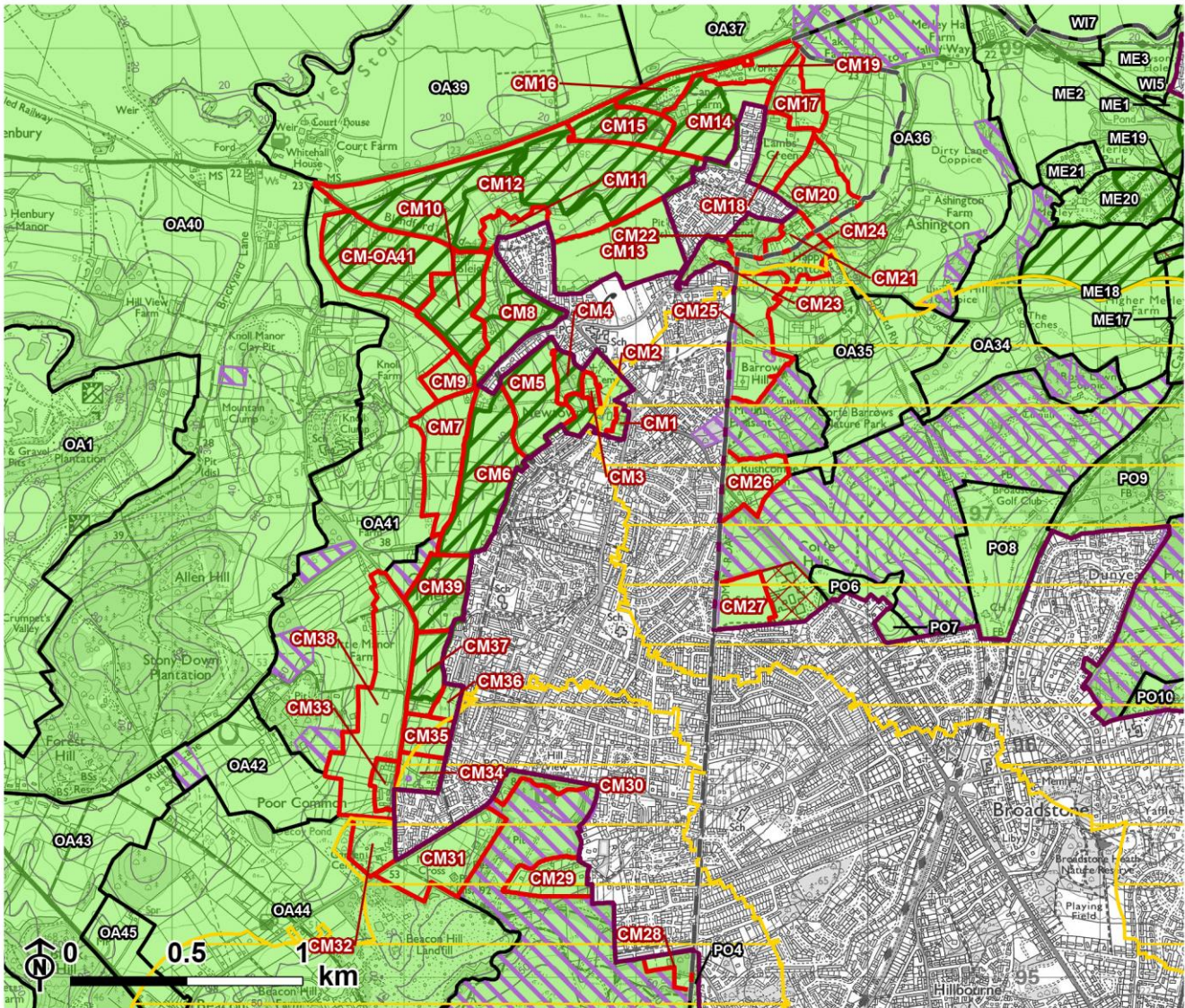
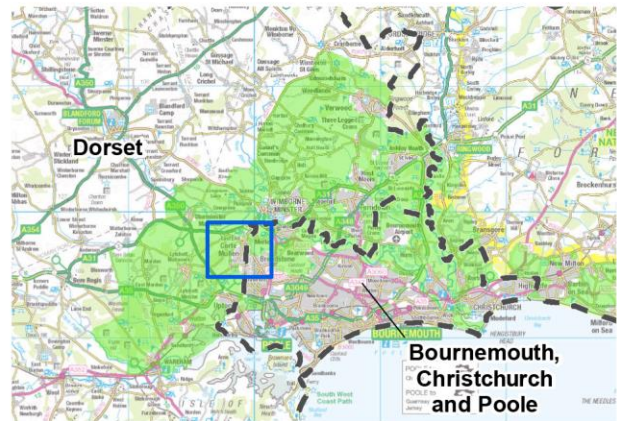


Appendix B
Detailed Stage 2
Harm Assessments:
Corfe Mullen

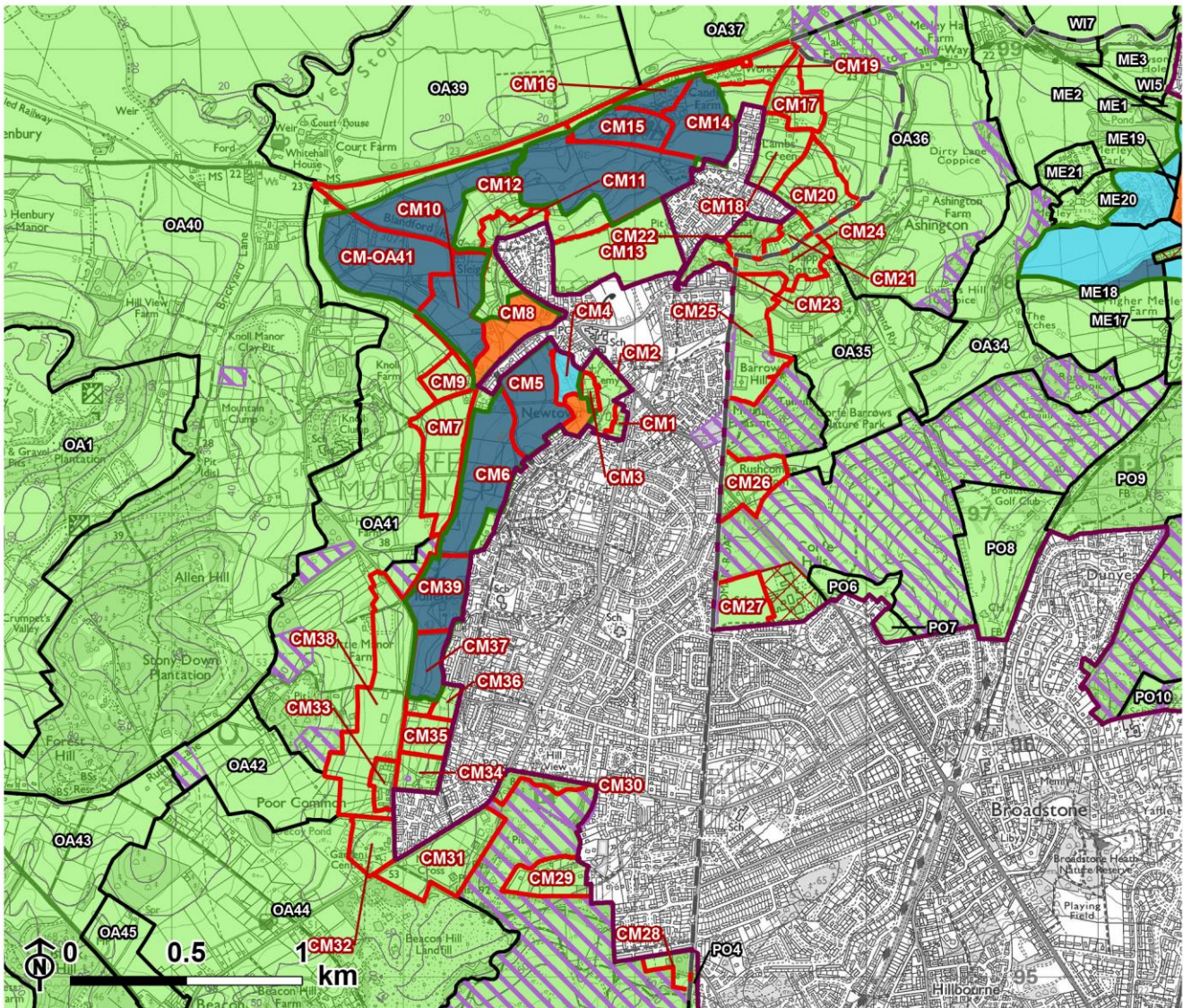
Corfe Mullen



- - - Local Authority boundary
- Inset area
- Green Belt
- Corfe Mullen parcel
- Neighbouring parcel
- No openness
- Absolute constraint(s)
- Site / area of search
- 400m Heathland Area



Corfe Mullen



- - - Local Authority boundary

— Inset area

Green Belt

Corfe Mullen parcel

Neighbouring parcel

No openness

Absolute constraint(s)

Site / area of search

Harm rating

Very high

High

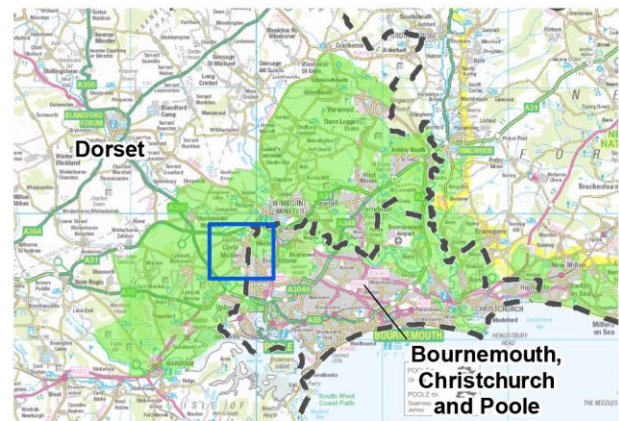
Moderate high

Moderate

Low moderate

Low

Very low



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Components of harm assessment

The analysis of contribution to the Green Belt purposes is, with the exception of land in 'outer areas', taken from the Stage 1 Green Belt Study. It applies to each parcel as a whole, and considers:

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

Land more remote from inset settlements was not subject to detailed parcel analysis at Stage 1. Where areas of search / sites encompass land in these 'outer areas', an analysis of contribution, considering the same components as the Stage 1 parcel assessments, has been carried out as part of the Stage 2 study.

