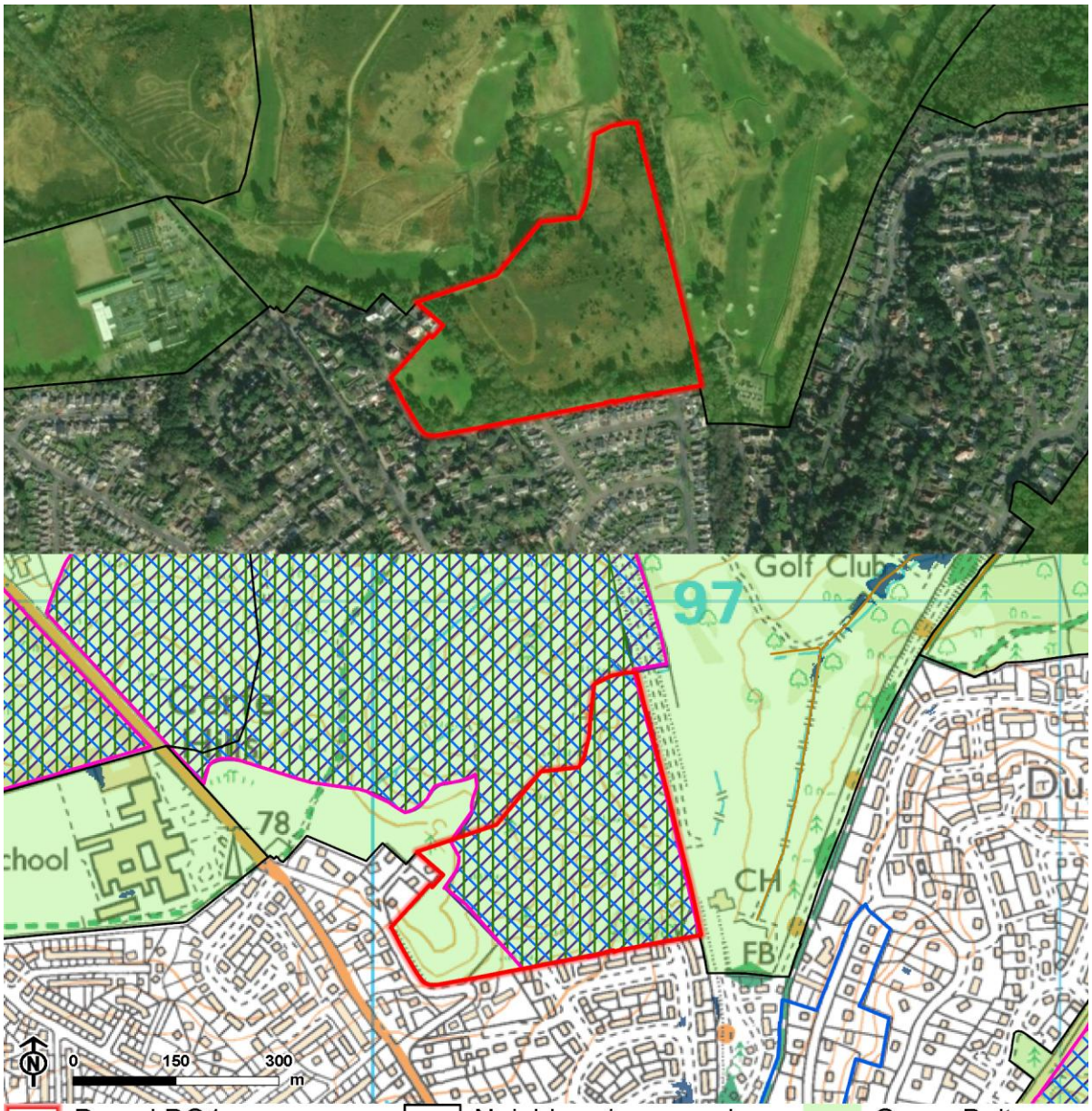
Poole parcel
Neighbouring parcel
Dorset and BCP councils
Neighbouring authority
Green Belt

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

Strong
Moderate
Weak/no



Parcel PO1



Potential development constraints

- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- High risk of surface water flooding
- Conservation area

Parcel PO1

Contribution of land in Parcel PO1

Parcel PO1 Assessment Conclusions

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

Parcel PO1 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of the Broadstone area of Poole. The parcel comprises a mixture of heathland and woodland. Parcel size: 11ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Mature lines of trees, as well as a small block of deciduous woodland to the south, create a strong boundary feature. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform is sloping, although the existing settlement also occupies a similarly sloping landform. There is some perception of urban development outside of the parcel. Proximity to the settlement edge enables some perception of urban development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel contains no development. Natural features limit perception of the wider countryside. Mature trees 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 adjacent to a large built-up area. Poole is a town and so is defined as a large built-up area.
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 PO1

Assessment Considerations	Assessment
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. Development in the parcel would negate the role of mature lines of trees along the boundary with the settlement edge, which currently gives the parcel a strong sense of separation from urbanising influences.
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 mature lines of trees between the urban edge and the parcel mean 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Poole and Merley/Canford Magna/Oakley.
What is the extent of urbanising development in the parcel?	The parcel is 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 forms a small part of the gap, and mature lines of trees form a separating feature within the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

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 PO1

Assessment Considerations	Assessment
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 predominantly open outer boundary with scattered tree cover, 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:

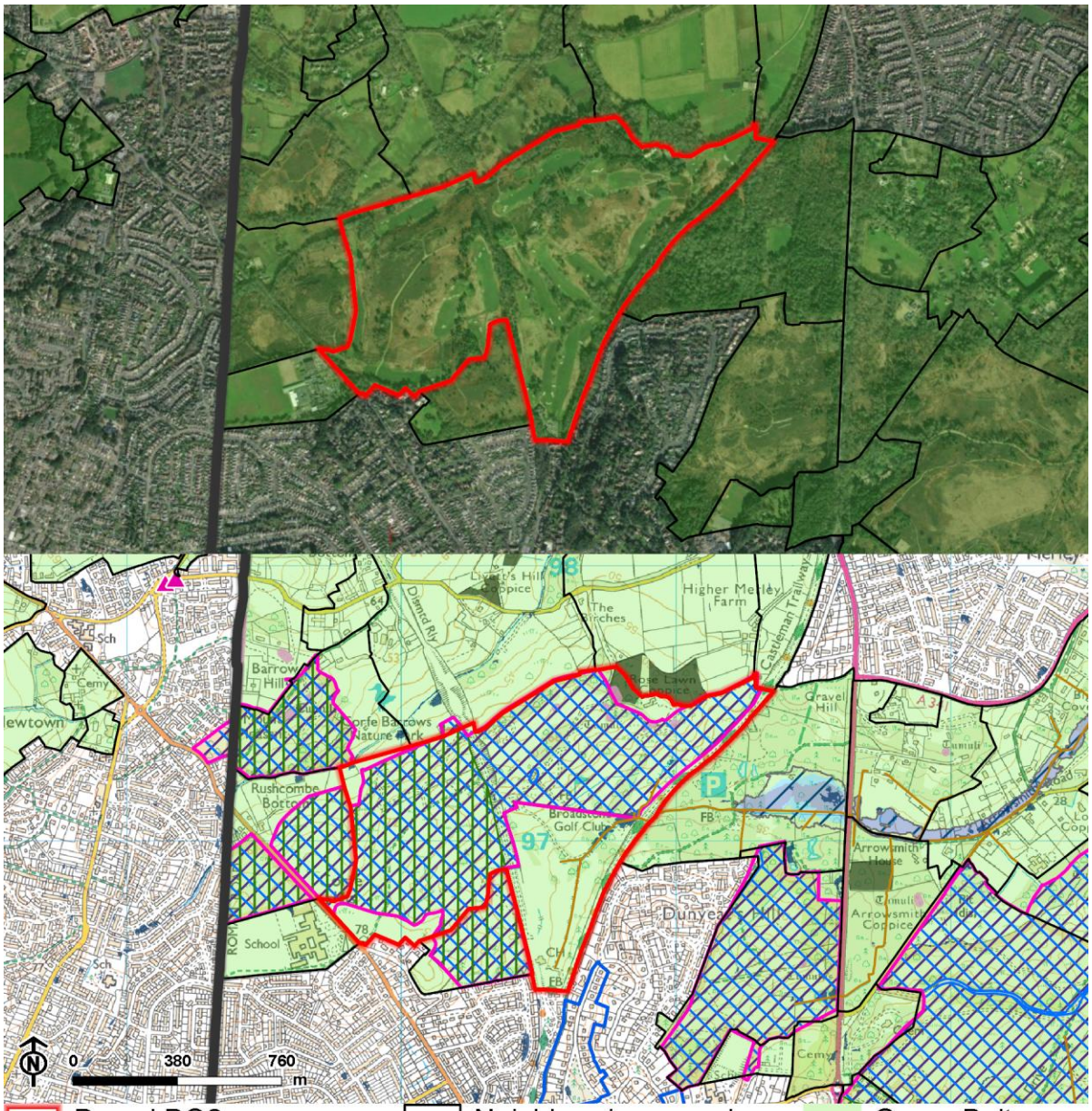
Equal contribution

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 PO2


0
380
760
m
Parcel PO2
Dorset and BCP councils
Neighbouring parcel
Green Belt
Potential development constraints
Listed building
Chalk river
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Ancient woodland
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Conservation area
Scheduled monument

Parcel PO2

Contribution of land in Parcel PO2

Parcel PO2 Assessment Conclusions

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

Parcel PO2 Description

Parcel Location, Land Uses and Boundaries
This parcel is located to the north of the Broadstone area of Poole. It contains Broadstone Golf Club and areas of heathland. Poole is a town, and so is defined as a large built-up area. Parcel size: 94ha. There is a strong boundary feature between the settlement edge of Poole (Dunyeat's Hill) and the parcel. Consistent mature lines of trees (mix of coniferous and broadleaf) for the boundary with the settlement edge. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes up towards the north-west of the parcel. There is a weak perception of urban development outside of the parcel. Mature lines of trees limit the perception of the urban edge. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The golf course has an association with the urban edge. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Elevated sections of the golf course enable views over the wider landscape, including the heathland along 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 adjacent to a large built-up area. Poole is a town and so is defined as a 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?	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. Therefore its weakening or loss would have an adverse impact on this purpose.

Parcel PO2

Assessment Considerations	Assessment
	Development in the parcel would negate the role of consistent mature lines of trees on the boundary with the settlement edge, which currently gives the parcel a strong sense of separation from urbanising influences.
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. Mature lines of trees 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Poole and Merley/Canford Magna/Oakley.
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 forms a substantial part of the gap. Mature lines of trees and blocks of woodland near Broadstone Golf Club create strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

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.

Parcel PO2

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 mature lines of trees surrounding the heathland and Broadstone Golf Club within this parcel 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:

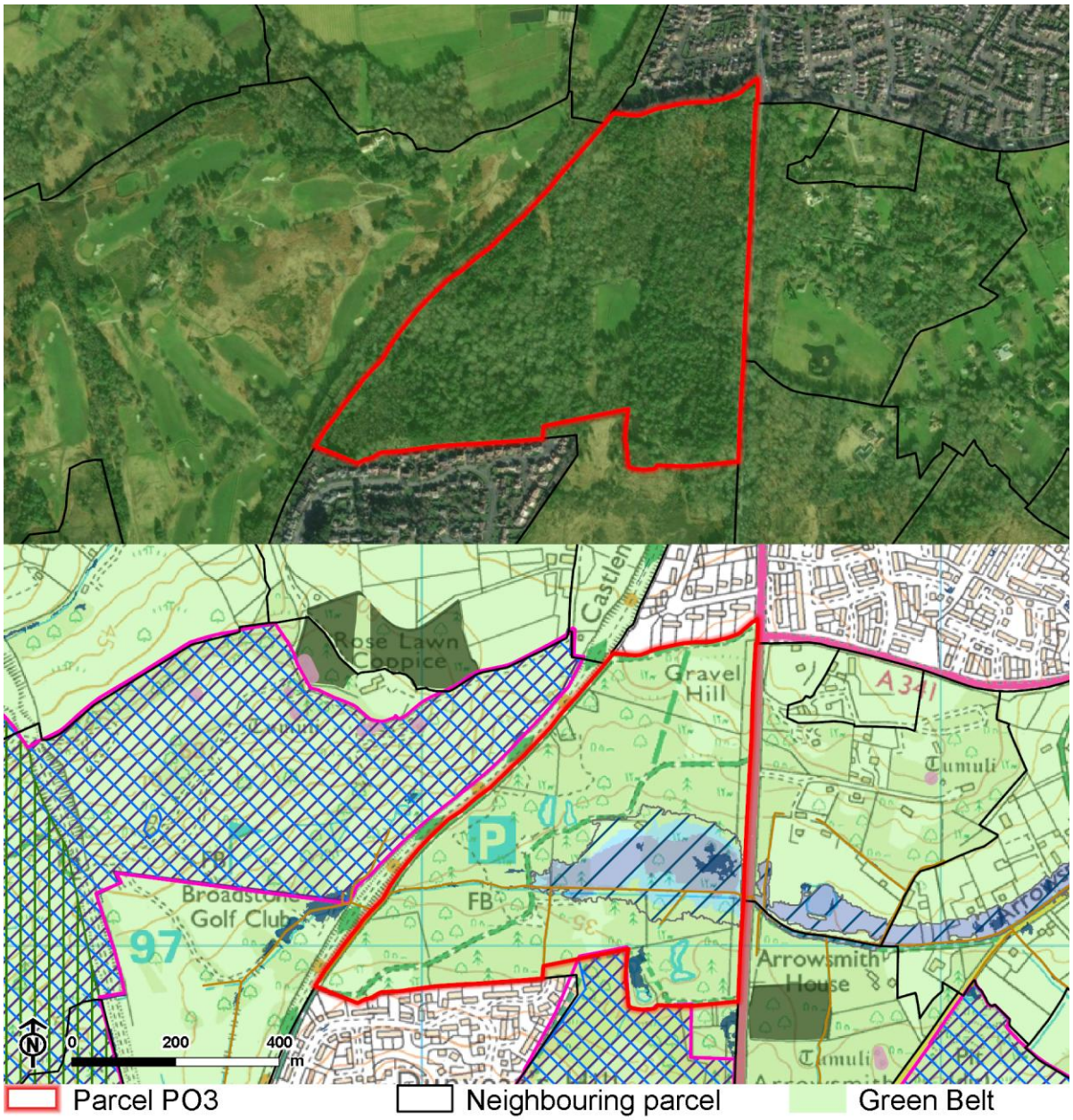
Equal contribution

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

Grey Belt

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

Parcel PO3



Potential development constraints

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

Parcel PO3

Contribution of land in Parcel PO3

Parcel PO3 Assessment Conclusions

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

Parcel PO3 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Poole and the southern edge of Merley/ Canford Magna/ Oakley. Parcel size: 36ha. The mature tree cover of Delph Woods forms a strong separating feature between the parcel and the urban areas to the north and south. 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. Mature trees limit the perception of the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Delph Woods covers most of this section of the Green Belt. Natural features limit perception of the wider countryside. Mature trees limit outward views.

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. Poole and Merley/Canford Magna/Oakley are towns and so are defined as large built-up areas.
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.
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. Development in the parcel would negate the role of Delph Woods, which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel PO3

Assessment Considerations	Assessment
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. Delph Woods is located between the parcel and the urban edge and means 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a fragile gap between towns. The parcel occupies the entirety of the gap between Poole and Merley/ Canford Magna/Oakley.
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 forms a substantial part of the gap. The parcel forms a substantial part of the gap. Delph Wood forms a strong separating feature.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

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.

Parcel PO3

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 woodland tree cover of Delph Woods forms a strong outer boundary that would limit the urbanising impact of development on adjacent open land, whilst the strong inner tree cover boundary means that the parcel has a stronger relationship with the countryside than the urban area.

