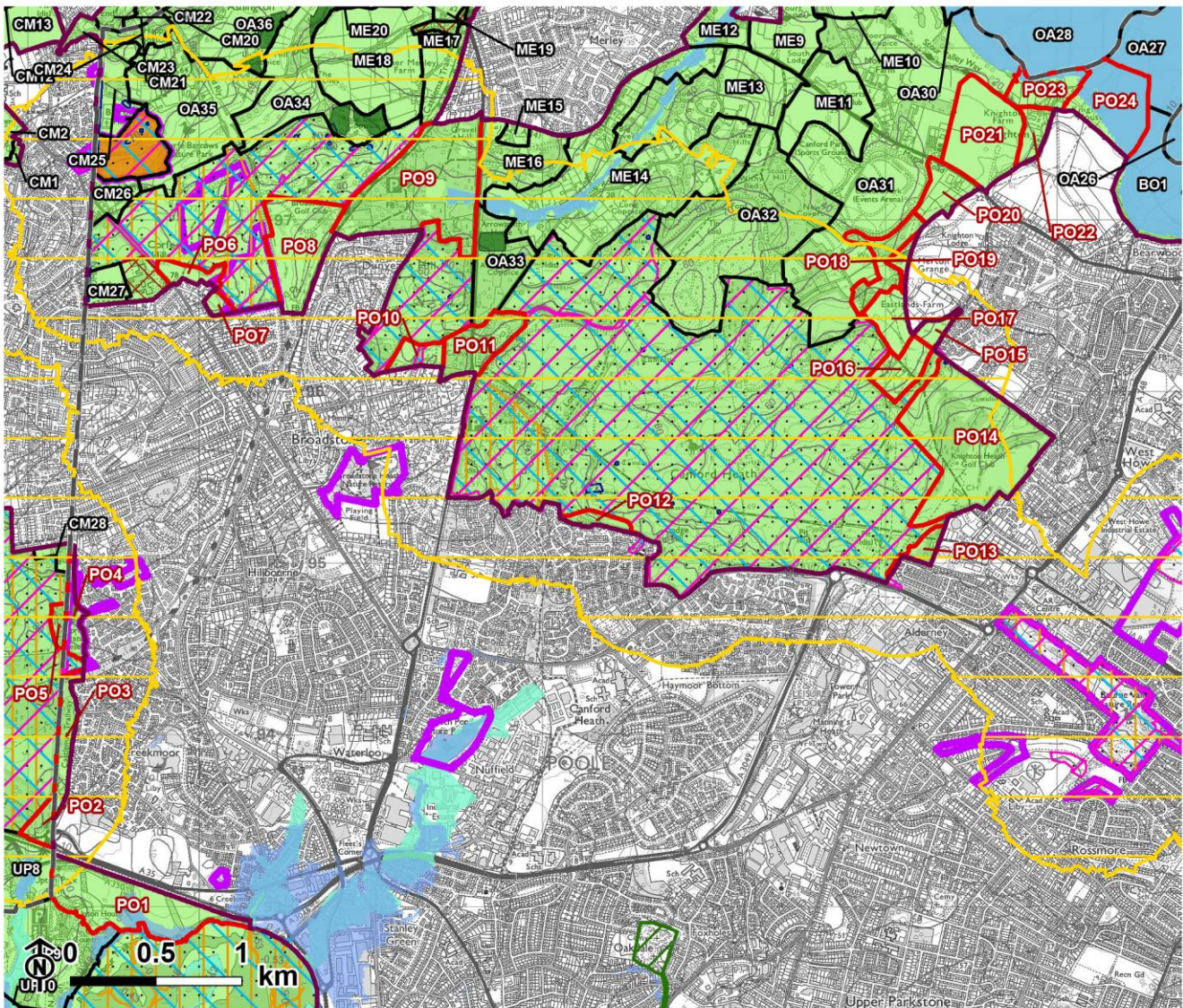


**Appendix B**  
**Detailed Stage 1**  
**Contribution**  
**Assessments:**  
**Poole - Part 2**

# Poole



- - - Local Authority boundary

— Inset area

Green Belt

□ Poole parcel

□ Neighbouring parcel

▨ No openness

### Absolute constraints

▨ Special Area of Conservation

▨ Special Protection Area

▨ Ramsar

⋯ Site of Special Scientific Interest