The Stage 2 analysis of the harm of releasing the site / area of search indicated on the maps above considers:

- the loss of that area's contribution to the Green Belt purposes;
- additional harm resulting from the weakening of adjacent Green Belt land.

Notes on harm ratings

If the harm rating is stated as being for the release of land as an expansion of an existing inset area, it is assumed that any intervening land to the inset edge will also be released. No assumptions are made regarding what intervening land might be released between the parcel and inset edge. Where a release of land would encompass areas with different harm ratings, the overall harm rating will always equate to the highest component harm rating.

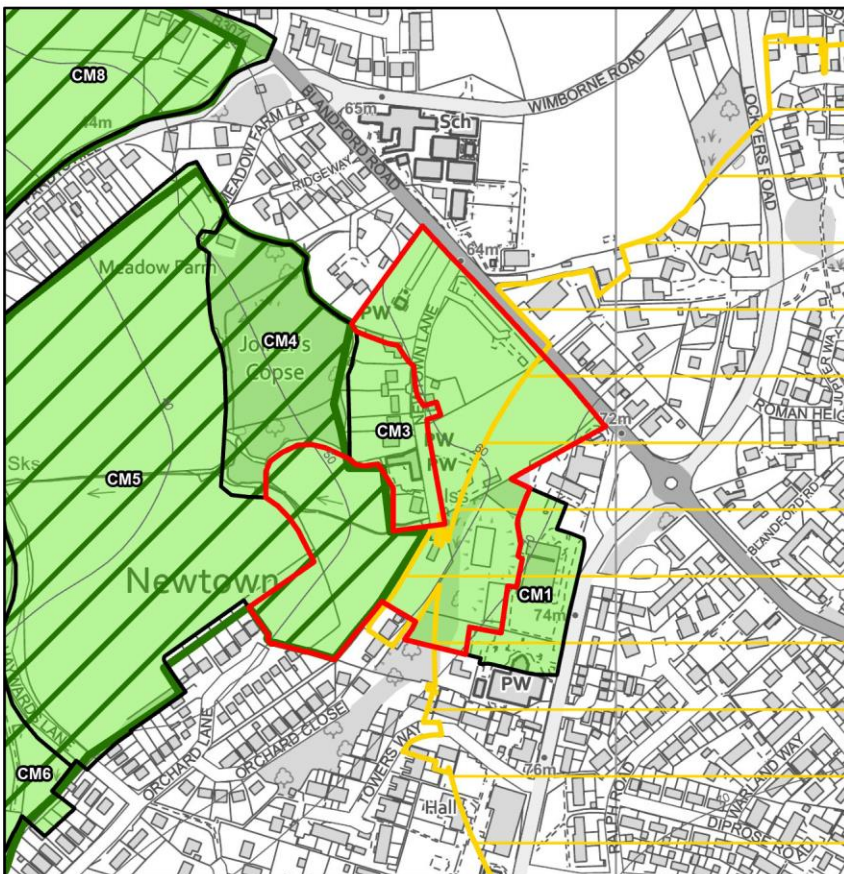
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- Special Areas of Conservation;
- Special Protection Areas;
- Ramsar sites;
- Sites of Special Scientific Interest;
- Ancient woodland;
- Scheduled Monuments;
- Registered Parks and Gardens; and
- Common land.

Harm of release of land in CM2



- CM2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area



CM2

Parcel location and openness

Parcel size: 5.03ha

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

Land is open, comprising of vacant grassland, a cemetery in the north of the parcel, and tennis courts in the south east. However, these are 'appropriate development' in the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

Although neither the countryside nor the urban area dominates views, the parcel is largely contained by urban development and the hedgerows to the north are only a weak boundary feature, creating little separation from Corfe Mullen. In addition, the parcel is in close proximity to the inset area. Overall there is weak distinction between the parcel and the urban area.

CM2

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Relatively weak

Land is perceived as being within Corfe Mullen, part of the large built-up area of the South East Dorset conurbation, but still has a relationship with the wider Green Belt. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a relatively weak contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Moderate

Land is open countryside but there is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a moderate contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

CM2

Impact on contribution of adjacent Green Belt

- Release of the south western part of CM2 as an expansion of Corfe Mullen:

Rating: Minor-moderate

The release and development of the south western part of CM2 would increase the urbanising containment of the woodland in CM4, weakening its role as a prominent Green Belt boundary feature.

Land within CM5 to the west lacks separation from the urban edge and shares a short frontage with CM2. Release of CM2 would not impact the contribution of this land.

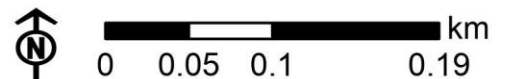
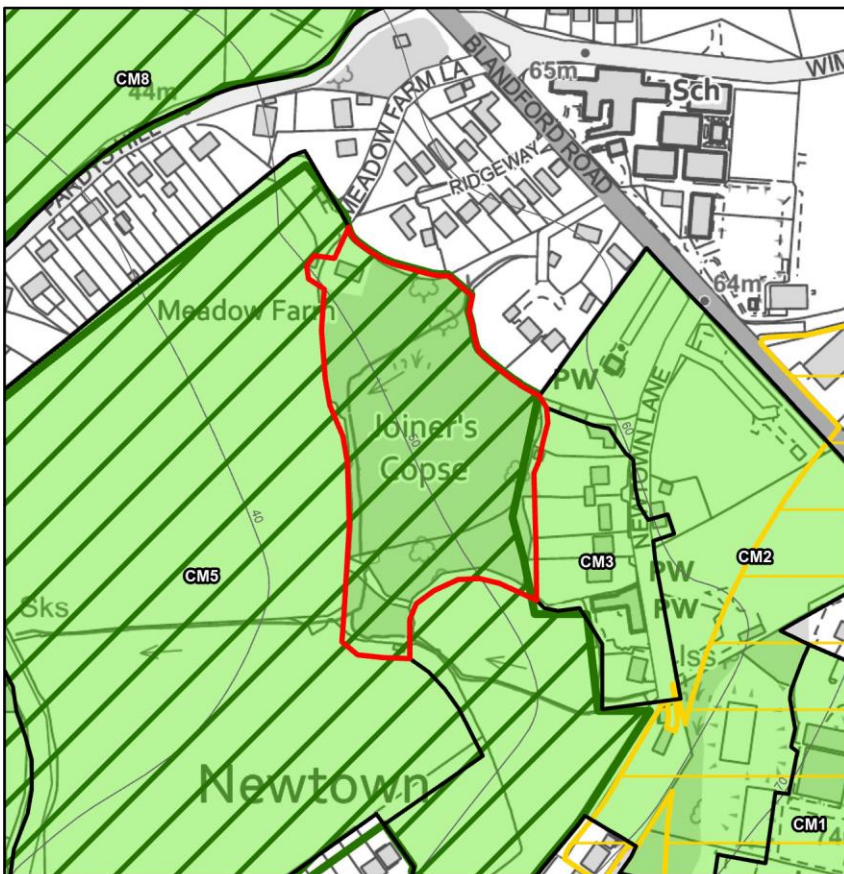
The adjoining land within CM3 and the remainder of CM2 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CM2 makes a moderate contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the south western part of the parcel would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be moderate.

Moderate

Harm of release of land in CM4



CM4

Parcel location and openness

Parcel size: 2.05ha

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

Land is open and is dominated by woodland.

Distinction between parcel and inset area

Although the parcel lies within an area that is largely contained by urban development, land cover is very prominent, making it significantly different from Corfe Mullen. Despite the relatively enclosed nature of the parcel, the tree cover creates a moderate degree of separation from the settlement. As such, views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

CM4

Contribution to the Green Belt purposes

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

CM4

Impact on contribution of adjacent Green Belt

- Release of land within CM4 as an expansion of Corfe Mullen:

Rating: Negligible

There is no adjacent Green Belt land that makes a stronger contribution.

