

Purbeck Local Plan

Submission January 2019

Green Belt Study



Thriving communities in balance
with the natural environment

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Executive Summary

1. This document provides evidence to support the Council's proposals as part of its local plan review to make a limited number of revisions to existing green belt boundaries in order to release land to help meet the District's residential development needs.
2. The South East Dorset Green Belt in Purbeck serves to prevent coalescence of settlements through a westward sprawl of the Poole / Bournemouth conurbation. It bounds Holton Heath, Lytchett Matravers, Lytchett Minster, Sandford, Upton and Wareham.
3. This local plan evidence document outlines the two stage review that has been undertaken in relation to green belt land across Purbeck District. The first stage of the study entailed a high level review of all of the green belt land in the District considered to be potentially suitable for release for residential development. The second stage of the study involved a more detailed assessment of individual sites identified within the broader parcels of land assessed at stage 1, including areas of green belt promoted through the strategic housing land availability assessment (SHLAA). Both stages of the green belt study review have been carried out with regard to the National Planning Policy Framework (NPPF) in relation to green belt.
4. The first stage of the green belt review concluded that all of the land in Purbeck currently designated as green belt performs at least some of the functions of green belt. It follows therefore that no boundaries should be changed simply on current performance. Appendix 1 contains the results of the stage 1 review.
5. The second stage review considers green belt land being promoted for development (which is available), identifying land where it is considered that in terms of green belt considerations a case for exceptional circumstances can be made for altering boundaries. It therefore considers in more detail individual sites contained within the parcels of land assessed at stage 1 and concludes that in a small number of instances, a case for exceptional circumstances can be demonstrated to amend green belt boundaries to allow for housing, care homes and also holiday homes contingent on provision of a Suitable Alternative Natural Green Space (SANG). The locations where the Council believes that exceptional circumstances can be demonstrated are:
 - Upton (at 2 sites comprising land to the south of Policeman's Lane and Watery Lane);
 - Lytchett Matravers (at 3 sites comprising land to the east of Wareham Road and land north east of the settlement known as Blaneys Corner and Sunnyside Farm); and
 - Wareham (1 site adjacent to Westminster Road Industrial Estate / Carey Road and 1 site to the north of Bere Road).
6. Appendix 2 provides more detail regarding these sites where the study considers exceptional circumstances exist, sufficient to justify revisions being made to the green belt boundary. The housing background paper takes the conclusions from this green belt study into consideration in selecting an appropriate strategy for delivering development that fully meets the Council's objectively assessed need (OAN) for provision of new homes over the plan period. In accordance with the tests outlined in the NPPF, alongside this study the Council has assessed whether there are other reasonable options for addressing the District's development needs. The housing background paper provides the findings from this assessment.
7. Appendix 3 lists the sites along with the evidence where there are not considered to be exceptional circumstances sufficient to justify alterations to the green belt boundary.

Introduction

8. This green belt study comprises a two stage review of green belt land in Purbeck. The first stage being a higher level review of parcels of green belt land across the District. The second stage entailed a more detailed assessment of sites within the larger parcels assessed at

stage 1 and focuses on considering whether there are exceptional circumstances to release sites from the green belt promoted for housing (through the SHLAA) and a strategic Suitable Alternative Natural Greenspace (SANG) and associated holiday park. The Council's evidence does not indicate that there is a need for further land for employment uses or retail development. For these reasons the stage 2 green belt study assessment has not considered whether there are exceptional circumstances for changes to green belt boundaries to deliver these types of development.

9. The objectives of the stage 1 review of the green belt in the District were to:
 - assess the performance of green belt land in the District in serving the fundamental aims and purposes for green belt as described in national planning policy; and
 - identify those areas of green belt that make the most and least significant contribution to serving these aims and purposes.
10. The stage 1 review guided and informed the more detailed stage 2 assessment by assessing the strategic significance of large parcels of land to the green belt's function and providing the starting point to assessing the functioning of the sites promoted for development in the SHLAA. The stage 2 analysis provides a more detailed review of all land in the green belt that has been promoted for residential development. The objective of stage 2 of the review was to assess whether there are exceptional circumstances to justify development on sites are being promoted for new homes.

National Policy and Purbeck Local Plan (PLP1)

NPPF (July 2018) - green belt

11. Councils can review green belt boundaries to exclude land that is no longer serving any of the purposes listed in para 134 of the NPPF or to add land that meets the purposes, but only when preparing or reviewing a plan. Councils have to demonstrate that there are 'exceptional circumstances' before green belt boundaries can be altered. If councils wish to grant planning permission for inappropriate development in the green belt there need to be 'very special circumstances'. The green belt land in Purbeck is part of the wider South East Dorset Green Belt that includes land around Bournemouth, Poole, Christchurch and East Dorset.
12. The Government attaches great importance to green belt. The fundamental aim of green belt policy is to prevent urban sprawl by keeping land permanently open. The essential characteristic of green belt is its openness and permanence. Green belt serves five purposes:
 - to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

13. The NPPF states that:

Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans. (Paragraph 136, NPPF)

14. And that:

Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policy-making authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development. This will be assessed through the examination of its strategic policies, which will take into account the preceding paragraph, and whether the strategy:

- a) makes as much use as possible of suitable brownfield sites and underutilised land;*
- b) optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
- c) has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ground. (Paragraph 137, NPPF)*

Adopted local plan

15. The Purbeck Local Plan Part 1 (PLP1) was adopted in November 2012.
16. The Council states in its local plan that a Habitats Regulation Assessment, and preliminary transport assessment, indicate that 2,520 homes could be delivered over the plan period 2006-2027 at a rate of 120 new homes each year. The Council's preferred development strategy allocated the following sites for new homes in the green belt: 200 homes next to

Worgret Road in Wareham (now built), 70 homes next to Policeman's Lane in Upton (now built), and 50 homes next to Huntick Road in Lytchett Matravers. The local plan Inspector was satisfied that the Council's evidence demonstrated that there were exceptional circumstances for altering green belt boundaries at these locations.

17. Government household projections indicated that there was a greater need for 4,000 new homes in Purbeck over the plan period. Given the effects of new homes on European sites, the Council argued that meeting this need for homes was likely to cause harm to protected habitats. In his examination report the local plan Inspector states that:

'... it has not been conclusively demonstrated that the most appropriate strategy is being promoted by the Council, particularly for the medium to longer term in the plan period. It is clear that there may now be reasonable opportunities available for the provision of heathland mitigation measures, particularly in the medium term, and the Council acknowledge this to be the case.' (Paragraph 26, Report on the Examination into the Purbeck Local Plan (Part 1))

18. To avoid a local policy vacuum in the District the Inspector decided that the most appropriate way forward was to adopt PLP1 as a short term measure with a requirement for a partial review of the adopted plan to start in 2013 (with adoption in 2017). The Inspector states that:

'Among the issues to be addressed in the review will be additional settlement extensions to contribute to meeting housing needs and a review of the green belt including the potential for safeguarded land. This will enable the Council to consider in detail and resolve heathland mitigation measures and also to co-operate with West Dorset District Council with respect to potential development at Crossways.' (Paragraph 31, Report on the Examination into the Purbeck Local Plan (Part 1)).

Stage 1 review methodology

19. The Council has developed a set of assessment criteria, guided by the aim and purposes of the green belt as described in the NPPF (paragraphs 133 and 134), to assess the functioning of South East Dorset Green Belt in Purbeck. In order to complete the assessment, the Council has used a number of methods including direct observations of land, analysis of maps / aerial photographs and relevant planning permissions. The observations obtained from this review have been summarised and qualitatively analysed. The analysis has allowed the Council to present conclusions on the green belt's character and how effectively it functions in meeting the aims and purposes of green belt policy (as described in the NPPF).

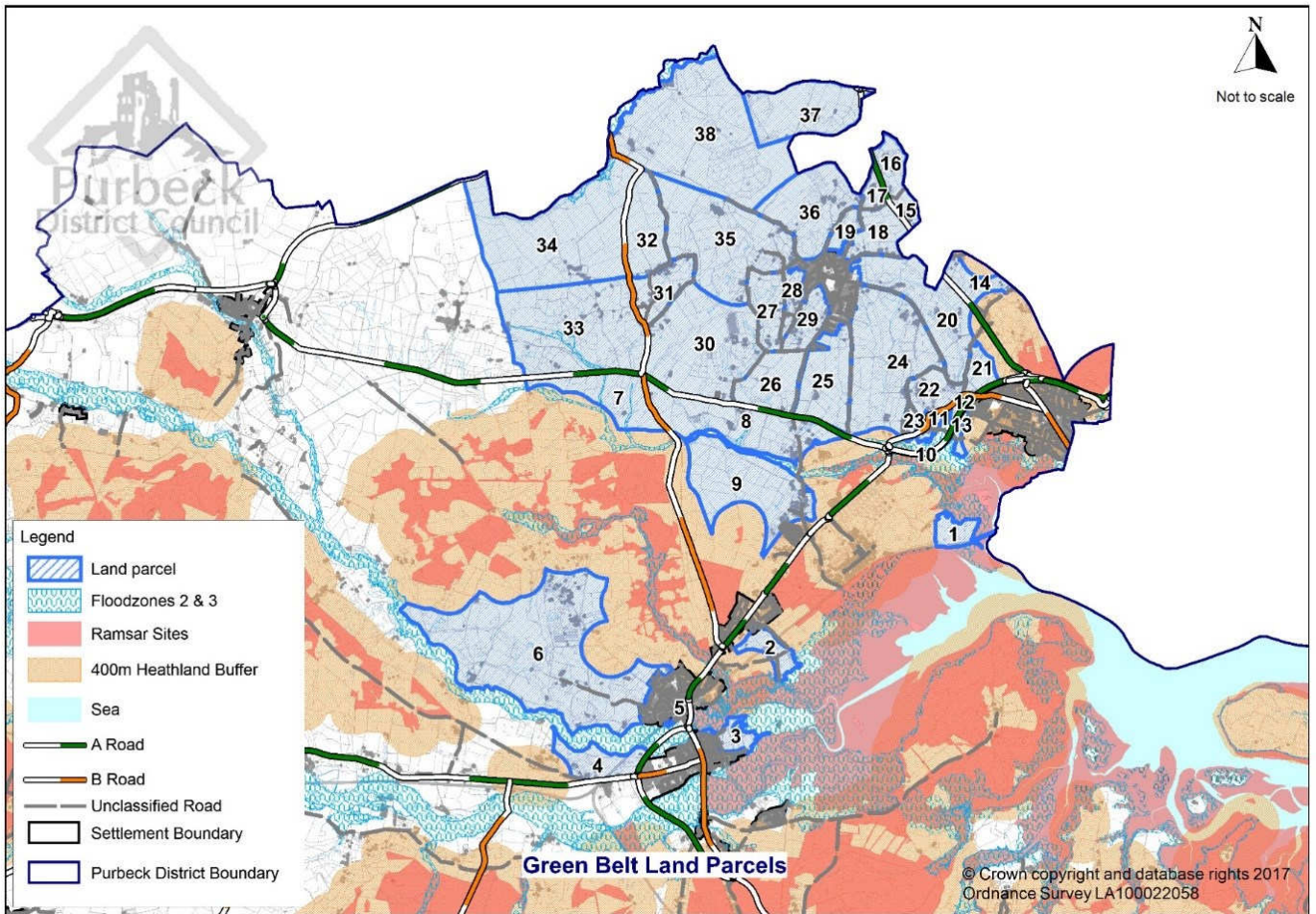
Assessment areas

20. To undertake this review, and compare the relative performance of different parts of the green belt, the Council divided the District into assessment parcels. The NPPF states that when drawing up or reviewing green belt boundaries councils should 'define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.' (NPPF, para 139f).
21. The Council has used the guidance in paragraph 139 of the NPPF as the starting point for identifying distinct assessment parcels. When examining the Purbeck Local Plan Part 1 the Inspector invited the Council to consider a green belt review as part of its obligation to positively attempt to meet the District's development needs – background evidence indicates that the District's greatest strategic need is for new homes. Taking this into consideration the Council's stage 1 review has not assessed the functioning of green belt land that is unlikely to be suitable for new homes because of other limitations or restrictions.
22. Therefore, green belt land which is also designated as protected heathland (including a 400 metre buffer zone next to the heathlands' boundaries), flood zones 2 and 3, Special Protection Areas (SPAs), Special Areas of Conservation (SACs), and Sites of Special Scientific Interest (SSSIs), where it is not likely that new homes would be appropriate has not been assessed as part of this green belt review.
23. Having regard to the guidance in the NPPF paragraph 139, the Council divided the remaining parts of the green belt into 38 assessment parcels taking account of:
 - land uses;
 - landscape character (including coverage with vegetation);
 - physical form (features that are readily recognisable and likely to be permanent); and
 - land that is suitable for development.
24. Some of the parcels include those settlements without a settlement boundary, described in Policy LD: General Location of Development of PLP1 as 'Other Villages without a Settlement Boundary'. They include: Holton Heath and Morden (East and West). The Council has assessed the performance of these parcels as a whole against the aim, function and purposes of green belt policy.
25. The assessment parcels vary in size. The character, function, and performance of the larger land parcels is not always consistent across their whole area. Where the Council has applied the assessment criteria to larger land parcels, the conclusions presented in this review relate to the land's overall performance in serving the green belt purposes, or exhibiting the essential characteristics, of the green belt. Whilst recognising this, the assessment summaries for each parcel also note any lower performing areas inside the parcel's boundaries (and where appropriate make recommendations for further more detailed assessment in the second part of this green belt study).

List of assessment parcels

26. For identification purposes each parcel of land has been allocated a reference number (1-38). The references and location descriptions are listed in the table below.

Parcel No.	Location Description
1	Land at Holton Lee
2	Land south-east of Sandford
3	Land north-east of Wareham (including allotments and rugby club)
4	Land west of Wareham and south of River Piddle
5	Land at north Wareham (south of railway line and north of A351)
6	Land in south-west corner of Green Belt (North Wareham)
7	Land west of B3075 and south of A35
8	Land east of B3075, south of A35 and north of the Sherford River
9	Land east of B3075 and south of Sherford River
10	Land south of Lytchett Minster (including rugby club)
11	Land east of Lytchett Minster and south of B3067
12	Land west of A35 and south of B3067
13	Land east of A35 and south of Upton
14	Land north of A350 and south of Beacon Hill Lane
15	Land east of A350 and south of Old Market Rd
16	Land east of A350 and north of Old Market Rd
17	Land west of A350, east of Sandy Lane and north of Castle Farm Rd
18	Land west of A350, east of Flowers Drove and north of Wimborne Rd
19	Land west of Flowers Drove and east of Castle Farm Rd
20	Land west of A350 and Randall's Hill, and north-east of Huntick Rd
21	Land north of A35, west of A350 and east of Randall's Hill
22	Land north of B3067, south of Post Green Rd and east of New Rd
23	Land north of B3067, west of New Rd and east of Post Green Rd
24	Land south-west of Huntick Rd and east of Foxhill's Rd
25	Land west of Foxhill's Rd, east of Wareham Rd and north of A35
26	Land west of Wareham Road, west of Bulbury Lane and north of A35
27	Land east and south of Dolmans Hill and west of Eddy Green Rd
28	Land east of Eddy Green Rd and west of Middle Lane
29	Land east of Middle Lane, west of Wareham Rd and north of Halls Rd
30	Land north of A35 and east of B3075 (including golf club)
31	Land east of B3075, north of Goodwin's Lane and south of Higher St
32	Land east of B3075, west of East Morden Drove and north of Higher St
33	Land north of A35, west of B3075 and south of West Morden Farm
34	Land west of B3075 and north of West Morden Farm
35	Land south of Colehill Rd and east of East Morden Drove
36	Land west of Castle Farm Rd, south of Dullar Lane and east of Colehill Rd
37	Land south of A31 and east of parish boundary with Morden
38	Land south of A31, north of Colehill Rd and west of Dullar Lane



Stage 1 review assessment criteria

27. Purbeck shares its eastern green belt boundary with East Dorset District Council and the Borough of Poole. Both of these councils have completed and published reviews of the green belt for their areas. The Council has adopted a method consistent with that used by neighbouring councils for assessing the functioning of the green belt – this will allow some broader comparison of the green belt’s overall function across council boundaries (East Dorset District Council’s green belt review also includes green belt land in Christchurch Borough Council – to date Bournemouth Borough Council has not reviewed the functioning of green belt in its area).
28. Using direct, and indirect observations, the Council has rated the performance of green belt in each of the parcels against the aim and purposes of green belt using the following terms: ‘High’, ‘Medium’, ‘Low’ or ‘Nil’ contribution. The characteristic which the Council assessed each parcel against are described in more detail in relation to each criteria below. The ratings and assessment grades are summarised in Table below.

High	Parcel performs well.
Medium	Parcel performs moderately well.
Low	Parcel performs weakly.
Nil	Parcel makes no, or a negligible, contribution.

Criteria 1 – assessing green belt essential characteristics

29. Paragraph 133 of the NPPF states that:
 ‘...the essential characteristics of Green Belts are their openness and their permanence.’
30. The methodology in the first part of the assessment has been developed to consider whether the green belt in the assessment parcels is open and likely to remain so permanently.
31. Openness has been assessed by surveying whether there are any buildings, or other forms of inappropriate development¹, on the land which affect its openness. This assessment has been based on observations from public rights of way and the Council’s planning records (including maps, aerial photographs and planning permissions).
32. The table below describes criteria used to rate openness.

High	Open character with only very sporadic agricultural built development on the land. Topography means that the openness of the land parcel is apparent in long distance views e.g. land parcels mainly formed from large open fields, common land or from extensive tracts of woodland.
Medium	Generally open character but with some grouped / contained development, open land remains the dominant feature.
Low	Semi-urban in character with buildings, or other existing development inconsistent with the purposes of the green belt, dispersed across the entire parcel of land.

33. This study has assessed permanence by identifying the boundaries which enclose green belt parcels and considering how likely it is that these boundaries will change. Those boundaries which are likely to endure over the long term (beyond the Local Plan Review period of 2034) have been rated more highly than less permanent boundaries. The assessment criteria are summarised in the table below.

¹ Agricultural buildings, buildings connected with outdoor sport and recreation, cemeteries and burial grounds, allotments and infill development/redevelopment of previously land (which meet the limitations in paragraph 145 of the NPPF) have not been taken as affecting the openness of the green belt because the NPPF states that that these forms of development should be treated as an exception to the rule that new buildings are inappropriate development. The Council has considered the impacts of other development (including solar farms and caravan sites) on the openness of the green belt on a case by case basis.

High	The boundaries of the land parcel can be clearly recognised and are formed from permanent physical features that are not likely to change e.g. roads, significant topographical features (steep valleys or escarpments), railway lines (and former railway lines), coastline and rivers.
Medium	The boundaries of the land parcel are marked by a recognisable feature that is less visually significant or that lacks permanency e.g. minor roads or lanes, streams, woodland blocks and hedgerows.
Low	The boundaries of the land parcel are insignificant, un-marked by a physical structure, or marked by features/structures that are moveable and temporary by nature e.g. boundaries around gardens and fence lines.

Assessing green belt purposes

34. Paragraph 134 of the NPPF states that the Green Belt serves five purposes:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
35. This review assesses the green belt's performance against the first four of the five purposes described in paragraph 134. Whilst the fifth purpose is as important as the other four, this green belt study has not attempted to develop a criteria for assessing parcel performance because of the difficulties in:
- differentiating between the contributions that each parcel makes toward this purpose; and
 - quantitatively, or qualitatively, measuring the performance of individual parcels.
36. For the purposes of this review it has been assumed that each parcel achieves this purpose to the same extent. This recognises the collective importance of the green belt in encouraging urban regeneration in the towns and villages with a settlement boundary.
37. This section of the study also assesses the performance of land parcels in relation to some key NPPF terms. These key terms include: sprawl, large built-up area, towns, countryside, encroachment and historic towns. For the purposes of this study, the following definitions have been used:
- Sprawl – inappropriate development around the edges of the large built up area. Including new buildings (other than the exceptions described in paragraph 145 of the NPPF) and changes in use / other development (including infrastructure, engineering operations and mineral extraction) that fail to preserve the green belt's openness or are inconsistent with its purposes.
 - Large built up area - Upton is defined as a town in PLP1, but it is also closely related to Poole, to the east. Poole forms part of a larger conurbation that includes Bournemouth and Christchurch. For the purposes of this review, because there are no significant breaks in development between Upton and Hamworthy, (part of Poole) to east, the southern and western edges of Upton have also been treated as the edges of this large built-up area.
 - Towns – those settlements with a boundary (as defined in PLP1) which are inset within the green belt.
 - Countryside - undeveloped open land, outside the boundaries of those settlements defined in PLP1, that is used in a way which complements the functioning of the green belt and preserves its essential characteristics (e.g. rural agricultural land).

- Encroachment – inappropriate development in the countryside.
- Historic towns – Wareham (please see paragraphs 47 to 49 below).

Criteria 2 - to check the unrestricted sprawl of large built-up areas

38. The Council has assessed the performance of parcels under this purpose by considering the proximity between the parcel and the edge of the large built up area and the proportion of the parcel which remains open and free from inappropriate development. For this review sprawl is taken to mean inappropriate development (as defined in NPPF paragraphs 145 and 146). In order to assess a parcel’s significance in meeting this particular function, this study has considered the implication that development within the parcel would have on the green belt’s function.

Criteria 2 - to check the unrestricted sprawl of large built-up areas	
High	The parcel is adjacent to the large built-up area but is clearly open in character. There is a clear boundary and a strong differentiation between undeveloped land and developed urban land. There are no ‘fringe’ uses or buildings on the edge of the built-up area. Development would represent expansion of the large built-up area into the countryside.
Medium	The parcel is adjacent to the large built-up area but suburban in character; or the parcel is adjacent to the large built-up area but is compromised by urbanising development within it.
Low	The parcel is close, but not immediately adjacent, to the large built-up area; or the parcel is open and rural in character and is adjacent to the large built up area but is contained on most sides by the urban area.
Nil	The parcel is remote from the large built-up area.

Criteria 3 - to prevent neighbouring settlements merging

39. Wareham and Upton are categorised as towns in PLP1. Lytchett Matravers and Sandford as key service villages, Lytchett Minster as other villages with a settlement boundary and Holton Heath, Morden (East and West) and Organford as other villages without a settlement boundary (Policy LD: General Location of Development). The boundaries of the green belt run around the edges of those settlements with a settlement boundary defined through PLP1. These settlements are inset within the green belt and development is largely continuous within these settlements giving them an urban, rather than a rural character typical of open land in the countryside. The 1980 structure plan notes that one of the purposes of the South East Dorset Green Belt was to retain ‘the separate physical identify of individual settlements in the area’.
40. The second purpose of green belt specifically refers to neighbouring towns. As the NPPF does not define the term town (and because the gaps around and between settlements were noted as a significant purpose of the South East Dorset Green Belt) the Council has considered whether land in each parcel also serves the purpose of preventing those settlements which have a boundary from merging with one another.
41. In order to assess this criteria, the Council has considered the proximity between the parcel being assessed and its relationship with the closest neighbouring settlements and the effect of any barriers which would prevent settlements from merging. In order to assess a parcel’s significance in meeting this particular function, this study has considered the implication development within a parcel would have on the green belt’s function.

Criteria 3 - to prevent neighbouring towns merging into one another	
High	Development of this parcel would result in physical or visual coalescence of neighbouring towns/settlements; or a significant narrowing of the physical gap between neighbouring towns/settlements with no landscape elements to preserve separation.
Medium	Development of this parcel would result in significant narrowing of the physical gap between towns/settlements, but landscape feature(s) would preserve a wedge or corridor that would maintain a sense of separation; or development of this parcel would result in a moderate narrowing of the physical gap between towns/settlements, but with no landscape wedge or corridor to preserve separation.
Low	Development of this parcel would result in a modest narrowing of the physical or perceived gap between towns/settlements, but with a landscape wedge or corridor to preserve separation.
Nil	Development of this parcel would not result in any perception of the narrowing of the gap between town/settlements.

Criteria 4 - to assist in safeguarding the countryside from encroachment

42. The Council has treated inappropriate development outside those settlements defined in PLP1, as an encroachment in the countryside. In order to assess the performance of parcels under this criteria the Council has considered the proportion of the parcel affected by any inappropriate development and the impacts of this development on the rural characteristics of the countryside. As part of this assessment the Council has considered whether a parcels existing characteristics give it a greater affinity with developed urban areas as opposed to the countryside.

Criteria 4 - to assist in safeguarding the countryside from encroachment	
High	Parcels of land are open and characterised by agricultural, forestry, or recreational land uses which help to define the countryside's intrinsic character.
Medium	The character of land is largely rural but, with some of examples of existing development that is inconsistent with the purposes of the green belt.
Low	The character of the land parcel relates more strongly to a settlement rather than to the wider countryside; or the openness of the parcel is compromised by development with an urban character.
Nil	The land is no longer open (because of buildings) – it represents a potential anomaly within the green belt

Criteria 5 - to preserve the setting and special character of historic towns

43. A number of settlements in the green belt include heritage assets which make a contribution towards the historic environment. After reviewing their characteristics, and the nature of their historic significance, the Council has taken a view as to whether these settlements constitute historic towns for the purposes of criteria 5. The Council has considered the following settlements in the green belt that include both conservation areas and listed buildings:
- Lytchett Minster;
 - Morden (East and West); and
 - Wareham.
44. Lytchett Minster and Morden (East and West) are also defined as settlements in PLP1. Parts of these settlements are also defined as conservation areas. The Lytchett Minster Conservation Area Appraisal (adopted September 2008) describes the conservation area. Its special interest arises from the pattern of roads and the relationship between enclosed parkland (including 'great houses' [also listed buildings] and park) and the village.

45. The Morden Conservation Area Appraisal (adopted January 2018) describes the special historic and architectural interest of the conservation area. Its interest arises from the pattern of development (arranged around a dispersed pattern of roads) and a number of listed buildings (including those used as homes, for agriculture and industrial purposes) built from locally sourced materials. (Paragraphs 14 and 15). There are approximately
46. After considering the dispersed pattern of development in Morden and the parkland character of Lytchett Minster, the Council does not consider that these settlements constitute historic towns for the purposes of criteria 5.
47. PLP1 defines Wareham as a settlement. The Wareham Conservation Area Appraisal Document (adopted January 2012) notes that:
 'Wareham was one of the most important settlements in Saxon Wessex and despite a history of steady decline since that time retains significance as one of the earliest post-Roman planned settlements (street plan and defensive circuit). The earth walls, which are Scheduled Monument, are a particularly notable aspect of this.' (Paragraph 2.1).
48. The green belt extends around the northern and eastern edges of Wareham, in some places butting up against the earth walls that were part of the Anglo-Saxon fortified defences for the centre of the settlement. Large sections of the earth works for this wall are still visible from the green belt around the town.
49. After considering the pattern of development and the special historic and architectural interest of the settlement the Council is satisfied that Wareham has the characteristics of a historic town for the purposes of criteria 5. This study has assessed the performance under this purpose by reviewing the contribution that green belt parcels make to the setting and special interest to the town.

Criteria 5 - to preserve the setting and special character of historic towns	
High	The parcel's openness is a key element in the relationship between a historic town and the surrounding area – development would detract significantly from a historic town's special character.
Medium	The parcel's openness contributes to the special character of the historic town - development would detract from the town's special character.
Low	The parcel's openness does not make a significant contributions to the special character of a historic town; or the parcel contributes to the setting of an historic town but has limited openness.
Nil	The parcel does not form part of the setting of an historic town.