■ Ancient Woodland Inventory

▭ Scheduled monument

▨ Registered park & garden

■ CROW Registered Common Land



### Potential constraints

▨ Local Nature Reserve

■ Flood zone 3

■ Flood zone 2

▨ 400m Heathland Area

## Map Copyright Information

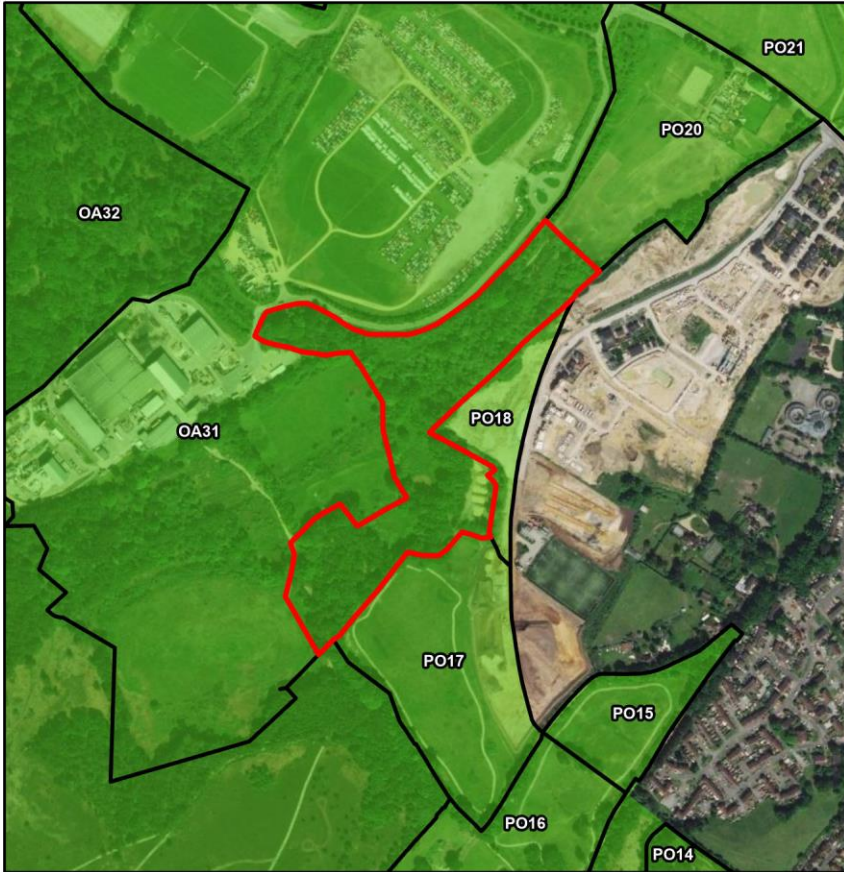
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## Components of contribution assessment