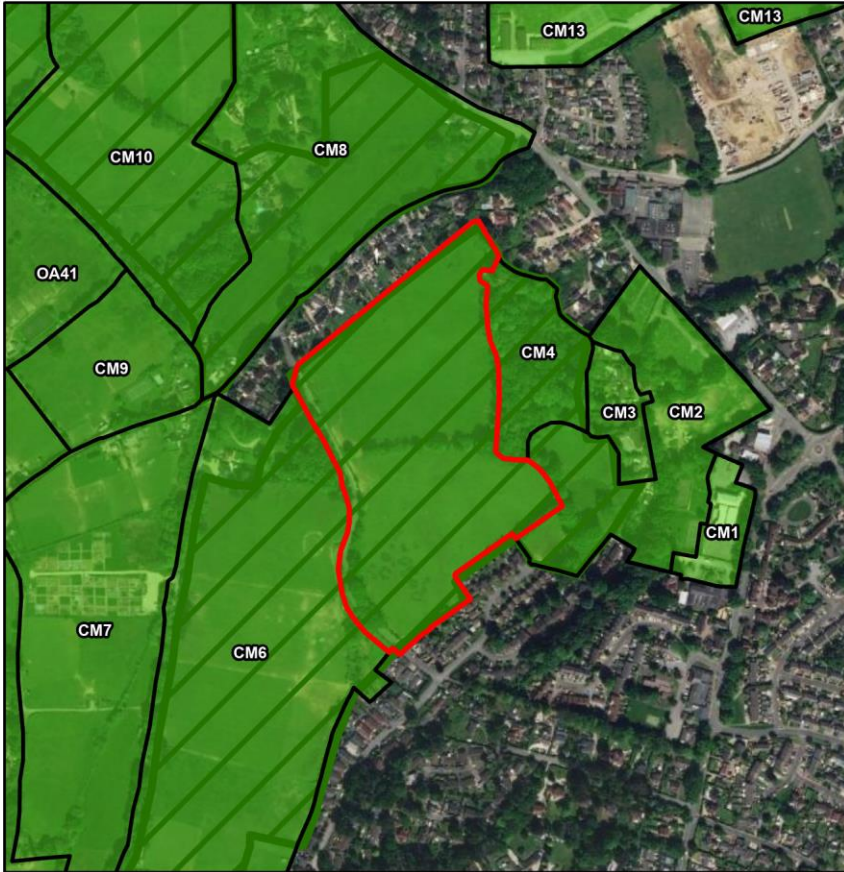
The adjoining land within CM2, CM3 and CM5 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

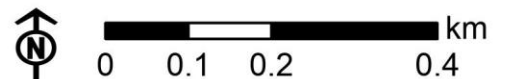
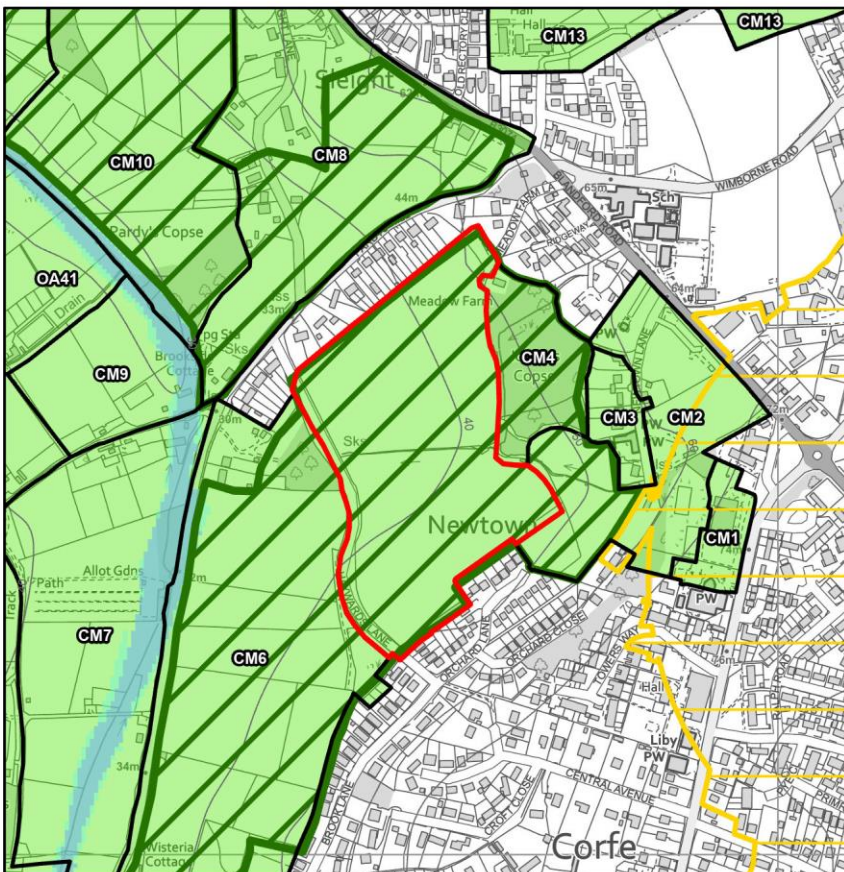
- Parcel CM4 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside, but the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be moderate-high.

Moderate-High

Harm of release of land in CM5



- CM5
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Flood Zone 2
- Flood Zone 3



CM5

Parcel location and openness

Parcel size: 8.76ha

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

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

Distinction between parcel and inset area

Land has some degree of containment by urban development, and the garden hedgerow boundaries to the north and south of the parcel are only a weak boundary feature, creating little separation from Corfe Mullen. As such, neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

CM5

Contribution to the Green Belt purposes

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

CM5

Impact on contribution of adjacent Green Belt

- Release of land within CM5 as an expansion of Corfe Mullen:

Rating: Minor-moderate

The release and development of CM5 would increase urbanising containment and urbanising visual impact on land in CM4, negating the woodland's role as a Green Belt boundary feature.

Due to the presence of the tree-lined Heywards Lane bounding the west of CM5, and the existing lack of boundary separation between the urban edge and land within CM6, release of CM5 would not impact the contribution of land within CM6.

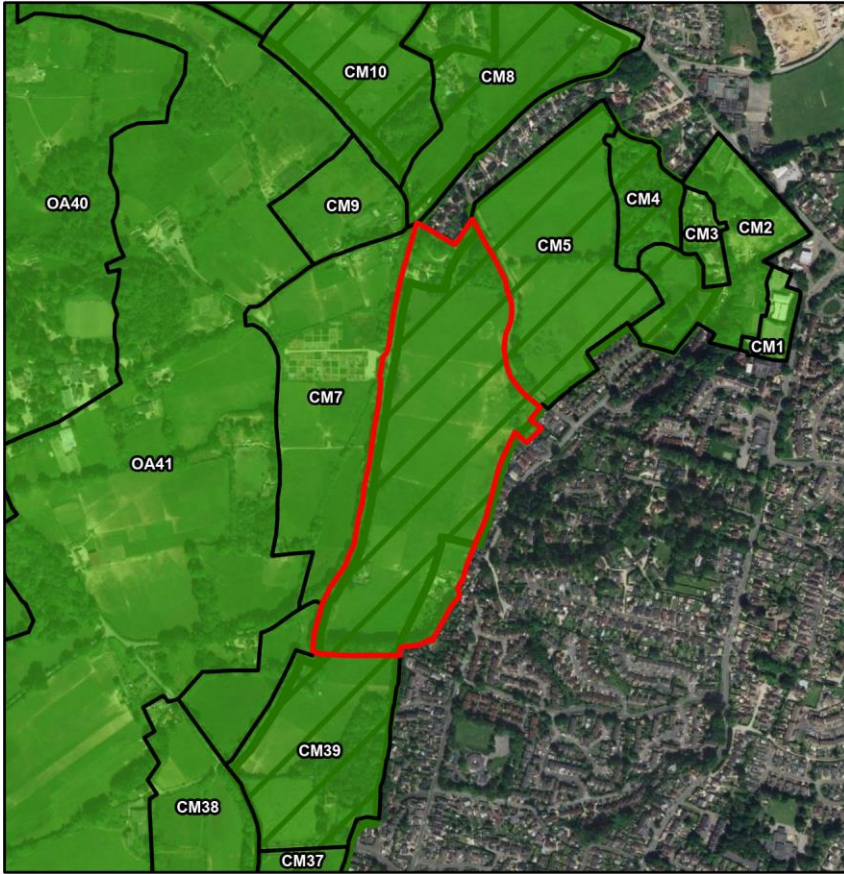
The adjoining land within CM2 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