Stage 2 detailed site review methodology

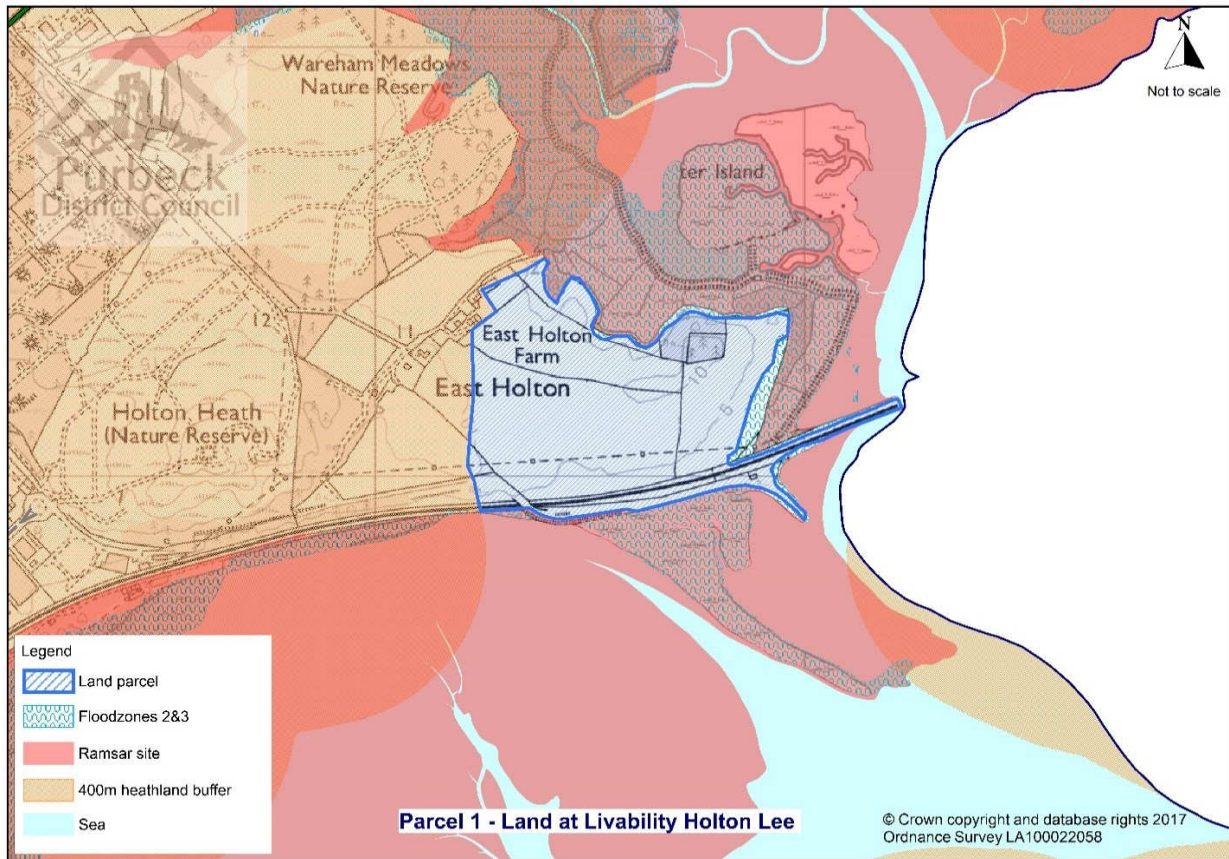
50. The second stage of this green belt study review considers whether there are exceptional circumstances for altering green belt boundaries for selected sites in Purbeck. The NPPF (paragraph 138) advises of the need to take into account sustainable patterns of development when reviewing green belt boundaries. Consideration should be given to the consequences for sustainable development; where it has been concluded necessary to release green belt land for development first consideration should be given to land which has been previously developed and/or is well served by public transport. Also, that plans should set out ways in which the impact of removing land from the green belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining green belt land.
51. The stage 2 of this green belt study review has therefore focused on locations that have been promoted for development, identified as potentially deliverable, available and suitable in the Council's housing land availability assessments and are within the green belt. This study has also considered a green belt location which has been promoted for use as a Suitable Alternative Natural Green Space (SANG) associated with a proposal for a holiday park.

Exceptional circumstances for altering green belt boundaries

52. Taking account of paragraphs 135, 138 and 139 of the NPPF this paper assesses whether:
 - i. other considerations (these focus on the suitability of the site for development and whether the effects of removing land from green belt can be offset);
outweigh:
 - ii. the contribution that a site / land makes to the functioning / purpose of the green belt (both strategically across the South East Green Belt in Purbeck and locally).
53. This green belt study assessment outlines the case for exceptional circumstances to justify proposing changes to green belt boundaries for removing land from the green belt.
54. In order to assess the performance / function of specific sites some of the criteria from stage 1 of this review have been re-applied, alongside additional criteria relating to the wider function of a site across the green belt and consideration given as to the extent to which it is possible to identify and establish permanent new green belt boundaries.
55. The assessment criteria used in the stage 2 site assessment are listed below:
 - Criteria 1 - To check the unrestricted sprawl of large built-up area;
 - Criteria 2 - To prevent neighbouring settlements from merging into one another;
 - Criteria 3 - To assist in safeguarding the countryside from encroachment;
 - Criteria 4 - To preserve the setting and special character of historic towns;
 - Criteria 5 - Strategic function of the green belt; and
 - Criteria 6 – Ability to establish new permanent green belt boundaries.

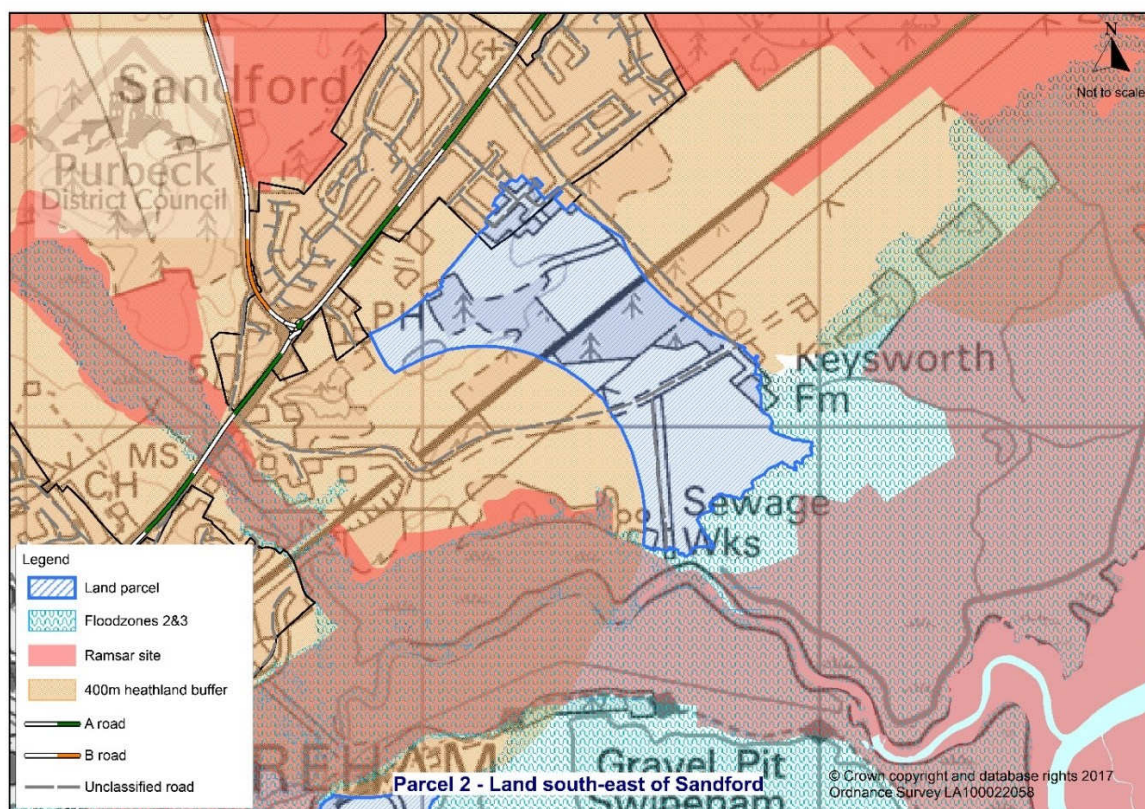
Appendix 1 – Stage 1 review of green belt parcels in Purbeck - findings

Parcel 1 – Land at livability Holton Lee



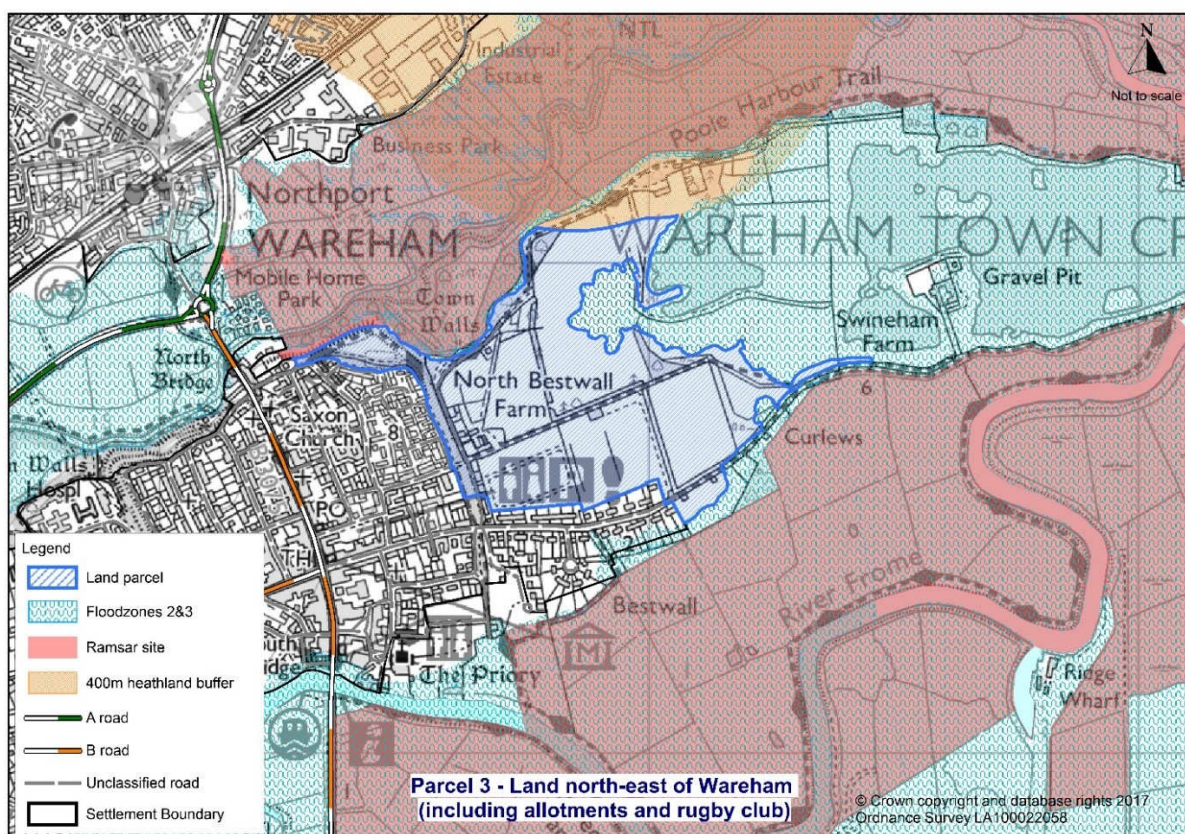
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is open, with no notable built development.	High
Permanence	The boundary of the parcel is defined by flood zones, protected habitats, edge of Poole Harbour and a railway line.	High
NPPF green belt purposes		
Sprawl	This land parcel is not positioned directly adjacent to the large built up area (to the east) and does not act as a check on the spread of the conurbation.	Nil
Merging	The parcel is strategically positioned between the large built-up area and Holton Heath / Sandford. Despite the parcel's position, Lytchett Bay to the east will act as a permanent barrier which will prevent the settlements from merging.	Nil
Safeguarding countryside	This parcel has a strong rural character, the open agricultural land and hedgerows reinforce the intrinsic character of this part of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by environmental designations and the heathland 400m buffer zone.	
Summary	The parcel serves a significant purpose in maintaining the openness of the Green Belt and safeguarding the countryside from encroachment. It is not significant in preventing neighbouring settlements from merging.	

Parcel 2 – Land south-east of Sandford



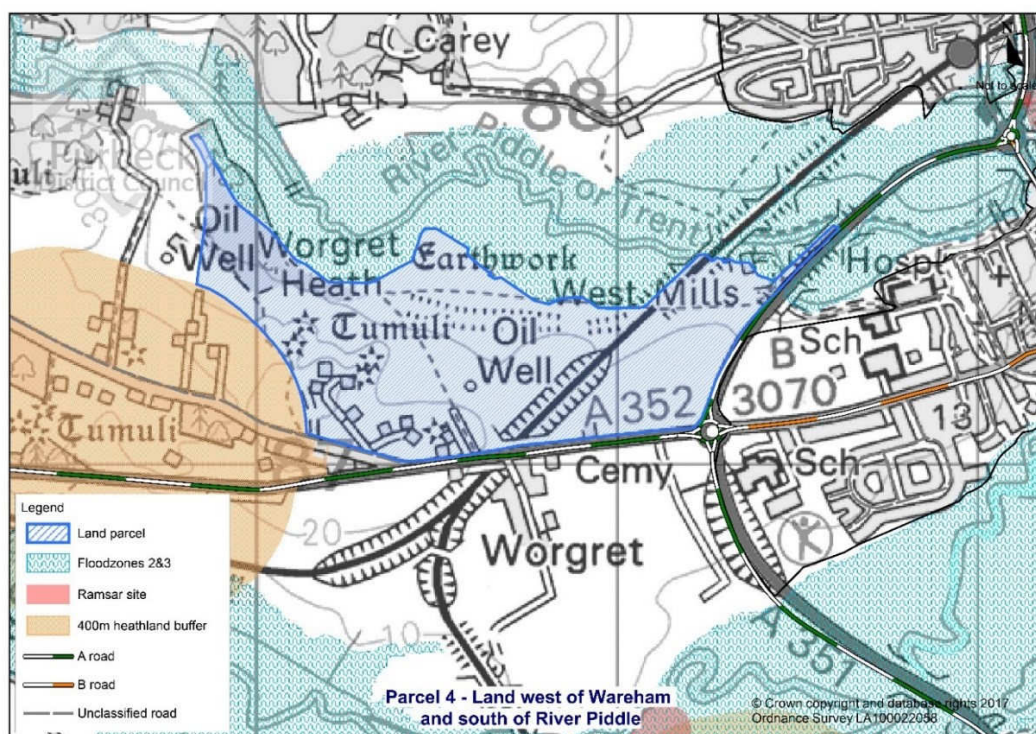
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with the only built development being farm buildings and buildings relating to a water treatment works.	High
Permanence	This parcel is primarily bound by the edge of the settlement of Sandford. Flood zones to the south and the heathland 400m buffer zone to the east and west act as a constraint on new residential development on adjoining land.	Medium
NPPF green belt purposes		
Sprawl	This land parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Development south eastward from the edge of Sandford is not likely to lead to neighbouring towns, or other settlements in the green belt merging.	Nil
Safeguarding countryside	This parcel has a strong rural character, the open agricultural land and plantations reinforce this intrinsic character of this part of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel adjoins the southern settlement boundary of Sandford and is bounded by flood zones to the south and the heathland 400m buffer zone to the east and west.	
Summary	The parcel serves a significant purpose in maintaining the openness of the Green Belt and safeguarding the countryside from encroachment. It is not significant in preventing neighbouring settlements from merging. Development around the edges of the settlement of Sandford is least likely to harm the overall purpose and integrity of this parcel.	

Parcel 3 – Land north-east of Wareham (including allotments and rugby club)



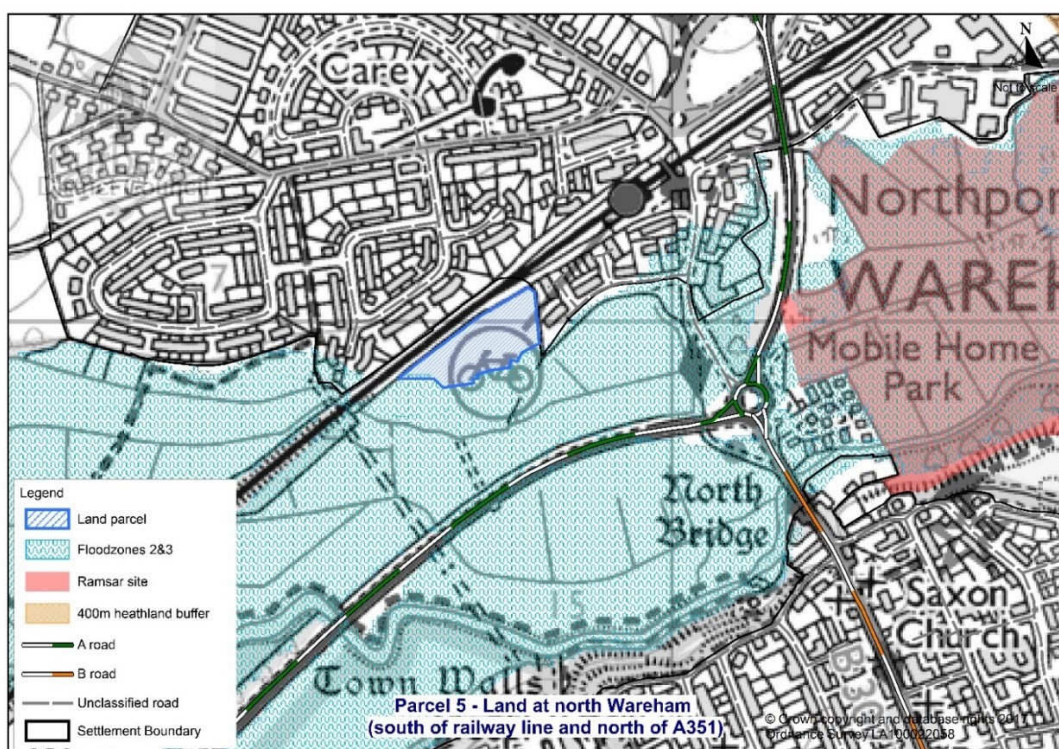
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is largely open and undeveloped – the southern part of the parcel is used as a sports pitch (with temporary permitted use as a caravan site) and for allotments, the northern part appears to be used as pasture.	High
Permanence	The parcel is bound by the eastern settlement boundary of Wareham, flood zones and environmental designations.	Medium
NPPF green belt purposes		
Sprawl	This land parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Expansion of Wareham eastward into this land parcel would not lead to the merging of towns, or any other settlements, in this part of this green belt.	Nil
Safeguarding countryside	This parcel is adjacent to the town of Wareham. The southern part of the site is used as sports pitches and for allotments. The northern part of the land parcel is open and rural in character and lacks urbanising development. This part of the land parcel reinforces the intrinsic character of the countryside.	High
Historic towns	The open, undeveloped countryside in the northern part of the parcel, and its eastern edges, contributes to the setting of Wareham.	Medium
Status of adjacent land	The parcel adjoins the eastern settlement boundary of Wareham and is bounded by flood zones and environmental designations.	
Summary	The parcel makes a significant contribution to the openness of the green belt. Its open and undeveloped character also serves to preserve the setting and character of Wareham.	

Parcel 4 – Land west of Wareham and south of River Piddle



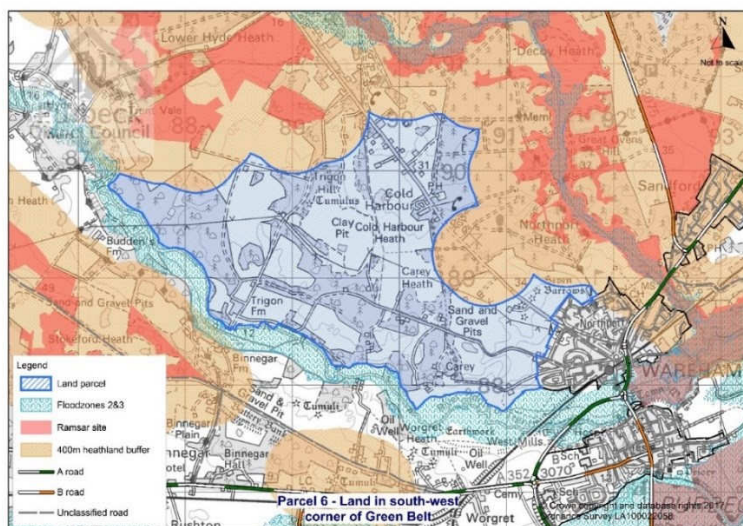
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	Generally open character with some buildings (including those relating to a water works and well site) close to the southern edge and solar panels – accessed from Puddletown Road/A352.	Medium
Permanence	The land parcel's boundaries are formed from main roads, flood zones in relation to rivers, and a 400m heathland buffer zone.	High
NPPF Purposes		
Sprawl	This land parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Development of this parcel would not result in neighbouring towns, or other settlements in this part of the Green Belt merging.	Nil
Safeguarding countryside	Part of the land parcel is covered with buildings, hard standings and solar panels. Despite this the land parcel retains a largely rural character because of the pasture land and mature hedgerows.	Medium
Historic towns	The western edge of the parcel is visible from the walls which surround Wareham – its open and undeveloped character does not significantly contribute to the setting of the town. The eastern side of the parcel is less significant in defining the special character of the town. Taken as a whole the parcel forms a minor element in the setting of Wareham.	Low
Status of adjacent land	This parcel is bound by the A352 to the south, the A351 to the east, flood zones to the north and the green belt boundary to the west.	
Summary	This parcel serves the purposes of maintaining the openness of the green belt and safeguarding the countryside from encroachment. The western edge of the parcel affords some significance in the setting of Wareham but taken as a whole it forms a minor element in the towns setting.	

Parcel 5 – Land at north Wareham (south of railway line and north of A351)



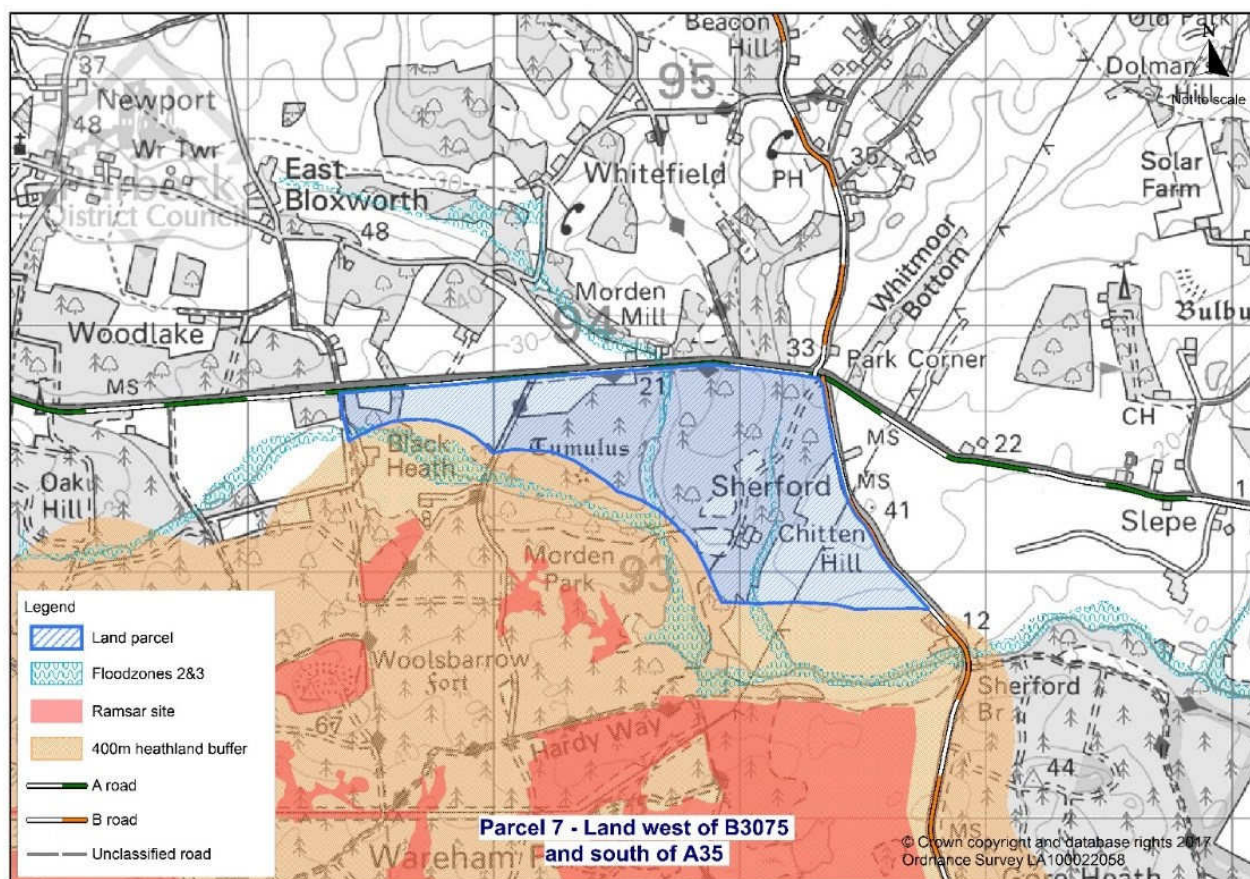
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This small parcel is open with no notable built, or other forms of development.	High
Permanence	This parcel is bounded by a railway line to the north and west, Wareham settlement boundary to the east, and flood zones to the south.	High
NPPF green belt purposes		
Sprawl	This land parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Development would narrow the perceived gap between the Wareham and North Wareham. Despite this the overall width of the flood plain would not be significantly narrowed and would continue to act as a barrier that would prevent the two parts of the settlement from merging.	Low
Safeguarding countryside	The open pasture in this land parcel reinforces this intrinsic character of the countryside.	High
Historic towns	This parcel is readily visible from the historic walls which enclose the historic centre of Wareham to the south. The railway line which runs next to the northern edge of the parcel forms a strong boundary for the existing settlement. The open and rural character of the parcel makes a significant contribution to the setting of the town.	High
Status of adjacent land	This parcel is bounded by a railway line to the north and west, Wareham settlement boundary to the east and flood zones to the south.	
Summary	This parcel makes a significant contribution to the openness of the green belt and the setting of Wareham. It also makes a significant contribution to the character of the countryside.	