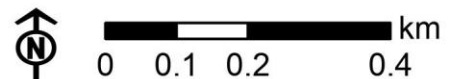
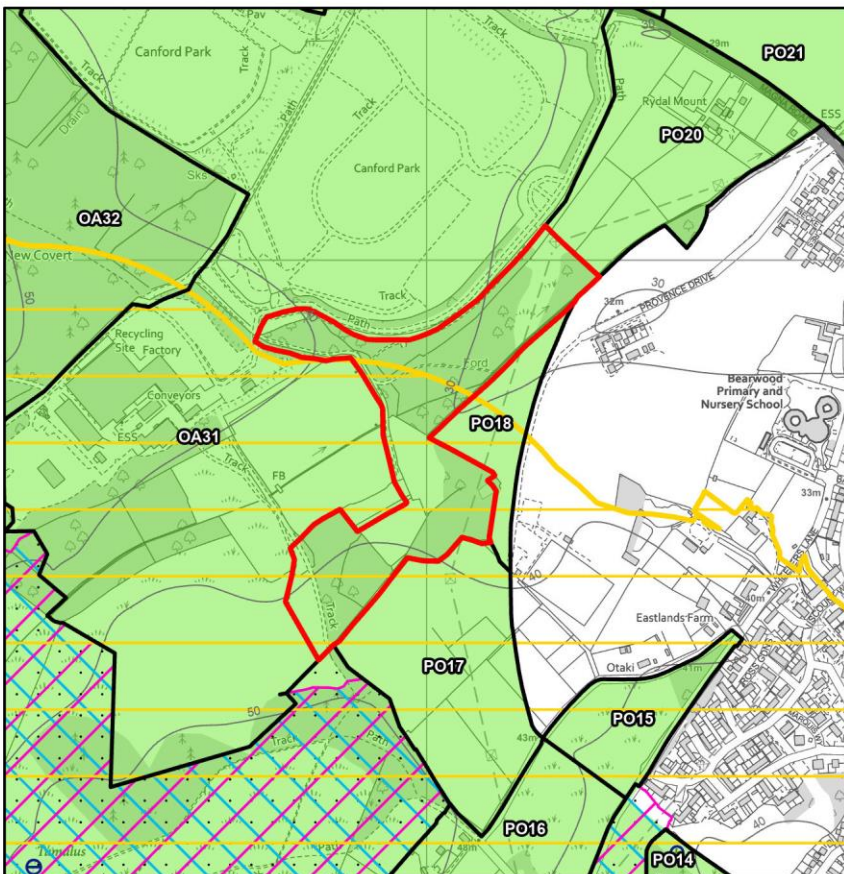
The analysis of contribution to the Green Belt purposes considers:

- the relevance of each Green Belt purpose, given the parcel's location relative to large built-up areas, towns, countryside and historic towns;
- the extent to which the land can be considered open in Green Belt terms;
- for Purpose 1-3, the degree of distinction between the parcel and urban area(s) - that is, the extent to which land is associated with the urban area or with the wider countryside. A stronger distinction from the urban area increases contribution to these purposes, where relevant.

# Contribution of land in PO19



- PO19
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Site of Special Scientific Interest
- Scheduled monument



# PO19

## Parcel location and openness

Parcel size: 8.72ha

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

Land is open and is dominated by woodland.

## Distinction between parcel and inset area

Tree cover within the parcel forms a strong boundary feature creating separation from the settlement. The parcel is not contained by urban development, and views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.






# PO19

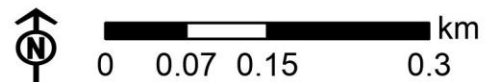
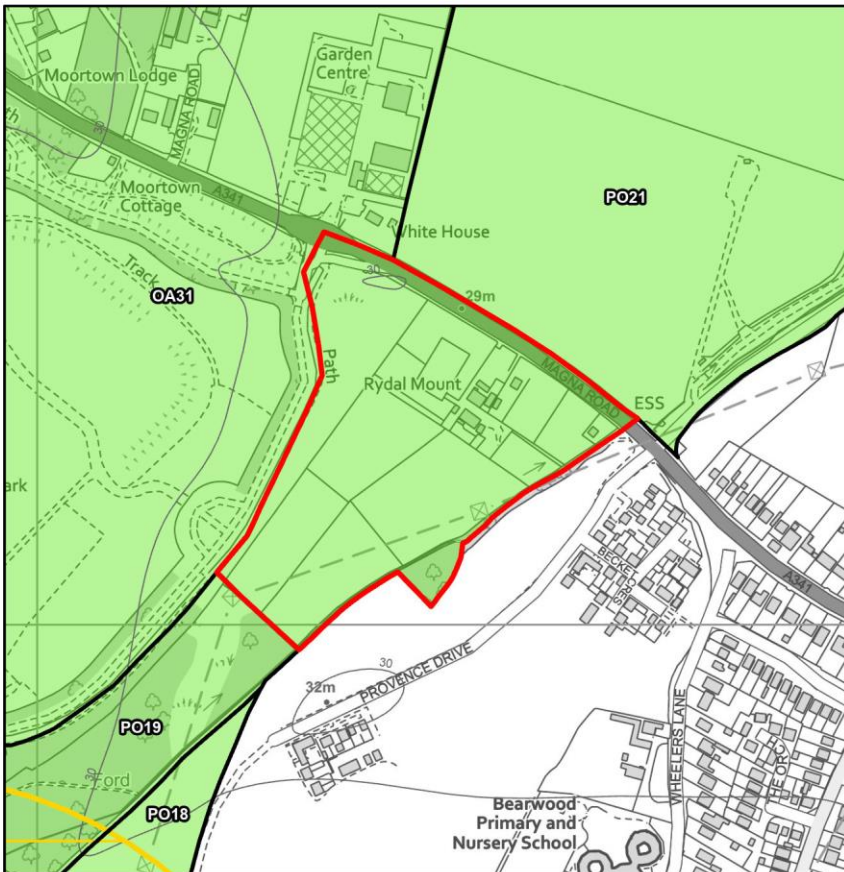
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Strong  
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is open and lies in a moderate gap between Poole and Merley/Canford Magna/Oakley, but there are some significant areas of woodland creating separation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in PO20