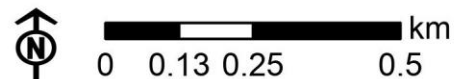
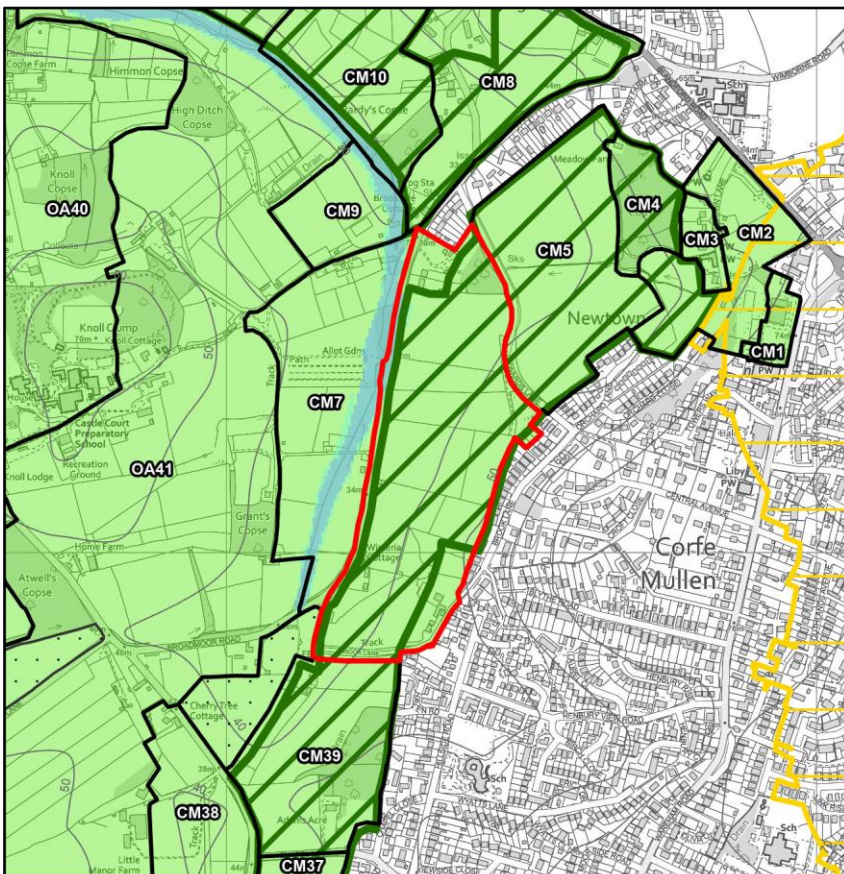
- Parcel CM5 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

Harm of release of land in CM6



- CM6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



CM6

Parcel location and openness

Parcel size: 14.9ha

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

Land is open and is dominated by agricultural land. There are several residential buildings located in the north and south of the parcel, however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Although the garden hedgerow boundaries to the south are only a weak boundary feature creating little separation from the inset area, the treeline to the north on Pardys Hill is a stronger boundary feature. The parcel is in close proximity to Corfe Mullen but neither the countryside nor the urban area dominates views. The parcel is not contained by urban development and the sloping landform within the parcel provides some distinction from the settlement. Overall there is moderate distinction between the parcel and the urban area.

CM6

Contribution to the Green Belt purposes

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

CM6

Impact on contribution of adjacent Green Belt

- Release of CM6 as an expansion of Corfe Mullen:

Rating: Minor-moderate

The sloping land within CM6 creates separation between the urban edge and land within CM7 to the west. The release of the central part of CM6 would weaken this landform separation and increase urbanising visual impact of land within CM7. The release of the central part of CM6 would also increase urbanising containment of land in CM39 to the south.

The adjoining land within the remainder of CM6 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CM6 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

CM8

Parcel location and openness

Parcel size: 9.49ha

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

Land is open and is comprised of agricultural fields and separating hedgerows. Several residential buildings are located within the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel is in close proximity to the inset area and has some degree of containment by urban development, with only a weak boundary feature creating little separation from Corfe Mullen. Neither the countryside nor the urban area dominates views. However, although the field to the west of Sleight Lane is flatter, the predominantly sloping landform within the parcel provides some distinction from the settlement. Overall there is moderate distinction between the parcel and the urban area.

CM8

Contribution to the Green Belt purposes

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

CM8

Impact on contribution of adjacent Green Belt

- Release of the southern part of CM8 as an expansion of Corfe Mullen:

Rating: Negligible

Due to the presence of tree cover to the west of the southern part of CM8, its release would not impact the contribution of land within CM9 and CM10 to the west.

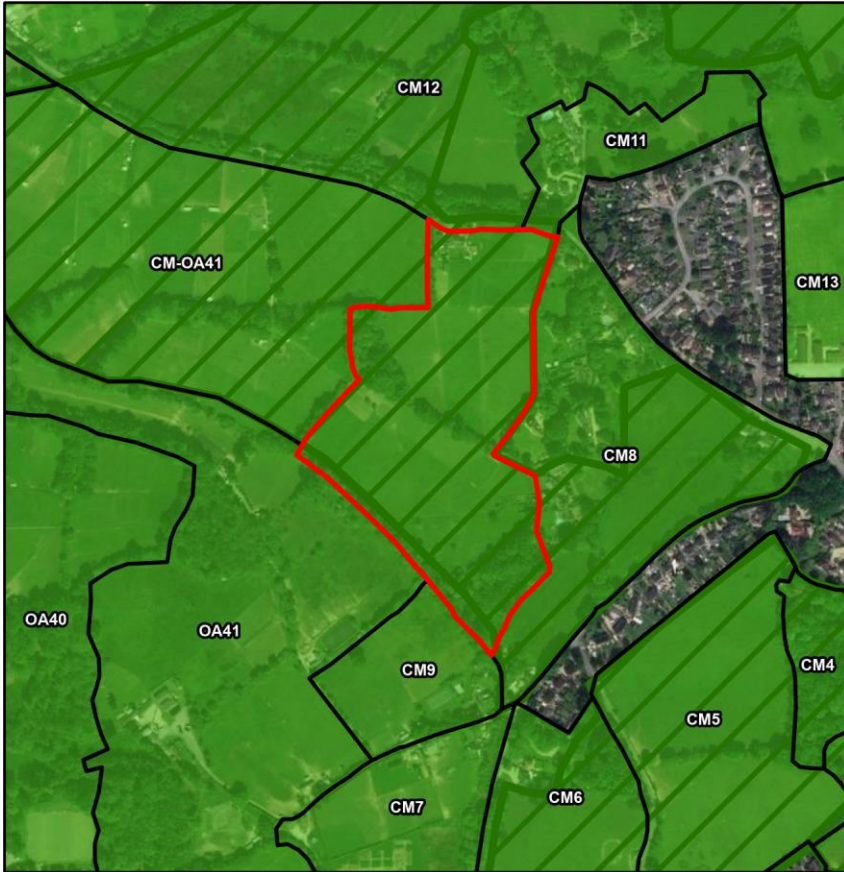
The adjoining land within the remainder of CM8 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

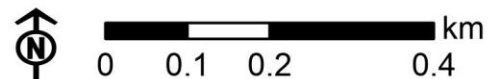
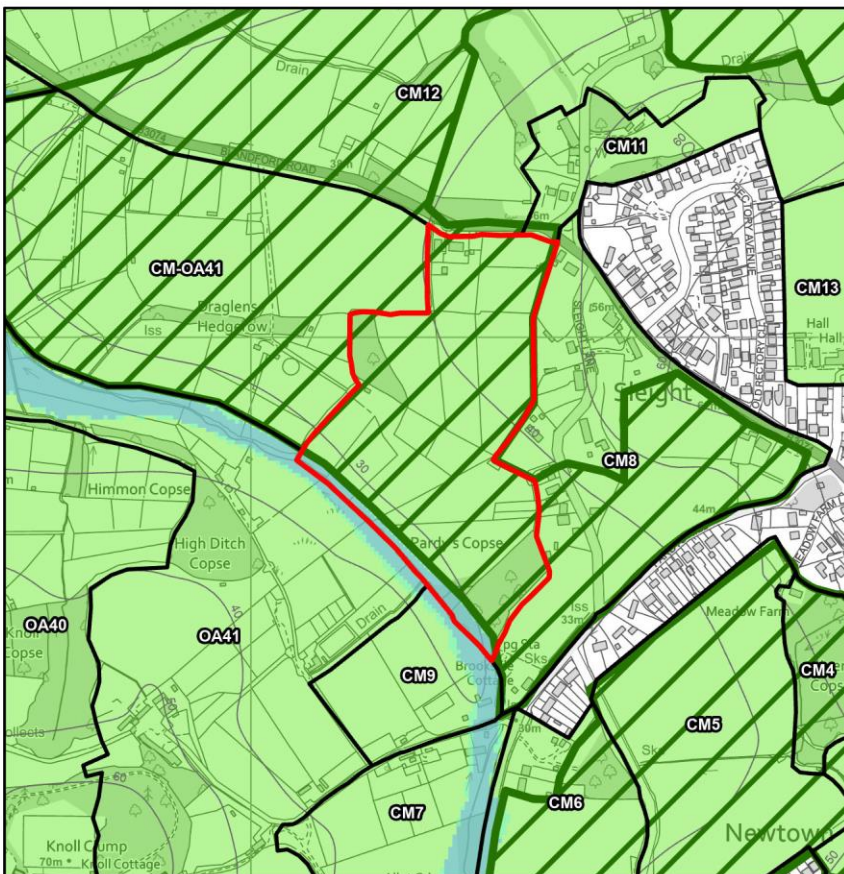
- Parcel CM8 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be negligible. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be moderate.