Parcel 6 – Land in south-west corner of Green Belt



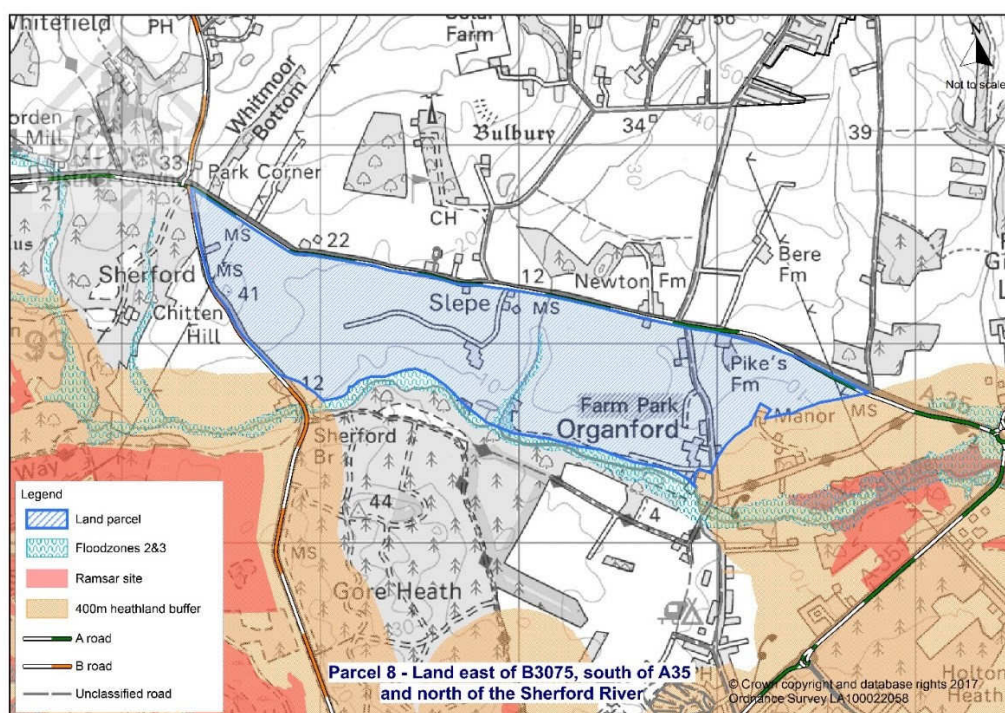
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This large land parcel is mainly free from development and open with the exception of: buildings, solar farm (Trigon), and caravan site positioned in the northern part of the site close to Bere Road. Taken as whole the land parcel retains its openness.	Medium
Permanence	This parcel is bounded by flood zones to the south and west, the heathland 400m buffer zone to the north, River Piddle to the South, and Wareham settlement boundary to the east.	High
NPPF green belt purposes		
Sprawl of large built up area	This land parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging of neighbouring towns	Development of this land parcel would not result in neighbouring towns, or any other settlements in the Green Belt, merging into one another.	Nil
Safeguarding countryside from encroachment	Development (including homes, caravan parks, and solar farm) is concentrated close to the north edge of the parcel around Bere Road. Despite this the parcel retains a rural character because of the open pasture land, arable fields, and plantations which cover most of the land.	Medium
Preserve the setting and special character of historic towns	The eastern edge of the parcel is visible from the walls which surround Wareham – its open and undeveloped character contributes to the setting of the settlement. The western side of the parcel is less significant in defining the special character of the town. Taken as a whole the parcel forms a minor element in the setting of Wareham.	Low
Status of adjacent land	This parcel is bound by flood zones to the south and west, the heathland 400m buffer zone to the north and Wareham settlement boundary to the east.	
Summary	As a whole this parcel serves the purposes of maintaining the openness of the Green Belt and safeguarding the countryside from encroachment. The south eastern edge of the parcel is significant in the setting of Wareham but overall provides a minor element in the town's setting.	

Parcel 7 – Land west of B3075 and south of A35



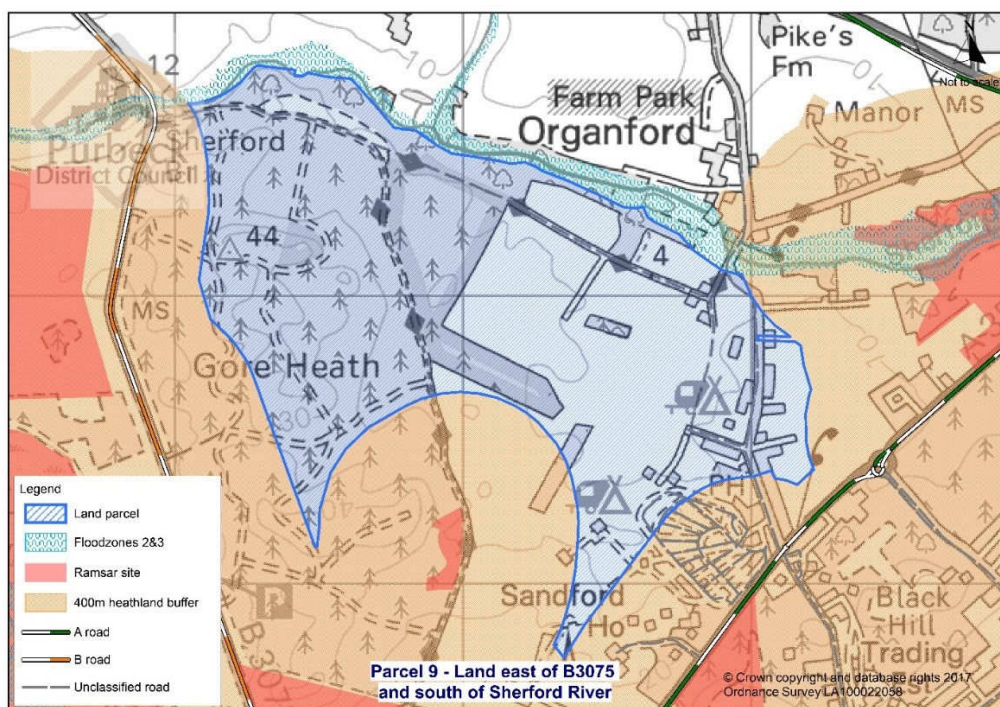
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is largely open and undeveloped (there are some agricultural buildings and homes widely dispersed across the site).	High
Permanence	This parcel is bounded by the A35 to the north, the B3075 to the east, the heathland 400m buffer zone to the south and the green belt boundary to the west.	High
NPPF green belt purposes		
Sprawl	This land parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Development of this land parcel would not result in neighbouring towns, or any other settlements in the green belt, merging.	Nil
Safeguarding countryside	The open pasture, arable agricultural land, and wooded plantations reinforce the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bound by the A35 to the north, the B3075 to the east, the heathland 400m buffer zone to the south and the green belt boundary to the west.	
Summary	This parcel serves a significant purpose in preserving the openness of the green belt and safeguarding the countryside from encroachment. It serves less significant purpose in checking sprawl of the large built up area and preventing neighbouring settlements from merging.	

Parcel 8 – Land east of B3075, south of A35 and north of the Sherford River



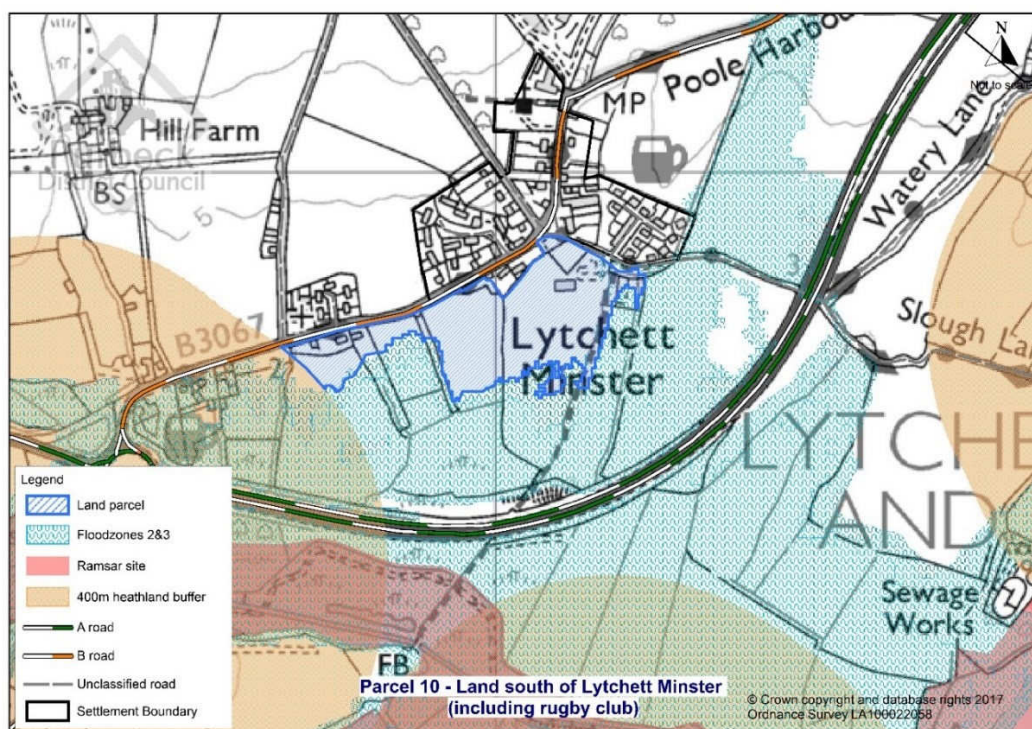
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	A significant proportion of this land parcel is covered in development that affect its openness, including: homes (concentrated at Organford), commercial buildings (Axiom Centre), solar farms (Slepe and Newton Farm), Farmer Palmers (Organford), and Organford Manor Caravan Park. Despite this taken as whole open land remains the dominant feature across the parcel.	Medium
Permanence	This parcel is bound by the A35 to the north, the B3075 to the west, flood zones to the south, the River Sherford to the South, and the heathland 400m buffer zone to the east.	High
NPPF green belt purposes		
Sprawl	This land parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Development of this land parcel would not result in neighbouring towns, or any other settlements in the Green Belt, merging.	Nil
Safeguarding countryside	Development (including buildings, caravan parks, and solar farm) is dispersed across the parcel. The undeveloped open agricultural land, which separates development, allows the parcel to retain a largely rural character.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the A35 to the north, the B3075 to the west, flood zones to the south and the heathland 400m buffer zone to the east.	
Summary	Development at Organford (including: buildings, solar farms, and a caravan site) has affected the openness of this part of the Green Belt. This part of the Green Belt is not significant in checking sprawl of the large built up area or preventing neighbouring towns (or other settlements) from merging.	

Parcel 9 – Land east of B3075 and south of Sherford River



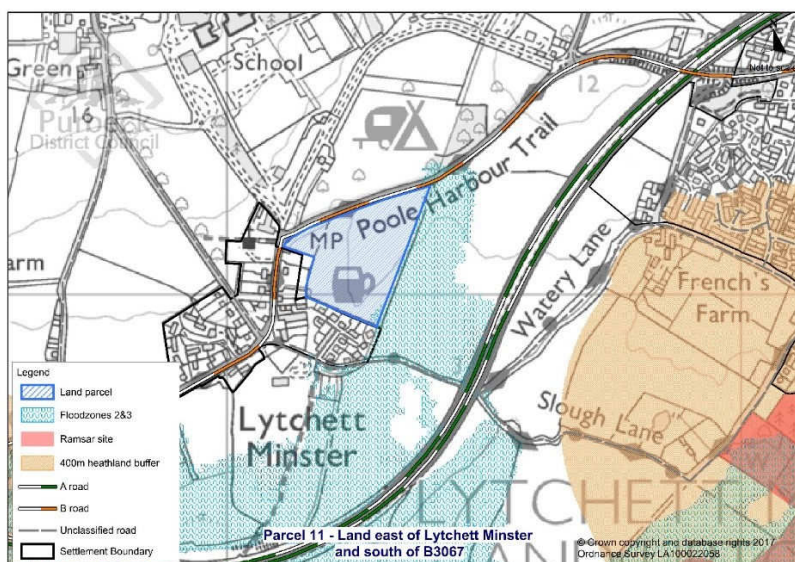
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	The openness of this land parcel is affected by the homes (at Holton Heath positioned on and around Organford Road) and caravan sites (including Forest Lodge Retreat and Sandford Holiday Park) close to its eastern and south eastern edges. Taken as whole the undeveloped remaining parts of the parcel give it an open character.	Medium
Permanence	This parcel is bound predominantly by the heathland 400m buffer zone with flood zones bounding the north of the parcel.	High
NPPF green belt purposes		
Sprawl	This land parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	There are no towns or significant settlements to the west of the parcel. Development of this land parcel would not result in neighbouring towns, or any other settlements in the Green Belt, merging.	Nil
Safeguarding countryside	Development (including homes, and caravan sites) is concentrated close to the eastern and south eastern edges of the parcel around Organford Road. Despite this the parcel retains a rural character because of the open pasture land and wooded plantations which cover most of the land.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bound predominantly by the heathland 400m buffer zone with flood zones bounding the north of the parcel.	
Summary	The openness of land across the eastern edge of the parcel is affected by the caravan sites and existing development at Holton Heath. Taken as a whole the parcel makes a contribution to the openness of the Green Belt and the intrinsic character of the countryside. The parcel is not significant in checking sprawl of the large built up area and preventing towns from merging.	

Parcel 10 – Land south of Lytchett Minster (including rugby club)



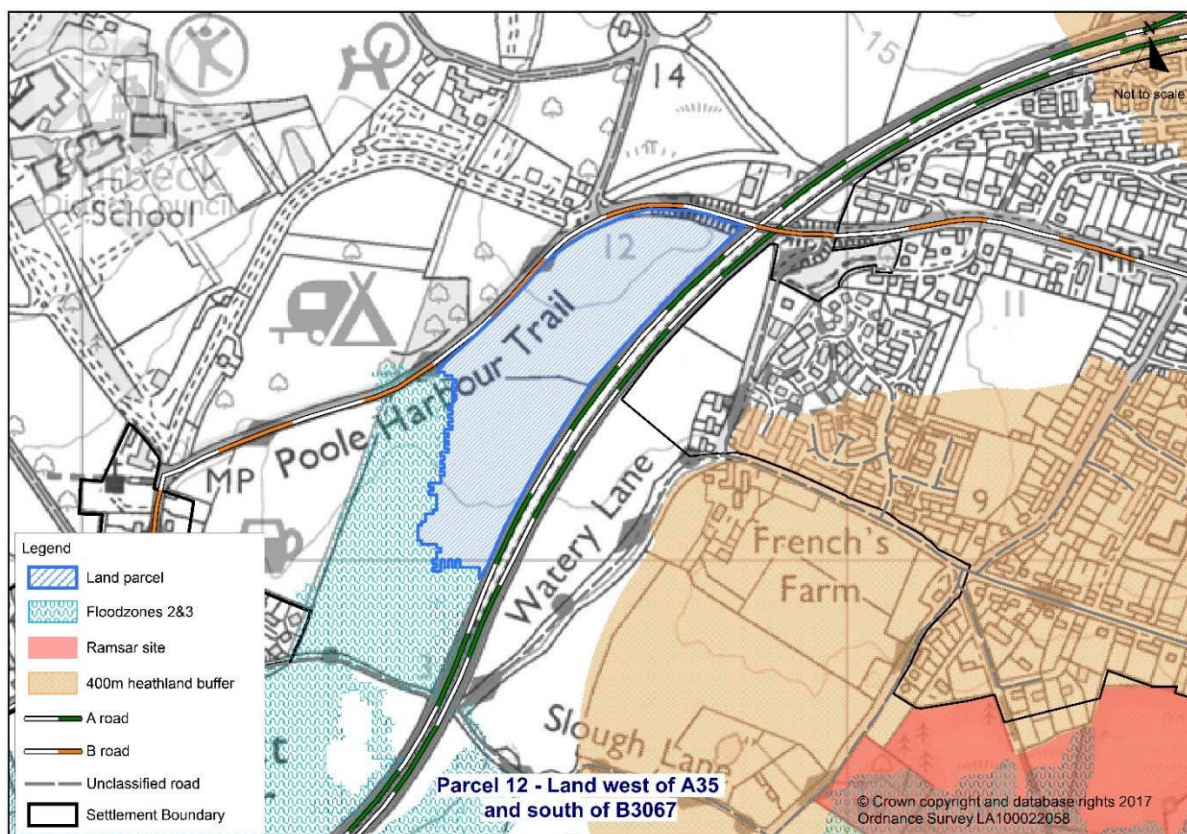
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is largely open and undeveloped – most is used as a sports pitch (Lytchett Minster Rugby Club).	High
Permanence	This parcel is predominantly bounded by flood zones/A35 to the south and the Lytchett Minster settlement boundary to the north.	Medium
NPPF green belt purposes		
Sprawl	This parcel is close, but not immediately adjacent, to the large built-up area, to the east. The edge of the conurbation and the parcel are separated by a further buffer of undeveloped land to the east and the A35 Road.	Low
Merging	Development of this parcel would result in a moderate narrowing of the perceived gap between the settlement of Lytchett Minster and the large built up area to the east when travelling along the A35 toward the conurbation. Despite this the A35 and undeveloped land around the edge of the large built up area would preserve separation.	Low
Safeguarding countryside	The open character of the parcel preserves the intrinsic character of this part of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is predominantly bounded by flood zones with the Lytchett Minster settlement boundary bounding the north of the parcel.	
Summary	Positioned to the east of the settlement of Lytchett Matravers, the parcel makes a significant contribution to the openness of the Green Belt and the character of the countryside. It serves a less significant function in checking the spread of the large built up area and preventing towns from merging, and no role in preserving the setting of historic towns.	

Parcel 11 – Land east of Lytchett Minster and south of B3067



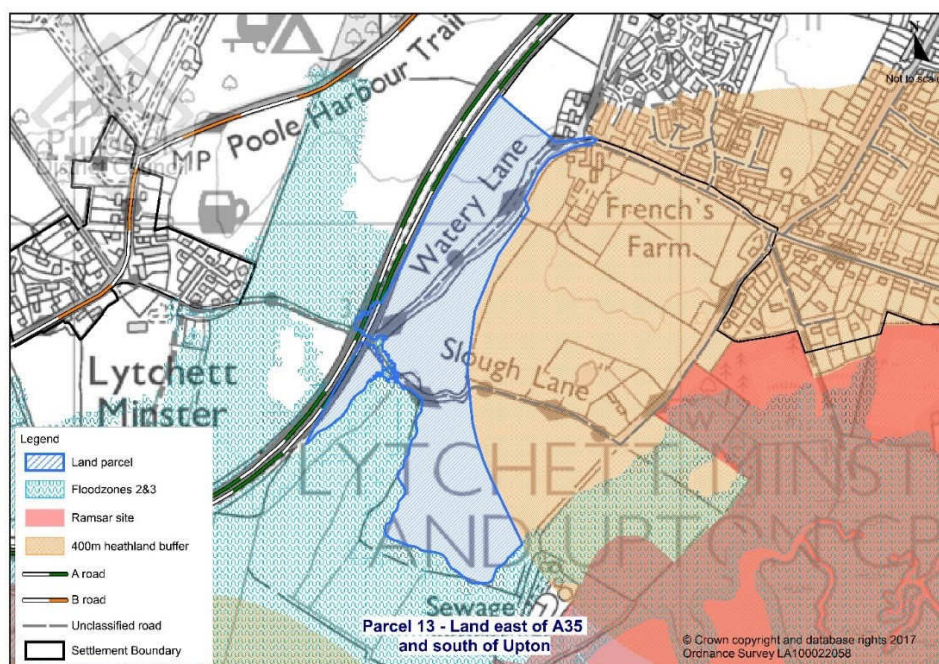
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This small parcel is open, with no notable built, or other development.	High
Permanence	This parcel is bound by the B3067 to the north, flood zones to the east and the Lytchett Minster settlement boundary to the south and west.	Medium
NPPF green belt purposes		
Sprawl	This parcel is close, but not immediately adjacent, to the large built-up area to the east – this Parcel scores more highly on this purpose than parcel 10 because of the relationship between the parcel and the edge of the large built-up area.	Medium
Merging	Development of this parcel would result in a moderate narrowing of the perceived gap between the settlement of Lytchett Minster and the large built-up area to the east when travelling along the A35 toward the conurbation. The perceived impact would be greater than in parcel 10 because of the closer proximity to the edge of Upton. The A35 and undeveloped land to the east (next to the site and around the edges of the large built-up area) would preserve separation. This land is also at risk from flooding. This parcel scores more highly than parcel 10 because of its positioned and relationship between the edge of the large-built up area and Lytchett Matravers.	Medium
Safeguarding countryside	The parcel appears to be used for pasture. Its open character and the mature hedgerows preserve the intrinsic character of this part of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the B3067 to the north, flood zones to the east and the Lytchett Minster settlement boundary to the south and west.	
Summary	Positioned to the east of the settlement of Lytchett Matravers, the parcel makes a significant contribution to the openness of the Green Belt and the character of the countryside. It has a moderately significant function in checking the spread of the large built up area but is less important in preventing towns from merging or preserving the setting of historic towns.	

Parcel 12 – Land west of A35 and south of B3067



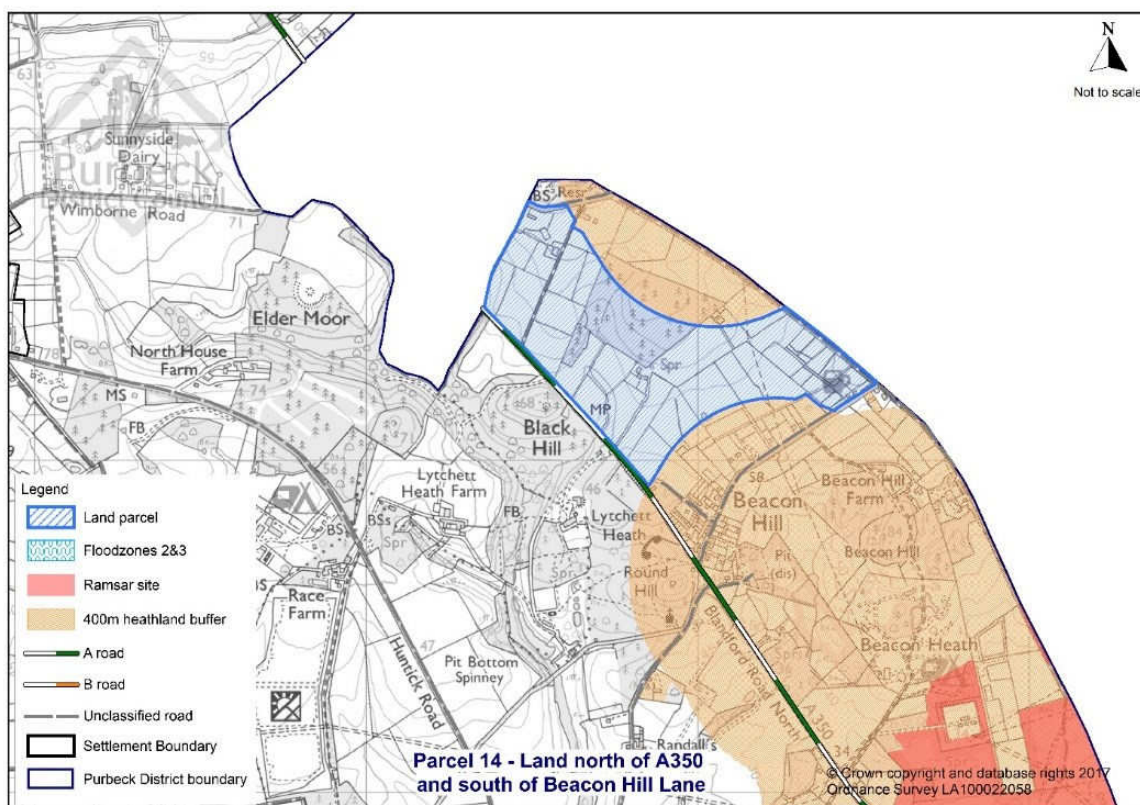
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This small parcel is open, with no notable built or other forms of development.	High
Permanence	This parcel is bound by the B3067 to the north and west, and the A35 to the east (the edge of the large built up area runs up to the A35 on the opposite side of the road).	High
NPPF green belt purposes		
Sprawl	This parcel is adjacent to the large built-up area and is open.	High
Merging	Developing this parcel would narrow the gap between the edge of the large built up area and the settlement of Lytchett Minster. A narrow wedge of land (designated at risk of flooding) would continue to separate the edge of the larger built up area and the eastern side of Lytchett Minster.	Medium
Safeguarding countryside	The parcel appears to be used for pasture, its open character and the mature hedgerows preserve the intrinsic character of this part of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the B3067 to the north, flood zones to the west, and the A35 to the south and east with the conurbation in the form of Upton adjoining the south side of the A35.	
Summary	Positioned to the east of the settlement of Lytchett Matravers, the parcel makes a significant contribution to the openness of the Green Belt, acting as a check on the spread of the large built up area, and the character of the countryside. It also serves a function in preventing the larger built up area from merging with the settlement of Lytchett Minster.	

Parcel 13 – Land east of A35 and south of Upton



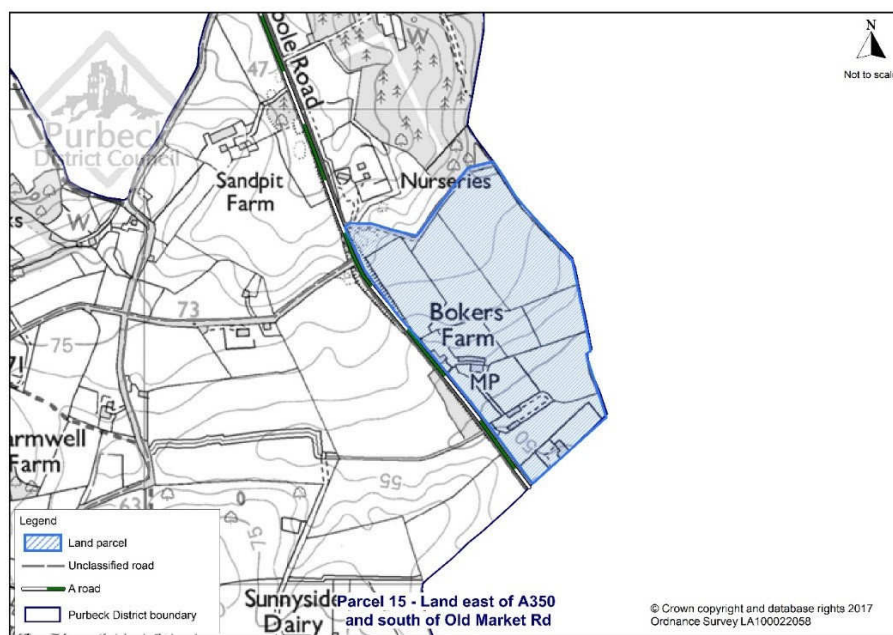
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This small parcel is open, with no buildings. Most of the parcels western boundary is enclosed with an acoustic fence – the fence and the relationship with the allocated site to the north affects the perception of openness.	Medium
Permanence	This parcel is bounded by flood zones to the south, environmental designations and the A35 to the west, the heathland 400m buffer zone to the east and Upton settlement boundary to the north.	High
NPPF green belt purposes		
Sprawl	This parcel is adjacent to the large built-up area and is open.	High
Merging	Development of this parcel would narrow the gap between the edges of the large built up area and the settlement of Lytchett Minster. The settlements would be separated by the A35 and a narrow wedge of land designated as being at risk from flooding.	Medium
Safeguarding countryside	Most of the parcel appears to be used for pasture. Its open character and the characteristics of the land use preserve the intrinsic character of this part of the countryside – this character is undermined by the acoustic fencing enclosing most of the sites western boundary which creates a visual association between the site and development allocated through the Purbeck Local Plan Part 1 to the north.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bound by flood zones to the south, environmental designations and the A35 to the west, the heathland 400m buffer zone to the east and Upton settlement boundary to the north.	
Summary	Positioned on the edge of the large settlement area the parcel makes a significant contribution to the openness of the Green Belt, acting as a check on the spread of the large built up area, and the character of the countryside. It also serves a function in preventing the larger built up area from merging with the settlement of Lytchett Minster.	