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:

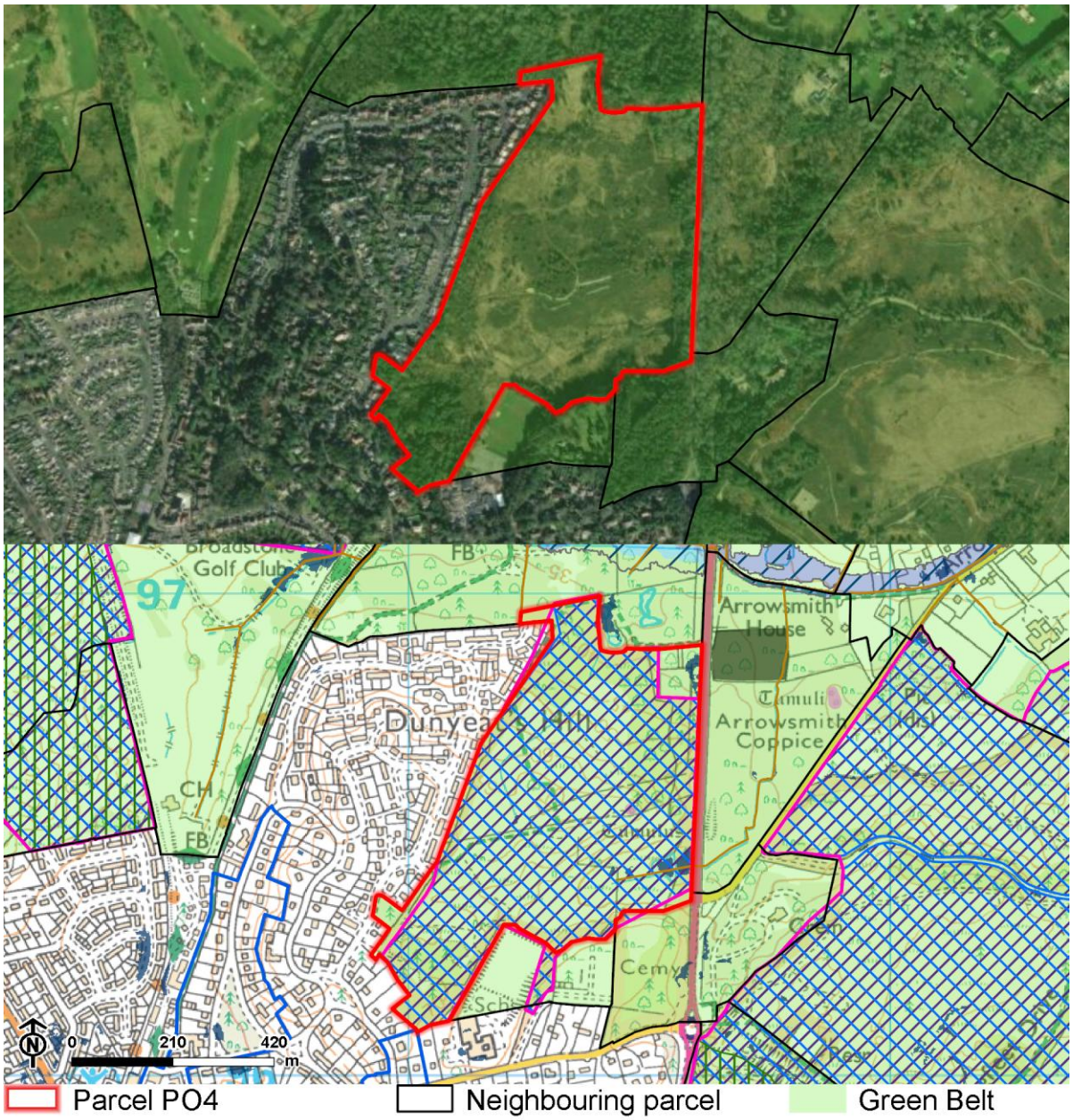
Equal contribution

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

Grey Belt

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

Parcel PO4



Potential development constraints

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

Parcel PO4

Contribution of land in Parcel PO4

Parcel PO4 Assessment Conclusions

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

Parcel PO4 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of the Broadstone area of Poole. Parcel size: 32ha. A combination of features forms a boundary of moderate strength between the settlement and the parcel. Mature trees, rear garden fences and occasional hedgerows form the boundary with the settlement edge. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel lies on sloping ground but at the same elevation as the urban area. There is some perception of urban development outside of the parcel. The landform and areas of heathland enable intermittent views towards the settlement edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. This section of the Green Belt is predominantly located within the Dorset Heaths SAC and contains no development. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Open heathland landscape enables views of the wider countryside to the east.

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. Poole is a town and is therefore defined as a large built-up area.
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.

Parcel PO4

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 only hedgerow boundaries with occasional mature trees along the urban edge to the west, so development within it 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Poole and Merley/Canford Magna/Oakley.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Mature trees along the boundary of the parcel form strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

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 PO4

Assessment Considerations	Assessment
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 significantly increase the urbanising influence on adjacent open land. The parcel has a visual relationship with open land to the east which would be subject to urbanising influences from development in this parcel.

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:

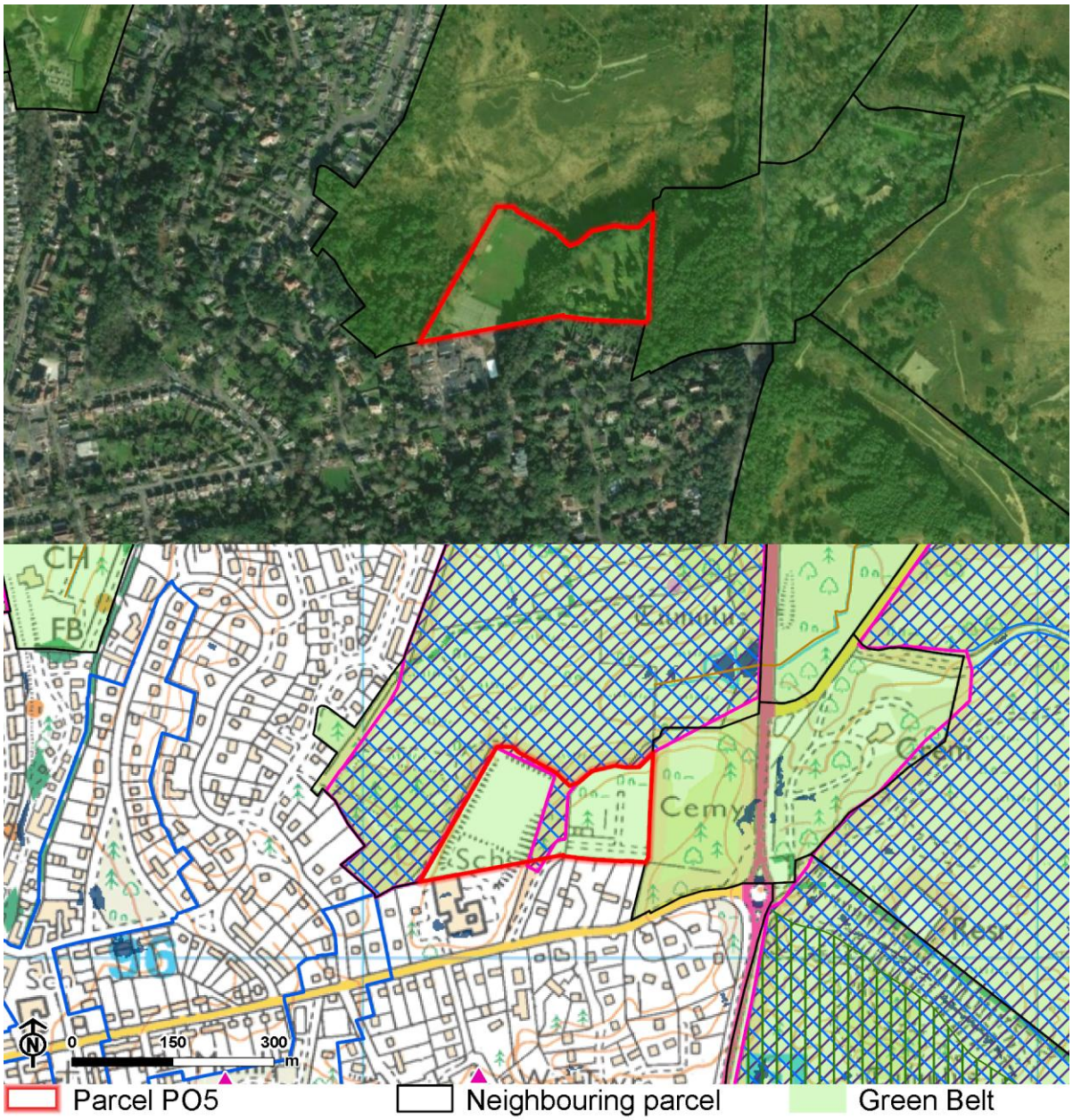
Equal contribution

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

Grey Belt

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

Parcel PO5



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel PO5

Contribution of land in Parcel PO5

Parcel PO5 Assessment Conclusions

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

Parcel PO5 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of the Broadstone area of Poole Parcel size: 4ha. There is no significant boundary between the settlement and the parcel. The Green Belt edge runs through school sports pitches and long back garden hedges. There is no significant change in landform to create a sense of separation between the settlement and the parcel. There is a some perception of urbanising development outside of the parcel through gaps along the boundary with the urban edge. Land use creates some association with the urban area but there is little urbanising activity in the parcel. The parcel contains the grounds of Broadstone Middle School and a cemetery. Natural features limit the perception of the surrounding countryside. Mature woodland surrounding the parcel limits the relationship of the parcel with the wider countryside.

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

Moderate 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. Poole is part of the large built-up area and is a town.
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.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature lines of trees along the boundary of the parcel with the Dorset Heaths SAC form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel PO5

Assessment Considerations	Assessment
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 mature lines of trees along the boundary of the parcel with the Dorset Heaths SAC form a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

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 moderate gap between towns. The parcel lies in a gap between Poole and Merley/Canford Magna/Oakley.
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 forms a very small part of the gap, mature trees in the parcel form strong separating features.
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. The parcel is not located in the narrowest part of the gap, and strong outer boundary features would limit the impact of visual separation.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Moderate 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?	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 PO5

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 lines of trees along the boundary of the parcel with the Dorset Heaths SAC 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:

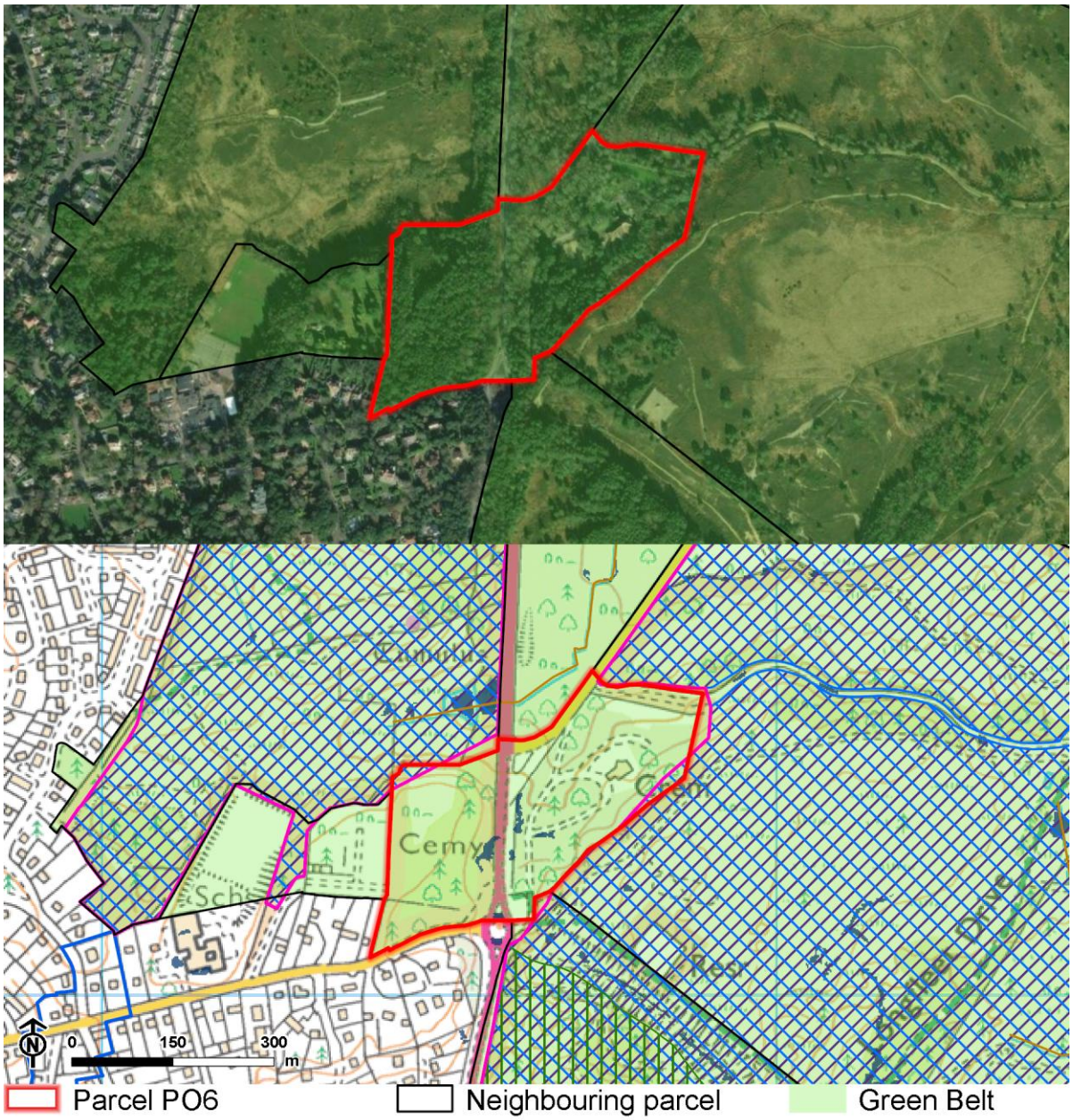
Equal contribution

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 PO6



Potential development constraints

- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- High risk of surface water flooding
- Conservation area
- Scheduled monument

Parcel PO6

Contribution of land in Parcel PO6

Parcel PO6 Assessment Conclusions

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

Parcel PO6 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of the Broadstone area of Poole. Parcel size: 10ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Mature lines of trees, as well as a small block of deciduous woodland to the south-west, create a strong boundary feature. 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. Proximity to the settlement edge and the A349 running through the parcel enables some perception of urbanising development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The A349 traverses through the centre of the parcel, whilst a crematorium is located to the east. Natural features limit perception of the wider countryside. Mature trees 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 adjacent to a large built-up area. Poole is a town and so is defined as a 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?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel PO6

Assessment Considerations	Assessment
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. Development in the parcel would negate the role of mature lines of trees, as well as blocks of deciduous woodland to the south-west, which currently give the parcel a strong sense of separation from urbanising influences.
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. Mature woodland between the parcel and the urban edge means 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Poole and Merley/Canford Magna/Oakley.
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 forms a small part of the gap, mature blocks of woodland in the parcel form a strong separating feature.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

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 PO6

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?	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 mature lines of trees forms 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:

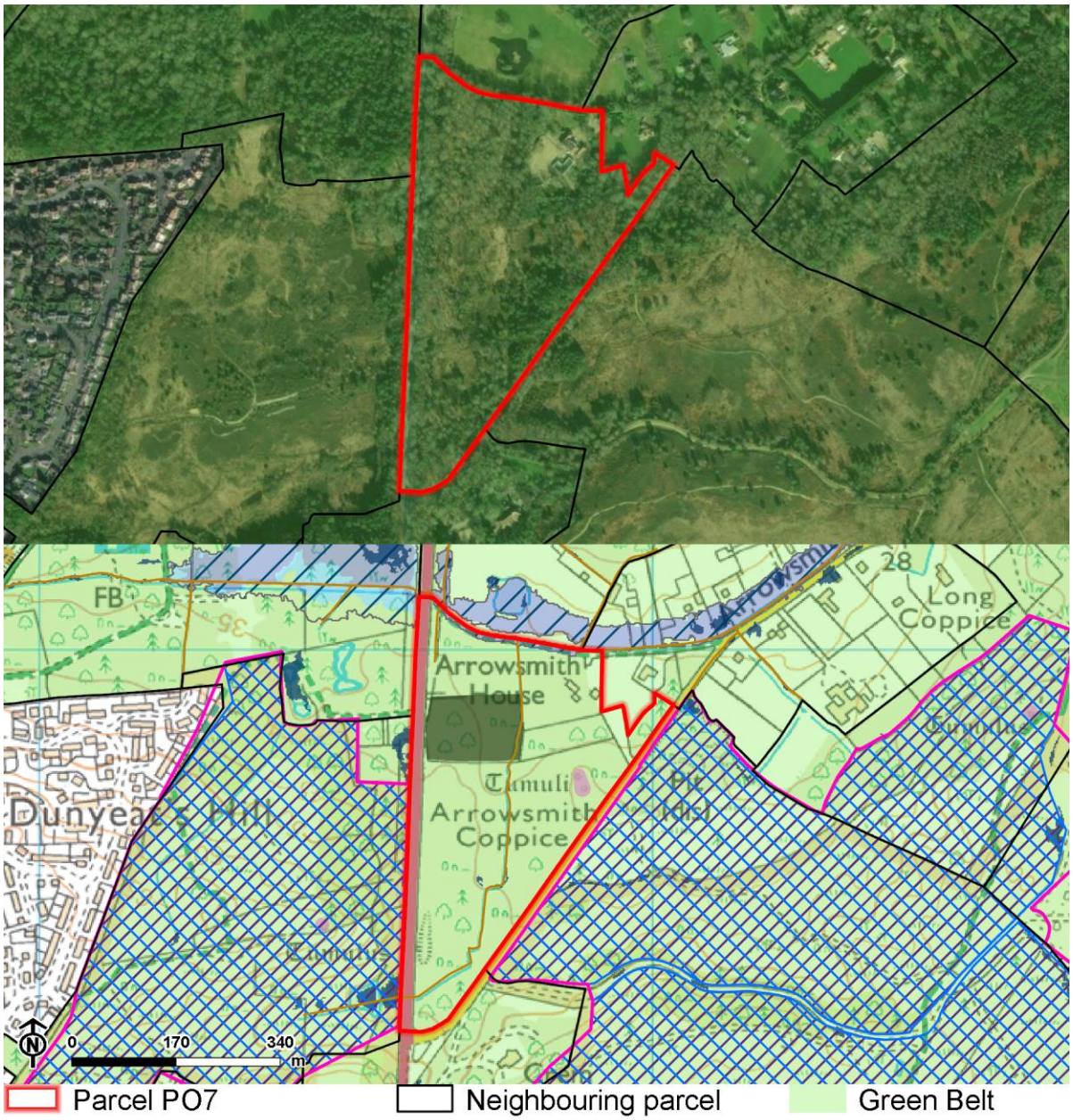
Equal contribution

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

Grey Belt

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

Parcel PO7



Potential development constraints

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

Parcel PO7

Contribution of land in Parcel PO7

Parcel PO7 Assessment Conclusions

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

Parcel PO7 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the northern edge of Poole and to the south of Merley/Canford Magna/Oakley. Parcel size: 16ha. Strong consistent boundary features within the gap between the settlement edge of Poole (Dunyeat's Hill) and the parcel combine to create strong separation. Boundaries consist of mature woodland within Arrowsmith Coppice along the A349. There is no significant change in landform to create a sense of separation between the settlement edge of Poole (Dunyeat's Hill) and the parcel. There is a weak perception of urban development outside of the parcel. Mature trees limit the perception of the urban edge. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is entirely woodland apart from Arrowsmith House (located within the north of the parcel). Natural features limit perception of the wider countryside. Woodland limits views to 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 adjacent to a large built-up area. Poole is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with it. The parcel is also near to Merley/Canford Magna/Oakley.
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 PO7

Assessment Considerations	Assessment
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. Therefore its weakening or loss would have an adverse impact on this purpose. There are existing blocks of woodland to both the north and south of the parcel which currently restrict and contain development and give the parcel a strong sense of separation from urbanising influences.
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. Mature woodland between the parcel and the urban edges to both the north and south 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the gap between Poole and Merley/Canford Magna/Oakley. The woodland associated with Arrowsmith Coppice forms a strong separating feature between the towns.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. Woodland associated with Arrowsmith Coppice forms a strong separating feature within the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel PO7

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 not significantly increase the urbanising influence on adjacent open land. The woodland tree cover of Arrowsmith Coppice forms a strong inner and outer boundary that would limit the urbanising impact of development on adjacent open land, whilst the strong inner boundary means that the parcel has a stronger relationship with the countryside than the urban area.

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

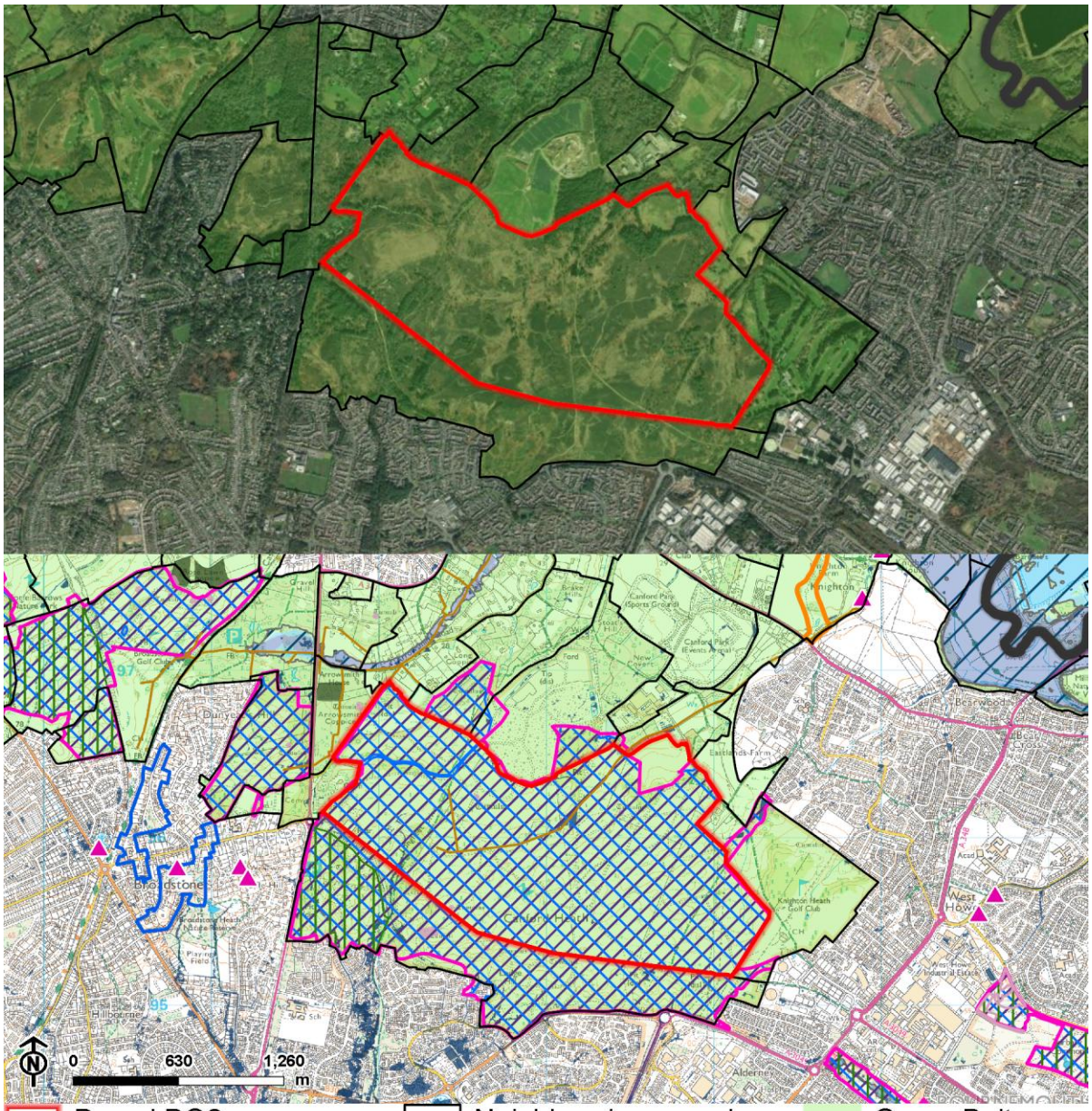
All Green Belt land plays an equal role in relation to this purpose.

Parcel PO7

Grey Belt

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

Parcel PO8


0
630
1,260
m
Parcel PO8
Neighbouring parcel
Green Belt
Dorset and BCP councils
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
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 PO8

Contribution of land in Parcel PO8

Parcel PO8 Assessment Conclusions

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

Parcel PO8 Description

Parcel Location, Land Uses and Boundaries
The parcel is surrounded by the settlement edge of Poole to the south and east. The parcel also lies in a gap between Poole and Merley/Canford Magna/Oakley. The parcel includes a large part of Canford Heath. Parcel size: 259ha. Boundary features within the gap between the settlement and the parcel combine to create strong separation. Mature vegetation and the A349, B3074 and A3049 create a strong sense of separation. There is a significant change in landform which creates a clear sense of separation between the settlement edge of Poole and the parcel. Canford Heath slopes upwards from the surrounding settlements. There is a weak perception of urban development outside of the parcel. Despite its proximity, a combination of the landform, distance and boundaries, including roads and mature woodland, limits perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Canford Heath is a semi-natural area with no significant urbanising influences. 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 near to a large built-up area. Poole is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with 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 PO8

Assessment Considerations	Assessment
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. Development in the parcel would negate the role of the steep sloping landform that rises towards the parcel from the settlement edge and the mature woodland and major roads, which currently give the parcel a strong sense of separation from urbanising influences.
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 steep sloping landform (including features such as Lodge Hill) between the parcel and the urban edge means 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel forms a large part of the gap between Poole and Merley/Canford Magna/Oakley.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The undulating nature of Canford Heath and the strong woodland blocks in the remainder of the gap to the north form strong separating features.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features, the development of land in this parcel would also be likely to increase urbanising influence on the remaining land in the gap.

Parcel PO8

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 openness of the heathland landscape, combined with the steep sloping landform between the parcel and the settlement edge to the south 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

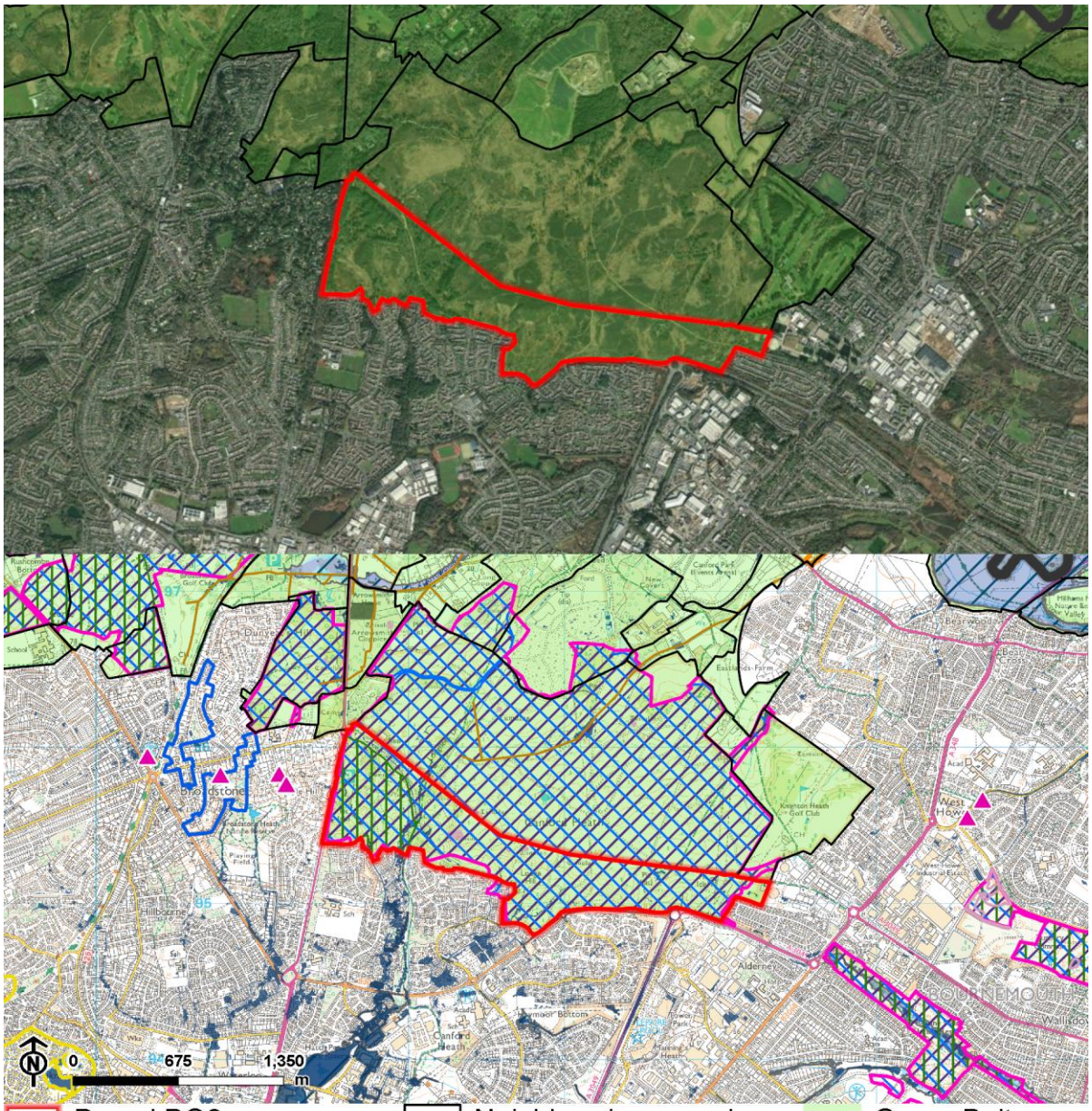
All Green Belt land plays an equal role in relation to this purpose.

Parcel PO8

Grey Belt

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

Parcel PO9


0
675
1,350
m
Parcel PO9
Neighbouring parcel
Green Belt
Dorset and BCP councils
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 PO9

Contribution of land in Parcel PO9

Parcel PO9 Assessment Conclusions

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

Parcel PO9 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of the Canford Heath area of Poole. Parcel size: 114ha. There is a consistent, permanent boundary feature extending a significant distance. The slopes of Canford Heath form the boundary with the settlement edge. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The steep sloping landform of Canford Heath contains the settlement edge. There is a moderate perception of urban development outside of the parcel. The sloping landform and open character of the parcel enable views across the urban area from some places. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel forms part of the semi-natural area of Canford Heath and does not contain any urbanising development. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. Views north extend across Canford Heath.