-  PO20
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area



# PO20

## Parcel location and openness

Parcel size: 7.13ha

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

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

## Distinction between parcel and inset area

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



# PO20

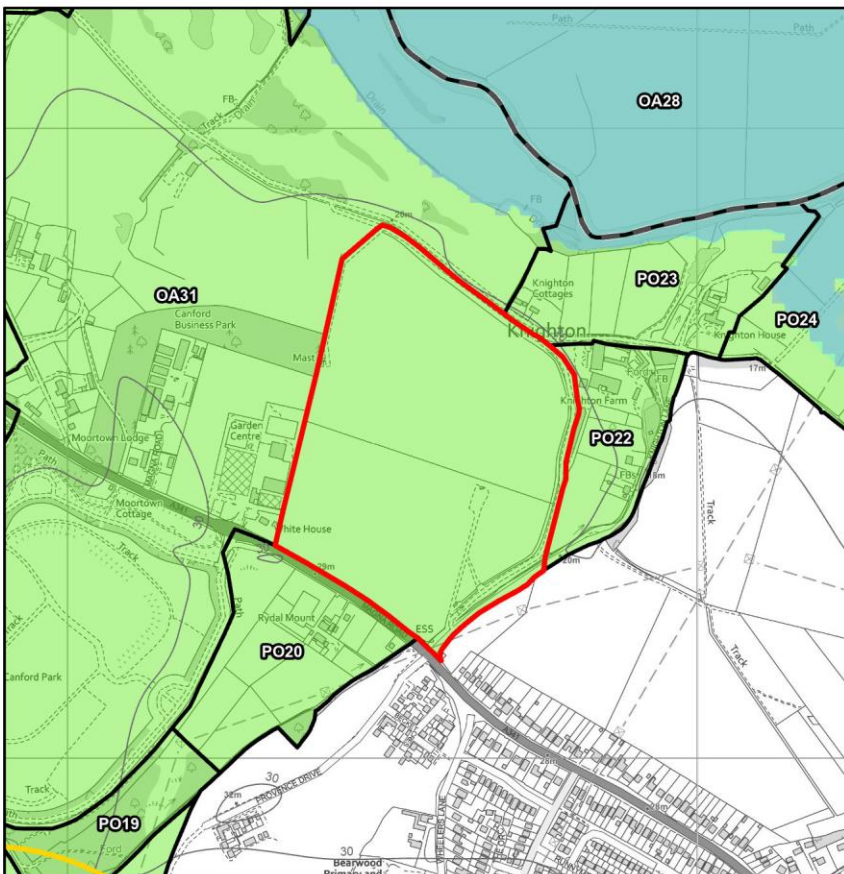
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Strong  
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is open and lies in a moderate gap between Poole and Merley/Canford Magna/Oakley, but there are some significant areas of woodland creating separation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in PO21



- PO21
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Flood Zone 2
- Flood Zone 3



# PO21

## Parcel location and openness

Parcel size: 21.07ha

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

Land is open and is comprised of grassland.