Parcel 14 – Land north of A350 and south of Beacon Hill Lane



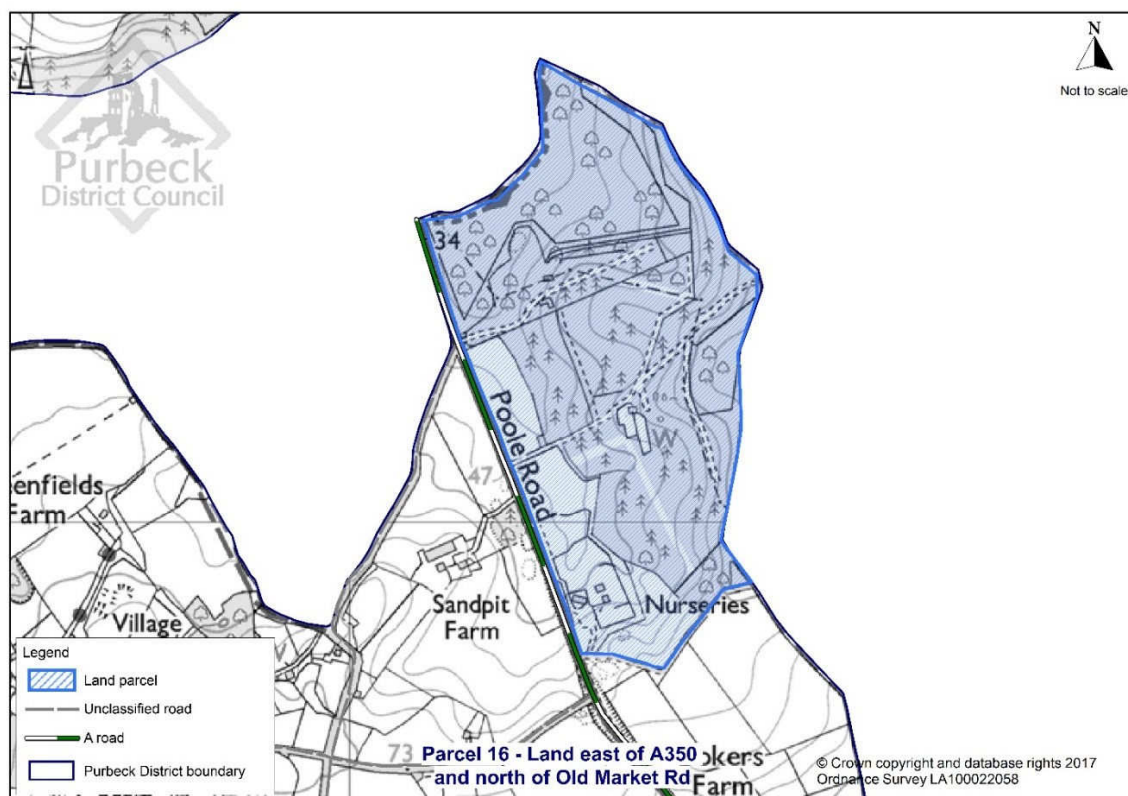
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is largely open and undeveloped (there are some agricultural buildings and homes widely dispersed across the site).	High
Permanence	This parcel is bound by the A350 to the west, the heathland 400m buffer zone to the north and south, and the remainder of the parcel bound by the district boundary (the land adjoining in the neighbouring authority is also green belt).	High
NPPF green belt purposes		
Sprawl	This parcel is positioned to the west / north of the large built-up area. It serves some limited strategic function in checking sprawl.	Low
Merging	Development of this parcel would result in a perceived narrowing of the physical gap between the edge of the large built up area and the settlement of Lytchett Matravers but a significant landscape wedge of undeveloped land would maintain separation.	Low
Safeguarding countryside	The pasture land and plantation make a positive contribution to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the A350 to the west, the heathland 400m buffer zone to the north and south, with the remainder of the parcel bound by the district boundary with the land adjoining in the neighbouring authority also green belt.	
Summary	The parcel makes a significant contribution to the openness of the green belt, and the character of the countryside. It is less significant in preventing settlements from merging and checking sprawl of the large built-up area.	

Parcel 15 – Land east of A350 and south of Old Market Rd



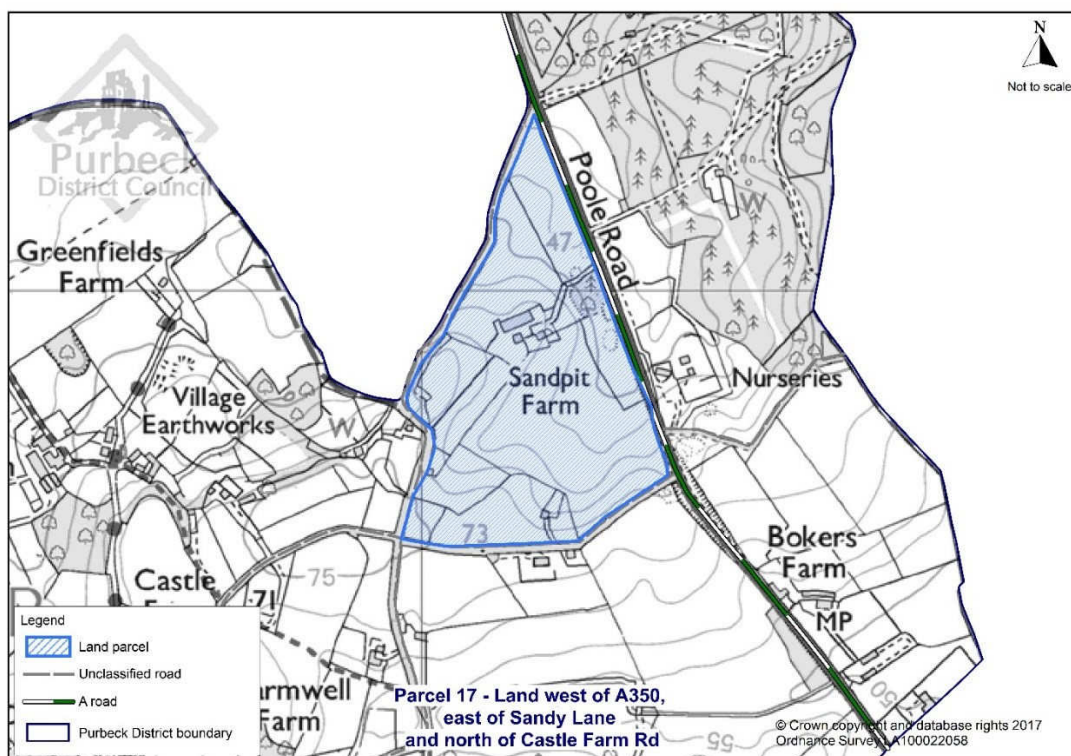
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	A large part of this parcel is open land. Its openness is affected by the built development (clustered around the southern corner of the parcel), areas of hardstanding which appears to involve use for vehicle parking.	Medium
Permanence	This parcel is bound by the A350 to the west, Old Market Road to the north with the remainder of the parcel bound by the district boundary to the south and east (neighbouring land is also green belt).	High
NPPF green belt purposes		
Sprawl	This parcel is positioned to the west of the large built-up area of the conurbation. While not directly next to the edge of the conurbation it serves some function in acting as a strategic check on sprawl from the large built up area.	Low
Merging	The size and position of the parcel (to the north east of the edge of the settlement of Lytchett Matravers and the west of the large built-up area) means that it serves limited strategic function in preventing the merging of the large built up area with any other settlements.	Low
Safeguarding countryside	The fields which cover most of the parcel, and boundary hedgerows, positively contribute to the intrinsic character of the countryside. Some of the buildings and hard standings in part of the site do not positively contribute to the countryside's intrinsic character.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bound by the A350 to the west, Old Market Road to the north with the remainder of the parcel bounded by the district boundary (the adjoining land also forms part of the green belt).	
Summary	The parcel makes a significant contribution to the openness of the green belt, and the character of the countryside. It also serves a function in acting as a strategic check on encroachment / sprawl from the western edge of the large built-up area to the east.	

Parcel 16 – Land east of A350 and north of Old Market Rd



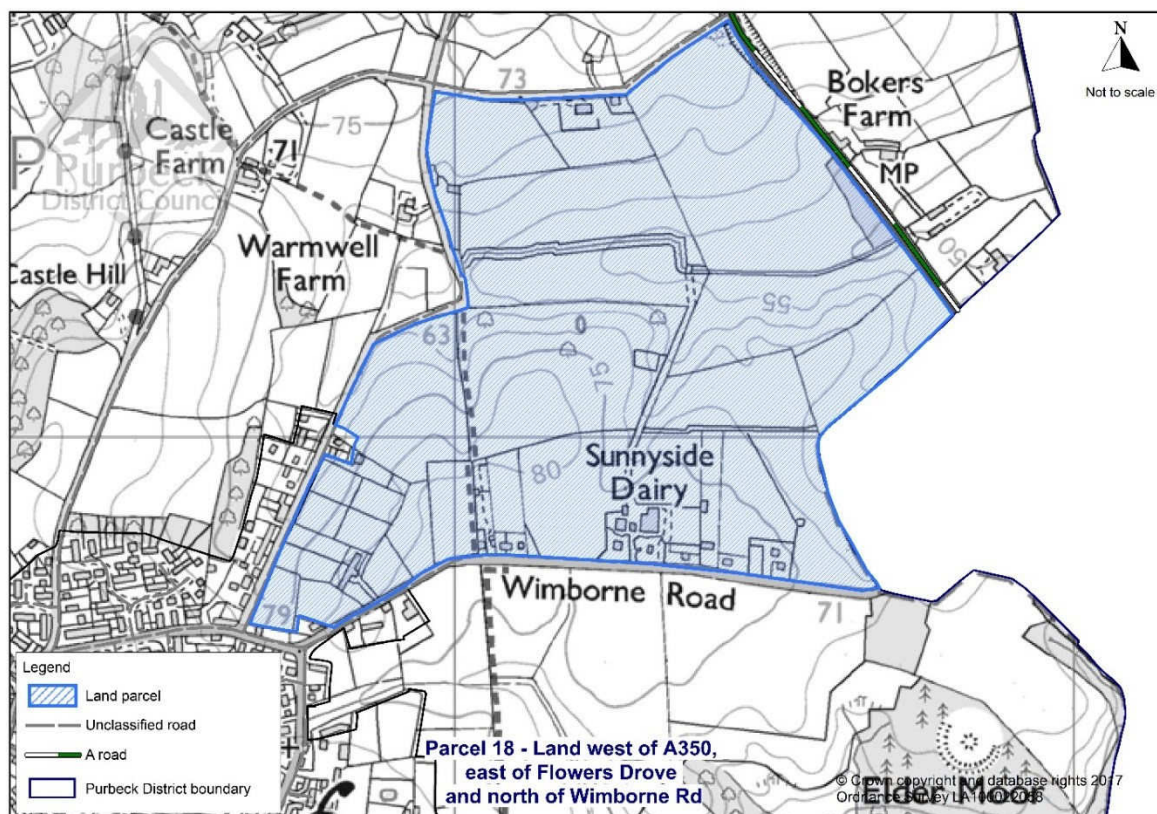
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with a small number of homes and buildings (a nursery business concentrated in the southern side of the parcel).	High
Permanence	This parcel is bounded by the A350 to the west, Old Market Road to the south with the remainder of the parcel bound by the district boundary (the northern boundary also follows the edge of the woodland). Adjoining land also forms part of the green belt.	High
NPPF green belt purposes		
Sprawl	This parcel is positioned some distance to the west of the large built-up area.	Low
Merging	The size and position of the parcel (to the north east of the edge of the settlement of Lytchett Matravers and the west of the large built-up area) means that it does not serve a strategic function in preventing merging of the large built-up area with any other settlements.	Nil
Safeguarding countryside	The fields and plantation which cover most of the parcel positively contribute to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the A350 to the west, Old Market Road to the south with the remainder of the parcel bound by the district boundary (neighbouring land also forms part of the green belt). The northern edge of the parcel also follows the edge of the wooded plantation.	
Summary	The parcel makes a significant contribution to the openness of the Green Belt, and the character of the countryside. It also serves a function in acting as a check on encroachment / sprawl from the edge of the large built-up area further to the east.	

Parcel 17 – Land west of A350, east of Sandy Lane and north of Castle Farm Rd



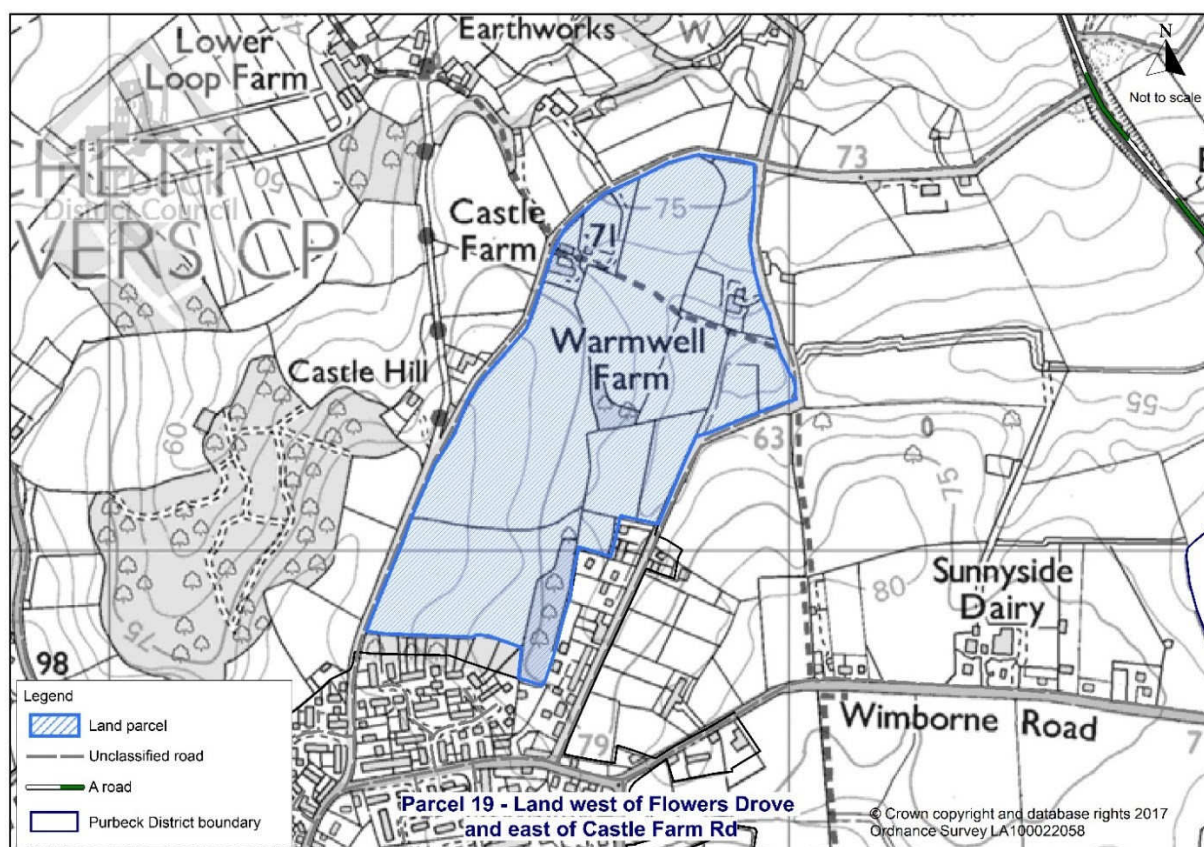
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open farm land with a small number of homes and farm buildings.	High
Permanence	This triangular shaped parcel is bound by the A350 to the east, Sandy Lane to the west and Castle Farm Road to the south. This parcel lies on the district boundary, adjoining land is also part of the green belt.	High
NPPF green belt purposes		
Sprawl	This parcel is positioned to the west of the large built-up area, some distance from the edges of the conurbation. As with Parcels 15 and 16, it serves a limited strategic function in checking sprawl.	Low
Merging	The parcel is positioned a substantial distance to the north east of Lytchett Matravers and the western edge of the large built up area. To the west of the A350, and closer to Lytchett Matravers than some nearby parcels, the land does serve a function in preventing settlements from merging with one another.	Low
Safeguarding countryside	The open pasture and mature hedgerows positively contribute to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bound by the A350 to the east, Sandy Lane to the west and Castle Farm Road to the south. This parcel lies on the district boundary (neighbouring land also forms part of the green belt).	
Summary	The parcel makes a significant contribution to the openness of the green belt, and the character of the countryside. Its size and position also means that it has a less significant function in acting as a check on merging between Lytchett Matravers and the large built-up area.	

Parcel 18 – Land west of A350, east of Flowers Drove and north of Wimborne Rd



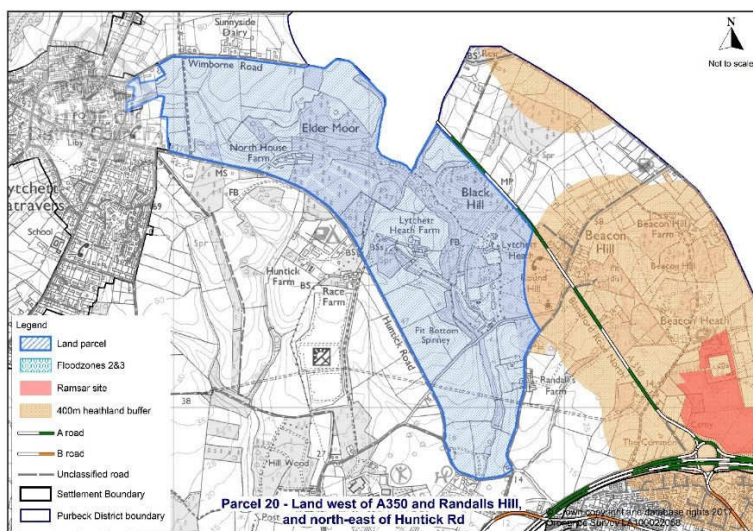
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with only a small number of buildings (these are concentrated along the southern edge of the parcel facing onto Wimborne Road).	High
Permanence	This parcel is bound by the A350 to the east and minor roads to the north, west and south. This parcel lies on the district boundary (adjoining land is also in the green belt).	High
NPPF green belt purposes		
Sprawl	This parcel is positioned to the west of the large built-up area. As with other surrounding parcels it serves a limited function in checking sprawl from the large built-up area.	Low
Merging	The parcel is positioned close to the north east corner of Lytchett Matravers. Whilst a substantial distance from the western edge of the large built-up area, the parcel's size and position mean that it serves a function in preventing the merging of settlements.	Medium
Safeguarding countryside	The open pasture and mature hedgerows positively contribute to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the A350 to the east and minor roads to the north, west and south. This parcel lies on the district boundary (neighbouring land also forms part of the green belt).	
Summary	As a whole the parcel makes a significant contribution to the openness of the Green Belt, and the character of the countryside. It also serves a function on checking the merging of settlements.	

Parcel 19 – Land west of Flowers Drive and east of Castle Farm Rd



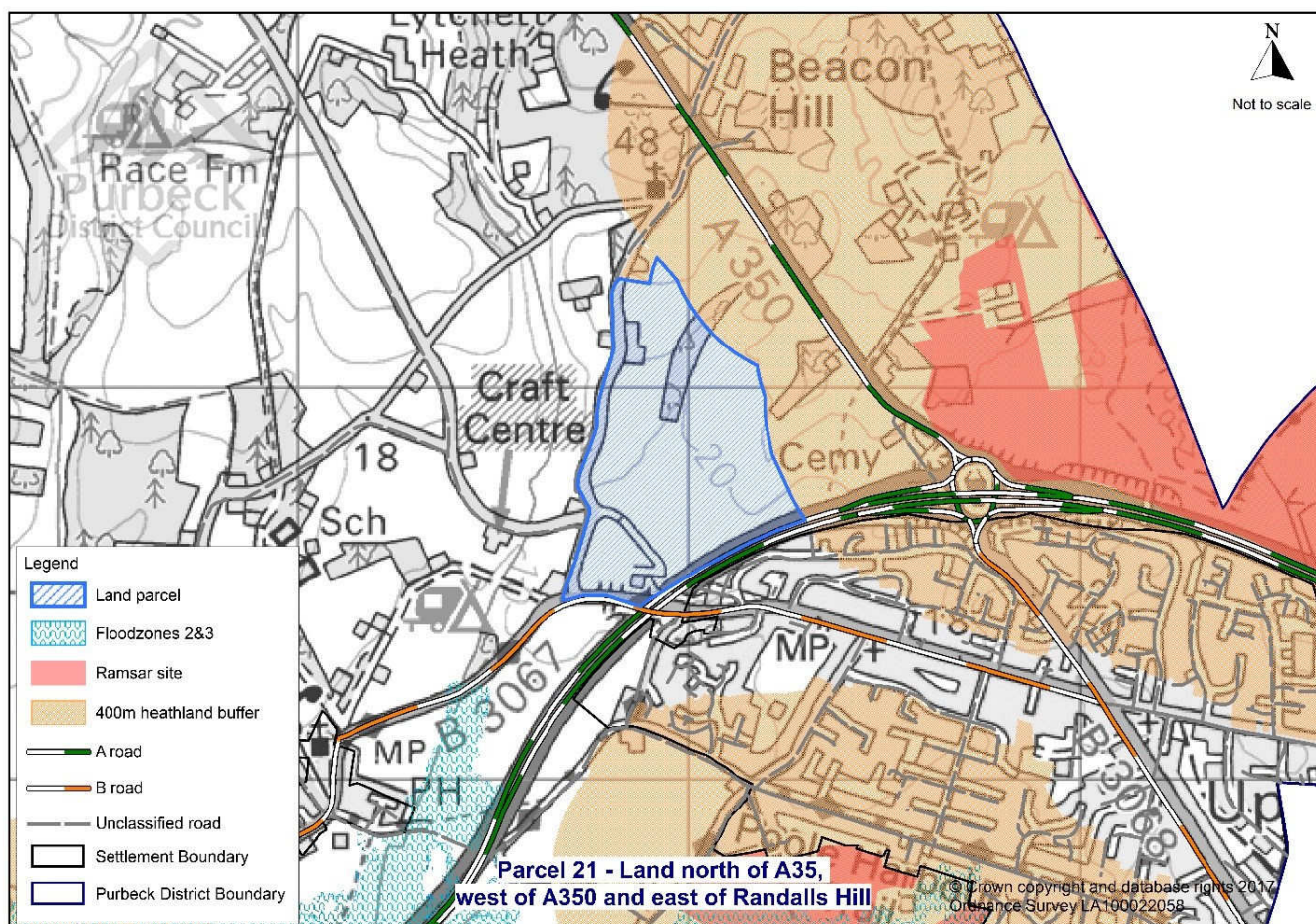
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with only a small number of buildings.	High
Permanence	This parcel is bound by the Lytchett Matravers settlement boundary to the south, Castle Farm Road to the west and north, and Flowers Drive to the east.	High
NPPF green belt purposes		
Sprawl	This parcel is positioned to the west of the large built-up area.	Nil
Merging	The parcel is positioned adjacent to the north east of Lytchett Matravers and a substantial distance from the western edge of the large built-up area. Whilst a substantial distance from the western edge of the large built-up area, the parcel's size and position mean that it serves a function in preventing the merging of settlements.	Medium
Safeguarding countryside	The open pasture and mature hedgerows positively contribute to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the Lytchett Matravers settlement boundary to the south, Castle Farm Road to the west and north, and Flowers Drive to the east.	
Summary	As a whole the parcel makes a significant contribution to the openness of the green belt and the character of the countryside. It also serves a function in acting as a check on the large built-up area to the east and in preventing the merging of settlements.	

Parcel 20 – Land west of A350 and Randalls Hill, and north-east of Huntick Rd



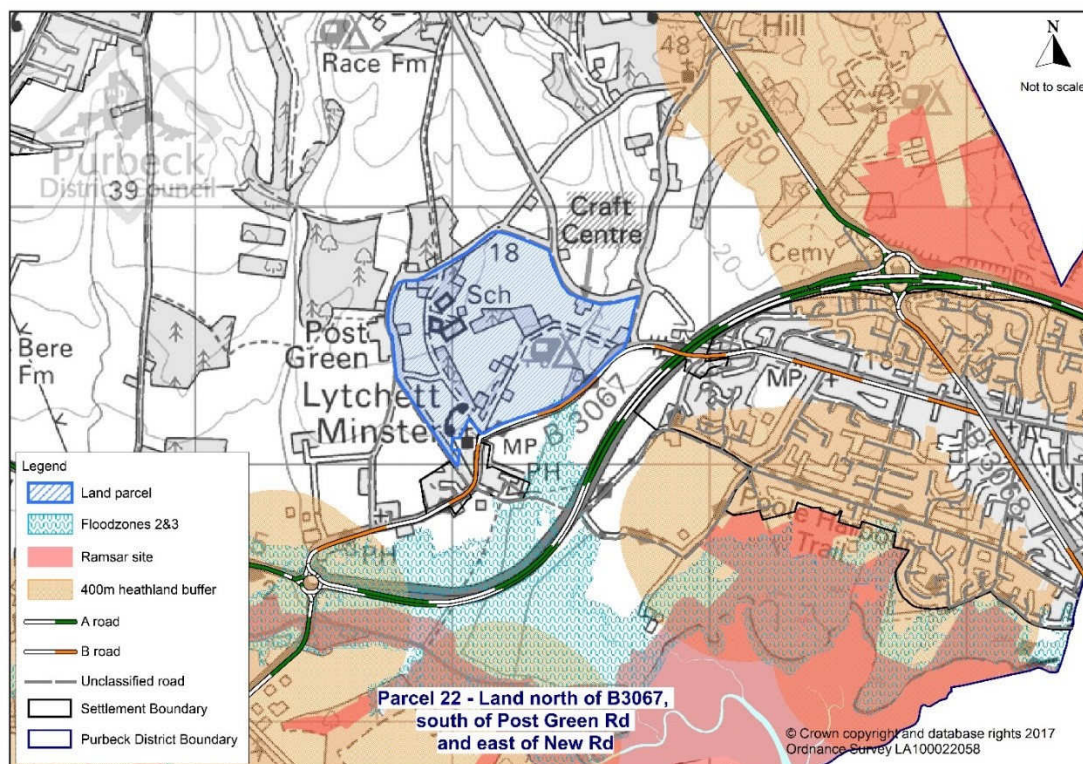
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with only a small number of buildings.	High
Permanence	This parcel is bound by the A350 to the east, Wimborne Road to the north and Huntick Road to the south and west. The parcel also shares boundaries with neighbouring authorities, the village of Lytchett Matravers and the consultation zone around the edges of a European site.	High
NPPF green belt purposes		
Sprawl	The curved shape of the parcel arcs between the edges of the large built-up area toward the village of Lytchett Matravers. Its position relatively close to the edge of the large built-up area mean that it has a strategic function in checking sprawl and encroachment.	Medium
Merging	The size, shape and position of the parcel mean that it serves a significant function in preventing the large built-up area from merging with the village of Lytchett Matravers.	High
Safeguarding countryside	The open pasture, mature hedgerows and woodland which cover most of the parcel positively contribute to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bound by the A350 to the east, Wimborne Road to the north, Huntick Road to the south and west, as well as other elements of the boundary made up by Lytchett Matravers settlement boundary, the district boundary and the heathland 400m buffer zone.	
Summary	This parcel encloses a large, and relatively diverse area which, from the north eastern edge of Lytchett Matravers, arcs eastward toward the edge of the large built-up area. Its boundaries are defined by Huntick Road, Wimborne Road and Blandford Road North (A350). As a whole the parcel makes a positive contribution to the openness of the green belt, and the character of the countryside. Because of its position it also serves a function in acting as a check on the large built-up area to the east and the merging of the large built-up area with Lytchett Matravers.	