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. Poole is a town and is therefore defined as a large built-up area.
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.
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. Development in the parcel

Parcel PO9

Assessment Considerations	Assessment
	would negate the role of the sloping landform of the Dorset Heaths, which currently gives the parcel a strong sense of separation from urbanising influences.
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 sloping heathland landform means 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel is located between Poole and Merley/Canford Magna/Oakley.
What is the extent of urbanising development in the parcel?	The parcel is 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 forms a small part of the gap, and the steep sloping landform forms a strong separating feature.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

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 PO9

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 open character of the parcel and strong relationship with the wider Canford Heath means development would have an urbanising impact 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:

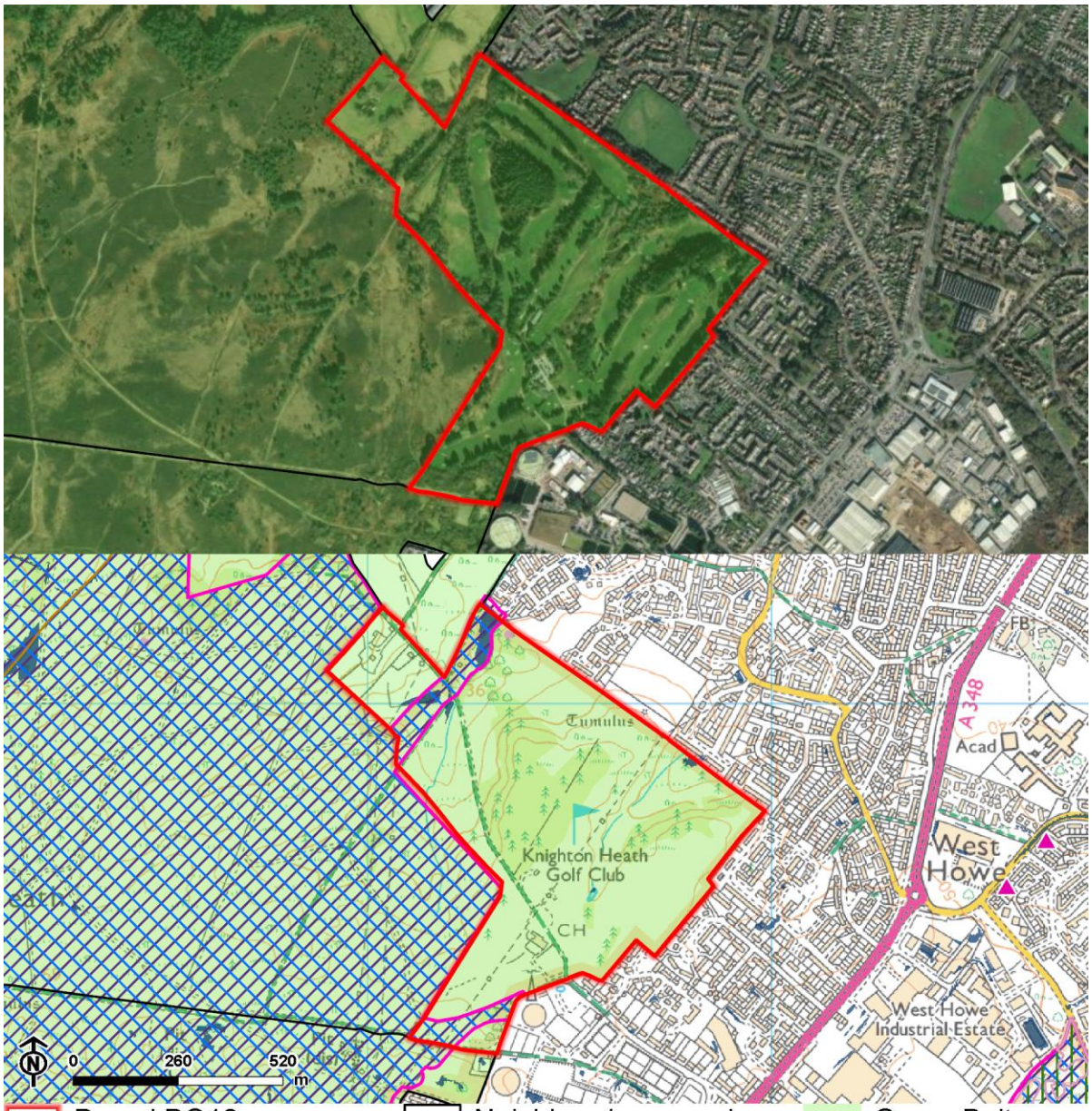
Equal contribution

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 PO10



Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Lowland fens
- High risk of surface water flooding
- Scheduled monument

Parcel PO10

Contribution of land in Parcel PO10

Parcel PO10 Assessment Conclusions

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

Parcel PO10 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the north-west edge of the Bearwood area of Poole. Knighton Heath Golf Course forms the majority of the parcel. Parcel size: 55ha. There is a strong boundary feature between the settlement and the parcel. Mature tree cover along the settlement edge creates a strong sense of separation. There is no significant change in landform to create a sense of separation between the settlement and the parcel. The parcel lies on sloping ground but at the same elevation as the urban area. There is a weak perception of urban development outside of the parcel. Mature trees surrounding the golf course largely limit the perception of urban development, despite its proximity. Land use creates some association with the urban area but there is little urbanising activity in the parcel. Knighton Heath Golf Course occupies most of the parcel and contains some ancillary buildings, creating some association with the urban area. Natural features limit perception of the wider countryside. Mature trees limit outward views

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. Poole is a town, and so is defined as a 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?	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 contains physical features in reasonable proximity to the urban area restricting and containing development. Therefore its weakening or loss would have an adverse impact on this purpose. Development in the parcel would negate the role of the mature lines

Parcel PO10

Assessment Considerations	Assessment
	of trees forming the boundary between the urban edge and Knighton Heath Golf Club, which currently give the parcel a strong sense of separation from urbanising influences.
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. Mature lines of trees 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 is peripheral to a moderate gap between towns. The parcel lies peripheral to a gap between Bournemouth/Poole and Merley/Canford Magna/Oakley
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 forms a small part of the gap, and mature trees associated with the Knighton Heath Golf Course form separating features.
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.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel PO10

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 not significantly increase the urbanising influence on adjacent open land. Tree cover forms a strong inner and outer boundary that would limit the urbanising impact of development on adjacent open land, whilst the strong inner boundary means that the parcel has a stronger relationship with the countryside than the urban area.

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

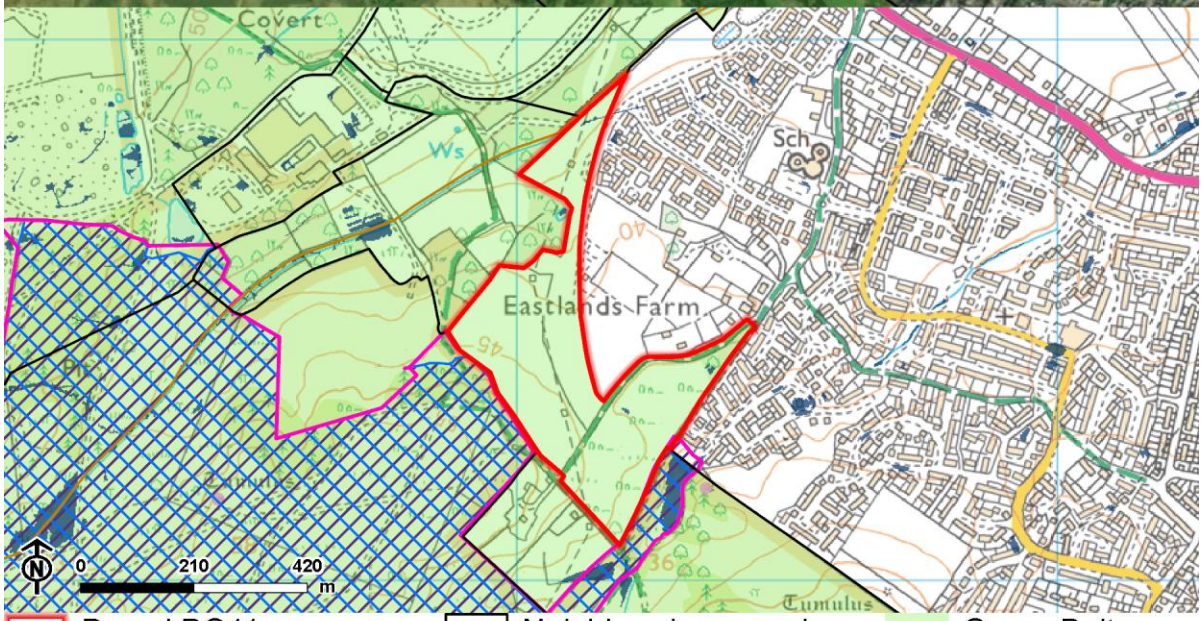
All Green Belt land plays an equal role in relation to this purpose.

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 PO11





Parcel PO11 | Neighbouring parcel | Green Belt

Potential development constraints

- Chalk river
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- High risk of surface water flooding
- Scheduled monument

Contribution of land in Parcel PO11

Parcel PO11 Assessment Conclusions

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

Parcel PO11 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-east of Poole. Parcel size: 14ha. There are no significant boundary features to separate the parcel from the settlement edge of Poole. 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. Due to the lack of boundary features, there are views towards the commercial development. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is agricultural fields, with some pony paddocks to the south. Natural features limit perception of the wider countryside. Mature lines of trees limit views south to the surrounding countryside.

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

Moderate 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. Poole is a town, and so is defined as a 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.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. The mature lines of trees and copses of woodland form a strong outer boundary which would limit 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 not have an incongruous impact on the urban pattern. The parcel is subject to some urbanising influence and has features that would restrict and contain development,

Assessment Considerations	Assessment
	preventing any incongruous impact on the wider countryside.

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 moderate gap between towns. The parcel lies in a moderate gap between Poole and Merley/Canford Magna/Oakley.
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 forms a small part of the gap. Mature woodland and landform changes form strong separating features in the remainder of the gap.
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:

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 mature tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel PO11

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:

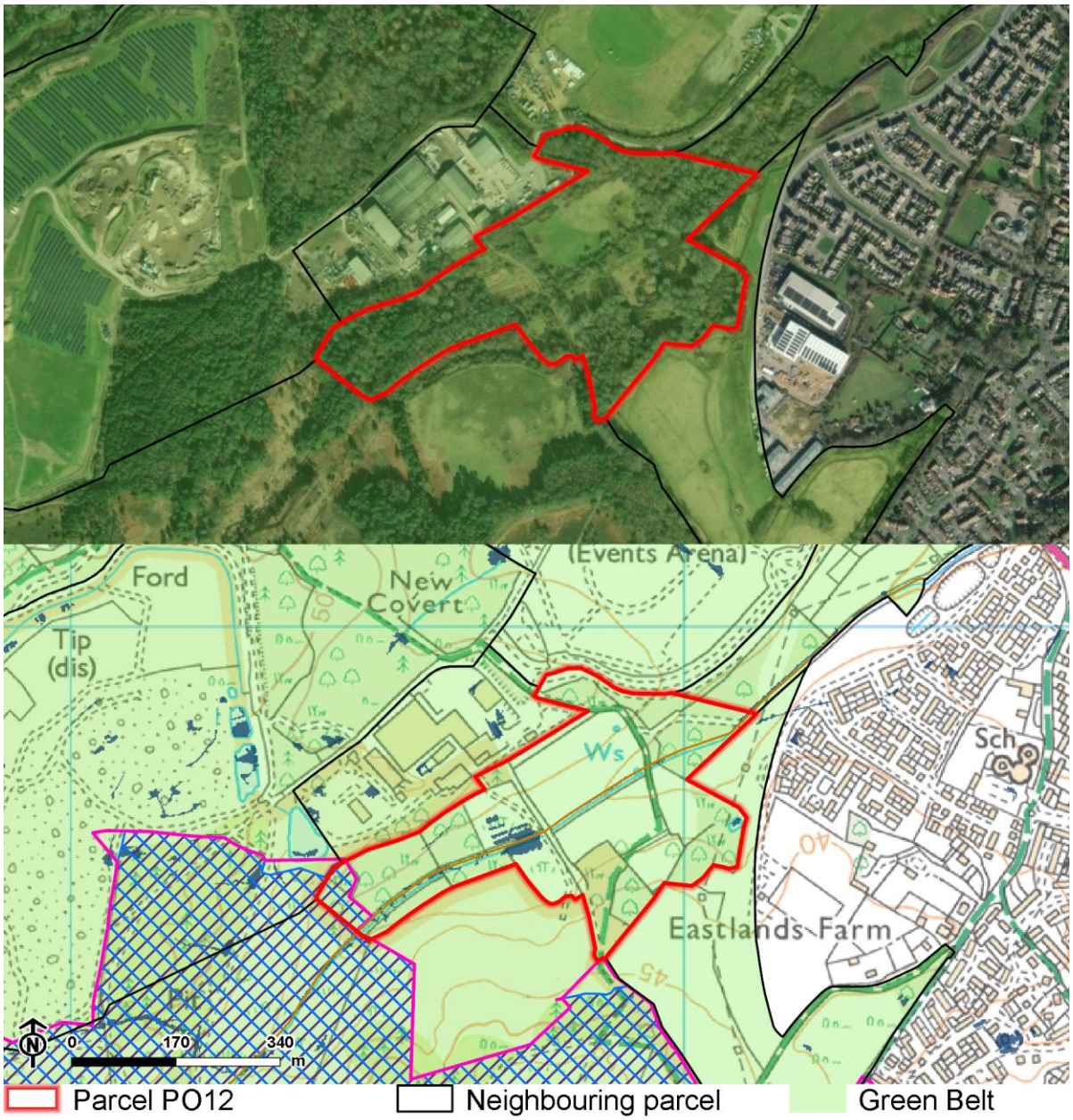
Equal contribution

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 PO12



Potential development constraints

- Chalk river
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- High risk of surface water flooding

Parcel PO12

Contribution of land in Parcel PO12

Parcel PO12 Assessment Conclusions

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

Parcel PO12 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the south-western edge of the Bearwood area of Poole. Parcel size: 16ha. Mature woodland tree cover forms a strong boundary feature between the Bearwood and the parcel. 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. Tree cover limits views and the perception of the nearby urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel's tree cover limits 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 near to a large built-up area. Poole is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with 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.
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. Development in the parcel would negate the role of woodland and mature lines of trees, which currently give the parcel a strong sense of separation from urbanising influences.

Parcel PO12

Assessment Considerations	Assessment
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. Mature tree cover in this area gives the parcel 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Poole and Merley/Canford Magna/Oakley
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 forms a small part of the gap. Mature woodland and landform changes form strong separating features in the remainder of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

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.

Parcel PO12

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. Tree cover forms a strong outer boundary that would limit the urbanising impact of development on adjacent open land. The strong inner boundary means that the parcel has a stronger relationship with the countryside than with the urban area.