## Distinction between parcel and inset area

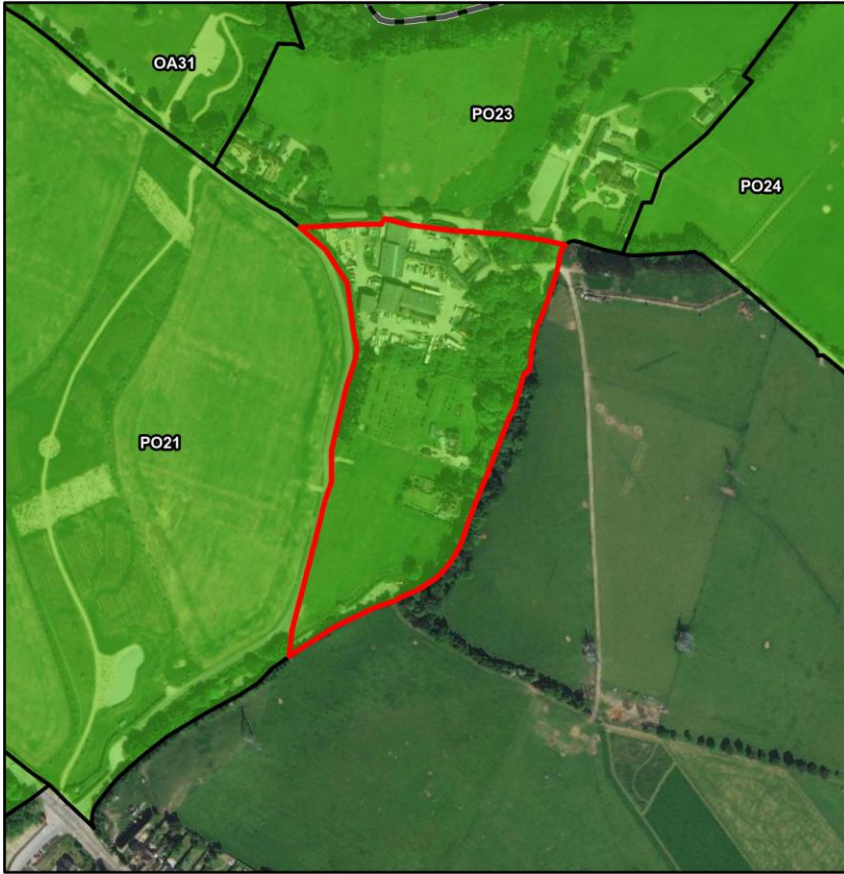
Knighton Lane has some mature boundary trees and runs along a valley which creates some landform distinction between the parcel and the inset area of Poole, the fringe of which is formed by allocated but as yet undeveloped land. Neither the countryside nor the urban area dominates views, but the parcel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