Moderate

Harm of release of land in CM10



-  CM10
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2
-  Flood Zone 3



CM10

Parcel location and openness

Parcel size: 9.19ha

The parcel is located to the northwest of Corfe Mullen. Corfe Mullen is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open and is dominated by agricultural land and separating hedgerows. A residential building is located in the north west corner of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The parcel is not contained by urban development, with views dominated by open countryside. The treeline to the east, and Blandford Road and its associated hedgerow to the north, form moderate boundary features creating separation from the settlement. Overall there is strong distinction between the parcel and the urban area.

CM10

Contribution to the Green Belt purposes

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

CM10

Impact on contribution of adjacent Green Belt

- Release of land within CM10 as an expansion of Corfe Mullen:

Rating: Minor

The hedgerows and tree cover within, bounding and to the north and west of CM10 create separation between the urban edge and land within OA41 to the south. Release of land within CM10 would weaken this boundary separation.

Due to the presence of Blandford Road and tree band beyond bounding the north of CM10, release of this parcel would not impact the contribution of land within CM12 to the north.

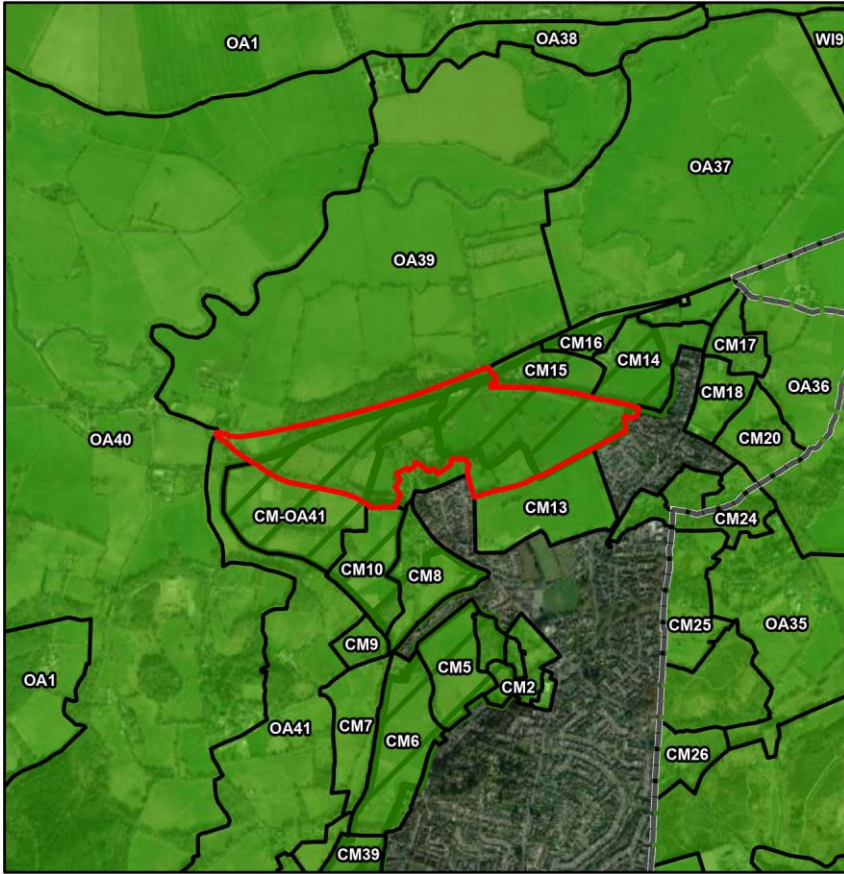
The adjoining land within CM8, CM9 and CM11 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

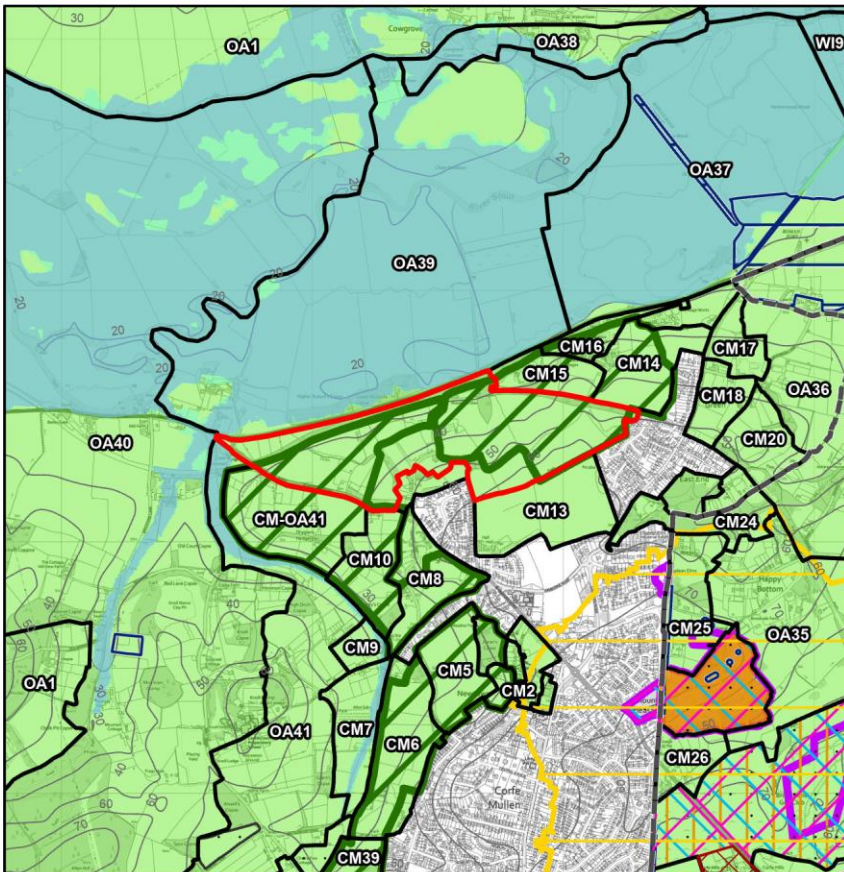
- Parcel CM10 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

Harm of release of land in CM12



- CM12
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- No openness
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Local Nature Reserve
- Flood Zone 2
- Flood Zone 3



CM12

Parcel location and openness

Parcel size: 45.98ha

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

Land is open and is dominated by agricultural fields with separating hedgerows. A residential building is located in the centre of the parcel, however, this development is not large enough in scale to impact openness. Agricultural buildings are also located in the centre of the parcel; however, this is 'appropriate development' in the Green Belt and therefore does not impact openness.

Distinction between parcel and inset area

The parcel is not contained by urban development, and the treeline to the south is a moderate boundary feature creating separation from the inset area and, as such, is dominated by views of open countryside. In addition, the sloping landform within the parcel from the hilltop settlement is significantly different from the inset area. Overall there is very strong distinction between the parcel and the urban area.

CM12

Contribution to the Green Belt purposes

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

CM12

Impact on contribution of adjacent Green Belt

- Release of the eastern part of CM12 as an expansion of Corfe Mullen:

Rating: Negligible

Due to the presence of the strong northern boundary of CM12, defined by the A31 and woodland bands, release of the eastern part of CM12 would not impact the contribution of land within OA39 to the north.

The adjoining land within CM11, CM13, CM14, CM15 and the remainder of CM12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

- Release of western part of CM12 as an expansion of Corfe Mullen:

Rating: Negligible

Due to the presence of the strong northern boundary of CM12, defined by the A31 and woodland bands, release of the western part of CM12 would not impact the contribution of land within OA39 to the north.

The adjoining land within CM10, CM11, CM-OA41 and the remainder of CM12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CM12 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation a particularly strong contribution to preventing encroachment on the countryside, and a moderate contribution to preventing neighbouring towns merging into one another. The additional impact on the adjacent Green Belt of the release of land in the eastern part of the parcel would be negligible. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

CM12

- Parcel CM12 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be negligible. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

CM14

Parcel location and openness

Parcel size: 10.54ha

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

Land is open and is dominated by agricultural fields. There are several agricultural buildings located in the west of the parcel, however, these are 'appropriate development' in the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

The parcel has some degree of containment by urban development, and there is no boundary feature to create separation from Corfe Mullen. However, neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

CM14

Contribution to the Green Belt purposes

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

CM14

Impact on contribution of adjacent Green Belt

- Release of the western part of CM14 as an expansion of Corfe Mullen:

Rating: Minor-moderate

The release and development of the western part of CM14 would increase urbanising visual impact on land in CM15.

Due to the presence of the woodland band bounding the south of CM14, release of the western part of this parcel would not impact the contribution of land within CM12 to the south. Release of the western parcel of CM14 would also not impact the contribution of land within CM19 to the northeast, with which it shares a very short frontage.