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:

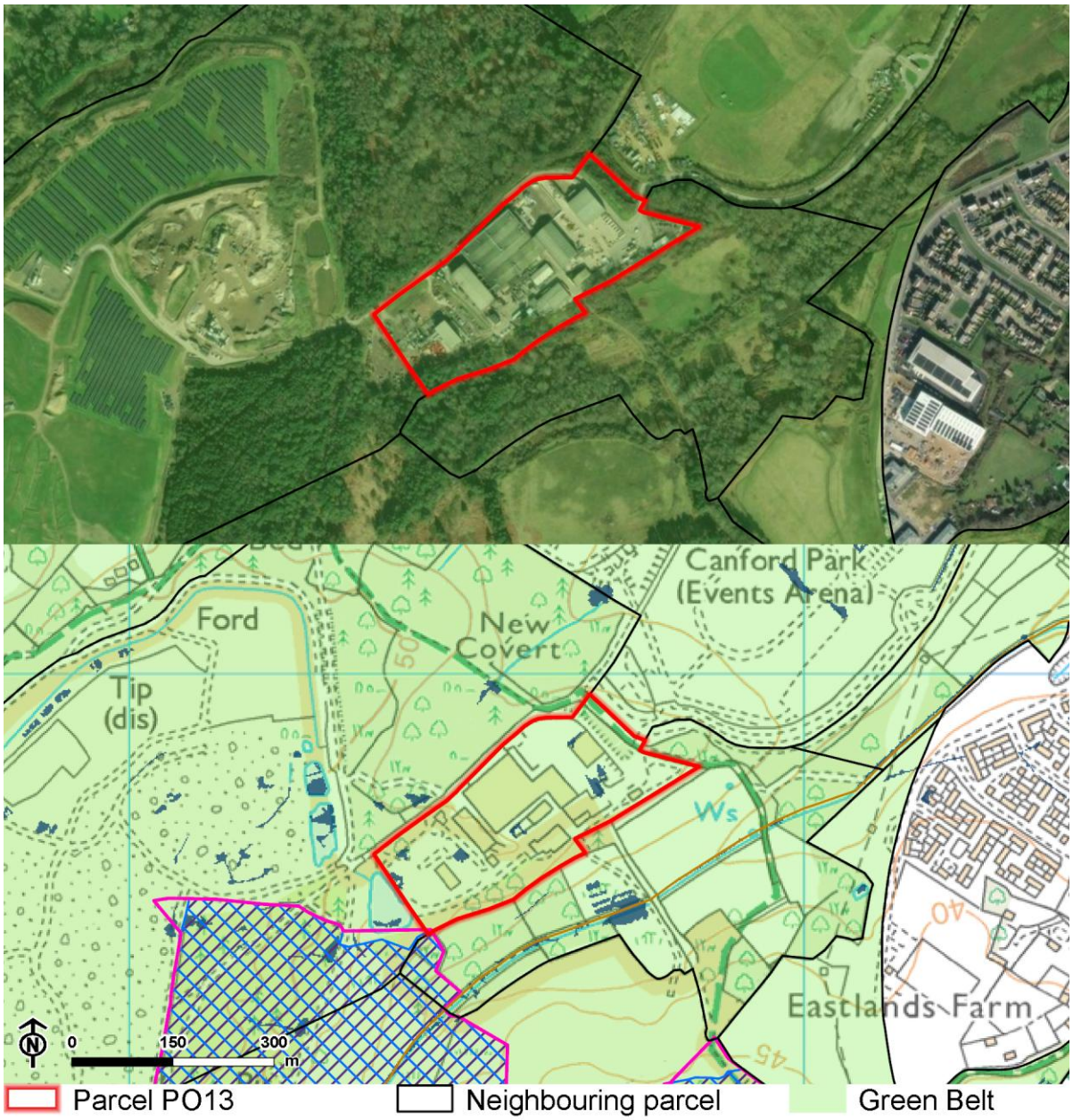
Equal contribution

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 PO13



Potential development constraints

- Chalk river
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- High risk of surface water flooding

Parcel PO13

Contribution of land in Parcel PO13

Parcel PO13 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 PO13 Description

Parcel Location, Land Uses and Boundaries
The parcel is located between the settlements of Poole and Merley/Canford Magna/Oakley. The parcel contains the Canford Recycling Centre. Parcel size: 7ha. The parcel covers an isolated area of dense development in the open countryside, which has no openness associated with its development, land use and activity. This lack of openness limits the influence of 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 near to a large built-up area. Poole is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with it.
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?	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 physical features in reasonable proximity that could restrict and contain development. The parcel is already developed to the extent that further development would not significantly increase urbanising influence on adjacent open land.
Would development form an incongruous pattern in relation to the large built-up area?	Development in the parcel would not represent an incongruous pattern of development because of its existing level of development. The parcel is subject to significant urbanising influence.

Parcel PO13

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 moderate gap between towns. The parcel is located between the settlements of Poole and Merley/Canford Magna/Oakley.
What is the extent of urbanising development in the parcel?	There is substantial 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 parcels forms a small part of the gap. Sections of mature blocks of woodland and mature trees form strong separating features outside of this parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. The parcel has uses associated with the urban area which limit the extent to which it is perceived as being part of the countryside.

Purpose C: Assisting in safeguarding the countryside from encroachment:

Weak/No 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 substantial urbanising development in the parcel.
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 not significantly increase the urbanising influence on adjacent open land. The existing urban character of the development in the parcel and the surrounding woodland would limit the impact of development on the wider countryside.

Parcel PO13

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

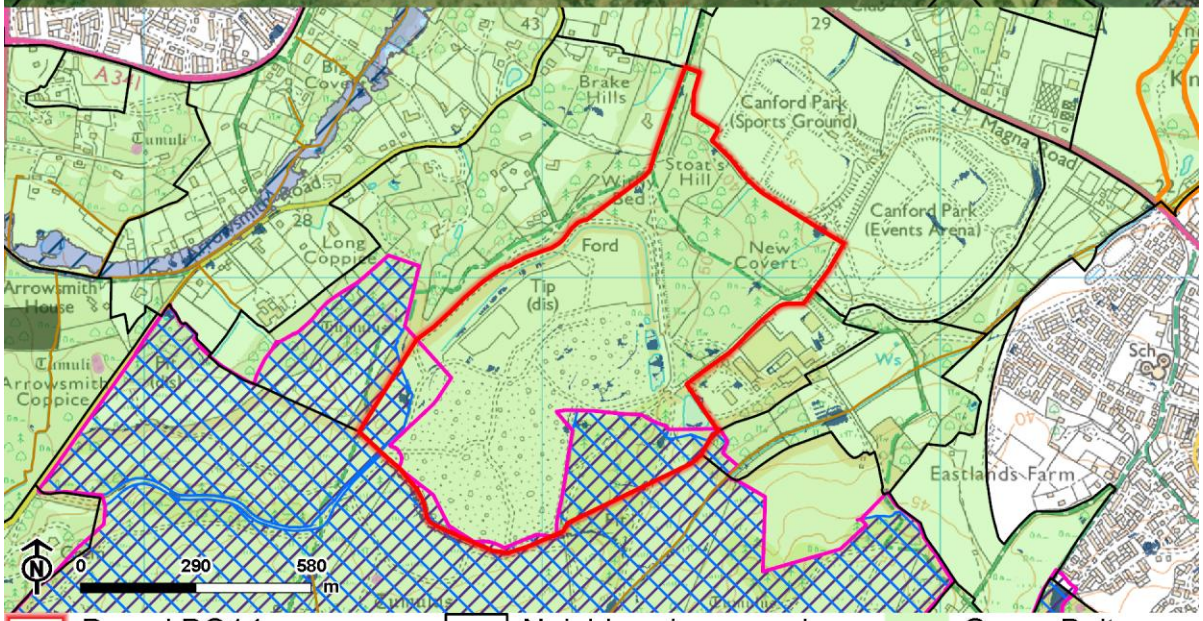
All Green Belt land plays an equal role in relation to this purpose.

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 PO14





Parcel PO14 | Neighbouring parcel | Green Belt

Potential development constraints

- Chalk river
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient woodland
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Scheduled monument
- Suitable Alternative Natural Green Space

Parcel PO14

Contribution of land in Parcel PO14

Parcel PO14 Assessment Conclusions

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

Parcel PO14 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the west of Poole and to the south-east of Merley/Canford Magna/Oakley. Parcel size: 65ha. Strong consistent boundary features within the gap between the settlement edge of Poole (to the west of Bearwood) and the parcel combine to create strong separation. Blocks of woodland including New Covert within and surrounding the parcel, create consistent, strong boundary features between nearby settlements and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. Landform in the parcel is more elevated than the urban edge of Poole to the south. Distance, landform and dense woodland combine to limit the perception of urban development outside of the parcel. The parcel is predominantly free from urbanising influences associated with development outside of the parcel. A ground-mounted solar PV installation is located in the north of the parcel, while an aggregates/concrete facility occupies the eastern part of the parcel. Natural features limit 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 near to a large built-up area. Poole is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with 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 free from urbanising influences associated with development outside the parcel.

Parcel PO14

Assessment Considerations	Assessment
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. Development in the parcel would negate the role of the mature blocks of woodland which currently give the parcel a strong sense of separation from urbanising influences.
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. Mature blocks of woodland, the distance and sloping landform 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a 0.5km gap between Poole and Merley/ Canford Magna/ Oakley
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 forms a substantial part of the gap. Mature woodland blocks such as New Covert form strong separating features in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap

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 PO14

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?	The parcel is 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 mature blocks of woodland form a strong outer boundary to the north and east of the parcel. However, the southern boundary is open, and there is a strong relationship with Canford Heath.

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:

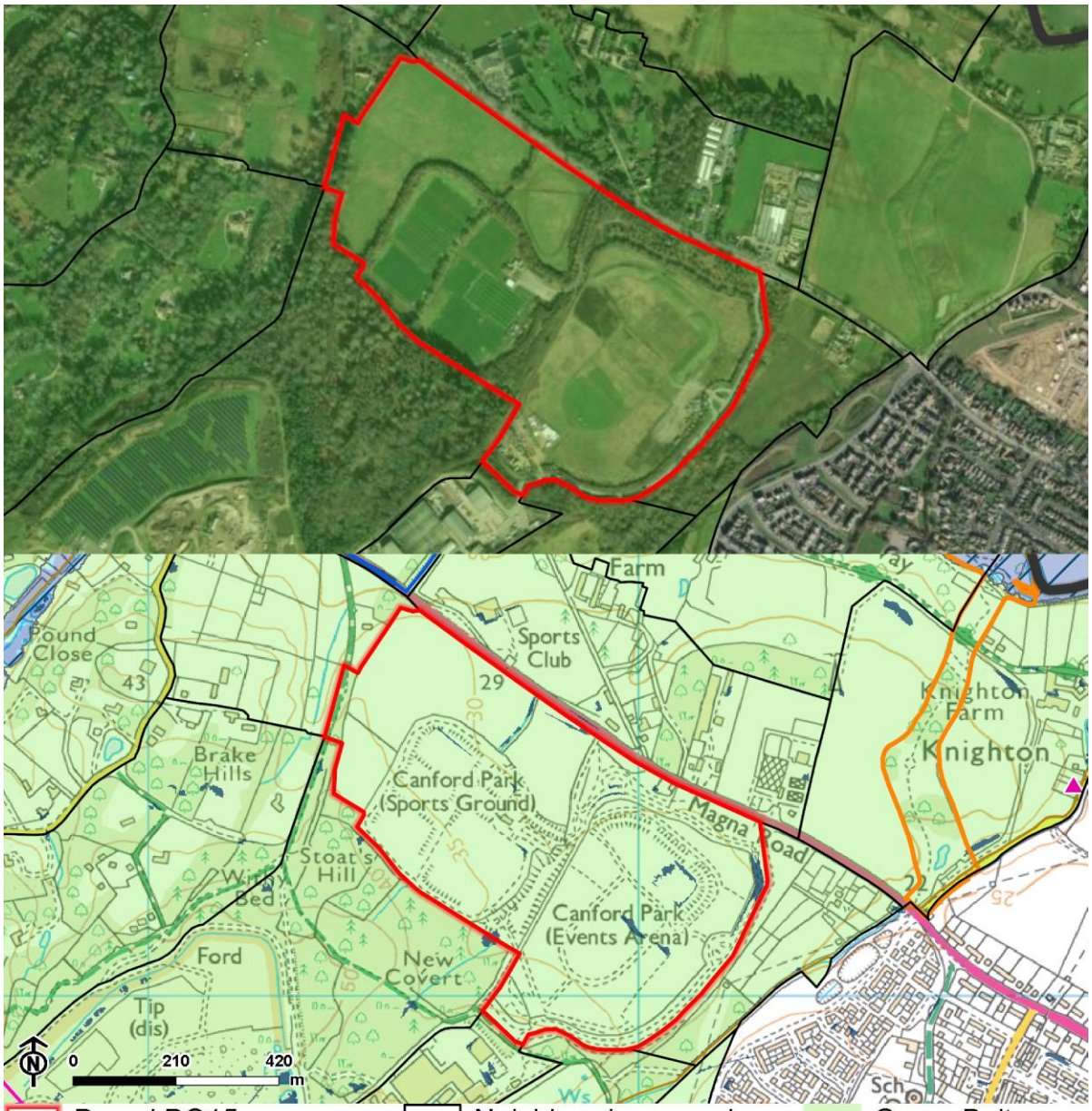
Equal contribution

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

Grey Belt

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

Parcel PO15


Farm
Pound Close
43
Sports Club
29
Knighton Farm
Knighton
Brake Hills
Canford Park (Sports Ground)
Magna Road
Stoat's Hill
Wimp Bed
Canford Park (Events Arena)
Ford
New Covert
Tip (dis)
0
210
420
m
Sch
Parcel PO15
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
Site of Special Scientific Interest
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 PO15

Contribution of land in Parcel PO15

Parcel PO15 Assessment Conclusions

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

Parcel PO15 Description

Parcel Location, Land Uses and Boundaries
The parcel is located between the settlements of Poole and Merley/Canford Magna/Oakley. It mostly comprises Canford Park Sports Ground and Events Arena. Parcel size: 45ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Mature woodland tree cover to the east and west forms strong features in those directions. 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. Strong boundary features restrict influence from either town, whilst mature hedgerows along Magna Road reduce influence from the north. Land use creates some association with the urban area, but there is little urbanising activity in the parcel. Recreational pitches and Canford Park Arena have some relationship with the urban area, but there is little urbanising development within the parcel. Natural features limit perception of the wider countryside. The mature woodland on surrounding most of the parcels limit 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 near to a large built-up area. Poole is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with it. The parcel is also near to Merley/Canford Magna/Oakley.
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.

Parcel PO15

Assessment Considerations	Assessment
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. Development in the parcel would negate the role of mature lines of trees and blocks of woodland which currently give the parcel a strong sense of separation from urbanising influences.
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 distance and strong boundary features 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the strongest part of the gap between Bournemouth and Merley/Canford Magna/Oakley. The gap is at its narrowest along the connecting route of Magna Road along the parcel's northern boundary.
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 forms a substantial part of the gap. Tree cover around and across the parcel creates a strong visual separation between the Bournemouth and Merley/Canford Magna/Oakley.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

Parcel PO15

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. Although there is mature woodland along the north and western boundaries of the parcel, the boundary along the A341 is formed by a hedgerow that allows a relationship with 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

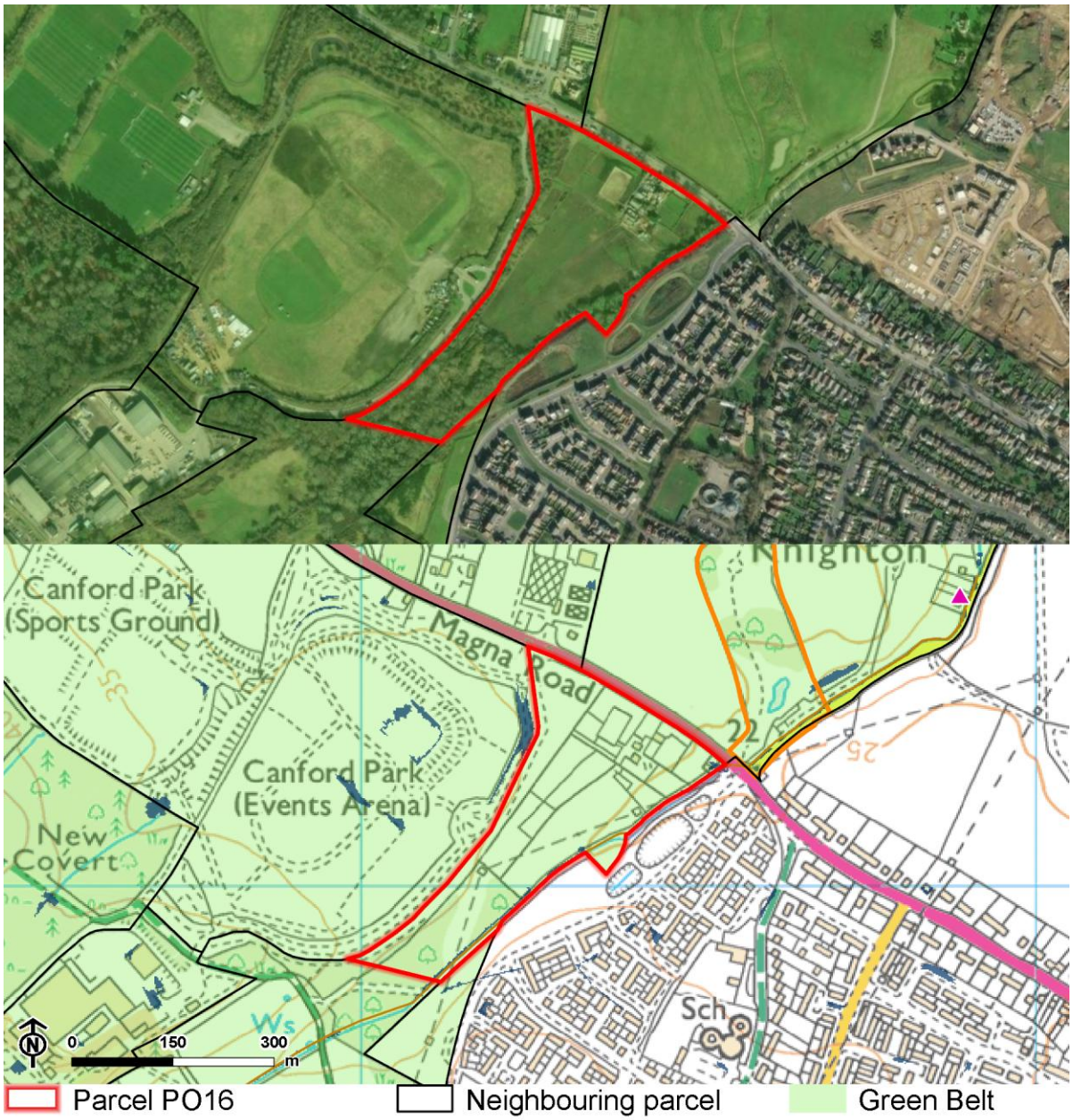
All Green Belt land plays an equal role in relation to this purpose.