# PO21

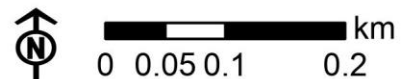
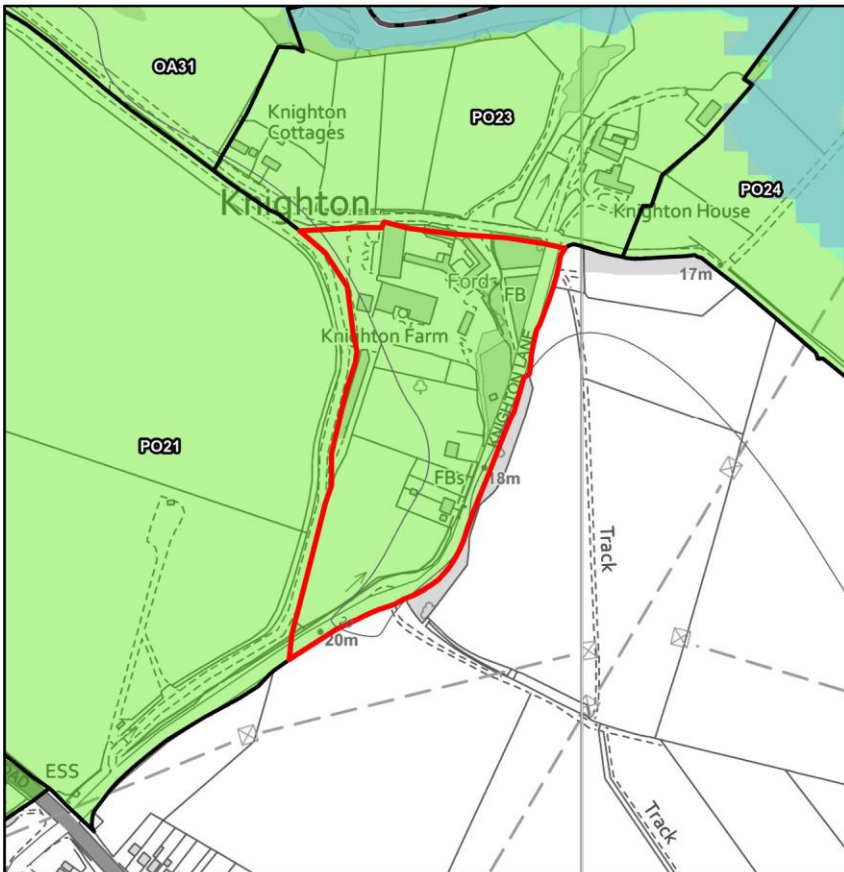
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Strong  
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is open and lies in a moderate gap between Poole and Merley/Canford Magna/Oakley, but there are some significant separating features, including areas of woodland and agricultural fields. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in PO22



- PO22
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3



# PO22

## Parcel location and openness

Parcel size: 4.61ha

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

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

## Distinction between parcel and inset area

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

# PO22

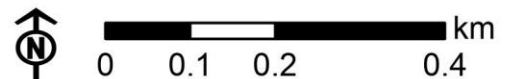
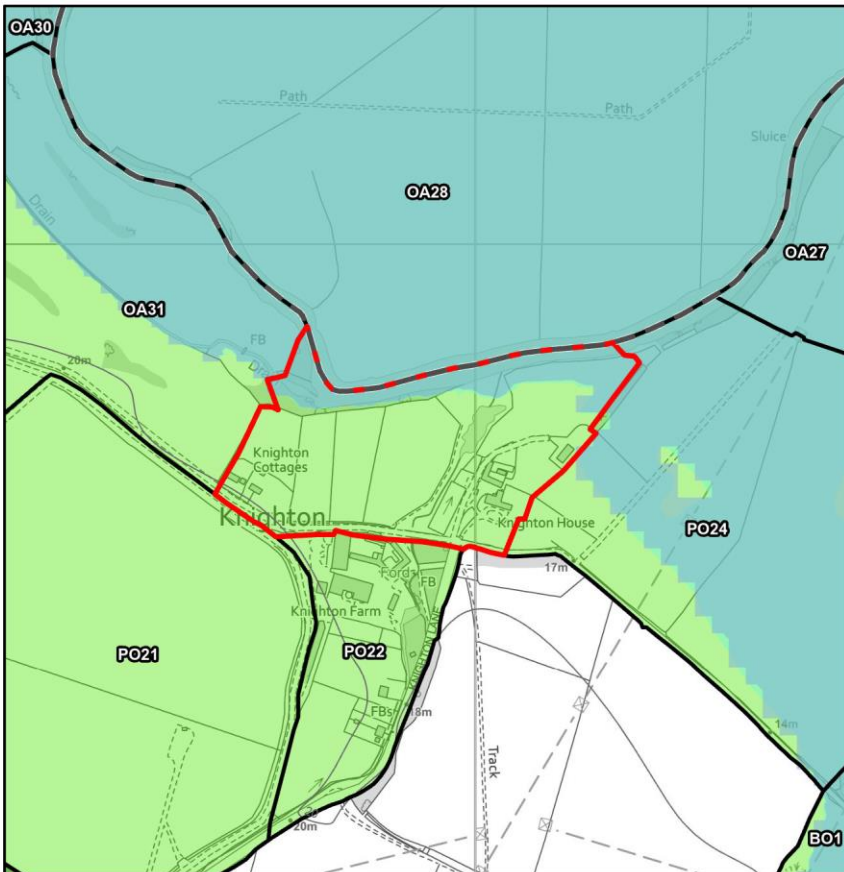
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Relatively strong  
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Moderate  
Land is open and lies in a moderate gap between Poole and Merley/Canford Magna/Oakley, but there are some significant separating features, including areas of woodland and agricultural fields. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Relatively strong  
Land is open countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in PO23