Parcel 21 – Land north of A35, west of A350 and east of Randalls Hill



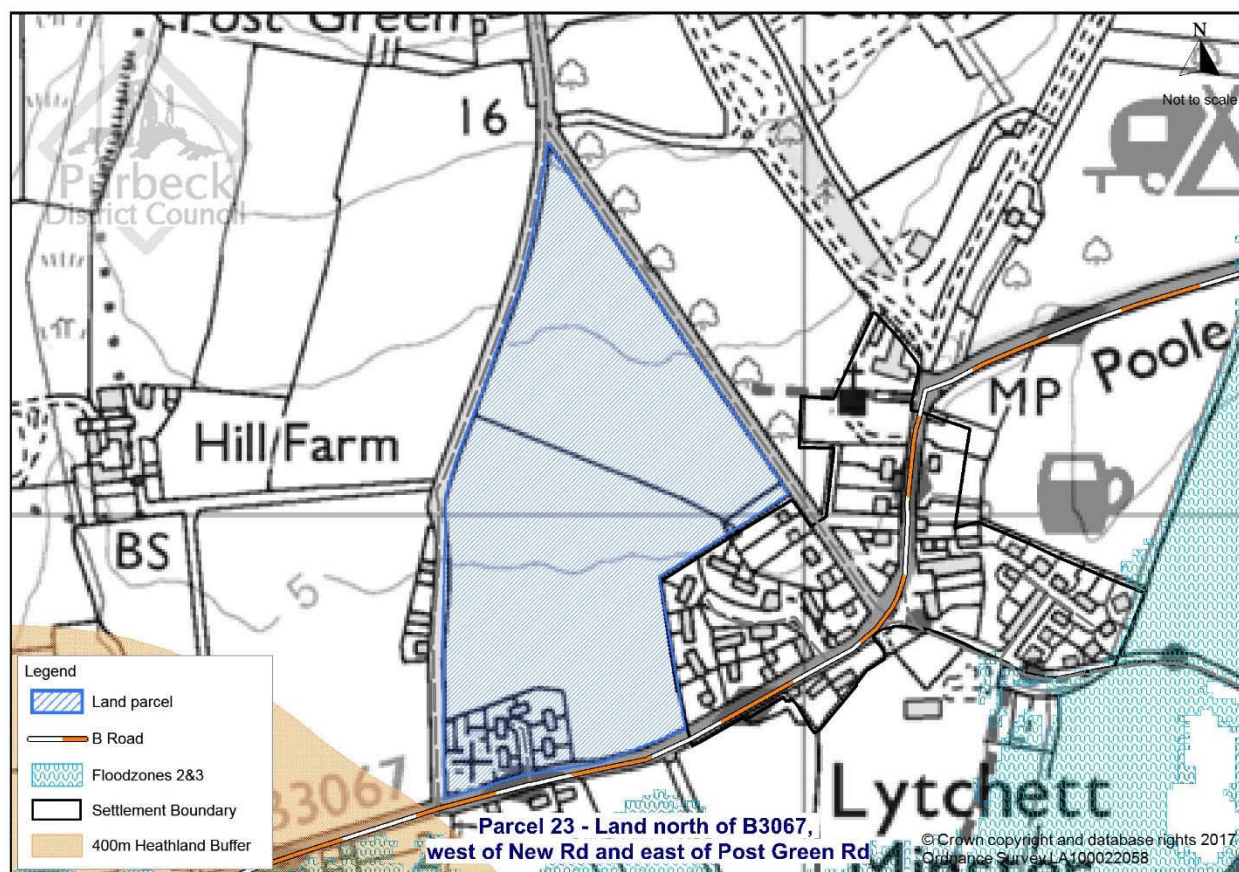
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with only a small number of buildings.	High
Permanence	This parcel is bounded by the A35 to the south, the heathland 400m buffer zone to the east and a minor road (Randalls Hill) to the west.	High
NPPF green belt purposes		
Sprawl	This parcel is adjacent to the large built-up area and is open.	High
Merging	The parcel serves a strategic function in maintaining a gap between the large built up area and the settlement of Lytchett Minster to the west.	Medium
Safeguarding countryside	The open pasture and mature hedgerows positively contribute to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bound by the A35 to the south, the heathland 400m buffer zone to the east and a minor road (Randalls Hill) to the west.	
Summary	The parcel makes a significant contribution to the openness of the Green Belt, the character of the countryside and checking the sprawl of the large built up area. It also serves a function in preventing the merging of the large built up area with Lytchett Minster.	

Parcel 22 – Land north of B3067, south of Post Green Rd and east of New Rd



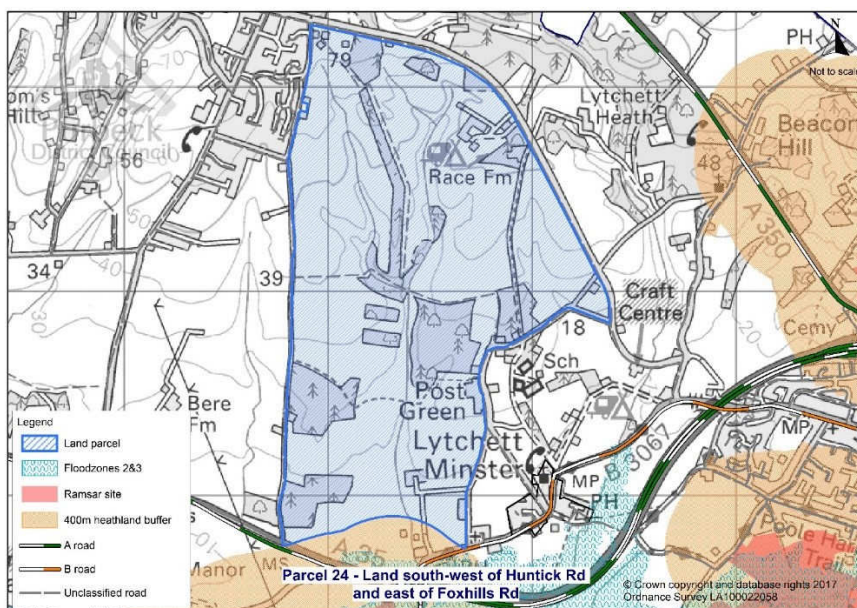
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	Significant proportions of the parcel are covered by school buildings and part of the parcel is used as a caravan site (the parcel is also designated as part of the Lytchett Minster Conservation Area).	Medium
Permanence	This parcel is bound by the B3067 and Lytchett Minster settlement boundary to the south and by minor roads elsewhere.	High
NPPF green belt purposes		
Sprawl	The parcel is close, but not immediately adjacent, to the large built-up area (the A35 and undeveloped farm land separate the parcel from the edge of Upton). It scores more highly than some of the other parcels around Lytchett Minster because of its proximity to the edge of the large built-up area.	Medium
Merging	The parcel provides a significant physical buffer between the edges of Lytchett Minster and the large built-up area to the east – despite this the eastern side of the parcel does not abut the edge of the large built-up area (there is a undeveloped wedge of land between the A35 and the B3067).	Medium
Safeguarding countryside	This parcel has some buildings / hard standings within it.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the B3067 and Lytchett Minster settlement boundary to the south and by minor roads elsewhere.	
Summary	The parcel serves a function in preventing the merging of the large built-up area with the village of Lytchett Minster. Existing development limits the parcels function in safeguarding the countryside from encroachment and maintaining the openness of the green belt.	

Parcel 23 – Land north of B3067, west of New Rd and east of Post Green Rd



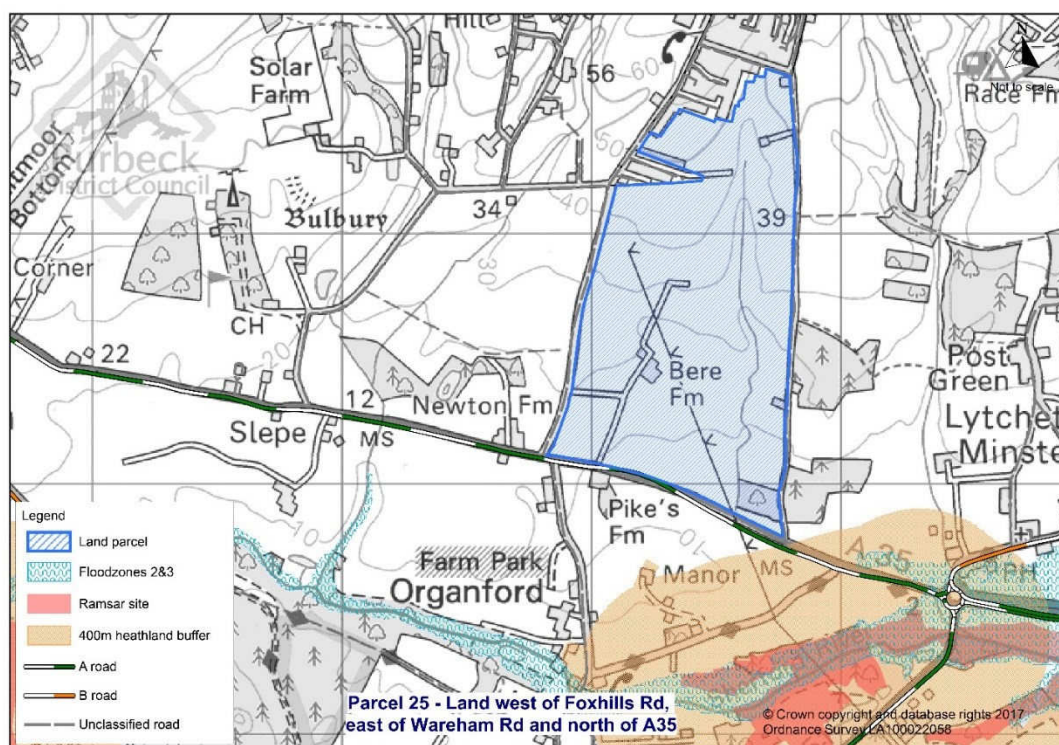
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is mainly open with a group of homes concentrated in the south west corner.	Medium
Permanence	This parcel is bounded by the Lytchett Minster settlement boundary and the B3067 to the south, with the remainder of the parcel bounded by minor roads.	Medium
NPPF green belt purposes		
Sprawl	The parcel is not immediately adjacent to the large built-up area – it is positioned on the western side of Lytchett Minster. The village and an undeveloped buffer separates it from the edge of the large built-up area.	Low
Merging	The parcel forms part of the undeveloped buffer between the settlements of Lytchett Minster and Lytchett Matravers, but is not large enough to be especially significant in preventing merging of these settlements.	Low
Safeguarding countryside	Most of the parcel is undeveloped pasture with a small group of homes positioned in the south western corner of the land.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the Lytchett Minster settlement boundary and the B3067 to the south, with the remainder of the parcel bounded by minor roads.	
Summary	The parcel contributes toward the openness of the Green Belt and character of the countryside. Because of its size and position, it serves a less significant purpose in checking the expansion of the large built up area and preventing the settlements of Lytchett Matravers and Lytchett Minster from merging.	

Parcel 24 – Land south-west of Huntick Rd and east of Foxhills Rd



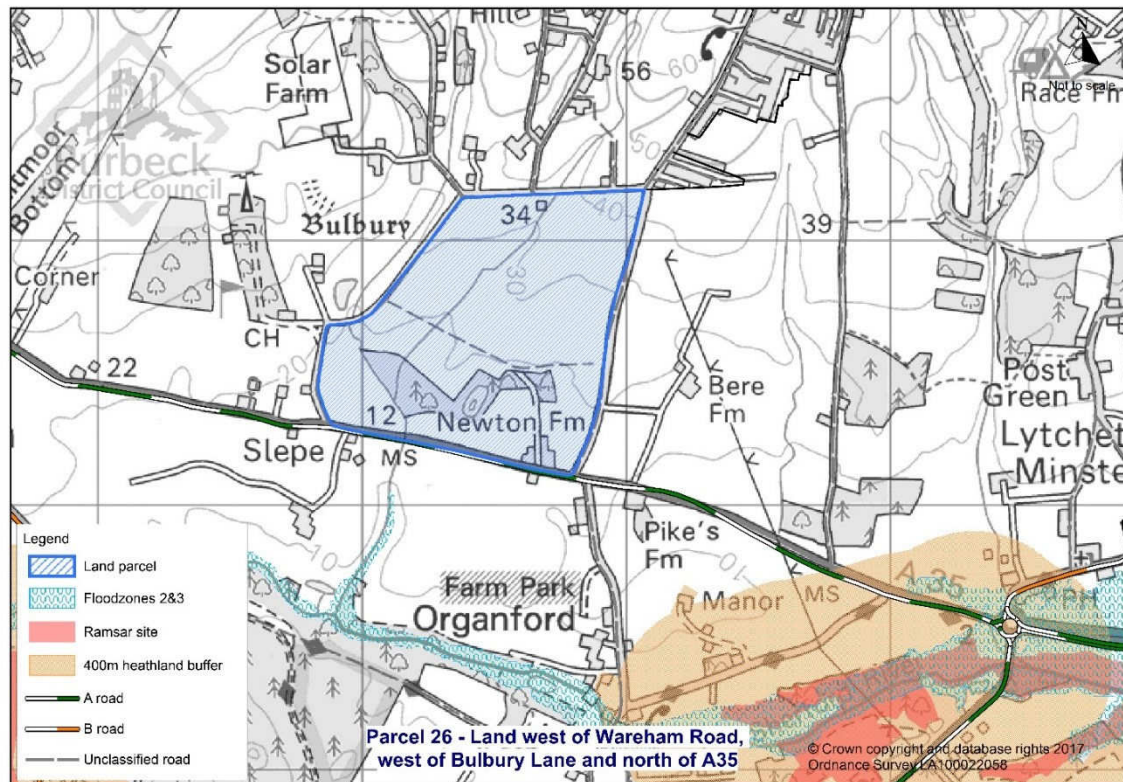
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	Parts of this parcel are covered by development (including uses of the land) that affect its openness, including: buildings, solar farms (land at Race Farm), and a campsite (Huntick Farm). Taken as whole, the prevailing character of this parcel is of open undeveloped farm land.	Medium
Permanence	This parcel is bounded by Foxhills Road to the west, Huntick Road to the north and east, the heathland 400m buffer zone to the south, and minor roads separating from other parcels.	Medium
NPPF green belt purposes		
Sprawl	The irregular shape of the parcel curves eastward around Lytchett Minster toward the edge of the large built-up area. While not directly abutting the edge of the edge of the large built-up area, the parcel serves some function in checking sprawl from the conurbation.	Medium
Merging	The parcel is positioned next to settlements of Lytchett Matravers and close to the edge of Lytchett Minster – the physical gap between the settlements is strategically significant in preventing them from merging with one another.	High
Safeguarding countryside	The pasture land, mature hedgerows and plantations which cover most of the parcel all contribute to the intrinsic character of the countryside. This character is partly undermined in part by the caravan site and solar farm.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land		
Status of adjacent land	This parcel is bounded by Foxhills Road to the west, Huntick Road to the north and east, the heathland 400m buffer zone to the south, and minor roads separating from other parcels.	
Summary	As a whole this parcel contributes toward the openness of the Green Belt and character of the countryside. It has a role in checking sprawl from the large built-up area and a more significant role in preventing the settlements of Lytchett Matravers and Lytchett Minster from merging.	

Parcel 25 – Land west of Foxhills Rd, east of Wareham Rd and north of A35



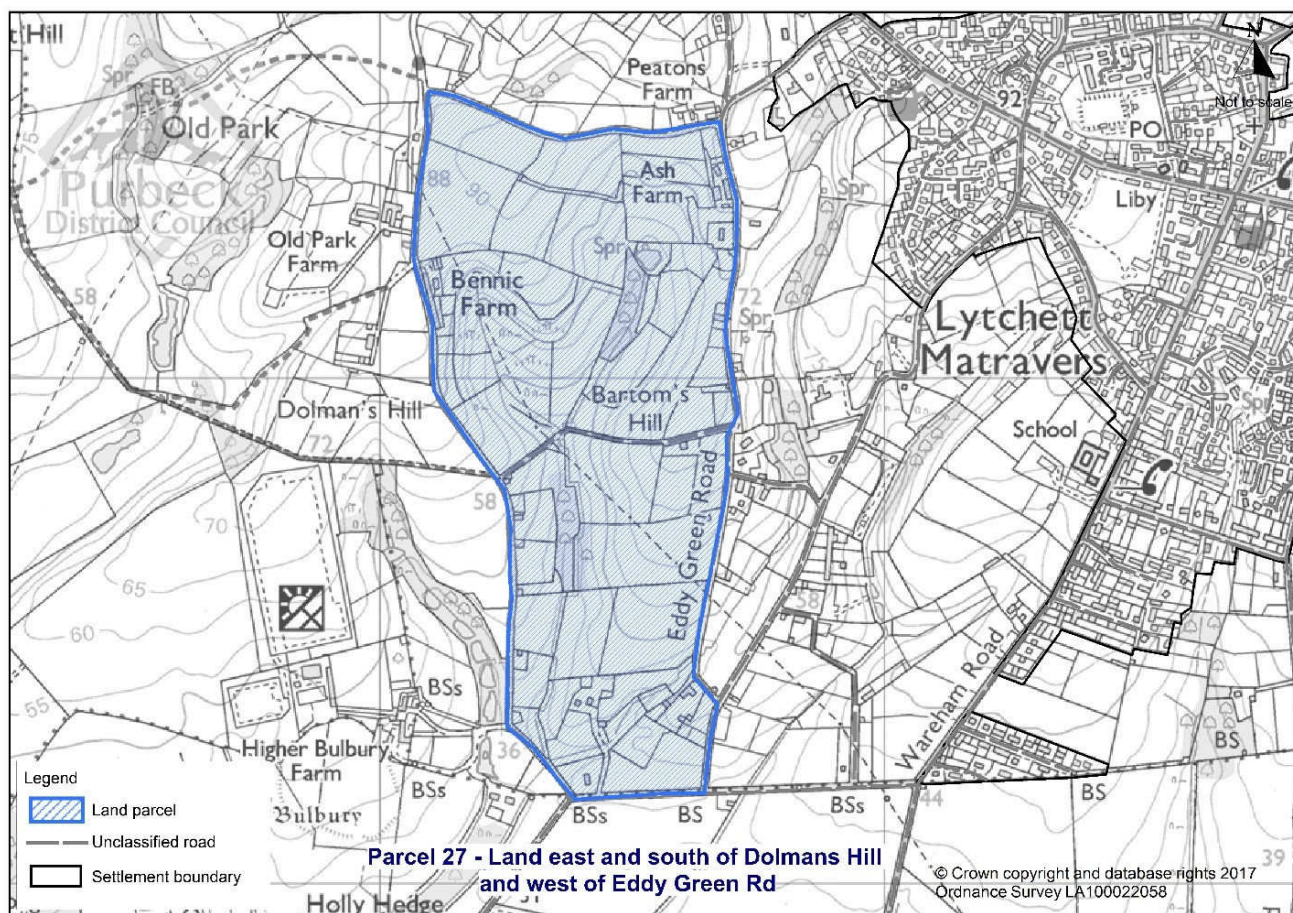
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	Largely open land with the only built development being a group of buildings (Bere Farm) in the southern half of the site.	High
Permanence	This parcel is bounded by the A35 to the south, Lytchett Matravers settlement boundary to the north, Wareham Road to the west and Foxhills Road to the east.	Medium
NPPF green belt purposes		
Sprawl	This land parcel is not positioned adjacent to the large built-up area – its proximity to the large built up area means it serves some function as buffer to check sprawl (this function is not significant because of the position of the parcel relative to the edge of the large built-up area).	Low
Merging	The size and position of this parcel mean that it has an important role in maintain an undeveloped gap between the settlements of Lytchett Matravers and Lytchett Minster.	Medium
Safeguarding countryside	The undeveloped pasture, mature trees and hedgerows across the parcel all positively contribute to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the A35 to the south, Lytchett Matravers settlement boundary to the north, Wareham Road to the west and Foxhills Road to the east.	
Summary	This parcel encloses a large, and relatively diverse area, which starts from the A35 in the south up to the edge of Lytchett Matravers in the north. As a whole the parcel makes a significant contribution toward the openness of the green belt and character of the countryside. It also serves as a strategic check on preventing the settlements of Lytchett Minster and Lytchett Matravers from merging with one another.	

Parcel 26 – Land west of Wareham Road, west of Bulbury Lane and north of A35



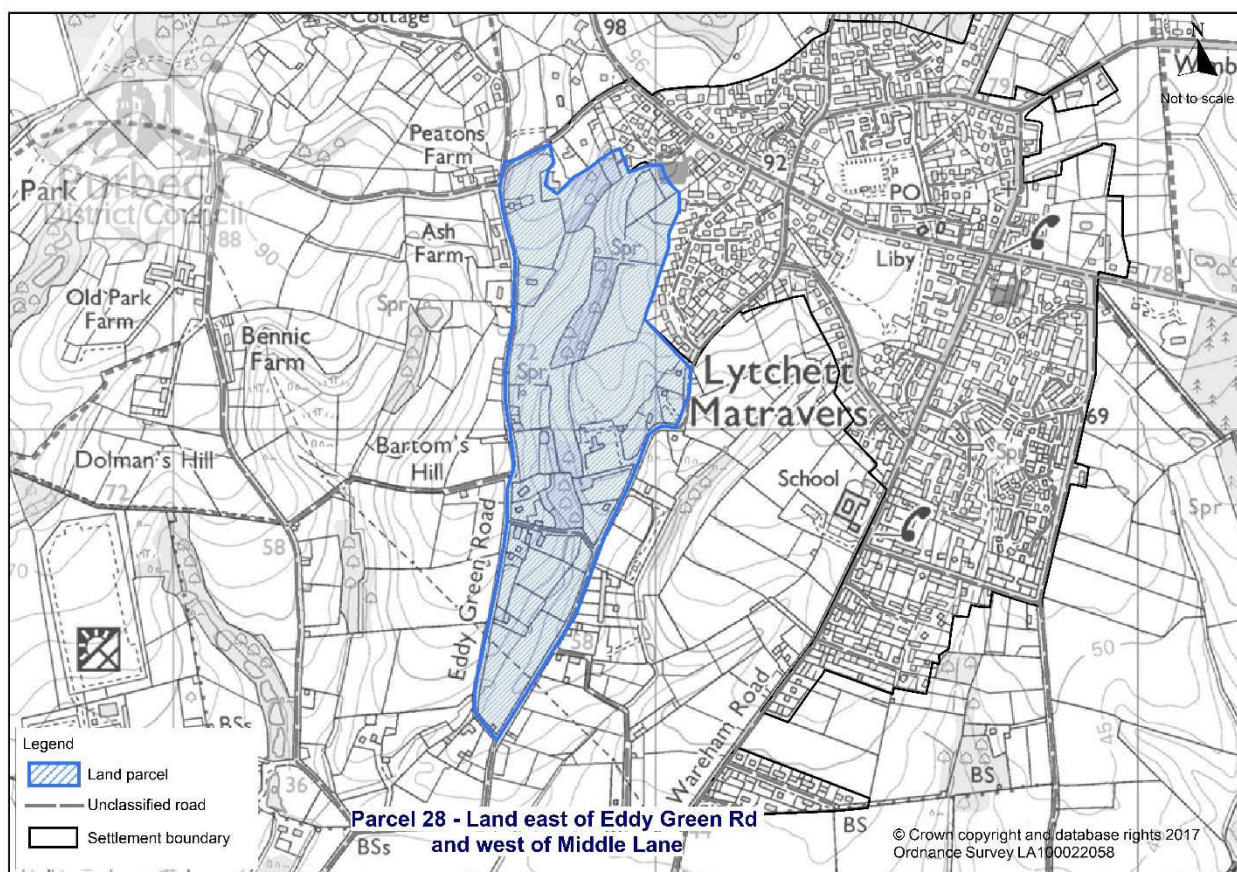
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	The parcel is largely open aside from a solar farm (to the north of Newton Farm) and the grouping of buildings at Newton Farm next to the A35.	Medium
Permanence	This parcel is bounded by the A35 to the south, Wareham Road to the east, and minor roads to the north and west.	Medium
NPPF green belt purposes		
Sprawl	This parcel is not positioned adjacent to the large built-up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Development in this parcel will not result in the merging of towns but because of its position, and visibility next to the A35, it contributes toward the perception of an undeveloped physical gap between Lytchett Matravers and Lytchett Minster.	Low
Safeguarding countryside	The pasture land, arable fields, wooded copse and mature hedge rows which cover most of the parcel all contribute to the intrinsic character of the countryside. This character is partly diminished by the solar farm.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the A35 to the south, Wareham Road to the east, and minor roads to the north and west.	
Summary	This parcel makes a contribution toward the openness of the green belt and safeguarding the countryside from encroachment. Because of its size and position it has a less significant role in preventing the settlements of Lytchett Minster and Lytchett Matravers from merging with one another – it has a role in maintaining this perception when viewed from the A35.	

Parcel 27 – Land east and south of Dolmans Hill and west of Eddy Green Rd



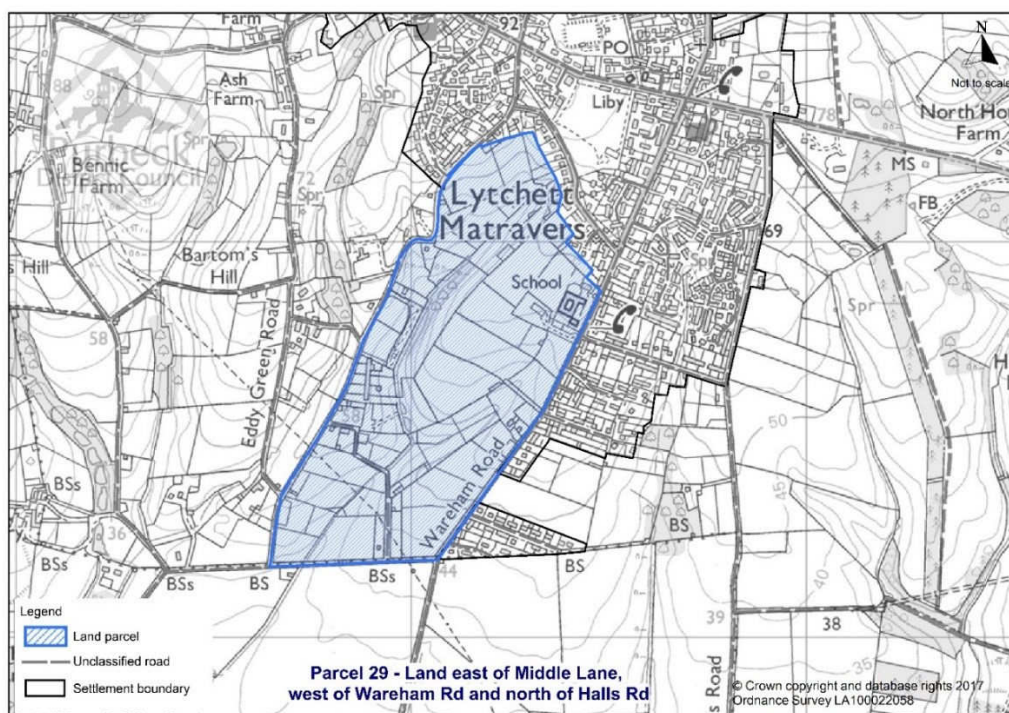
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is largely open there are a number of buildings spread around the edge of the parcel at regular intervals and in the southern half of the land.	Medium
Permanence	This parcel is bounded by minor roads to the west of Lytchett Matravers.	Medium
NPPF green belt purposes		
Sprawl	This land parcel is not positioned adjacent to the large built-up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Development to the west of Lytchett Matravers will not to lead to the neighbouring settlements of Lytchett Minster and Lytchett Matravers merging.	Nil
Safeguarding countryside	Most of the parcel is undeveloped. The fields and hedges in the centre of the parcel all contribute to the intrinsic character of the countryside. Sporadic development around the edges of the parcel and to the south undermine this character.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by minor roads to the west of Lytchett Matravers.	
Summary	The parcel serves the function of maintaining the openness of the green belt and safeguarding the countryside from encroachment. It does not serve a significant function in checking sprawl from the large built up area or preventing settlements from merging with one another.	