Parcel PO15

Grey Belt

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

Parcel PO16



Potential development constraints

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

Parcel PO16

Contribution of land in Parcel PO16

Parcel PO16 Assessment Conclusions

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

Parcel PO16 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Bearwood, Poole. Parcel size: 9ha.
There is a strong boundary feature between the settlement and the parcel. Mature trees and a minor watercourse on the boundary of the parcel create some sense of separation to Provence Road to the south-east.
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. Mature tree cover limits the relationship of the parcel with existing development to the south-east.
There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is primarily agricultural, with some woodland located in the south-west of the parcel.
Natural features limit perception of the wider countryside. Mature tree cover on the outer boundaries limits the perception of the wider Green Belt from the parcel.

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. Poole is a town so is defined as a 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?	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.

Parcel PO16

Assessment Considerations	Assessment
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 breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Poole and Merley/Canford Magna/Oakley.
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 forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap.

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.

Parcel PO16

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. Tree cover forms a strong outer boundary that would limit the urbanising impact of development on adjacent open land. The strong inner boundary means that the parcel has a stronger relationship with the countryside to the north-west than with the urban area.

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

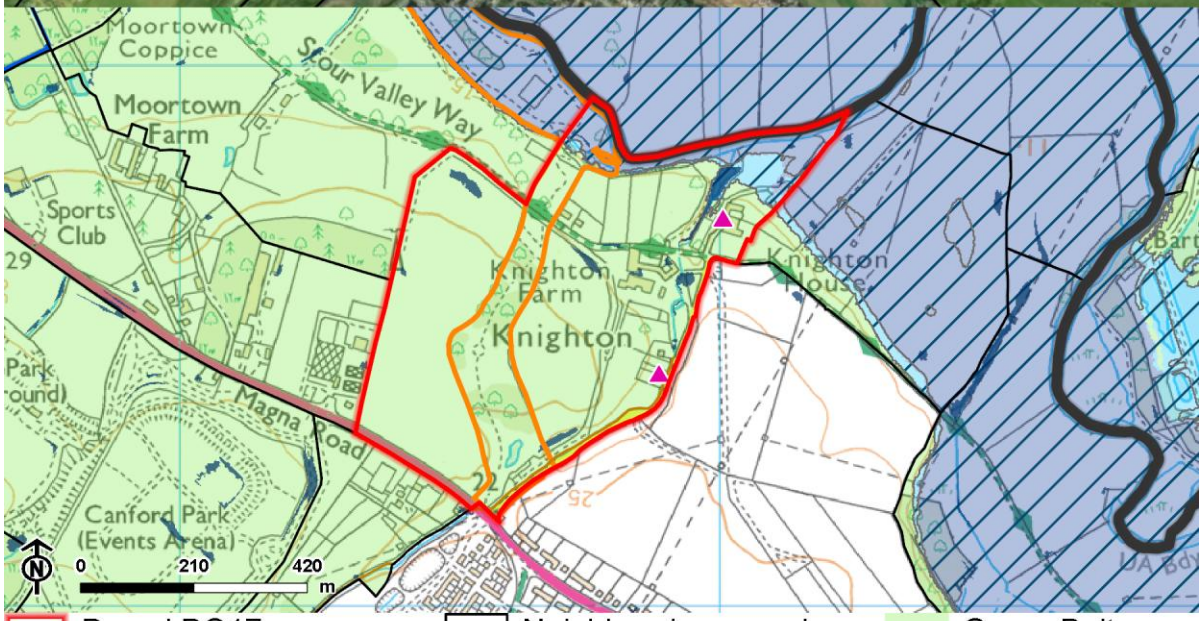
All Green Belt land plays an equal role in relation to this purpose.

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 PO17





Parcel PO17
Dorset and BCP councils
Neighbouring parcel
Green Belt

Potential development constraints

- Listed building
- Chalk river
- 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 PO17

Contribution of land in Parcel PO17

Parcel PO17 Assessment Conclusions

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

Parcel PO17 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the northern edge of Bearwood, Poole, adjacent to the recent Canford Vale residential development. Parcel size: 36ha. There is a moderate, consistent boundary feature between the settlement and the parcel. The urban edge is marked by Knighton Lane, with associated hedgerows and an adjacent watercourse (which also defines the urban edge to the south of the A341 Magna Road). The boundary is marked by denser tree cover towards the northern end of Knighton Lane. There is some change in landform to create a sense of separation between the settlement and the parcel. The urban edge watercourse lies at the bottom of a shallow but distinct valley. There is some perception of urban development at Canford Vale. The parcel is predominantly free from urbanising development and largely open. There are a few isolated dwellings, and some commercial uses at Knighton Farm, but these have little urbanising influence. 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. The Bournemouth / Christchurch / Poole conurbation is a 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?	The parcel is predominantly free from urbanising influences associated with development outside the parcel.

Parcel PO17

Assessment Considerations	Assessment
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. Knighton Lane and the valley floor form a clear boundary. Also, the parcel has predominantly hedgerow outer boundaries, so any 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 breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap between Poole and Merley / Canford Magna / Oakley is relatively narrow and weakened by the presence of a direct connecting main road (A341) and some areas of development. However, there are also bands of tree cover to strengthen visual separation.
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 forms a small part of the gap and does not include any of the woodland belts/blocks that are important in preserving visual separation.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor 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 PO17

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?	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.

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:

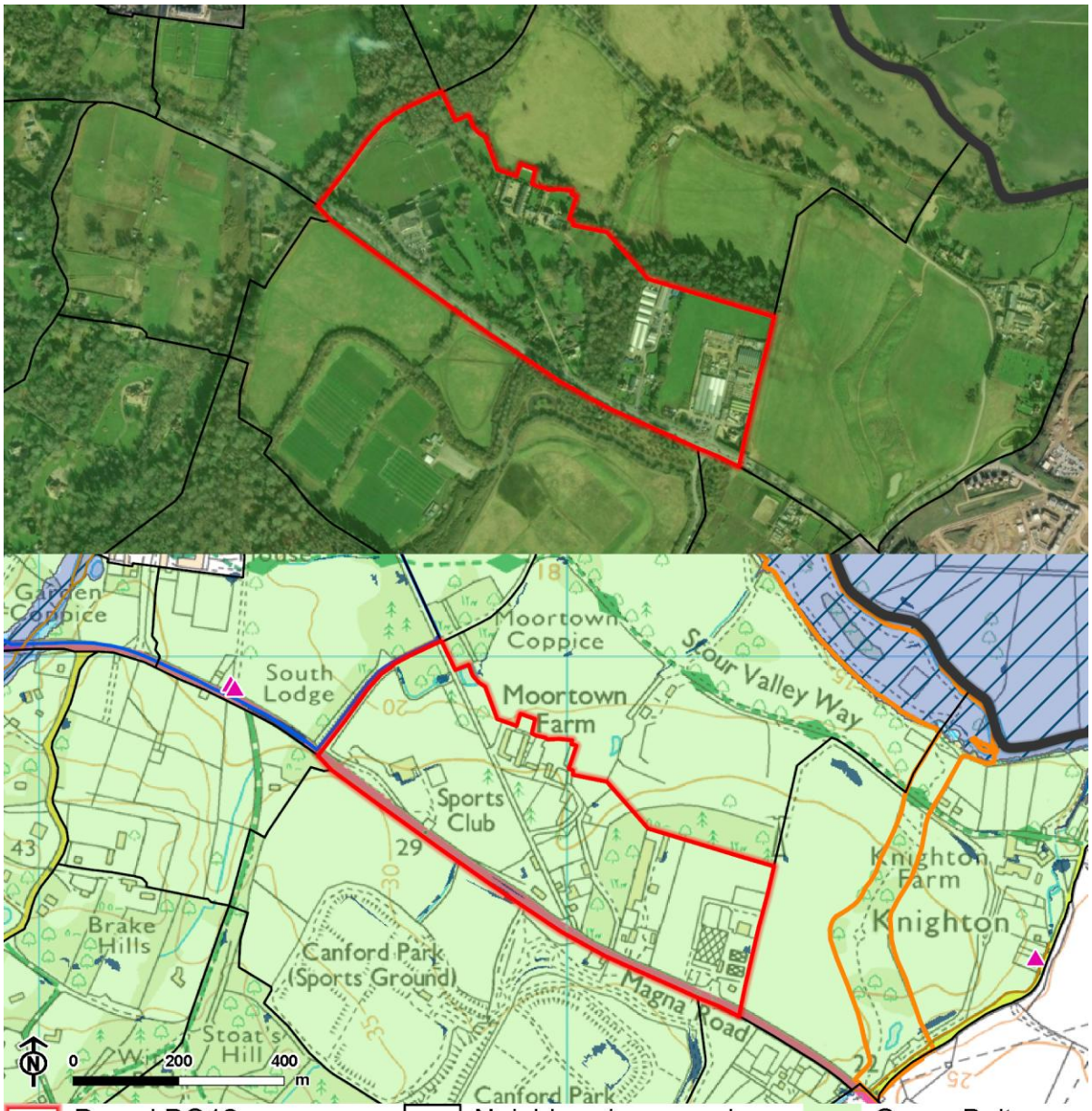
Equal contribution

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 PO18


Garden Coppice
Moortown Coppice
South Lodge
Moortown Farm
Stour Valley Way
Sports Club
Knighton Farm
Knighton
Brake Hills
Canford Park (Sports Ground)
Magna Road
Stoat's Hill
Canford Park
0
200
400
m
Parcel PO18
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Chalk river
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 PO18

Contribution of land in Parcel PO18

Parcel PO18 Assessment Conclusions

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

Parcel PO18 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north-west of Poole, east of Merley/Canford Magna/Oakley. The parcel is located adjacent to Magna Road (A341). Parcel size: 25ha. There is a combination of features creating a strong boundary between the settlement and the parcel. Mature tree cover to the west and young vegetation and tree cover at Canford Park SANG to the east form strong features between the parcel and the two settlements in both directions. 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. Existing development in the Green Belt has some urbanising influence. Residential properties at Moortown Drive, recreational facilities at the Hamworthy Club and Canford Magna Garden Centre all have some urbanising influence on the parcel. There is some perception of connectivity with the wider countryside to the north, whilst stronger boundaries limit the visual connection in other directions.

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 near to a large built-up area. Poole is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with it. The parcel is also near to Merley/Canford Magna/Oakley.
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.

Parcel PO18

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 and scattered tree cover boundaries to the north and 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. The remaining open spaces of this parcel is playing a role in preventing that. Also, the gap between the parcel and the urban edges means 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in the weakest part of the gap between Poole and Merley/Canford Magna/Oakley. The gap is weakest along the connecting route of Magna Road along the parcel's southern boundary. The gap is stronger to the north and south of the parcel.
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 forms a substantial part of the gap. Mature tree cover near the centre of the parcel and to the north-west of the parcel forms strong separating features in this part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on the remaining land in the gap

Parcel PO18

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 and scattered tree cover boundaries to the north 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

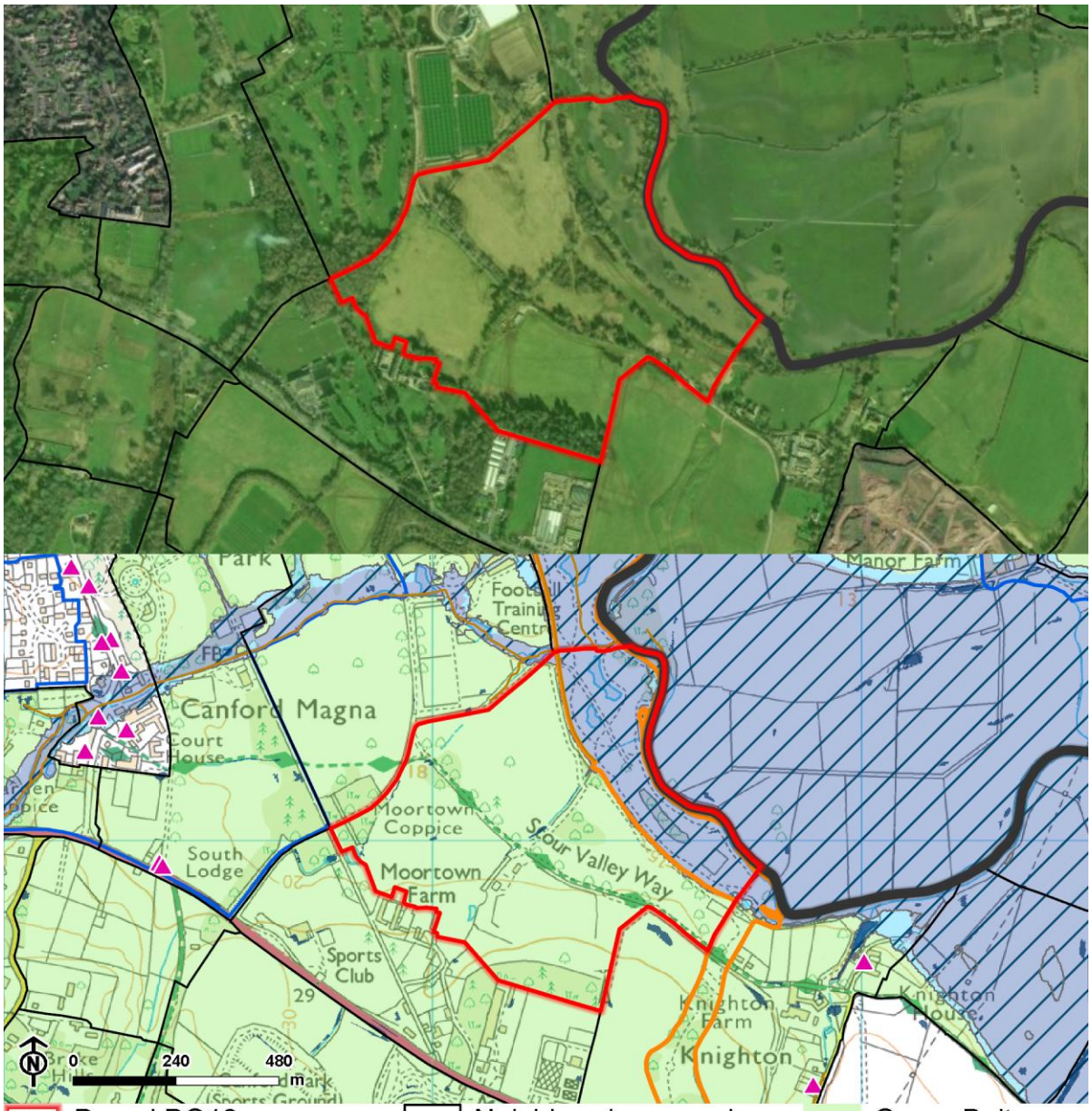
All Green Belt land plays an equal role in relation to this purpose.