- PO23
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3





# PO23

## Parcel location and openness

Parcel size: 7.93ha

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

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

## Distinction between parcel and inset area

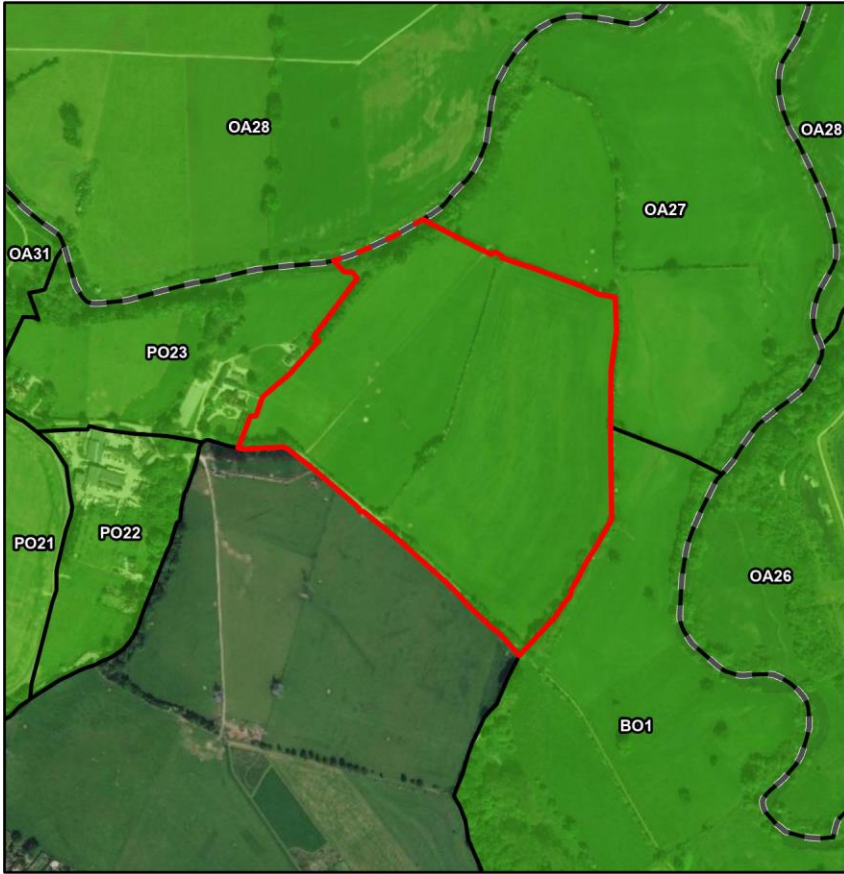
The tree line to the south east of the parcel, on the corner of Knighton Lane, is a moderate boundary feature creating separation from the allocated but as yet undeveloped land to the east. A stream runs along a valley floor here, creating some landform distinction between the parcel and inset land to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