Parcel 28 – Land east of Eddy Green Rd and west of Middle Lane



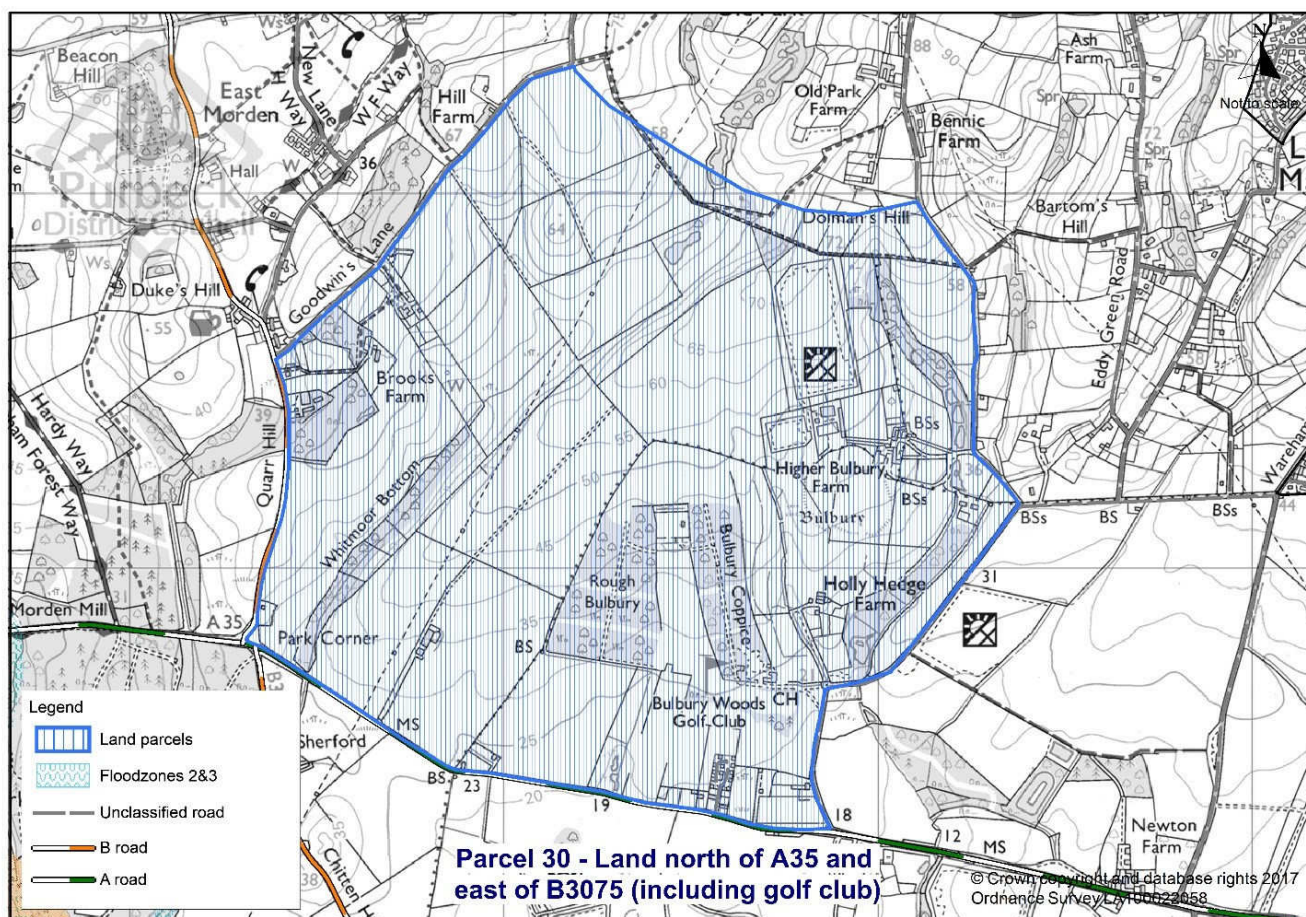
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is largely open there are a number of buildings spread around the sides of the parcel at regular intervals and in the southern half of the land.	Medium
Permanence	This parcel is bounded by Lytchett Matravers settlement boundary to the north and by minor roads at remaining boundaries.	Medium
NPPF green belt purposes		
Sprawl	This parcel is not positioned adjacent to the large built-up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Development to the west of Lytchett Matravers would not lead to neighbouring settlements of Lytchett Minster and Lytchett Matravers from merging.	Nil
Safeguarding countryside	Most of the parcel is undeveloped. The fields and the belt of trees running through the centre of the parcel all contribute to the intrinsic character of the countryside. Sporadic development around the edges of the parcel and to the south undermine this rural / undeveloped character.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by Lytchett Matravers settlement boundary to the north and by minor roads at remaining boundaries.	
Summary	The parcel serves the function of maintaining the openness of the green belt and safeguarding the countryside from encroachment. It does not serve a significant function in checking sprawl from the large built up area or preventing settlements from merging with one another.	

Parcel 29 – Land east of Middle Lane, west of Wareham Rd and north of Halls Rd



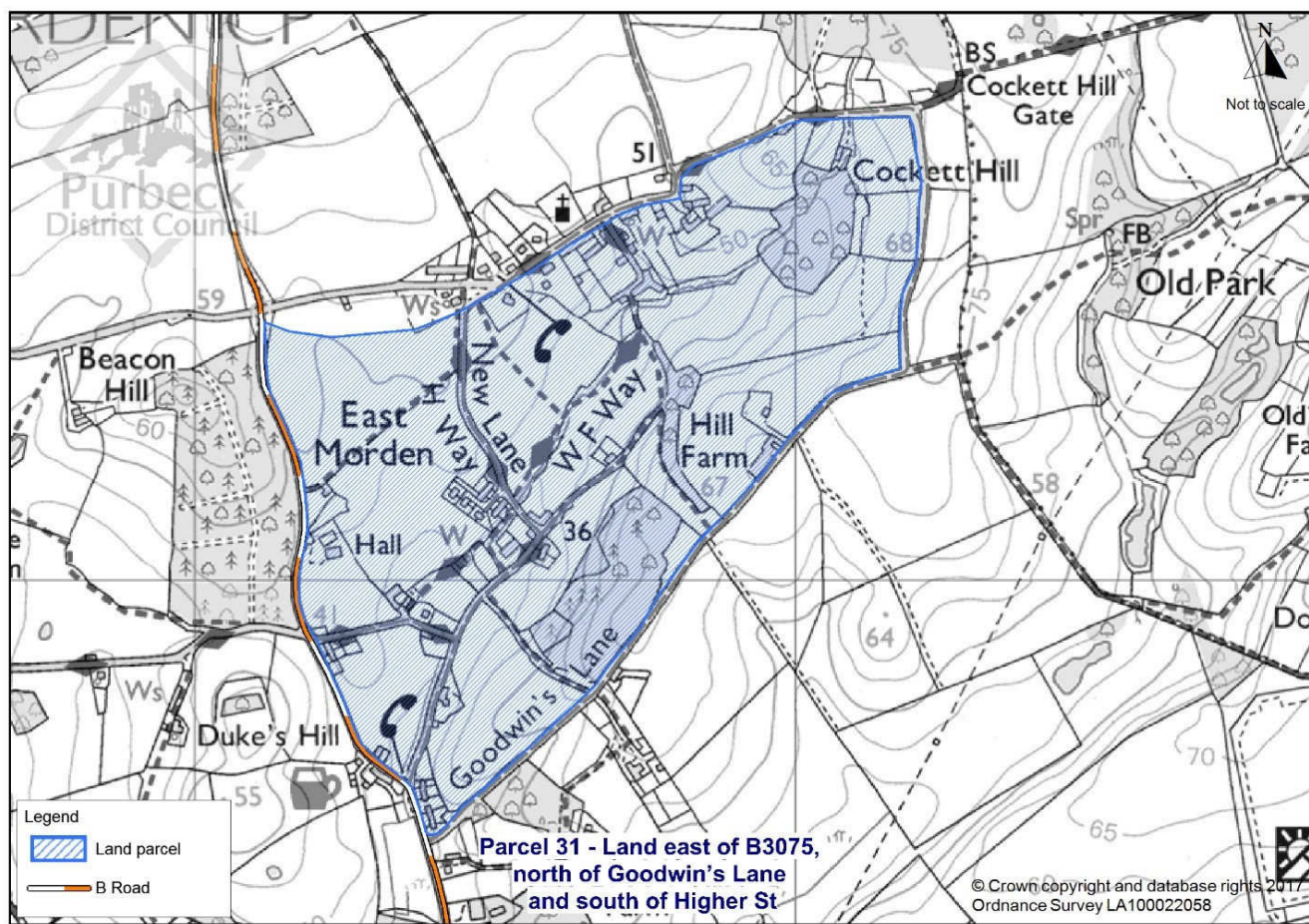
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is largely open - dispersed building spread across the parcel do have an effect on its openness. These buildings include those off Middle Road in its south western corner, Lytchett Matravers Primary School and those spread around the edges of the parcel.	Medium
Permanence	This parcel is bounded by Lytchett Matravers settlement boundary to the north and east and by minor roads to the west and south.	Medium
NPPF green belt purposes		
Sprawl	This parcel is not positioned adjacent to the large built-up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Because of its position (to the west of Lytchett Matravers) the parcel does not have a significant role in preventing the settlements of Lytchett Minster and Lytchett Matravers from merging.	Nil
Safeguarding countryside	Most of the parcel is undeveloped. The fields and hedgerows contribute toward the intrinsic character of the countryside. Development concentrated around Middle Road in the South Western corner of the parcel in part undermines this character.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by Lytchett Matravers settlement boundary to the north and east, and by minor roads to the south and west.	
Summary	The parcel serves the function of maintaining the openness of the green belt and safeguarding the countryside from encroachment. It does not serve a significant function in checking sprawl from the large built up area or preventing settlements from merging with one another.	

Parcel 30 – Land north of A35 and east of B3075 (including golf club)



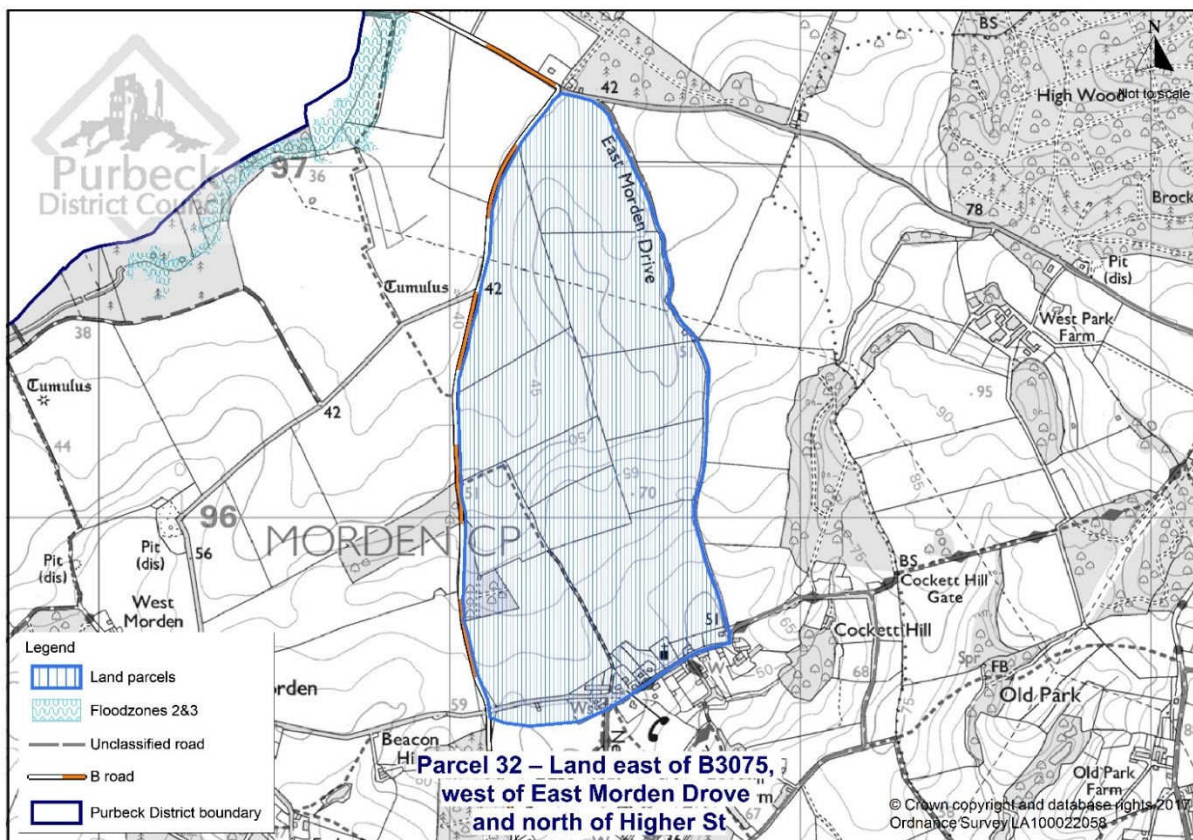
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	The parcel is largely open aside from a solar farm (Redbridge Farm), caravan site (Slepe Mobile Home Park) and a number of buildings dispersed across the site (including those at Redbridge Farm close to the solar farm).	Medium
Permanence	This parcel is bounded by the A35 to the south and the B3075 to the west, with minor roads making up the rest of the boundary.	Medium
NPPF green belt purposes		
Sprawl	This parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Given the parcel's position, to the west of Lytchett Matravers, it serves no function in preventing the settlements of Lytchett Minster and Lytchett Matravers from merging.	Nil
Safeguarding countryside	Most of the parcel is undeveloped. The fields and hedgerows contribute toward the intrinsic character of the countryside. The solar farm and caravan site undermine this character.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the A35 to the south and the B3075 to the west, with minor roads making up the rest of the boundary.	
Summary	The parcel serves the function of maintaining the openness of the green belt and safeguarding the countryside from encroachment. It does not serve a significant function in checking sprawl from the large built up area or preventing settlements from merging with one another.	

Parcel 31 – Land east of B3075, north of Goodwin’s Lane and south of Higher St



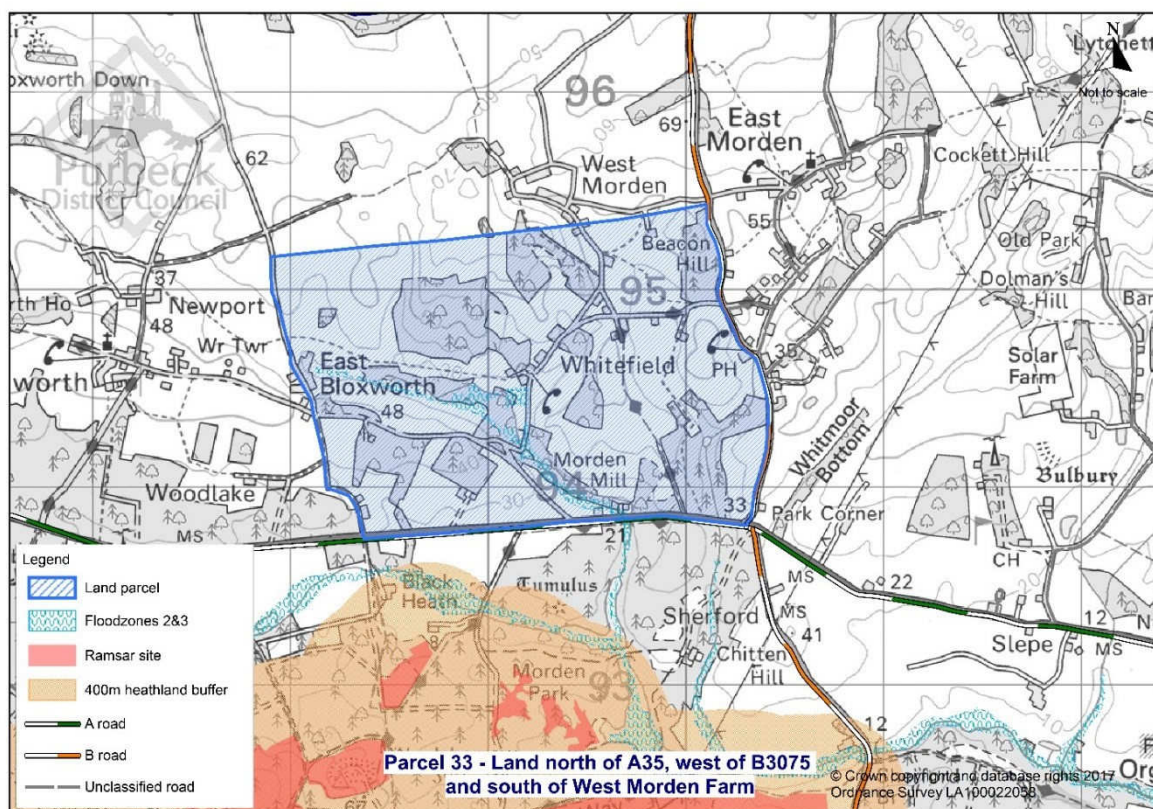
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is largely open - the dispersed pattern of buildings spread across a large proportion of the parcel maintain a sense of openness.	Medium
Permanence	This parcel is bounded by the B3075 to the west and by minor roads elsewhere.	Medium
NPPF green belt purposes		
Sprawl	This parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Given its position relative to settlements, this parcel is not significant in serving this purpose	Nil
Safeguarding countryside	The pasture land, arable fields, and wooded plantation / copse positively contribute toward the intrinsic character of the countryside.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the B3075 to the west and by minor roads elsewhere.	
Summary	The parcel serves the function of maintaining the openness of the green belt and safeguarding the countryside from encroachment. It does not serve a significant function in checking sprawl from the large built up area or preventing settlements from merging with one another.	

Parcel 32 – Land east of B3075, west of East Morden Drove and north of Higher St



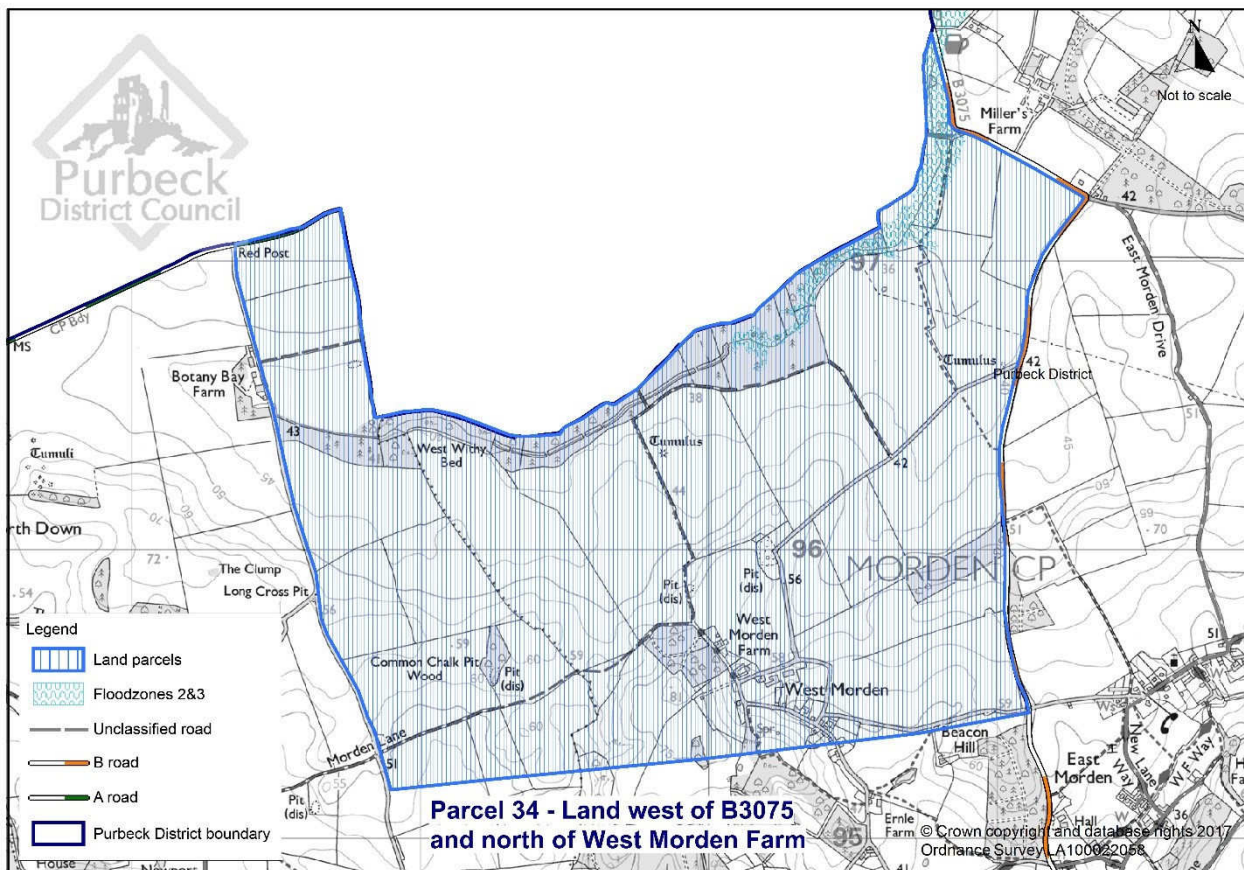
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with the only built development being buildings associated with East Morden along the parcel's southern edge.	High
Permanence	This parcel is bounded by the B3075 to the west and by minor roads elsewhere.	Medium
NPPF green belt purposes		
Sprawl	This parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Given its position relative settlements, this parcel is not significant in serving this purpose.	Nil
Safeguarding countryside	The undeveloped arable fields make a positive contribution to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land		
Status of adjacent land	This parcel is bounded by the B3075 to the west and by minor roads elsewhere.	
Summary	The parcel serves a significant function of maintaining the openness of the green belt and safeguarding the countryside from encroachment. It does not serve a significant function in checking sprawl from the large built up area or preventing towns/settlements from merging with one another.	

Parcel 33 – Land north of A35, west of B3075 and south of West Morden Farm



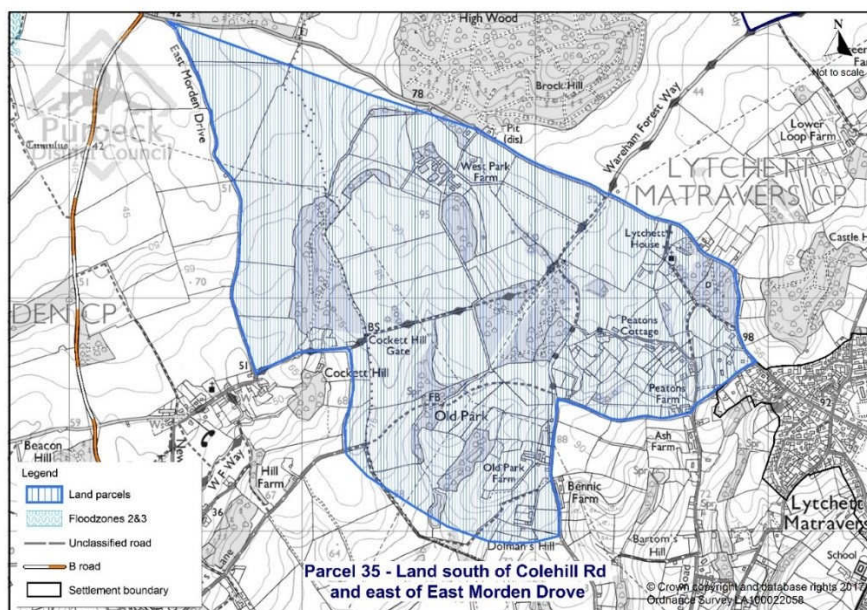
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	Buildings are dispersed across the centre of this parcel (close to existing roads) in the hamlets of West Morden and Whitefield. Aside from these buildings the parcel is largely undeveloped and open.	Medium
Permanence	This parcel is bound by the A35 to the south, the B3075 to the east, the green belt boundary to the west and West Morden Farm buildings to the north.	Medium
NPPF green belt purposes		
Sprawl	This land parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Given its position relative settlements, this parcel is not significant in serving this purpose.	Nil
Safeguarding countryside	Despite the homes spread along the roads which run through the centre of the site, the pasture land, arable fields, and wooded plantation/copse positively contribute toward the intrinsic character of the countryside.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by the A35 to the south, the B3075 to the east, the green belt boundary to the west and West Morden Farm buildings to the north.	
Summary	The parcel serves the function of maintaining the openness of the green belt and safeguarding the countryside from encroachment. It does not serve a significant function in checking sprawl from the large built-up area or preventing towns/settlements from merging with one another.	

Parcel 34 – Land west of B3075 and north of West Morden Farm



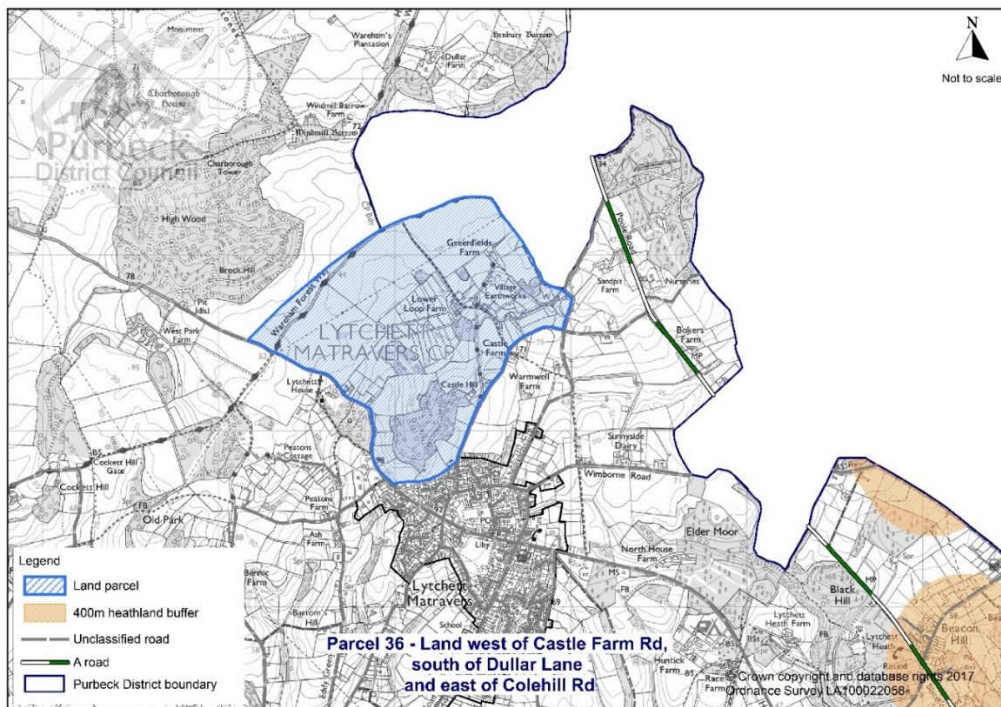
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with the only built development being farm buildings/homes at West Morden Farm.	High
Permanence	This parcel is bounded by West Morden Farm buildings to the south, the B3075 to the east, the green belt boundary to the west and the district boundary to the north where the adjoining land in the neighbouring authority is also green belt.	Medium
NPPF green belt purposes		
Sprawl	This parcel is not positioned adjacent to the large built up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Given its position relative settlements, this parcel is not significant in serving this purpose.	Nil
Safeguarding countryside	Undeveloped arable fields, pasture and wooded copse all positively contribute toward the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by West Morden Farm buildings to the south, the B3075 to the east, the Green Belt boundary to the west and the district boundary to the north where the adjoining land in the neighbouring authority is also Green Belt.	
Summary	The parcel serves a significant function of maintaining the openness of the green belt and safeguarding the countryside from encroachment. It does not serve a significant function in checking sprawl from the large built up area or preventing settlements from merging with one another.	