Parcel PO18

Grey Belt

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

Parcel PO19



Parcel PO19
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Chalk river
- 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 PO19

Contribution of land in Parcel PO19

Parcel PO19 Assessment Conclusions

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

Parcel PO19 Description

Parcel Location, Land Uses and Boundaries
The parcel is located north of Bearwood (Poole) and east of Merley / Canford Magna. Parcel size: 46ha. Belts and blocks of woodland create strong boundary separation between the parcel and Canford Magna / Merley. Bearwood has a consistent urban edge boundary formed by a valley floor watercourse and Knighton Lane, with associated tree cover. A shallow valley associated with a watercourse that runs along the edge of Poole helps to add to the sense of separation between the settlement and the parcel. The northern part of the parcel slopes down to the floor of the Stour Valley. There is a weak perception of urban development outside of the parcel. There is no significant urbanising development or activity in this parcel. Land use consists of arable fields and greenspace along the River Stour. There is a strong perception of connectivity with the wider countryside, limiting the impact of any existing urbanising influence. Land slopes downhill northward over the Stour Valley.

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 near to a large built-up area. Both Poole and Merley / Canford Magna / Oakley are towns and so also defined as large built-up areas. The parcel is near to both.
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.

Parcel PO19

Assessment Considerations	Assessment
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. Development as an expansion of Poole would negate the role of the valley floor watercourse and mature trees along Knighton Lane. Development as an expansion of Merley / Canford Magna / Oakley would negate the role of mature lines of trees and blocks of woodland which currently give the parcel a strong sense of separation from urbanising influences.
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 breaching strong physical features currently restricting and containing an urban area.

Purpose B: Preventing neighbouring towns from merging:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The gap between Poole and Merley / Canford Magna / Oakley is stronger here than it is in the vicinity of the connecting A341 Magna Road. It is less than 2km wide but bands and blocks of woodland help to strengthen separation.
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 forms a substantial part of the gap. The parcel forms the core of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. Development in this parcel would significantly weaken the gap. The gap is not wide enough for isolated new development to be introduced without also significantly affecting perceived separation of towns.

Parcel PO19

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 a strong visual relationship with open land on the valley floor to the north.

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:

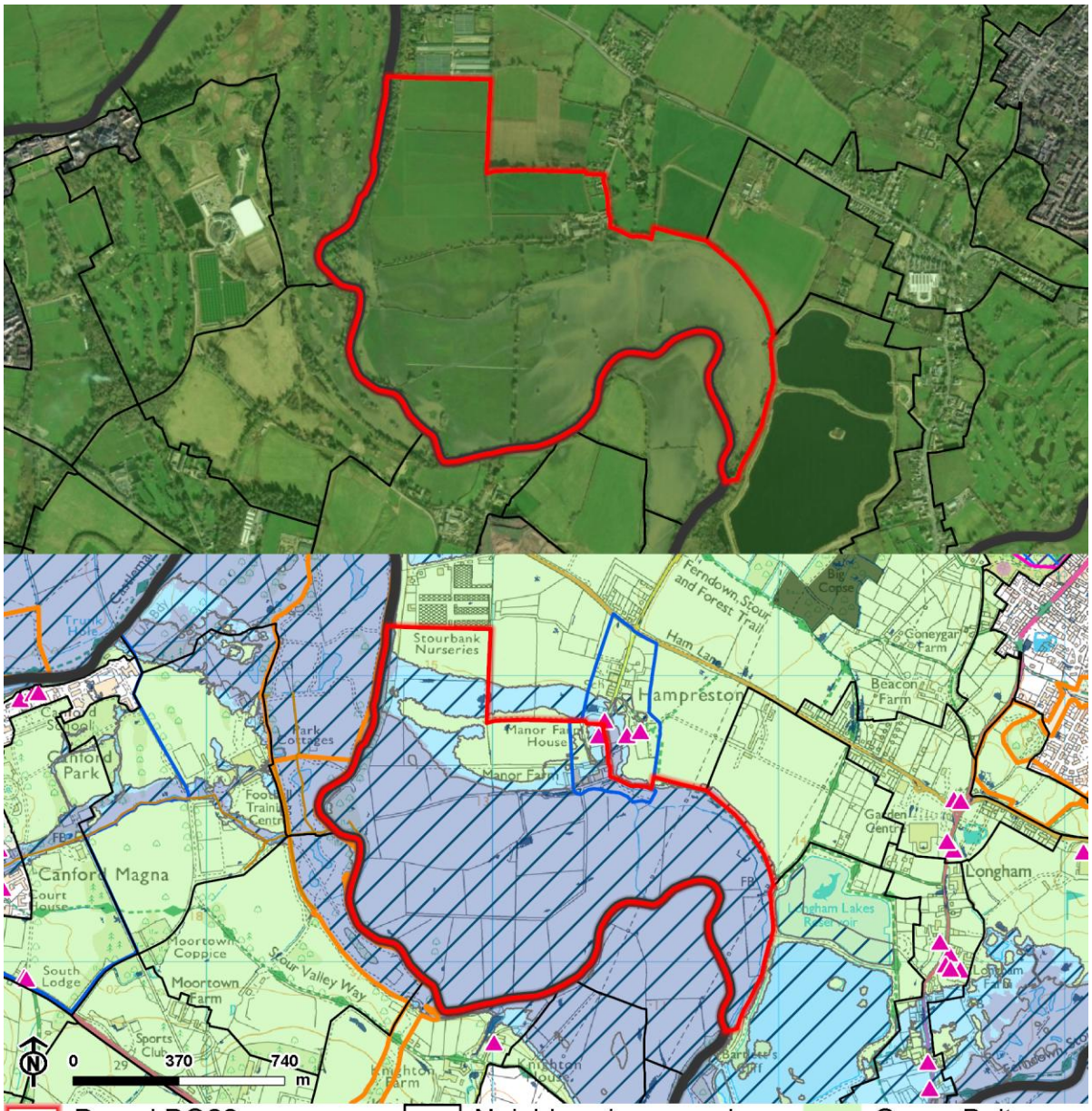
Equal contribution

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

Grey Belt

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

Parcel PO20



Parcel PO20
Dorset and BCP councils
Neighbouring parcel
Green Belt

Potential development constraints

- Listed building
- Chalk river
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Ancient woodland
- 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 PO20

Contribution of land in Parcel PO20

Parcel PO20 Assessment Conclusions

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

Parcel PO20 Description

Parcel Location, Land Uses and Boundaries
The parcel is located between Wimborne Minster/Colehill to the north and the contiguous urban area of Bournemouth and Poole to the south. It also forms part of the wider gap between Merley, Canford Magna and Oakley to the west, and Ferndown to the north-east. Parcel size: 119ha. Strong consistent boundary features within the gap between the settlement and the parcel combine to create strong separation. Features outside of the parcel, including the River Stour to the south and mature blocks of woodland (e.g. Big Copse) to the north, form strong consistent boundary features. There is some change in landform which creates a sense of separation between the settlement and the parcel. The floodplain landform of the parcel is at a slightly lower elevation than the settlement edge. There is a weak perception of urban development outside of the parcel. Distance from the settlement edge and the strong boundary formed by the River Stour combine to limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is predominantly agricultural fields and contains several isolated residential properties along Stapehill Road in Hampreston. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The open character of the parcel enables wide views of the surrounding 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 near to a large built-up area. Bournemouth is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with it.
What is the extent of urbanising development in the parcel?	The parcel is predominantly free from urbanising development.

Parcel PO20

Assessment Considerations	Assessment
What is the extent of urbanising influence from outside the parcel?	The parcel is 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. Development in the parcel would negate the role of the River Stour, which currently gives the parcel a strong sense of separation from urbanising influences.
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 distance between the parcel and the urban edge means 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a robust gap between towns. The parcel lies in a gap between Ferndown/West Parley and Merley/ Oakley/Canford Magna from east to west. It also forms part of the gap between Ferndown/West Parley and Poole. The River Stour forms a strong separating feature.
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 forms a large part of the gap. The River Stour, with its associated tree cover from a significant separating feature in the parcel.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns.

Parcel PO20

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 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. In areas to the north 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

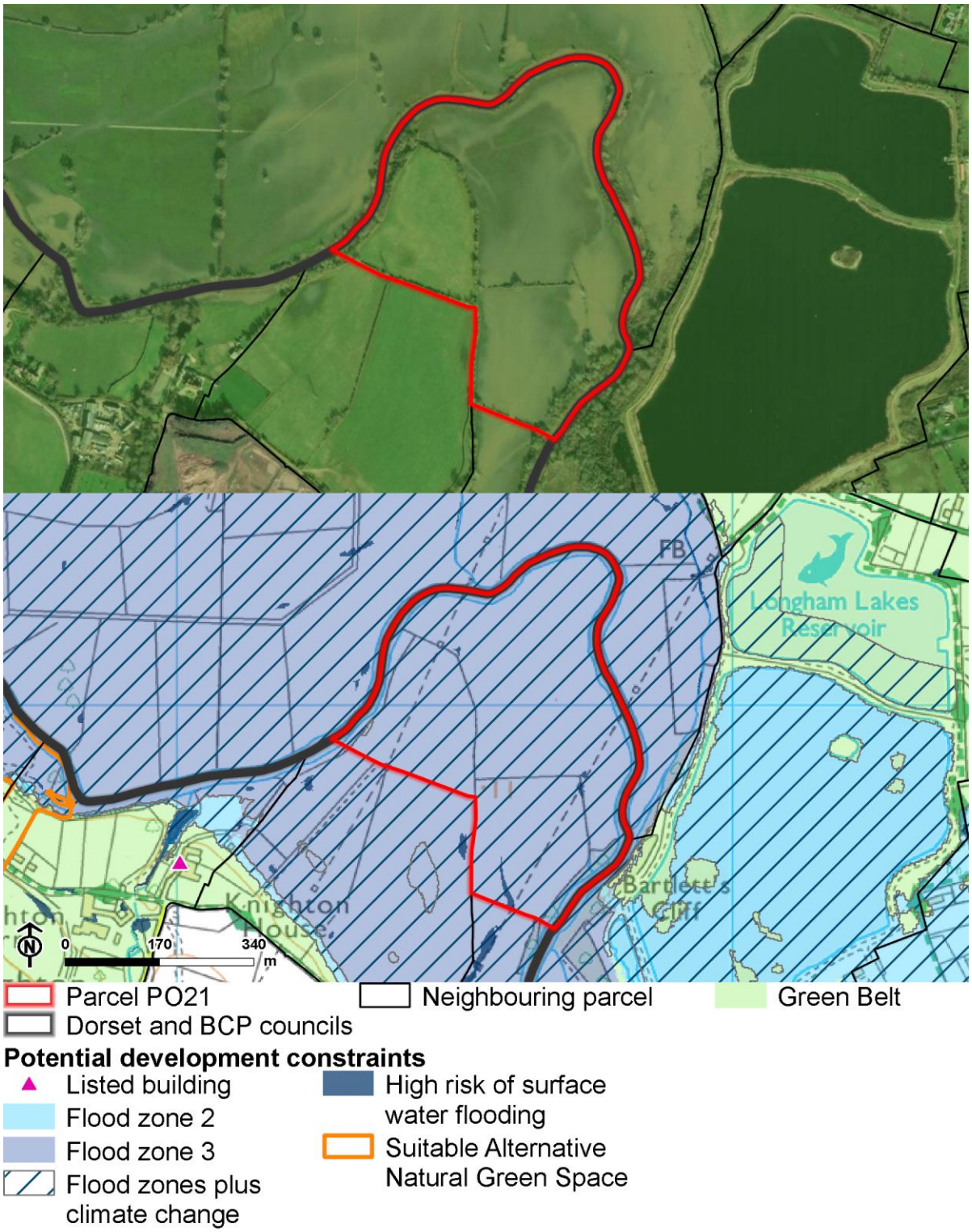
All Green Belt land plays an equal role in relation to this purpose.

Parcel PO20

Grey Belt

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

Parcel PO21


FB
Longham Lakes Reservoir
Knighton House
Bartlett's Cliff
0
170
340
m
Parcel PO21
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Listed building
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Suitable Alternative Natural Green Space

Parcel PO21

Contribution of land in Parcel PO21

Parcel PO21 Assessment Conclusions

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

Parcel PO21 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the north-eastern edge of Poole, adjacent to the River Stour. Parcel size: 22ha. Hedgerows along the southern boundary of the parcel form a moderate boundary feature between the settlement and the parcel. There is some change in landform which creates a sense of separation between the settlement and the parcel. The floodplain landform of the parcel is at a slightly lower elevation than the settlement edge. The distance from the settlement edge and the moderate hedgerow boundaries combine to limit the perception of the urban area. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Land use is agricultural fields. There is a strong perception of the wider countryside, limiting the impact of any existing urbanising influence. The open character of the land enables wide views across the River Stour floodplain to the north.

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 near to a large built-up area. Poole is a town and is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with 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 PO21

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 only hedgerow boundaries, so development within it 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 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Poole and Merley/Canford Magna/Oakley and Ferndown/West Parley, but there are some significant separating features within the gap, including the River Stour.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The River Stour along the northern boundary of the parcel forms a strong separating feature.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap.

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 PO21

Assessment Considerations	Assessment
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 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:

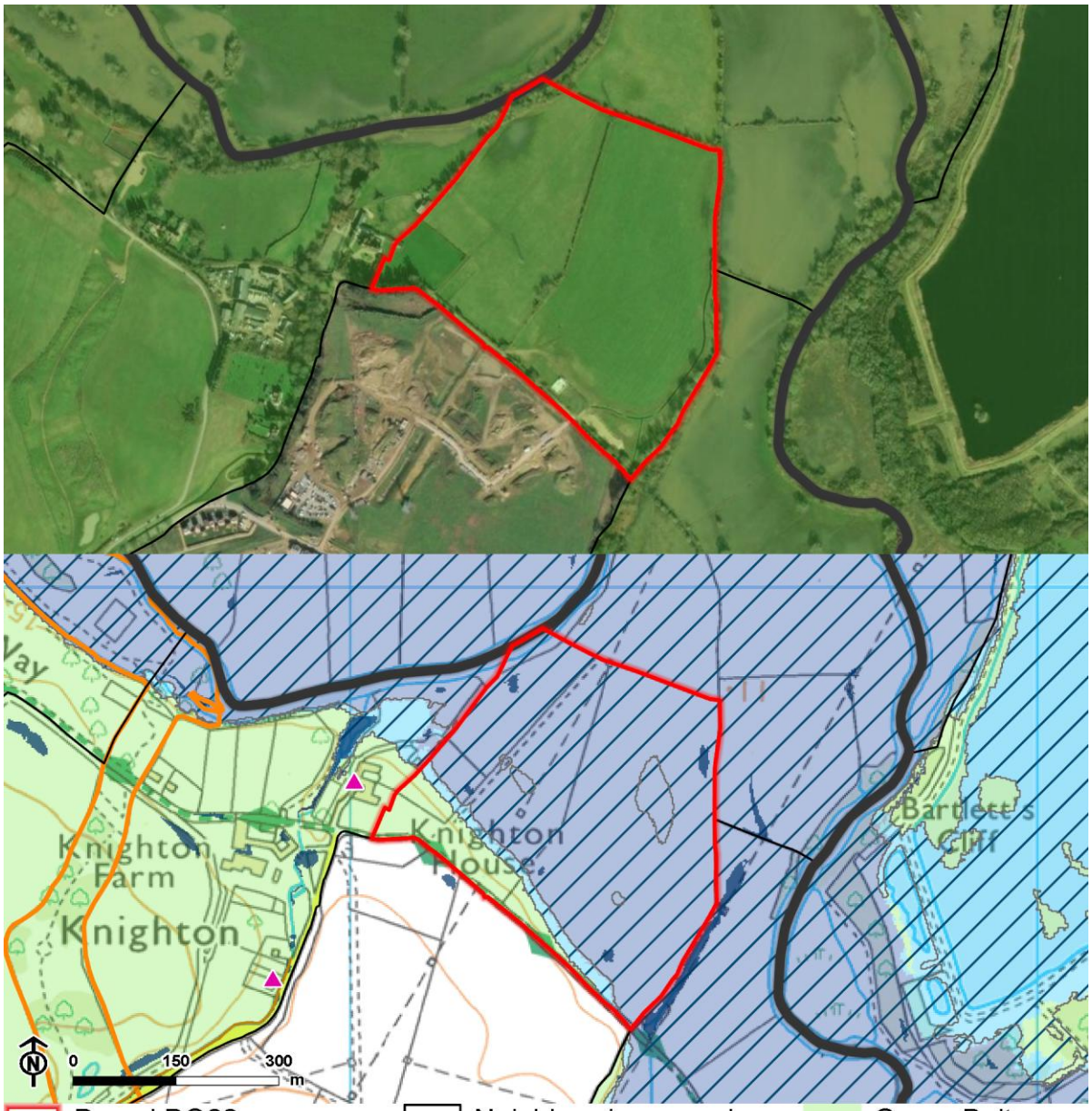
Equal contribution

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

Grey Belt

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

Parcel PO22



Parcel PO22
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Chalk river
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding
- Suitable Alternative Natural Green Space

Parcel PO22

Contribution of land in Parcel PO22

Parcel PO22 Assessment Conclusions

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

Parcel PO22 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the north-eastern edge of Poole, adjacent to the River Stour. Parcel size: 17ha. There are no significant boundary features to separate the parcel from the settlement. Hedgerows of varying condition form the inner boundary to the south-west. There is some change in landform which creates a sense of separation between the settlement and the parcel. The parcel forms part of the floodplain for the River Stour. There is some perception of the forthcoming urban development to the south-west of the parcel due to the lack of a strong boundary feature. 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. Poole is a town and so is defined as a 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.
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 only hedgerow boundaries, so development within the parcel would in turn increase the urbanising impact of development on adjacent open land.