# PO23

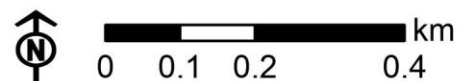
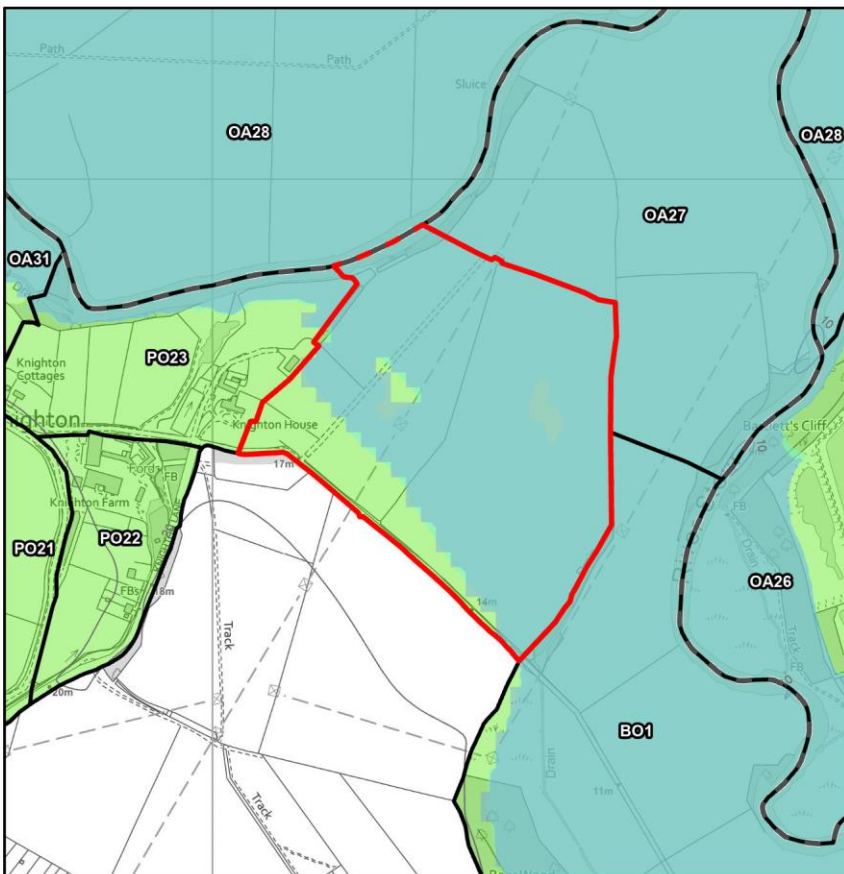
## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Strong  
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is open and lies in a moderate gap between Poole and Merley/Canford Magna/Oakley, but there are some significant separating features, including areas of woodland and agricultural fields. It is also peripheral to the gap between Poole and Ferndown/West Parley. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.

# Contribution of land in PO24



- PO24
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Flood Zone 2
- Flood Zone 3



# PO24

## Parcel location and openness

Parcel size: 17.25ha

The parcel is located on the north eastern edge of Poole, adjacent to the River Stour. Poole is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of agricultural fields and separating hedgerows.

## Distinction between parcel and inset area

Although the hedgerow boundary to the south of the parcel is only a weak boundary feature, creating little separation from the inset settlement (the edge of which is allocated but as yet undeveloped land), the parcel extends a significant distance from Poole, is not contained by urban development, and is dominated by views of open countryside. Landform within the parcel is different from the inset area as it is more associated with the River Stour valley floodplain. Overall there is strong distinction between the parcel and the urban area, and intended landscaping works to create a stronger urban edge boundary (to be a requirement of planning approvals for the allocated land) may in time strengthen this distinction further.

# PO24

## Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:  
Contribution: Strong  
Land is open and is adjacent to Poole, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:  
Contribution: Relatively strong  
Land is open and lies in a moderate gap between Poole and Merley/Canford Magna/Oakley and Ferndown & West Parley, but there are some significant separating features, including areas of woodland, agricultural fields, the River Stour and Longham Lakes. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a relatively strong contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:  
Contribution: Strong  
Land is open countryside and there is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:  
Contribution: Weak/No  
The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:  
Contribution: Equal  
All Green Belt land is considered to make an equal contribution to this purpose.