Parcel 35 – Land south of Colehill Rd and east of East Morden Drive



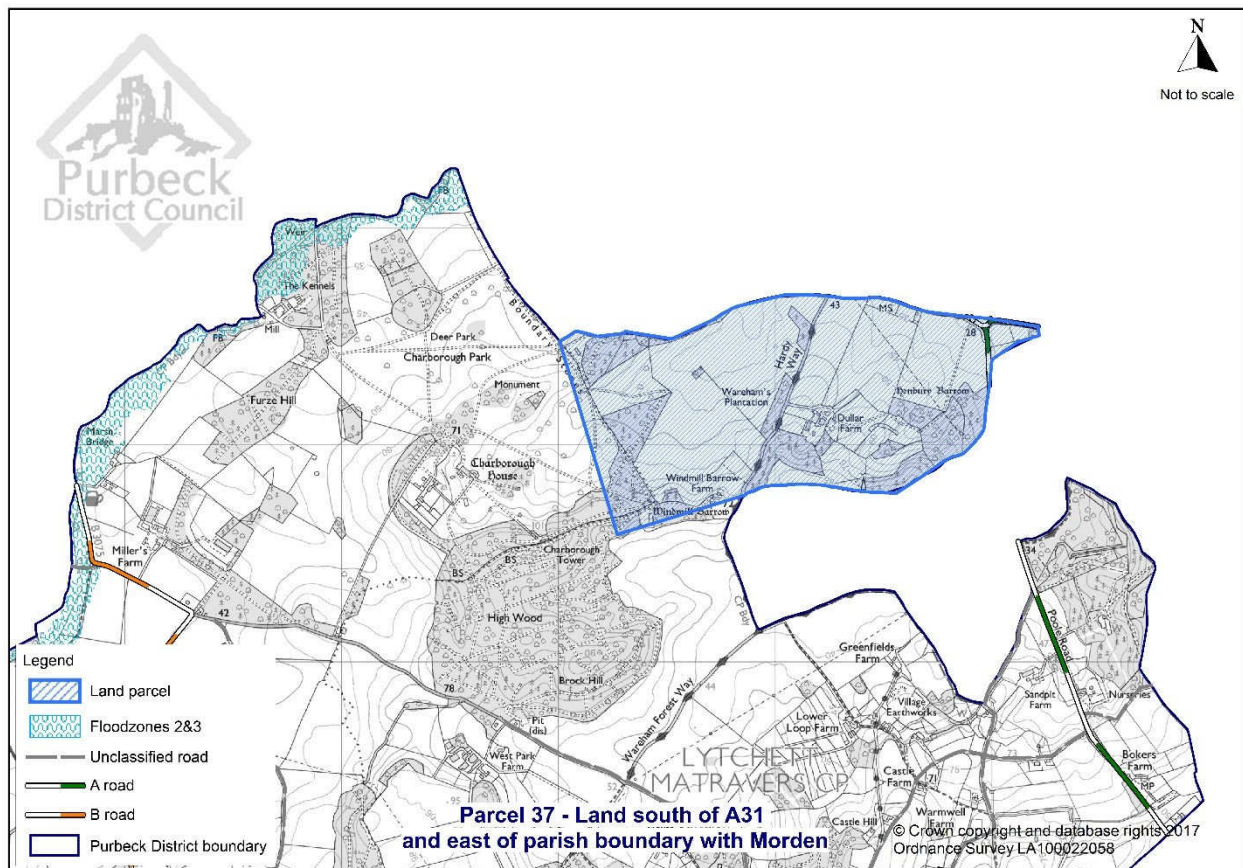
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is largely open aside from the small groups of homes at Old Park Farm, Dolman's Hill, and those along Peatons Lane.	Medium
Permanence	The edges of this parcel are for the most part bounded by minor roads and surrounded by other green belt land. A small of the parcels south-east corner adjoins Lytchett Matravers settlement boundary.	Medium
NPPF green belt purposes		
Sprawl	This parcel is not positioned adjacent to the large built-up area and does not act as a check on the spread of the conurbation.	Nil
Merging	Given its position, to the west of Lytchett Matravers, this parcel does not have a significant role in preventing the settlements of Lytchett Minster and Lytchett Matravers from merging with one another.	Nil
Safeguarding countryside	Despite the dispersed pattern of homes across the southern part of the parcel, arable fields and wooded plantation/copse positively contribute toward the intrinsic character of the countryside.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel for the most part is bounded by minor roads and surrounded by other green belt land with a small element of the south-east corner of the parcel adjoining Lytchett Matravers settlement boundary.	
Summary	The parcel covers a large and diverse area, which stretches from the north western corner of Lytchett Matravers westward toward East Morden Drive. As a whole the parcel serves a function of maintaining the openness of the green belt and safeguarding the countryside from encroachment. The assessment notes that small groups of homes (dispersed across the south part of the parcel) have some impact on openness. The parcel does not serve a significant function in checking sprawl from the large built up area or preventing settlements from merging with one another.	

Parcel 36 – Land west of Castle Farm Rd, south of Dullar Lane and east of Colehill Rd



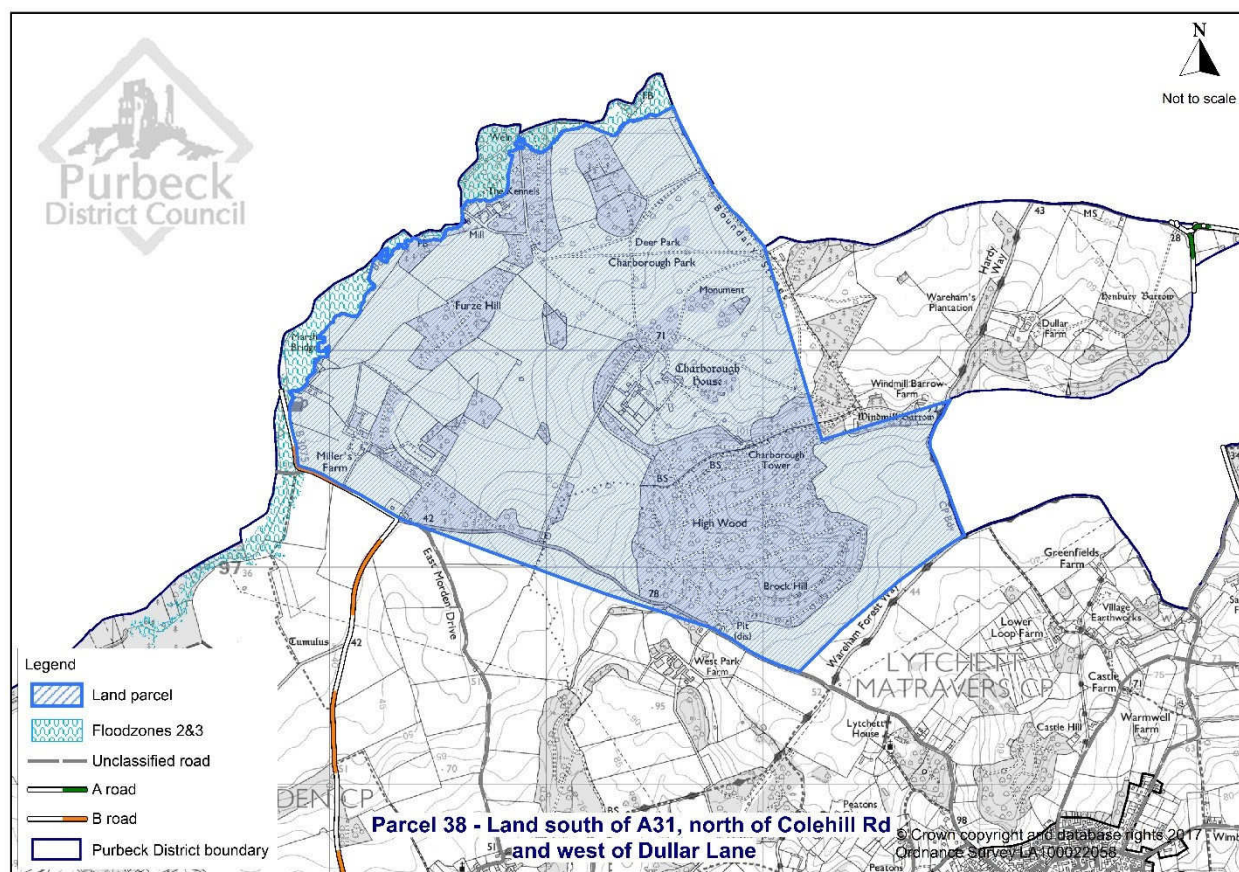
NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel largely open aside from a number of homes close to its eastern side (grouped around Loop Farm Road) and a number of other buildings dispersed around the edges of the parcel.	Medium
Permanence	The southern edge of the parcel adjoins the Lytchett Matravers settlement boundary. Elsewhere its boundaries are formed by minor roads. Its northern side borders a neighbouring authority – this neighbouring land also forms part of the green belt.	Medium
NPPF green belt purposes		
Sprawl	The parcel extends around the north of Lytchett Matravers towards the edge of the large built-up area – there is still a significant gap between the edge of the parcel and the conurbation. Nevertheless it serves a strategic role in checking westward sprawl.	Low
Merging	The parcel has a strategic role in maintaining an undeveloped buffer between the edge of the large built-up area and Lytchett Matravers.	Low
Safeguarding countryside	The arable fields and small copse make a positive contribution to the intrinsic character of the countryside.	Medium
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel adjoins the Lytchett Matravers settlement boundary to the south and is otherwise surrounded by agricultural land.	
Summary	The parcel makes a contribution to the openness of the green belt, and the character of the countryside. It also serves a function in acting as a check on the large built up area to the east and the merging of the large built up area with the settlement of Lytchett Matravers.	

Parcel 37 – Land south of A31 and east of parish boundary with Morden



NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with the only built development being farm buildings and isolated homes on the eastern edge of the parcel.	High
Permanence	This parcel is predominantly bounded by the district boundary where the land in the neighbouring authority is also green belt.	Medium
NPPF green belt purposes		
Sprawl	This parcel is positioned some distance to the west of the large built-up area.	Low
Merging	The parcel is positioned to north of Lytchett Matravers and to the south of settlement of Sturminster Marshall and a substantial distance from the western edge of the large built-up area. Given its size and position it serves a strategic role preventing these settlements from merging into one another.	Medium
Safeguarding countryside	This copse, pasture land and arable fields all contributes positively to the intrinsic character of this part of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is predominantly bounded by the district boundary where the land in the neighbouring authority is also green belt.	
Summary	The parcel makes a significant contribution to the openness of the green belt and the character of the countryside. It also serves a function in acting as a strategic check on the large built up area to the east and the merging of settlements (including the large built up area, Lytchett Matravers and Sturminster Marshall (to the north)).	

Parcel 38 – Land south of A31, north of Colehill Rd and west of Dullar Lane



NPPF fundamental aim of green belt	Justification for rating	Rating
Openness	This parcel is predominantly open land with some buildings at Charborough Park.	High
Permanence	The parcel boundaries are formed from a mix of minor roads, administrative boundaries with neighbouring authorities and land at risk from flooding.	High
NPPF green belt purposes		
Sprawl	This parcel is positioned to the west of the large built-up area.	Low
Merging	The parcel is positioned to north of Lytchett Matravers and to the south of settlement of Sturminster Marshall and a substantial distance from the western edge of the large settlement area.	Medium
Safeguarding countryside	The open parkland of Charborough Park, arable fields and wooded copse all positively contribute to the intrinsic character of the countryside.	High
Historic towns	This parcel does not form part of the setting of Wareham.	Nil
Status of adjacent land	This parcel is bounded by flood zones to the north-west, with elements of the eastern boundary adjoining the district boundary where the land in the neighbouring authority is also green belt, with the remaining boundary of the parcel determined by minor roads.	
Summary	The parcel makes a significant contribution to the openness of the green belt, and the character of the countryside. It also serves a function in acting as a strategic check on the large built-up area to the east and the merging of settlements (including the large built-up area, Lytchett Matravers and Sturminster Marshall (to the north)).	

Summary

56. The table below summarises the findings from the strategic review of the green belt across Purbeck. The Council has not ranked the parcels as each serves at least one of the purposes. The Council has taken account of the findings from the strategic review when considering whether there are exceptional circumstances for removing land from the green belt in the second part of this paper.

Parcel	NPPF fundamental aim of green belt		NPPF green belt purposes			
	Openness	Permanence	Sprawl	Merging	Safeguarding countryside	Historic towns
1	High	High	Nil	Nil	High	Nil
2	High	Medium	Nil	Nil	High	Nil
3	High	Medium	Nil	Nil	High	Medium
4	Medium	High	Nil	Nil	Medium	Low
5	High	High	Nil	Low	High	High
6	Medium	High	Nil	Nil	Medium	Low
7	High	High	Nil	Nil	High	Nil
8	Medium	High	Nil	Nil	Medium	Nil
9	Medium	High	Nil	Nil	Medium	Nil
10	High	Medium	Low	Low	High	Nil
11	High	Medium	Medium	Medium	High	Nil
12	High	High	High	Medium	High	Nil
13	Medium	High	High	Medium	Medium	Nil
14	High	High	Low	Low	High	Nil
15	Medium	High	Low	Low	Medium	Nil
16	High	High	Low	Nil	High	Nil
17	High	High	Low	Low	High	Nil
18	High	High	Low	Medium	High	Nil
19	High	High	Nil	Medium	High	Nil
20	High	High	Medium	High	High	Nil
21	High	High	High	Medium	High	Nil
22	Medium	High	Medium	Medium	Medium	Nil
23	Medium	Medium	Low	Low	Medium	Nil
24	Medium	Medium	Medium	High	Medium	Nil
25	High	Medium	Low	Medium	High	Nil
26	Medium	Medium	Nil	Low	Medium	Nil
27	Medium	Medium	Nil	Nil	Medium	Nil
28	Medium	Medium	Nil	Nil	Medium	Nil
29	Medium	Medium	Nil	Nil	Medium	Nil
30	Medium	Medium	Nil	Nil	Medium	Nil
31	Medium	Medium	Nil	Nil	Medium	Nil
32	High	Medium	Nil	Nil	High	Nil
33	Medium	Medium	Nil	Nil	Medium	Nil
34	High	Medium	Nil	Nil	High	Nil
35	Medium	Medium	Nil	Nil	Medium	Nil
36	Medium	Medium	Low	Low	Medium	Nil
37	High	Medium	Low	Medium	High	Nil
38	High	High	Low	Medium	High	Nil

Key findings

57. All the parcels of land surveyed in stage 1 of the review serve at least one of the NPPF purposes of the green belt. All of the parcels have been rated as either medium or high for their openness and the purpose of safeguarding the countryside from encroachment. The performance of parcels against the other criteria varies according to their position relative to existing towns, villages and the large built-up area.
58. The table which summarises the findings from the stage 1 review does not give the parcels an overall rating based on adding scores for the assessments against each assessment criteria. It is not considered that an aggregate score is necessarily useful for either the detailed review of sites in the second stage of this study, or in reaching a view as to whether there are exceptional circumstances sufficient to justify removing land from the green belt. This avoids falling into the trap of making the false presumption that a comparatively low aggregate score for a parcel by itself necessarily represents exceptional circumstances for removing land from the green belt.

Appendix 2 - Sites where exceptional circumstances could be justified

Introduction

60. This appendix sets out the findings for the sites where there are considered to be exceptional circumstances for altering green belt boundaries on suitable sites for homes in the green belt identified in the Council's SHLAA.
61. These are the sites for new homes assessed in this appendix:
- Blaney's Corner (SHLAA/0024);
 - Sunnyside Farm (SHLAA/0025);
 - Land to the east of Wareham Road (SHLAA/0026);
 - Land to the south of Policeman's Lane (SHLAA/0039);
 - Land adjacent to Carey Road and to the west of Westminster Road Industrial Estate (SHLAA/0059); and
 - Land north of Bere Road and lying immediately northwest of Northmoor estate (SHLAA/0058); and
62. The Council has also considered whether there are exceptional circumstances for a 65 bed care home close to the southern edge of Upton. The Council's housing background paper outlines its strategy for meeting the District's housing needs. The revised green belt and settlement boundaries that are needed to achieve this strategy will be shown in the policies maps of the Purbeck Local Plan.

Exceptional circumstances for new homes

63. For the housing sites in this appendix, the exceptional circumstances are summarised below.

Encouraging sustainable patterns of development

64. Removing land from the green belt around Lytchett Matravers, Upton and Wareham will focus new homes in sustainable locations where new residents would be able to access existing services and facilities.
65. The Council's settlement hierarchy describes Lytchett Matravers as a key service village and Upton and Wareham as towns.
66. Lytchett Matravers has a population of 3,321 people. The Council's Settlement Strategy Update (2017) ranks settlements in tiers according to the number of services and facilities available to residents (Tier 1 settlements have the greatest number of services and facilities). Lytchett Matravers is ranked as a Tier 3 settlement with between 15 – 19 facilities and services including a grocery store, post office, public houses, library, GP surgery, pharmacy, church, parish hall and a school. Bus services, which stop in the village, provide access to Poole. The land to the east of Wareham Road is also close to a public open space (that includes a playing field and multi-use-games-area).
67. Upton has the second largest population (7,611 people) in the District. The Council's Settlement Strategy Update ranks it as a Tier 1 settlement. Some of the accessible services / facilities for residents include grocery stores, cafés, local shops, library, health centre, pharmacy, community centre, dentist, churches and schools. Upton is also well placed, on the edge of the conurbation formed from Poole / Bournemouth / Christchurch, to allow residents to access a wider range of services, facilities and jobs. Residents have the opportunity to use public transport to access these wider facilities via local buses (there are two bus stops close to the site which provide access to Poole). Hamworthy railway station is just under 3 kilometres walk / cycle to the south east of the site. The railway station provides

services westwards to Dorchester and Weymouth and eastwards to Poole, Bournemouth and Christchurch. The land at Upton is also within 30 minutes cycling distance from Upton Industrial Estate and other local employers on Allen Lane.

68. Services and facilities are also concentrated in the town of Wareham. The Council's Settlement Strategy Update ranks Wareham as a Tier 1 settlement. The Settlement Strategy Update states that Wareham has 25 different services and facilities. Residents on the sites have access to grocery stores, restaurants, cafés, local shops, a library, GP surgery, pharmacy, public houses, Town Hall, dentists, churches, a cinema and schools. Wareham has also a railway station and a number of bus stops.
69. Lytchett Matravers, Upton and Wareham are all ranked comparably highly (in the top 3 tiers) in the hierarchy of settlements presented in the Settlement Strategy Update. New homes at these locations will help to maintain the vitality of these towns and village by supporting existing services and facilities, and providing the number / different types of homes for current and future generations. Where necessary the Council will require specific infrastructure, or financial contributions to deliver the necessary infrastructure, to ensure development at these locations is sustainable.

Removing land from the green belt around Lytchett Matravers, Upton and Wareham will not irrevocably harm the strategic purpose and function of the green belt

70. All of the sites for which this study concludes there is a case for exceptional circumstances to alter existing boundaries so as to remove land from the green belt are modestly sized and positioned close to the town or village that they relate to. Aside from the site in Upton, most are positioned some distance from the large built-up area (Bournemouth, Poole and Christchurch conurbation) and some distance from any neighbouring settlements. Removing these sites from the green belt will not undermine the wider strategic objectives of checking sprawl from the large built up area and preventing settlements from merging.
71. The land to the south of Policeman's Lane is strategically more significant because it is positioned on the edge of the large built-up area and in the gap between the western edge of the conurbation and Lytchett Minster. However, removing this land from the green belt is not likely to lead to further incremental loss of land around the edges of Upton because the site is physically contained by the A35 road, land which is subject to flooding and European sites. Elsewhere the landform in terms of topography and permanence of physical boundaries (Wareham) and the clearly defined edges around the town or village (Lytchett Matravers) provide a clear basis for forming new boundaries which are likely to remain permanent in the future and contain further development.
72. The sites identified around Lytchett Matravers are positioned in pockets of undeveloped land between existing homes. Removing this land will allow clear, and consistent, boundaries to be formed around the edges of the village. These new boundaries are likely to be permanently retained as they will provide a consistent edge with boundaries elsewhere in the village.
73. The size and position of each of the sites recommended for removal from the green belt will not significantly undermine its purposes. Accordingly, the proposed changes to green belt boundaries would not fundamentally undermine the fundamental aim, purposes or function of the green belt.

Compensatory improvement to green belt land elsewhere

74. The new homes on sites proposed around Lytchett Matravers and Wareham would deliver new SANGs. These natural, publicly accessibly green spaces will be actively managed to encourage recreational use by the occupiers of the new homes and existing residents. The SANGs should also be maintained to ensure that they remain attractive to visitors and continue to serve this function.

75. A further SANG is not required to address the effects of the new homes at Upton on European sites because there is an excess capacity to address these effects in the SANG that was created for the homes allocated in the Purbeck Local Plan Part 1. The SANG that has been formed enhances accessibility into this part of the green belt. The land is also actively managed to encourage recreation.
76. The SANGs around Lytchett Matravers and Wareham will act as compensation which will help to offset the loss of the green belt land.

Assessment

77. The next section of this appendix provides the assessment against similar criteria to those used to assess the green belt's performance in stage 1 of this green belt review. In addition to considering the effect of removing land on the strategic function of the green belt (Criteria 5) and the extent to which new clearly defined boundaries for the green belt can be formed (Criteria 6). For each criteria the assessment summarises whether each sites:

Fully satisfies

Partly satisfies

Performs no significant function

Blaneys Corner SHLAA/0024

78. Known as Blaneys Corner (SHLAA/0024). Further land is promoted for new homes to the east of the boundary at Blaneys Corner shown on the map below. The promoter considers that a more permanent boundary could be formed by the hedge row to the east; also that a better layout of development could be achieved and accessibility into the countryside improved if development were permitted to extend up to the hedgerow.
79. A recognisable boundary can be formed in the position shown in the aerial photograph below and the benefits arising from enhanced accessibility and greater flexibility of the developments layout do not outweigh the harm that would be caused to the green belt.



Criteria 1 - To check the unrestricted sprawl of large built-up area

80. Positioned some distance from the western edge of the large built-up area – this site does not act as a check on sprawl.

Performs no significant function

Criteria 2 - To prevent neighbouring settlements from merging into one another

81. The Council has adjusted the eastern boundary of the site so that it aligns with those of the eastern side of the village and an allocation in the Purbeck Local Plan Part 1. Significant distances remain between the sites and Upton / Lytchett Minster, but the site is not clearly defined by an existing physical feature along its eastern edge as 6/14/271.

Partly satisfies

Criteria 3 - To assist in safeguarding the countryside from encroachment

82. The site is an attractive undeveloped piece of agricultural land that positively contributes to the character of the countryside around Lytchett Matravers. The Council has considered the wider contribution that the site makes to the undeveloped character of countryside in the green belt under criteria 5 below.

Fully satisfies

Criteria 4 - To preserve the setting and special character of historic towns

83. N / A

Performs no significant function

Criteria 5 - Strategic function of the green belt

84. The sites form part of parcel 20 of the stage 1 review. Parcel 20 is formed from a large piece of land (which is physically enclosed by roads) which extends from the edge of the large built-up area to the north eastern corner of Lytchett Matravers. Stage 1 of this study rated the parcel highly for its openness / safeguarding the countryside from encroachment, permanence and function in preventing neighbouring towns from merging. Due to its relationship with the large built-up area, the parcel also scores moderately in checking sprawl.
85. The site is modestly sized – it only forms a part of the larger stage 1 parcel. The strategic significance of parcel 20 largely arises from its size and position (parcel 20 bridges between the edges of Lytchett Matravers and the large built-up area). The sites is closely related to the edge of the existing village within a pockets of undeveloped countryside. The eastern boundary which the Council recommends corresponds with the eastern edge of the settlement.
86. Removing this land from the green belt will not have a significant effect on its strategic function or purpose in checking sprawl from the large built-up area and preventing neighbouring settlements from merging, particularly as the eastern edge of the site at Blaney's Corner should align with existing development to the south. The site is open and contributes to the undeveloped character of the countryside, but because of the size and relationship with the settlement their loss will not undermine these functions / purpose.

Performs no significant function

Criteria 6 – New permanent boundaries

87. For the most part the boundaries around the edges of the site are clearly defined by roads and buildings – these features are recognisable and likely to remain permanent. The eastern side of Blaneys Corner is not clearly defined by any physical features. The revised green belt boundary would align with the eastern edge of an allocated sites for homes from Purbeck Local Plan Part 1 to the south and Foxhills Road.
88. Removing this pocket of undeveloped land between homes / road to the north and the allocated site to the south (whilst maintaining a consistent edge along this side of the village) would create a recognisable and defensible long term boundary. An incremental spread of the village further eastward could undermine the green belt's function, by creating the conditions which might encourage further removal of green belt land in the future and lead to the merging with settlements to the east (Lytchett Minster and Upton).

Partly satisfies



Criteria 1 - To check the unrestricted sprawl of large built-up area

89. Positioned some distance from the western edge of the large built-up area – this site does not act as a check on sprawl.

Performs no significant function

Criteria 2 - To prevent neighbouring settlements from merging into one another

90. Significant distances remain between the edges of the site and Upton / Lytchett Minster.

Partly satisfies

Criteria 3 - To assist in safeguarding the countryside from encroachment

91. The site is an attractive, undeveloped piece of agricultural land that positively contributes to the character of the countryside around Lytchett Matravers. The Council has considered the wider contribution that this site makes to the undeveloped character of countryside in the green belt under criteria 5 below.

Fully satisfies

Criteria 4 - To preserve the setting and special character of historic towns

92. N / A

Performs no significant function

Criteria 5 - Strategic function of the green belt

93. The site forms part of parcel 18 from the stage 1 review. Parcel 18 scores highly for its openness /safeguarding the countryside from encroachment and permanence. It is less significant in preventing towns from merging and does not serve a function in checking sprawl from the large built-up area.

94. The site is modestly sized – it forms a small part of parcel 18. The strategic significance of parcel 18 largely arises from its size and position. The site is closely related to the edge of the existing village in a pocket of undeveloped countryside between an existing road and homes. Removing this land from the green belt will not have a significant effect on its strategic function or purpose in checking sprawl from the large built-up area and preventing neighbouring settlements from merging, particularly as the eastern edge of the site at Blaney’s Corner should align with existing development to the south. The site is open and contributes to the undeveloped character of the countryside, but because of its size and relationship with the settlement its loss will not undermine these functions / purpose.

Performs no significant function

Criteria 6 – New permanent boundaries

95. The northern edge of the land next to Flowers Drove (SHLAA/0025) is contained by a copse of trees. Whilst not permanent, these trees clearly define the site’s northern boundary and screen views of the site from the north.

Partly satisfies

Land to the east of Wareham Road, Lytchett Matravers SHLAA/0026

96. The site on the southern side of the village next to Wareham Road (SHLAA/0026). The site is closely related to Lytchett Matravers positioned between Burbidge Close and Glebe Road. Ground levels fall towards an 'ordinary watercourse' which runs to the east of the site through a copse of trees. The trees screen / hedgerows screen views of the site from Foxhills Road.



97.

Criteria 1 - To check the unrestricted sprawl of large built-up area

98. Positioned a significant distance to the west of the large built-up area – the site does not act as a check on sprawl.

Performs no significant function

Criteria 2 - To prevent neighbouring settlements from merging into one another

99. Contained between existing development to the north and south. The closest settlements (Lytchett Minster and Upton) are positioned some distance to the east. Physical barriers (stream / wood) prevent eastward sprawl toward these settlements.