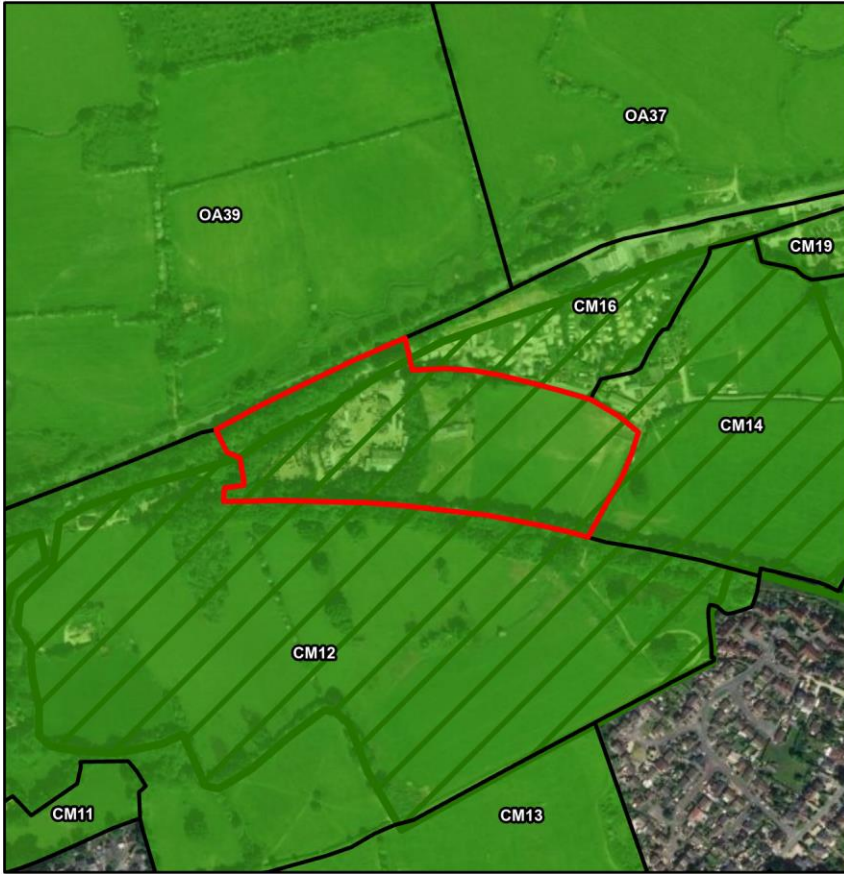
The adjoining land within CM16 and the remainder of CM14 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

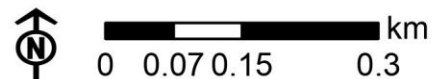
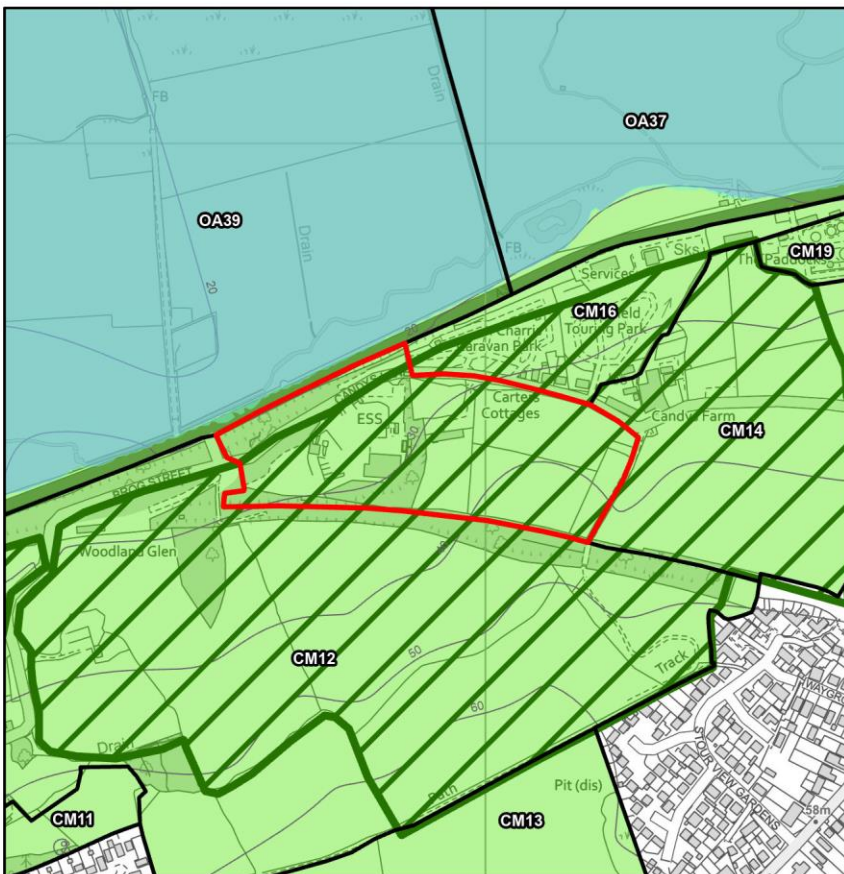
- Parcel CM14 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the western part of the parcel would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

Harm of release of land in CM15



-  CM15
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Flood Zone 2
-  Flood Zone 3



CM15

Parcel location and openness

Parcel size: 6.18ha

The parcel is located north of Corfe Mullen. Corfe Mullen is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is open, comprising of agricultural land and a metal scrapyard to the west. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

Although the hedgerow to the east of the parcel is only a weak boundary feature, creating little separation from the inset area, the parcel is not contained by urban development and is dominated by views of open countryside. The parcel extends a significant distance from Corfe Mullen. Overall there is strong distinction between the parcel and the urban area.

CM15

Contribution to the Green Belt purposes

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

CM15

Impact on contribution of adjacent Green Belt

- Release of land within CM15 as an expansion of Corfe Mullen:

Rating: Minor

The release and development of CM15 would increase urbanising containment of land within CM12, but the tree belt along the former railway line would maintain a strong boundary between the two.

Due to the presence of the strong northern boundary of CM15, defined by the A31 and woodland bands, release of land within CM15 would not impact the contribution of land within OA39 to the north.

The adjoining land within CM14 and CM16 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.








Overall harm of Green Belt release

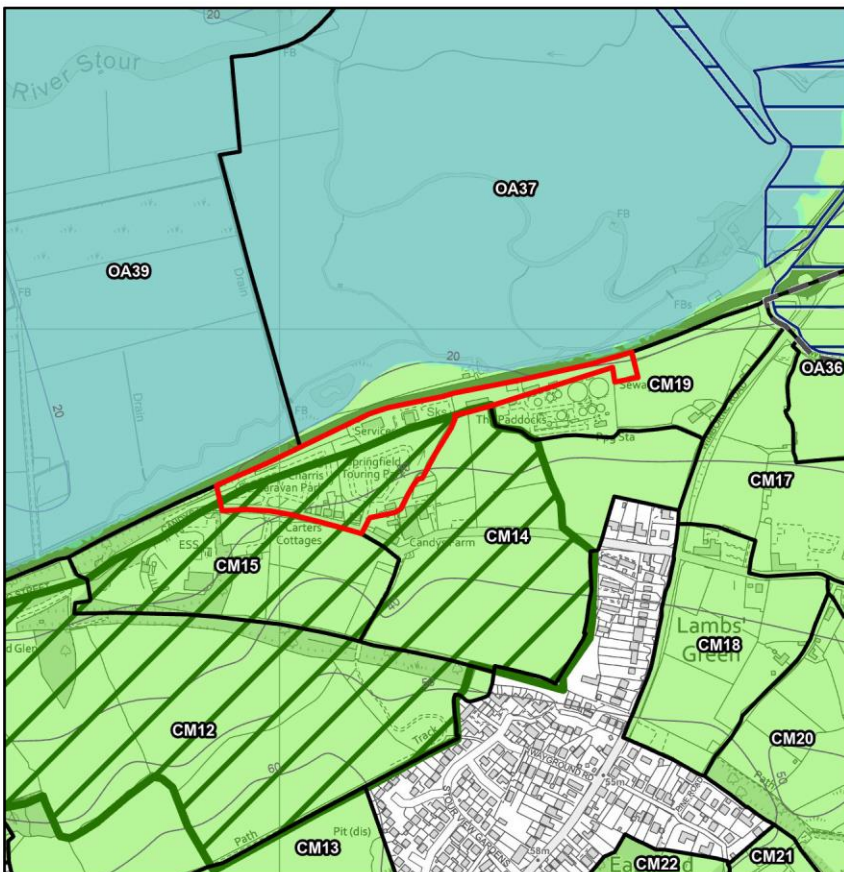
- Parcel CM15 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

Harm of release of land in CM16



-  CM16
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  Scheduled monument
-  Flood Zone 2
-  Flood Zone 3



CM16

Parcel location and openness

Parcel size: 3.96ha

The parcel is located north of Corfe Mullen. Corfe Mullen is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

Land is relatively open but has some limited urbanising development within it, consisting of a touring caravan park and associated buildings as well as a service area and ancillary car park.

Distinction between parcel and inset area

Although views are dominated by the urban area, the parcel is located a significant distance from Corfe Mullen and is not contained by urban development. The hedgerow to the south of the parcel, as well as Candy's Lane and the associated hedgerow, form a moderate boundary feature creating separation from the inset area. In addition, landform within the parcel provides some distinction from the settlement. Overall there is strong distinction between the parcel and the urban area.