Parcel PO22

Assessment Considerations	Assessment
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 be incongruous with the existing urban area.

Purpose B: Preventing neighbouring towns from merging:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a moderate gap between Poole and Merley/Canford Magna/Oakley, as well as Ferndown.
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 forms a small part of the gap. The River Stour forms a substantial separating feature to the north beyond the parcel boundary.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be likely to increase urbanising influence on adjacent land in the gap but impact would not be significant given the strength of separation in the remainder of the gap.

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 PO22

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 predominantly 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:

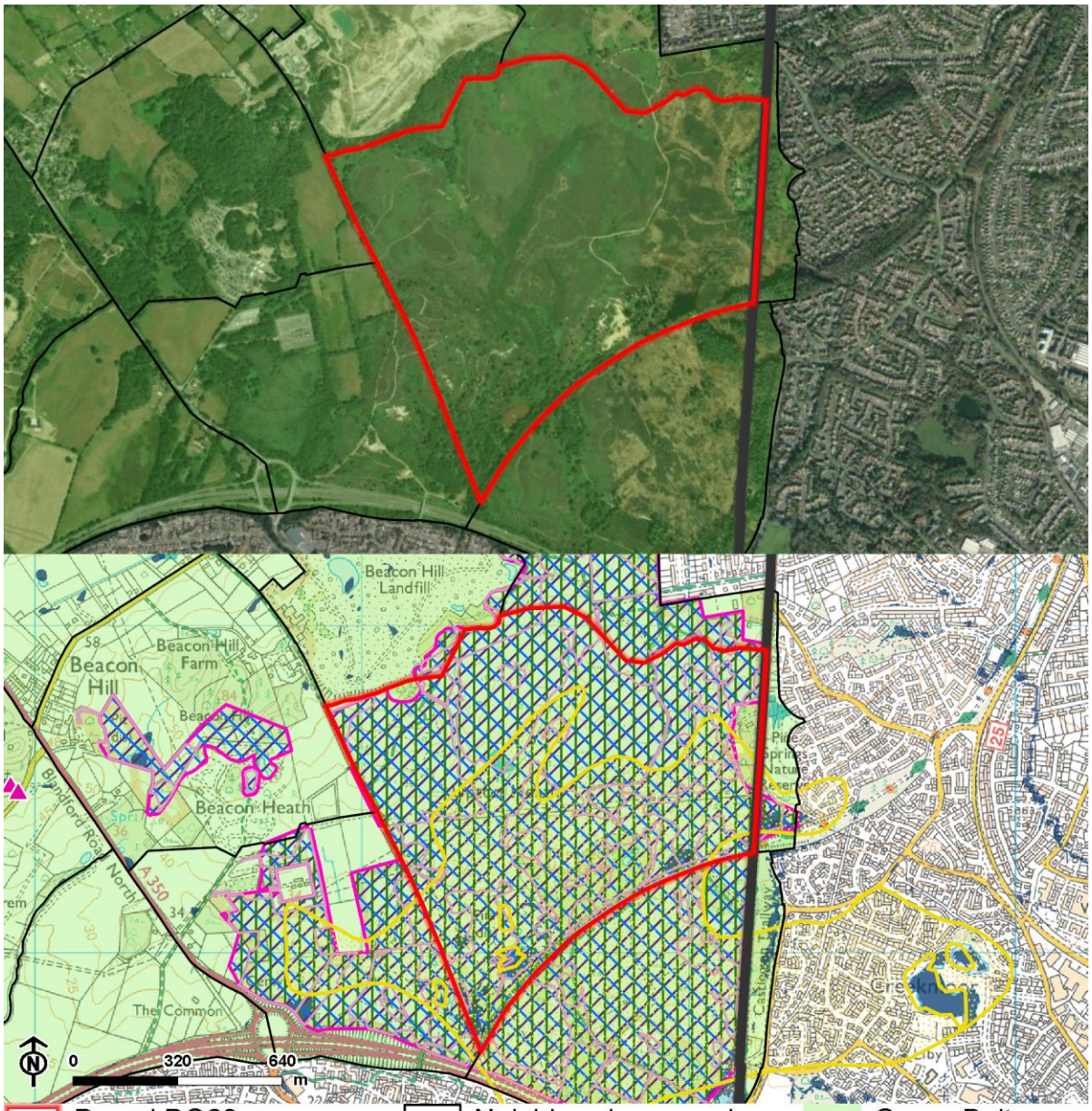
Equal contribution

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 PO23



Parcel PO23
Neighbouring parcel
Green Belt
Dorset and BCP councils

Potential development constraints

- Listed building
- Special Area of Conservation
- Special Protection Area
- Ramsar site
- Site of Special Scientific Interest
- Lowland fens
- Peaty soil
- Flood zone 2
- Flood zone 3
- Flood zones plus climate change
- High risk of surface water flooding

Parcel PO23

Contribution of land in Parcel PO23

Parcel PO23 Assessment Conclusions

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

Parcel PO23 Description

Parcel Location, Land Uses and Boundaries
The parcel is located to the north of Upton, south of Corfe Mullen, and west of Poole. Parcel size: 102ha. There is a strong boundary feature between the settlement and the parcel. Upton Heath defines the boundary with the settlement edge. The heath features woodland vegetation and heathland. There is a significant change in landform which creates a clear sense of separation between the settlement and the parcel. The landform slopes up from the settlement edge to Upton Heath. There is some perception of urban development outside of the parcel. The landform and occasional gaps in woodland along the settlement edge enable some perception of urban development towards the settlement edge and the Beacon Hill Landfill site. There is no significant urbanising development or activity in the Green Belt affecting this parcel. The parcel is void of development and is covered by a large area of heathland. There is some perception of the wider countryside, limiting the impact of any existing urbanising influence. The sloping landform and openness of the central areas of the heathland within the area enable long-distance views to the surrounding 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 near to a large built-up area. Poole is a town and so is defined as a large built-up area. The parcel has a strong enough relationship with Poole for development here to be associated with 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 PO23

Assessment Considerations	Assessment
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. Development in the parcel would negate the role of the steep sloping heathland landform which currently give the parcel a strong sense of separation from urbanising influences.
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 sloping landform and heathland vegetation 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:

Strong contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel lies in a gap between Upton and Corfe Mullen, and between Upton and Poole. The heathland landscape and sloping landform provide a sense of separation between settlements.
What is the extent of urbanising development in the parcel?	The parcel is free from urbanising development.
Does the parcel form a substantial, small or very small part of the gap?	The parcel forms a substantial part of the gap. The parcel forms the largest part of the gap between Upton and Corfe Mullen. Strong separating features include the sloping heathland landform.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely significantly impact visual separation between towns. In addition to the loss of visual separating features the development of land in this parcel would also be likely to increase urbanising influence on remaining land in the gap

Parcel PO23

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 steep sloping landform of the parcel and relatively open boundaries of the parcel due to the heathland habitat coverage means 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 PO23

Grey Belt

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

Parcel PO24


0
200
400
m
Parcel PO24
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Lowland fens
Peaty soil
High risk of surface water flooding

Parcel PO24

Contribution of land in Parcel PO24

Parcel PO24 Assessment Conclusions

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

Parcel PO24 Description

Parcel Location, Land Uses and Boundaries
The parcel is located along the western edge of Poole, adjacent to Upton Heath. Parcel size: 6ha. There is a moderate boundary between the settlement and the parcel. Mature tree cover associated with Pine Springs Nature Reserve forms some sense of separation. There is some change in landform which creates a sense of separation between the settlement and the parcel. The landform slopes from the settlement edge towards Upton Heath. There is some perception of urban development outside of the parcel. There is some perception of the settlement edge through intermittent gaps in trees. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Mature tree cover to the west limits the perception of the surrounding landscape.

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

Moderate 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. Poole is a town and so is defined as a 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.
Are there physical features in reasonable proximity that could restrict and contain development?	There are physical features in reasonable proximity that could restrict and contain development. Mature tree cover forms a strong outer boundary which would limit the urbanising impact of development on adjacent open land.

Parcel PO24

Assessment Considerations	Assessment
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 subject to some urbanising influence and has features that would restrict and contain development, preventing any incongruous impact on the wider countryside.

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 moderate gap between towns. The parcel is located in the gap between Poole and Upton.
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 forms a very small part of the gap.
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:

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 mature trees associated with Pine Springs Nature Reserve form a strong outer boundary which

Assessment Considerations	Assessment
	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:

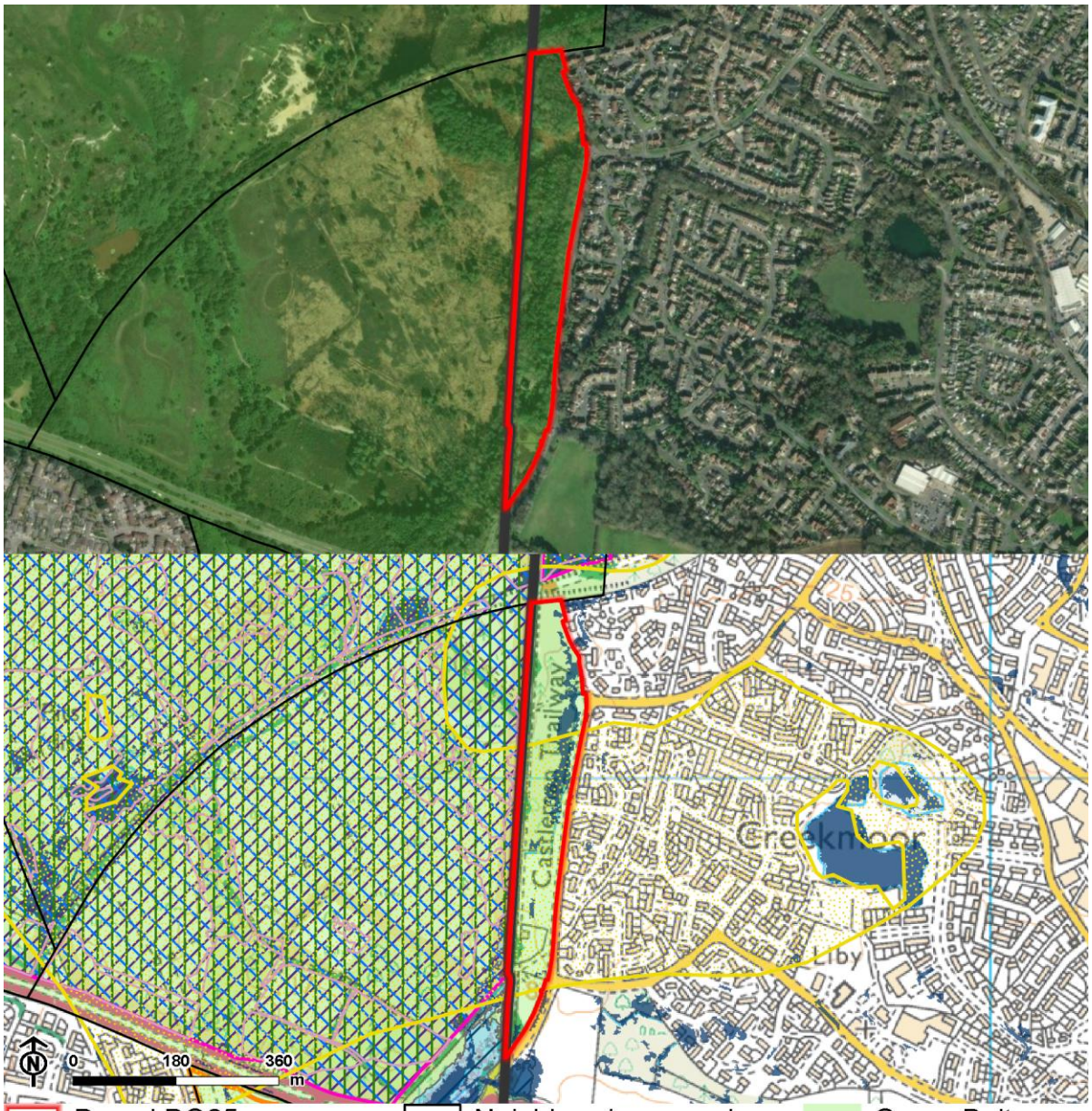
Equal contribution

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 PO25


0
180
360
m
Parcel PO25
Neighbouring parcel
Green Belt
Dorset and BCP councils
Potential development constraints
Special Area of Conservation
Special Protection Area
Ramsar site
Site of Special Scientific Interest
Lowland fens
Peaty soil
Flood zone 2
Flood zone 3
Flood zones plus climate change
High risk of surface water flooding
Suitable Alternative Natural Green Space

Parcel PO25

Contribution of land in Parcel PO25

Parcel PO25 Assessment Conclusions

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

Parcel PO25 Description

Parcel Location, Land Uses and Boundaries
The parcel is located on the western edge of Poole, and includes the Castleman Trailway. Parcel size: 6ha. Mature tree cover forms a strong boundary feature between Longmeadow Lane and the parcel. 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. There is no significant urbanising development or activity in the Green Belt affecting this parcel. Natural features limit perception of the wider countryside. Mature tree cover limits perception of land 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 adjacent to a large built-up area. Poole is a town and so is defined as a 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?	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. Development in the parcel would negate the role of mature woodland, which currently gives the parcel a strong sense of separation from urbanising influences.

Parcel PO25

Assessment Considerations	Assessment
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. Mature woodland between the parcel and the urban edge means 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:

Moderate contribution

Assessment Considerations	Assessment
Does the parcel lie in a gap between towns?	The parcel lies in a moderate gap between towns. The parcel is located between Upton/Hamworthy and the urban edge of Poole.
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?	Mature woodland along the Castleman Trail in the parcel forms a strong separating feature. The parcel forms a small part of the gap.
Would development result in loss of visual separation between towns?	Development of land in the parcel would likely have a minor impact on visual separation between towns. The development of land in this parcel would be unlikely to significantly increase urbanising influence on adjacent land in the gap

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 not significantly increase the urbanising influence on adjacent open

Assessment Considerations	Assessment
	land. Tree cover forms a strong outer boundary that would limit the urbanising impact of development on adjacent open land to the west. The strong inner boundary means that the parcel has a stronger relationship with the countryside than with the urban area to the east.

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.