Partly satisfies

Criteria 3 - To assist in safeguarding the countryside from encroachment

100. Undeveloped agricultural land positively contributes to the character of the countryside around Lytchett Matravers.

Fully satisfies

Criteria 4 - To preserve the setting and special character of historic towns

101. N / A

Performs no significant function

Criteria 5 - Strategic function of the green belt

102. The site forms part of parcel 25 of the stage 1 part of this green belt review. Parcel 25 extends southward from the edge of Lytchett Matravers toward the A35. Parcel 25 is a large piece of land which is enclosed by roads and the southern edge of the village. The parcel scores highly in safeguarding the countryside from encroachment and moderately in preventing neighbouring settlements from merging. The site for which a case for exceptional

circumstances can be made to remove from the green belt (SHLAA/0026) only forms a small part of this larger parcel. The site and position of the site means that it does not serve a wider strategic function in checking sprawl from the large built-up area or preventing settlements from merging. A large part of the site falls inside a pocket of undeveloped land between Glebe Road and Deans Drove. Recognisable, and permanent boundaries, can be formed around the site to avoid incremental future spreading of the village.

103. The removal of this land from the green belt would not undermine the green belt's fundamental aim, purposes or wider function.

Performs no significant function

Criteria 6 – New permanent boundaries

104. Glebe Road and an unmade farm track define the sites southern boundary, while Wareham Road defines the sites western boundary. These physical features are clearly recognisable and are likely to be permanent. The site's eastern boundary is defined by a wooded copse and 'ordinary watercourse' – while the copse is not a permanent feature it is likely to remain for the near future and 'ordinary watercourse' means there is likely to be some a clearly recognisable and permanent boundary around this part of the site.
105. The site's northern boundaries are clearly defined by existing field boundaries (hedgerows and fences). These boundaries are clearly recognisable but are not as permanent as a road / watercourse. Despite this the northern part of the site is closely related to those existing homes around the southern edge of the village – further incremental growth to the north of the site will be limited by this existing development.

Partly satisfies

Land to the south of Policeman's Lane, Upton – SHLAA/0039

106. Formed from SHLAA site 0039, positioned next to the A35, on land between Lytchett Minster and Upton.



Criteria 1 - To check the unrestricted sprawl of large built-up area

107. The site is positioned next to the large built up area. It serves a significant function in acting as a check on sprawl from the large built-up area.

Fully satisfies

Criteria 2 - To prevent neighbouring settlements from merging into one another

108. Positioned between the edge of Upton and Lytchett Minster, the site is also significant in preventing settlements from merging.

Fully satisfies

Criteria 3 - To assist in safeguarding the countryside from encroachment

109. Largely open, aside from an acoustic fence running along the western edge of the site, the site contributes toward this purpose.

Partly satisfies

Criteria 4 - To preserve the setting and special character of historic towns

110. N / A

Performs no significant function

Criteria 5 - Strategic function of the green belt

111. The site forms part of parcel 13 in stage 1 of this strategic green belt review. This parcel scores highly in checking sprawl from the large built-up area and moderately for its openness / safeguarding the countryside from encroachment and preventing neighbouring settlements from merging into one another. The land for which a case for exceptional circumstances can be made to remove from the green belt is a similar size to parcel 13. While the parcel and the site serve a number of significant functions in the green belt, removing this land is not likely to fundamentally undermine the functioning or character of the green belt as the site is contained between the edge of the Upton and the A35, with no further opportunity for westward sprawl the effects on the wider function green belt will not be significant.

Performs no significant function

Criteria 6 – New permanent boundaries

112. The western side of the site runs parallel with the A35 road. This boundary is clearly recognisable and is likely to remain permanent. The eastern side of the site is defined by a hedgerow. The surrounding land to the south and south west is close to protected habitat and it risk from flooding. These designations will limit the spread of further development from the western / south western side of Upton.

Fully satisfies

Land adjacent to Carey Road and to the west of Westminster Road Industrial Estate– SHLAA/0059

113. This site is situated to the north of Carey Road which forms southern boundary running in a south easterly to north easterly direction, behind the line of mature mainly deciduous trees. It includes a largely rectangular shaped field positioned next to Carey Road (the site's boundaries are defined on its other sides by field boundaries made up of existing vegetation including trees of varying size and maturity). Ground levels rise to the west and north of this part of the site (the boundary with Carey Road and rising ground levels create a strong sense of enclosure around the edges of this part of the site). There are few public views into the site, it being generally restricted by the landform and boundaries. Trees and vegetation growing along the southern boundary are important in defining the site's edges and screening views from Carey Road.
114. The second part of the SHLAA site is formed from an irregularly shaped grouping of two fields positioned next to the western boundary of Westminster Industrial Estate. Ground levels rise further to the west of the industrial estate. The site currently comprises areas of rough pasture / scrubland (the landscape positively contributes toward the wider scrubland which is characteristic of the North Wareham Heath/Forest area). The site has an open character, but wider views into the site are partially screened by the trees growing around its boundaries. The site's topography and landscape features combine to suggest that any potential development should be focussed on the fields towards the eastern side of the site on the lower ground (so as to lessen adverse impacts on the openness of the green belt). The fields are reasonably well defined by their vegetated boundaries which will create enclosure and serve to reduce the impact of views into the site, in addition, there is scope to strengthen the site boundaries through additional tree planting.



Criteria 1 - To check the unrestricted sprawl of large built-up area

115. This land parcel is not adjacent to the Bournemouth, Poole and Christchurch conurbation and therefore does not act as a check on the spread of the large built-up area.

Performs no significant function

Criteria 2 - To prevent neighbouring settlements from merging into one another

116. Closely related to the edge of the Wareham, with no nearby settlements to the north or west, this site does not prevent neighbouring settlements from merging.

Performs no significant function

Criteria 3 - To assist in safeguarding the countryside from encroachment

117. The site comprises undeveloped agricultural land which makes a positive contribution toward the character of the countryside.

Fully satisfies

Criteria 4 - To preserve the setting and special character of historic towns

118. Positioned to the north-west of Wareham's historic town centre and in a dip, this site does not serve a significant function in preserving its setting or special character.

Performs no significant function

Criteria 5 - Strategic function of the green belt

119. The site forms part of Parcel 6 of the Council's stage 1 district-wide green belt review. The parcel covers a large area and scores highly for its permanence (constrained by the River Piddle and land which floods / forms part of European sites) and moderately for its openness / the contribution that it makes toward the character of the countryside. This particular site within the parcel is not readily visible from distant views including the Wareham town walls and is not considered as serving a significant function in preserving the setting and special character of Wareham. If the site were to be developed, sensitive design would be required in terms of siting and building heights. The scale and layout of any development towards the western end of the part of the site next to Care Road would need to respond to changes in ground levels to avoid development appearing prominent in distant views into the site. The scale and position of development in the part of the site next to Westminster Road Industrial Estate should respect the characteristics of the site – and in particular the rising land to the west when development is likely to appear more prominent.

Performs no significant function

Criteria 6 – New permanent boundaries

120. The rectangular shaped part of the site next Carey Road has strong physical boundaries (formed by rising land and the road) which are highly likely to endure beyond the plan period. These are also likely to check any future westward / northward expansion. This part of the site is open and, used as rough pasture land for cattle grazing, contributes to the character of the countryside. However, given the topography and permanence of the road and mature tree / shrub boundaries, its loss would not significantly undermine this function of the green belt.

121. The irregular shaped part of the site that is closely related to the settlement edge of Wareham and the Westminster Industrial Estate has strong boundaries on two sides (formed from the rear of units on the Westminster Road Industrial Estate and the gardens of homes to the south). Enhancement of existing trees and vegetation together with the rising ground moving up the slope towards the plateau (to the west), should serve to act as a check on any future expansion development into the countryside. The site is open and contributes to the character of the countryside. However, given the topography and mature tree / shrub boundaries, its loss would not be significantly compromised in terms of the need to retain strong defensible boundaries that will endure.

Fully satisfies

Land north of Bere Road and lying immediately northwest of the Northmoor estate comprises of one site – SHLAA/0058

122. This site is situated north of Bere Road on the north-western edge of North Wareham and comprises regular shaped fields. The site is bordered along the south east boundary by the existing housing on the Northmoor Estate, the back gardens of houses on the cul-de-sacs leading off Northmoor Way including a hedgerow incorporating mature trees that together with garden hedges, trees and shrubs of the adjacent houses presently provides a partial buffer from existing housing. This southern / eastern boundary extends as far as the start of the footpath that provides a public right of way across the Wareham golf course linking the Northmoor Estate with Wareham Forest. Wareham Golf Club lies to the north occupying sloping ground which rises upwards towards the Seven Barrows Scheduled Monument which lies along the western boundary. The southern boundary is formed by mature trees and scrub which lines Bere Road. Boundaries to the west and north are partly defined by much weaker and poorer defined site boundaries comprising post and wire fencing enclosing fields used to graze and exercise horses and sporadic groups of trees/shrubs of varying size and maturity.
123. The site, which includes a cultivated well used and tended allotment site on the eastern edge, is open in character with the ground at this end of the site sloping upwards from east to west. Views are afforded from the north and west of the site extend across the Wareham golf course towards the Wareham Forest beyond. Similarly, when viewed from the public right of way that crosses the golf course, views into the eastern end of the site including the allotments are afforded periodically through and above the hedgerow adjoining the public right of way. There are open views of the south-west corner of the site from Bere Road and distant views from the high ground that looks across the Piddle Valley. From the east, views of the parcel are available from the edge of Wareham Forest.
124. Any development would need to be sensitively designed in terms of height so as to retain views from the south that look across the Piddle Valley, particularly those that look towards the Seven Barrows Scheduled Monument. The vegetation along the edge of the parcel would need to be retained and strengthened with additional tree planting to provide a more permanent strong boundary. Similarly, boundaries to the west and north would need strengthening in order to provide a more robust buffer between any development and the adjacent golf club. Additional planting should also be added to provide visual enclosure when seen from the direction of the Seven Barrows. In terms of the degree of adverse potential harm to the openness of the green belt, the site's topography and the enclosure, along the western green edge is the most favourable part of the site for development.
125. Residential development would abut existing housing along Northmoor Way and the cul-de-sacs leading off it along the site's eastern boundary but would be constrained by the existing allotment site. Any development is likely to cause some degree of harm to the openness of the green belt and therefore need to be sensitively designed in terms of siting and height in order to minimise impact and degree of harm.



Criteria 1 - To check the unrestricted sprawl of large built-up area

126. This land parcel is not positioned adjacent to the Bournemouth, Poole and Christchurch conurbation and therefore does not act as a check on the spread of the large built-up area.

Performs no significant function

Criteria 2 - To prevent neighbouring settlements from merging into one another

127. Closely related to the edge of the Wareham, with no nearby settlements to the north or west, this site does not prevent neighbouring settlements from merging.

Performs no significant function

Criteria 3 - To assist in safeguarding the countryside from encroachment

128. The site comprises undeveloped agricultural, horse culture and allotment land which makes a positive contribution toward the character of the countryside.

Fully satisfies

Criteria 4 - To preserve the setting and special character of historic towns

129. Positioned to the north west of Wareham's historic town centre this site does not serve a significant function in preserving its setting or special character.

Performs no significant function

Criteria 5 - Strategic function of the green belt

130. The site forms part of Parcel 6 of the Council's stage 1 district-wide green belt review. The parcel covers a large area and scores highly for its permanence (constrained by the River Piddle and land which floods / forms part of European sites) and moderately for its openness / the contribution that it makes toward the character of the countryside. The site is only partially visible from distant views, including the Wareham town walls, and is not considered as serving a significant function in preserving the setting and special character of Wareham. Were the site to be developed, sensitive design would be necessary in terms of building heights and focussing any built form development on the western end on lower ground and abutting the existing housing off Northmoor Way so as to minimise harm caused to the openness of the green belt and lessen the degree of impact that development on the site

would have in terms of its prominence and discernibility from more distant views looking across the Piddle Valley towards Wareham Forest.

Partly satisfies

Criteria 6 – New permanent boundaries

131. This irregular shaped site is closely related to the settlement edge of Wareham and in particular the existing two story houses on / off Northmoor Way. Strong boundaries are / could be provided on the site edges with Bere Road and at the rear of any new housing, similar to that present now for the existing housing. The site is open and contributes to the character of the countryside and although assisted by an ascending slope has weaker boundaries along the north western edge that would need strengthening to ensure the creation of boundaries likely to endure beyond the plan period were the site to be removed from the green belt.

Partly satisfies

Exceptional circumstances for care home at Frenches Farm – SHLAA/0098

132. The exceptional circumstances for a 65 bed care home are summarised below.

Encouraging sustainable patterns of development

133. The site at Frenches Farm is closely related to the edge of Upton (to the east of SHLAA/0039) which is being promoted for homes. Upton has the second largest population (7,611 people) in the District. The Council's Settlement Strategy Update ranks it as a Tier 1 settlement. Evidence in the Strategic Housing Market Assessment (2015) indicates that the proportion of elderly (over the age of 55), and people with specific illnesses and disabilities, in Purbeck's population are both likely to increase. A further care home around the edges of Upton will help to partly address some of this need. Upton is positioned on the edge of the conurbation formed from Poole / Bournemouth / Christchurch. The emerging Poole Local Plan indicates that there is a need for more care homes (Policy PP12 refers to allocations and encourages windfall development in suitable locations / retaining existing care homes).
134. Care home staff / visitors to the care home would have the opportunity of using public transport to access the site via local buses (there are two bus stops close to the site which provide access to Poole). Hamworthy railway station is just under 3 kilometres walk / cycle to the south east of the site and provides another alternative sustainable means for accessing the site. The railway station provides services westwards to Dorchester and Weymouth and eastwards to Poole, Bournemouth and Christchurch.

Removing land from the green belt around this part of Upton will not irrevocably harm the strategic purpose and function of the green belt

135. As with the housing site at Policeman's Lane, as well as being open and contributing to the character of the countryside, the land at Frenches Farm has some further strategic significance because it is positioned on the edge of the large built-up area. However, removing this land from the green belt is not likely to lead to further incremental loss of land around the edges of Upton because the site is physically contained by adjoining uses / development, land which is subject to flooding and European sites (around the fringes of Poole Harbour). Removing this modestly sized site which is closely related to the edge of the town is not likely cause irrevocable harm to the green belt's function or purpose.

Assessment

136. The next section of this appendix provides the assessment against similar criteria to those used to assess the green belt's performance in stage 1 of this green belt review. In addition to considering the effect of removing land on the strategic function of the green belt (Criteria 5) and the extent to which new clearly defined boundaries for the green belt can be formed (Criteria 6). For each criteria the assessment summarises whether each sites:

Fully satisfies

Partly satisfies

Performs no significant function

137. This irregularly shaped 3.14 hectare greenfield site includes an undeveloped open field, a group of farm buildings and two homes. The site is positioned close to the southern edge of Upton – it faces onto Watery Lane and there are homes to the north east and east. The sites southern western boundary faces existing allotments. Further to the south there is open agricultural land which fringes the edges of Poole Harbour. The north western side of the site (which contains the existing farm buildings) is around 150 metres from the Upton Bypass (A35).

138. The north eastern edge of the site is enclosed by a mature hedge – there are also a number of trees growing in this hedge and along the south eastern and south western sides of the site. Upton contains a number of existing services and facilities, including a care home.



Criteria 1 - To check the unrestricted sprawl of large built-up area

139. The site is positioned next to the Bournemouth, Poole and Christchurch conurbation, its position and open character means that it acts as a check on the spread of the large built-up area.

Performs no significant function

Criteria 2 - To prevent neighbouring settlements from merging into one another

140. Closely related to the edge of the Upton, but with no nearby settlements to the immediate south, this site does not prevent neighbouring settlements from merging.

Performs no significant function

Criteria 3 - To assist in safeguarding the countryside from encroachment

141. The site comprises undeveloped agricultural land (existing agricultural buildings fall within the definition of previously developed land) which makes a positive contribution toward the character of the countryside.

Fully satisfies

Criteria 4 - To preserve the setting and special character of historic towns

142. N / A.

Performs no significant function

Criteria 5 - Strategic function of the green belt

143. This modestly sized site next to the edge of the settlement is not strategically significant in safeguarding the wider green belt from encroachment. While the site serves a significant function in checking sprawl from the large built-up area, removing this land is not likely to fundamentally undermine the functioning by encouraging further sprawl because of the physical / planning constraints that would limit further development around the site.

Performs no significant function

Criteria 6 – New permanent boundaries

144. Watery Lane and the boundary between the site and the allotments to the south form strong physical boundaries which are likely to remain permanent. Trees, hedges and fences around the eastern and western boundaries form less permanent boundaries, but are nonetheless clearly recognisable on the ground.

Fully satisfies

Appendix 3 – Sites where exceptional circumstances could not be justified

Introduction

145. This appendix sets out the findings for the sites where there are not considered to be exceptional circumstances sufficient to justify altering existing green belt boundaries. The sites have been selected from the shortlist in the Council's SHLAA.

146. The sites for new homes assessed in this appendix are:

- Land at Bere Farm Lytchett Matravers (SHLAA/0041); and
- Land to the west of Lytchett Minster (SHLAA/0035).

Why there are no exceptional circumstances

Alternative sites will deliver more / as sustainable patterns of development

147. Lytchett Minster is described as an 'other village with a settlement boundary' in the Council's settlement hierarchy. It is smaller than Lytchett Matravers, Upton and Wareham, with fewer services and facilities than these towns and villages.

148. The Council's Settlement Strategy Update (2017) ranks settlements according to facilities and services on offer to residents. Tier 5 settlements are the lowest ranked with the fewest services and facilities and Tier 1 settlements are the highest ranked. Lytchett Minster has public houses, a shop (antique shop), churches, sports pitches / recreation facilities and a school. The Council ranks it as a Tier 5 settlement. The alternative sites (considered in appendix 2) for homes considered at Lytchett Matravers (Tier 3), Upton (Tier 3) and Wareham (Tier 1) are all more highly ranked in the Settlement Strategy Update because of the services and facilities that are available for residents. New homes around these towns and villages would encourage more sustainable patterns of development in the green belt with new homes supporting and sustaining existing services / facilities.

149. The site at Bere Farm extends up to Glebe Road on the southern side of Lytchett Matravers. The northern part of the site is closely related to the village but it covers a large area – the southern part of the site which is next to the A35 Road (it is over 2 kilometres, in a straight line from the edge of the A35 Road to the crossroads between Huntick Road and Wareham Road in Lytchett Matravers). New homes at the sites at Blaney's Corner, Sunnyside Farm and next to Wareham Road would be able to more readily access existing services and facilities in Lytchett Matravers than homes at Bere Farm. The scale and nature of development at Bere Farm is likely to allow for new services and facilities to be delivered as part of the development. In this instance more modest sites that are closely related to the existing village are likely to deliver a more sustainable pattern of development in the future.

150. These sites are not as sustainable as those around Lytchett Matravers, Upton and Wareham.

Removing the land from the green belt around Lytchett Minster and Bere Farm will have a strategic effect on the function of the green belt

151. The sites around Lytchett Minster (SHLAA/0035) and at Bere Farm cover large areas. These sites provide the opportunity to deliver a large number of new homes. In both instances the loss of these sites will have a significant strategic effect on the green belt's function because of their size and relationship with existing settlements / large built-up area. These harmful effects to the green belt are not considered to be outweighed by the large numbers of homes that could be delivered in these locations, particularly given the opportunities to deliver new homes in sustainable locations elsewhere in the District.

Compensatory improvements to the green belt

152. The site promoters have indicated that SANGs could be delivered to mitigate the effects of new homes on the sites at Lytchett Minster and Bere Farm. SANGs would improve access into the green belt and encourage recreation. These compensatory improvements are not considered sufficient to offset the adverse impacts in terms of the harm that would be caused to the green belt.

Assessment

153. The next section of this appendix provides the assessment against similar criteria to those that the Council has used to assess the green belt's performance in stage 1 of this review, in addition to considering the effect of removing land on the strategic function of the green belt (Criteria 5) and whether new clearly defined boundaries for the green belt can be formed (Criteria 6). For each criteria the assessment summarises whether the sites:

Fully satisfies

Partly satisfies

Performs no significant function

Land at Bere Farm, Lytchett Matravers – SHLAA/0041

154. Formed from SHLAA/0041. The site is positioned to the south of Lytchett Matravers. Its northern side abuts Glebe Road and its southern side faces onto the A35 road. The site's boundaries are largely consistent with parcel 25 from stage 1 of this green belt review.



Criteria 1 - To check the unrestricted sprawl of large built-up area

155. The site does not act as check on sprawl from the large built-up area because of its position to the west of Upton.

Performs no significant function

Criteria 2 - To prevent neighbouring settlements from merging into one another

156. The site covers a larger area and occupies a significant position between the settlements of Lytchett Matravers and Lytchett Minster. The open and undeveloped character of the site creates a buffer between these settlements. This study has not scored the site as fully satisfying this criteria as there is a further gap between the south eastern corner of the site and Lytchett Minster.

157. There could be a greater cumulative, potentially strategic, impact on the functioning of the green belt through this purpose if land to the west of Lytchett Minster (SHLAA/0041) was simultaneously released from the green belt.

Partly satisfies

Criteria 3 - To assist in safeguarding the countryside from encroachment

158. The openness of the site makes a significant (because of its size: 118ha) positive contribution to the undeveloped character of the countryside to the south of Lytchett Matravers up to the A35.

Fully satisfies

Criteria 4 - To preserve the setting and special character of historic towns

159. N/ A

Performs no significant function

Criteria 5 - Strategic function of the green belt

160. The site forms part of parcel 6 of stage 1 of this review. The site has similar boundaries to the parcels and scores highly for its openness and the contribution it makes to the character of the countryside. It also serves a moderate function in preventing settlements from merging.

161. The size of the site, and its position between the villages of Lytchett Matravers and Lytchett Minster, means that it does serve a significant strategic function in the green belt. Removing this land would contribute to undermining the green belt's wider purposes.

Fully satisfies

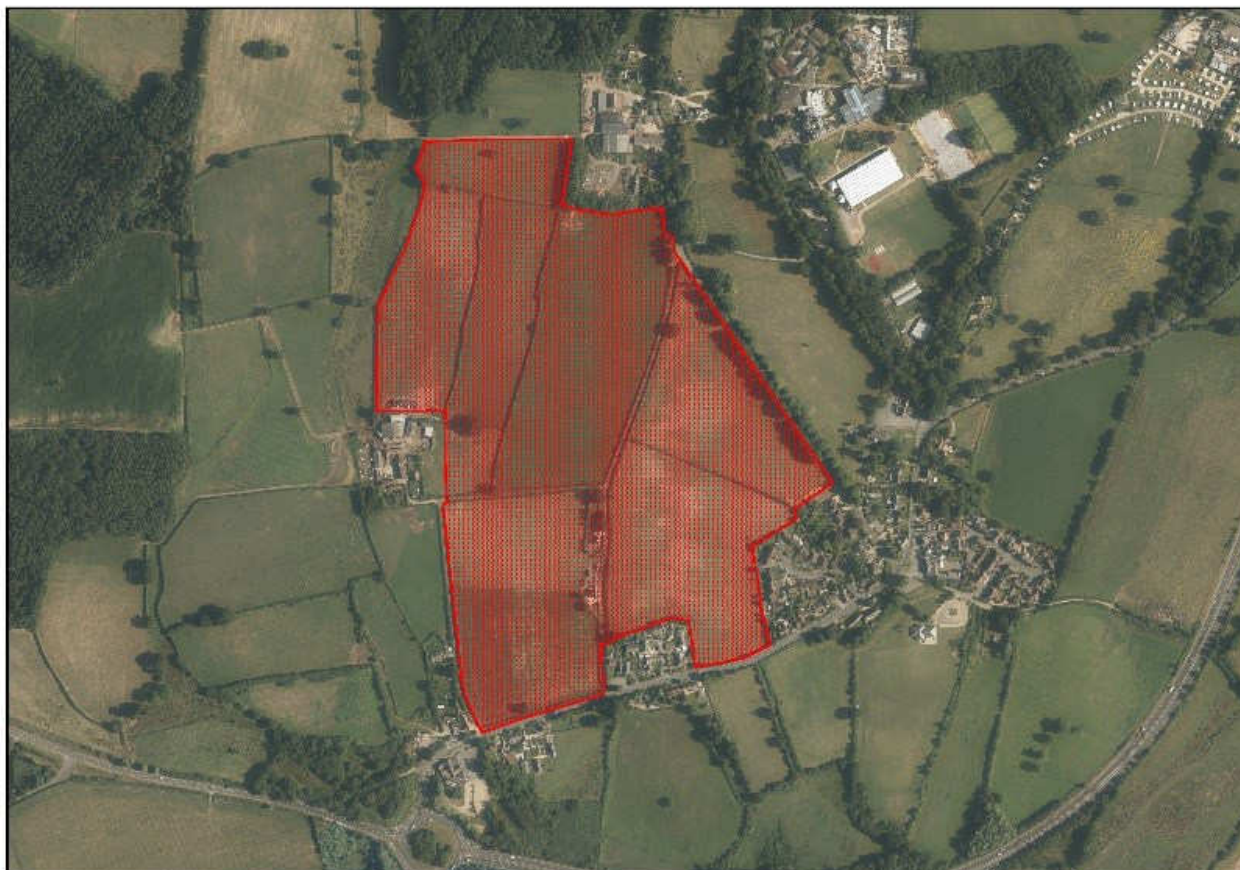
Criteria 6 – New permanent boundaries

162. The southern (A35), eastern (Foxhills Road) and western (Wareham Road) boundaries are defined by roads which are not likely to change.

Fully satisfies

Land to the west of Lytchett Minster – SHLAA/0035

163. Formed from SHLAA/0035.



Criteria 1 - To check the unrestricted sprawl of large built-up areas

164. Due to its position relative to the conurbation, the site has a role in acting as a check on sprawl from the large built-up area.

Partly satisfies

Criteria 2 - To prevent neighbouring settlements from merging into one another

165. The site contributes to the undeveloped buffer of countryside between Lytchett Minster and Lytchett Matravers, but does not bridge the gap between settlements. Development on the site would narrow the gap between these settlements.

166. There could be greater impact on this purpose of the green belt if land at Bere Farm (SHLAA/0035) was simultaneously removed from the green belt.

Partly satisfies

Criteria 3 - To assist in safeguarding the countryside from encroachment

167. The openness of the site makes a positive contribution to the undeveloped character of the countryside to the south of Lytchett Matravers up to the A35.

Fully satisfies

Criteria 4 - To preserve the setting and special character of historic towns

168. N / A

Performs no significant function

Criteria 5 - Strategic function of the green belt

169. The site overlaps the boundaries between parcels 23 and 24 from stage 1 of this review. Both parcels score moderately for their openness / the contribution that they make to the character of the countryside. Parcel 24 scores more highly on the purposes of checking sprawl from the large built-up area (moderate) and in preventing settlements from merging (high) than parcel 23 because of its size and position relative to the large built-up area and Lytchett Matravers. The smaller size of parcel 23 and its relationship with Lytchett Minster means that it does not score as highly on the purposes of checking sprawl from the large built-up area (low) or in preventing settlements from merging (low).
170. The site is formed from parts of parcel 23 and 24. Its position and size means that it does have a function in preventing the settlements of Lytchett Minster and Lytchett Matravers from merging (particular when considered together with the site at Bere Farm). The site's size, and largely open character, also make a wider and significant contribution to this purpose of the green belt. For these reasons it is considered that this site makes a significant contribution to the green belt's function.

Fully satisfies

Criteria 6 – New permanent boundaries

171. In part: southern (B3067) and eastern (New Road) edges of the site are boarded by roads which are likely to provide permanent boundaries. The western boundary is not defined by a permanent physical feature.

Partly satisfies