CM16

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Relatively strong
Land is relatively open but has some limited urbanising development within it and is adjacent to Corfe Mullen, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a relatively strong contribution to checking the sprawl of the large built up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is relatively open but has some limited urbanising development within it. It lies in a moderate gap between Corfe Mullen and Wimborne Minster, but there are some significant separating features including the River Stour and agricultural fields. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as narrowing the gap. Overall the area makes a moderate contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is relatively open but has some limited urbanising development within it. This is washed over development in the countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a relatively strong contribution to safeguarding the countryside from encroachment.
- Purpose 4 - Preserve the setting and special character of historic towns:
Contribution: Weak/No
The parcel does not contribute to the setting or special character of any historic towns.

CM16

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

CM16

Impact on contribution of adjacent Green Belt

- Release of the majority of CM16 as an expansion of Corfe Mullen:

Rating: Minor-moderate

The release and development of CM16 would increase urbanising containment of land in CM15.

Due to the presence of the strong northern boundary of CM16, defined by the A31 and tree lines, release of land within CM16 would not impact the contribution of land within OA39 or OA37 to the north.

The adjoining land within CM14 and the remainder of CM16 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

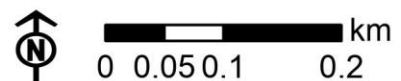
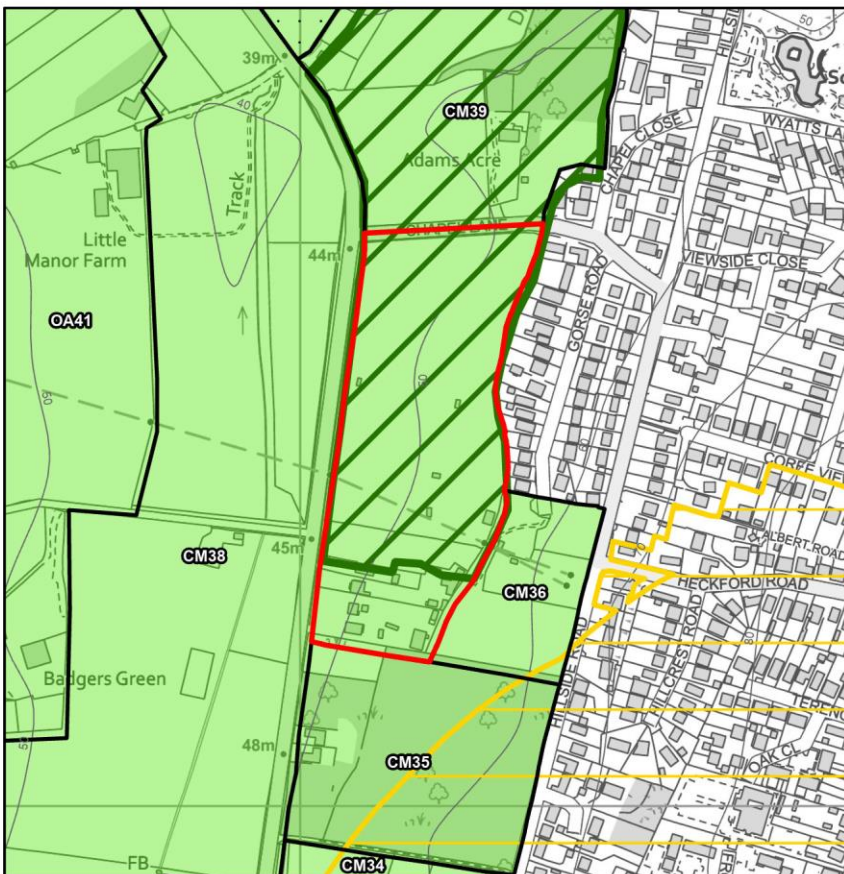
- Parcel CM16 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

Harm of release of land in CM37



-  CM37
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  400m Heathland Area
-  Site of Special Scientific Interest



CM37

Parcel location and openness

Parcel size: 4.83ha

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

The parcel is open comprising of agricultural land. There are several residential properties in the south of the parcel. However, this scale of development is not large enough to impact openness.

Distinction between parcel and inset area

The garden boundaries at the inset edge provide only weak separation from the urban area and the parcel has also been breached in the south by residential development. Additionally, the parcel also lies in close proximity to the urban area. The parcel is not contained by urban development, but its close proximity to the Corfe Mullen means that neither the countryside nor the urban area dominates views. The sloping landform within the parcel provides some distinction from the urban area. Overall there is moderate distinction between the parcel and the urban area.

CM37

Contribution to the Green Belt purposes

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

CM37

Impact on contribution of adjacent Green Belt

- Release of northern and central parts of CM37 as an expansion of Corfe Mullen:

Rating: Minor-moderate

The sloping land within CM37 contributes to the separation between the urban edge and land within CM38 to the west. The release and development of the northern and central parts of CM37 would weaken this separation, and would diminish the role of woodland to the south in CM35 as an urban edge boundary.

The woodland cover in the east of CM39 creates separation between this land and the adjacent urban edge. The release and development of the northern part of CM37 would weaken this strong boundary separation, and would increase urbanising containment and urbanising visual impact on land in CM39 to the north.

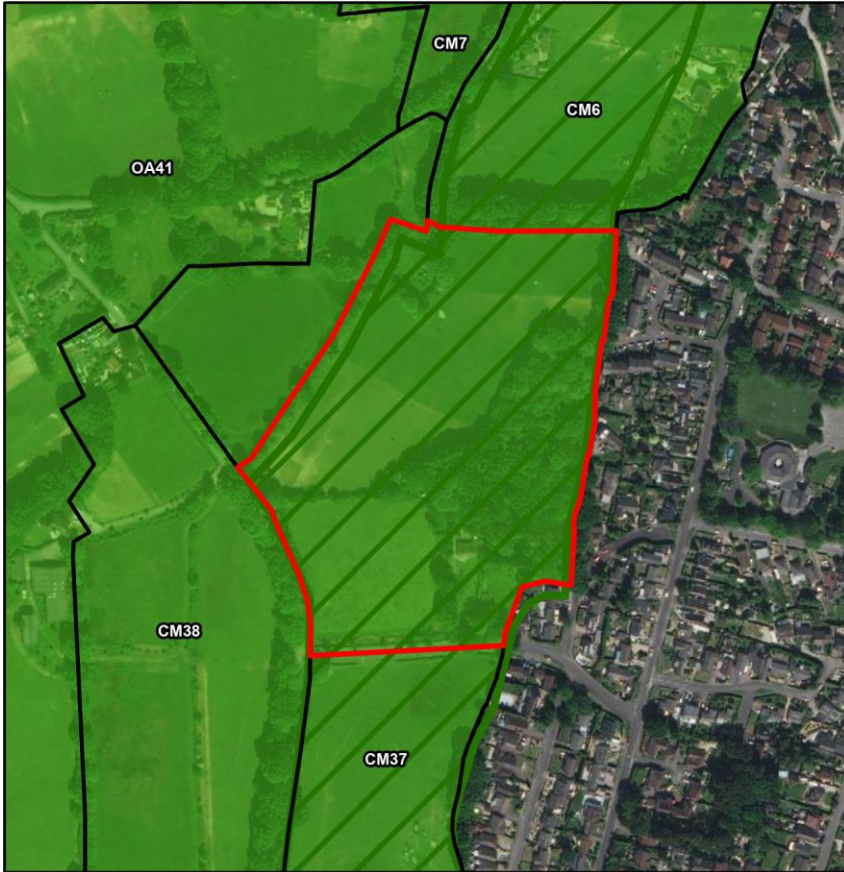
The adjoining land within CM36 and the remainder of CM37 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

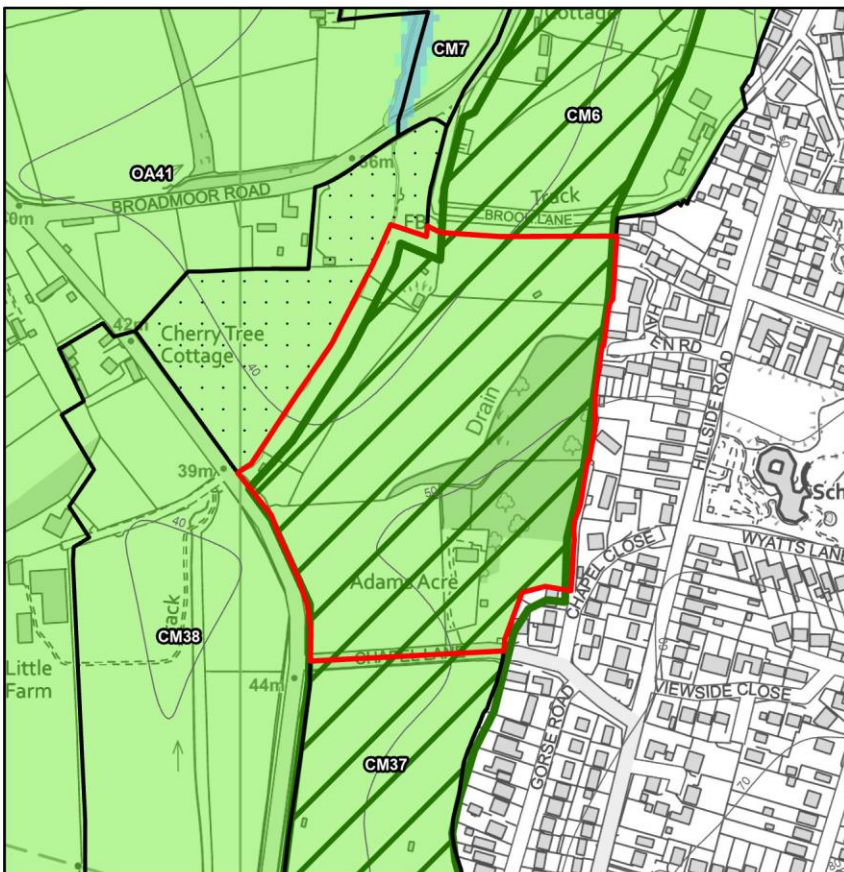
- Parcel CM37 makes a relatively strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern and central parts of the parcel would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

Harm of release of land in CM39



- CM39
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



CM39

Parcel location and openness

Parcel size: 7.06ha

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

The parcel is open, comprising of agricultural fields and a forested area in the east. There is one residential property in the southeast of the parcel, but this scale of development is not large enough to impact openness.

Distinction between parcel and inset area

The parcel is located in close proximity to the urban area. However, the forested area in the east at the inset edge is a strong boundary feature providing separation from Corfe Mullen. The wooded land cover is relatively prominent compared to the urban area providing some distinction and also provides screening, which results in the views from the parcel being dominated by open countryside. Furthermore, the parcel is not contained by urban development. Overall there is strong distinction between the parcel and the urban area.

CM39

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Strong

The parcel is open and adjacent to Corfe Mullen, part of the large built-up area of the South East Dorset conurbation. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Strong

The parcel is open countryside. There is strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

CM39

Impact on contribution of adjacent Green Belt

- Release of land within CM39 as an expansion of Corfe Mullen:

Rating: Minor

The release and development of CM39 would increase urbanising visual impact on land in CM38.

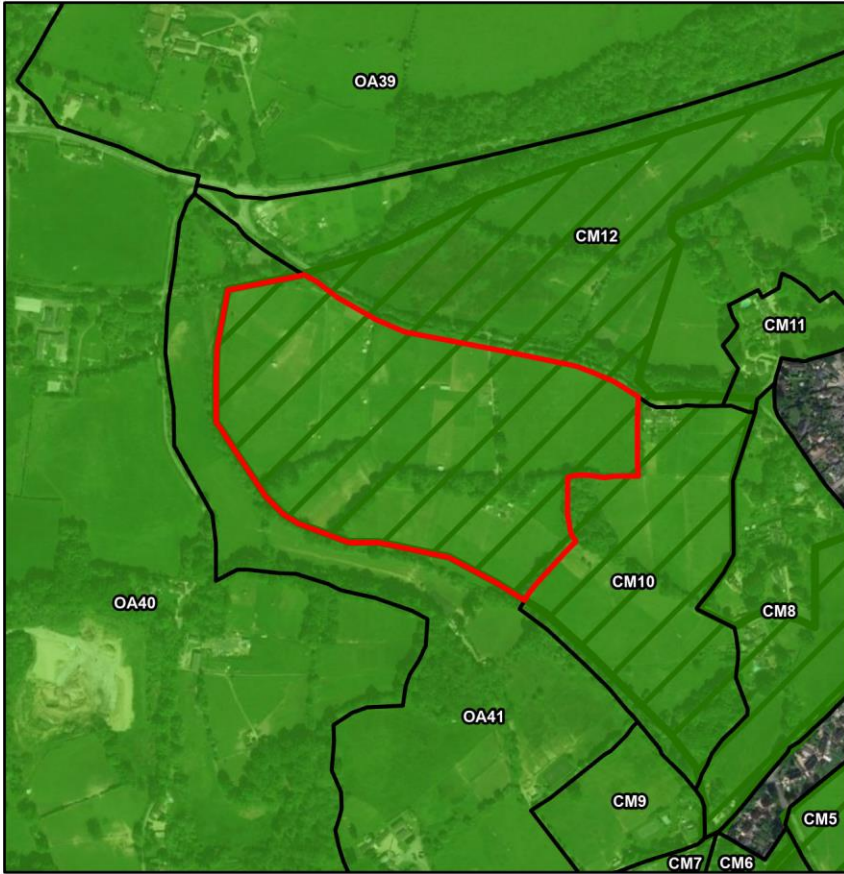
The adjoining land within CM6 and CM37 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

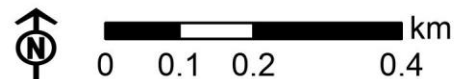
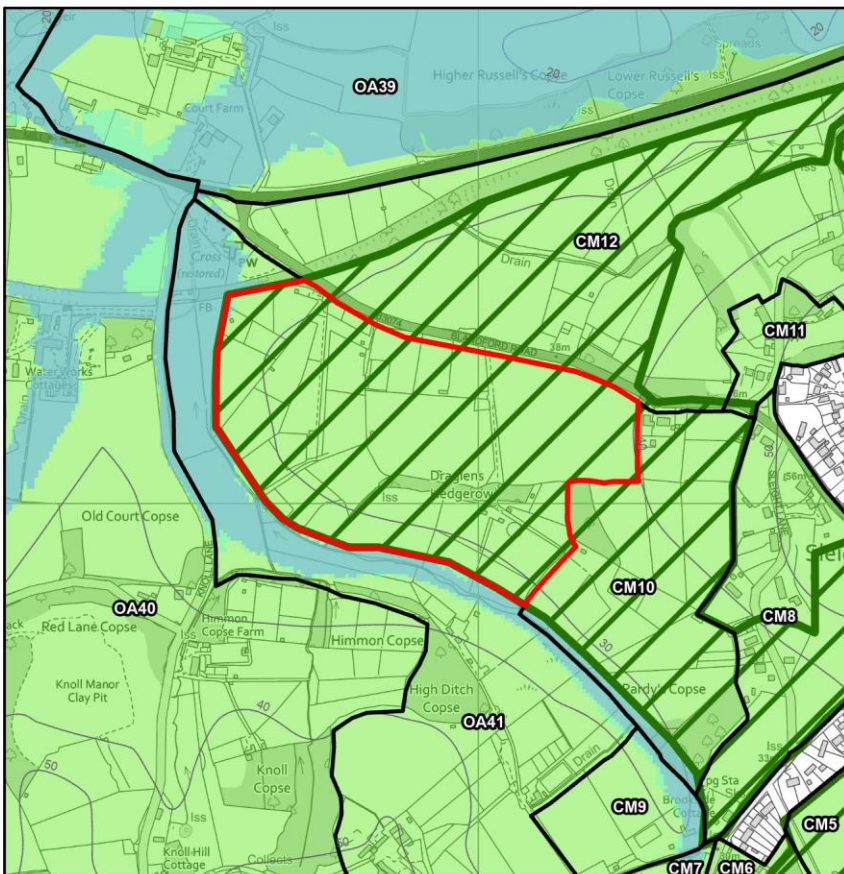
- Parcel CM39 makes a strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High

Harm of release of land in CM-OA41



- CM-OA41
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- Flood Zone 2
- Flood Zone 3



CM-OA41

Parcel location and openness

Parcel size: 15.27ha

The parcel is located to the north west of Corfe Mullen. Corfe Mullen is part of the large built-up area and is a town. It does not, in terms of the role of Green Belt, constitute a historic town.

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

Distinction between parcel and inset area

The hedgerow boundaries to the east are a moderate boundary feature creating separation from the inset area. The parcel is not contained by urban development and is dominated by views of open countryside. Furthermore, landform within the parcel provides some distinction from (or is different from) Corfe Mullen and extends a significant distance from the settlement. Overall there is very strong distinction between the parcel and the urban area.

CM-OA41

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:

Contribution: Strong

Land is almost adjacent to Corfe Mullen, part of the large built-up area of the South East Dorset conurbation. There is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as sprawl of the large built-up area. Overall the area makes a strong contribution to checking the sprawl of the large built up area.

- Purpose 2 - Prevent neighbouring towns merging into one another:

Contribution: Weak/No

Land does not lie between neighbouring towns.

- Purpose 3 - Assist in safeguarding the countryside from encroachment:

Contribution: Strong

Land is open countryside, and there is very strong distinction between the parcel and the inset area, which increases the extent to which development would be perceived as encroachment on the countryside. Overall the area makes a strong contribution to safeguarding the countryside from encroachment.

- Purpose 4 - Preserve the setting and special character of historic towns:

Contribution: Weak/No

The parcel does not contribute to the setting or special character of any historic towns.

- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:

Contribution: Equal

All Green Belt land is considered to make an equal contribution to this purpose.

CM-OA41

Impact on contribution of adjacent Green Belt

- Release of CM-OA41 as an expansion of Corfe Mullen:

Rating: Minor

The tree cover and field boundaries within, bounding and to the east of CM-OA41 create separation between the urban edge and land within the remainder of OA41. The release of CM-OA41 would weaken this separation. Land in OA41 is on a valley floor so the release of CM-OA41 would also lose the additional distinction from the settlement edge that its sloping landform provides.

The adjoining land within CM10 and CM12 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

- Parcel CM-OA41 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to checking the unrestricted sprawl of the large built-up area of the South East Dorset conurbation and a particularly strong contribution to preventing encroachment on the countryside. The additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Corfe Mullen, would be high.

High