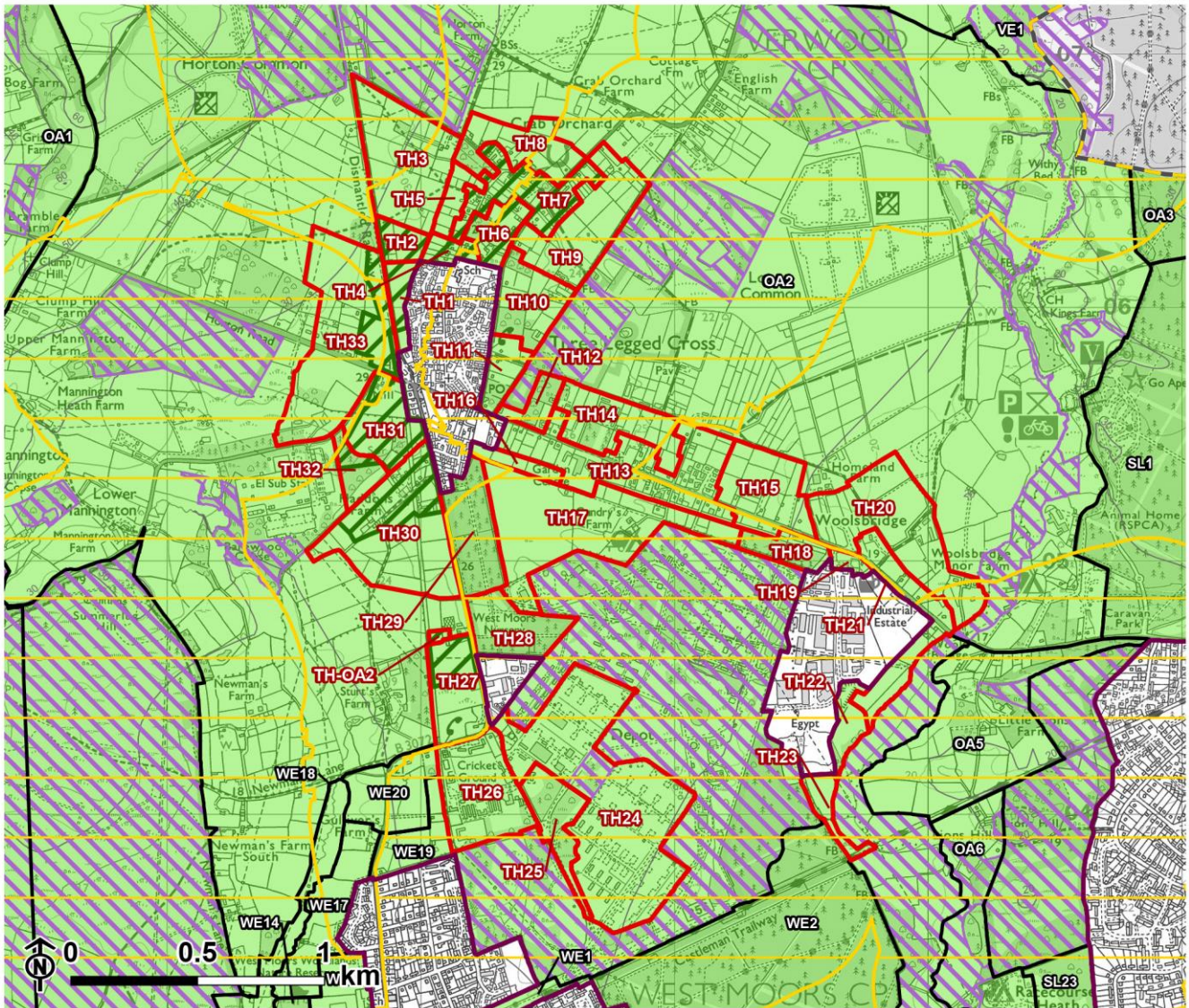


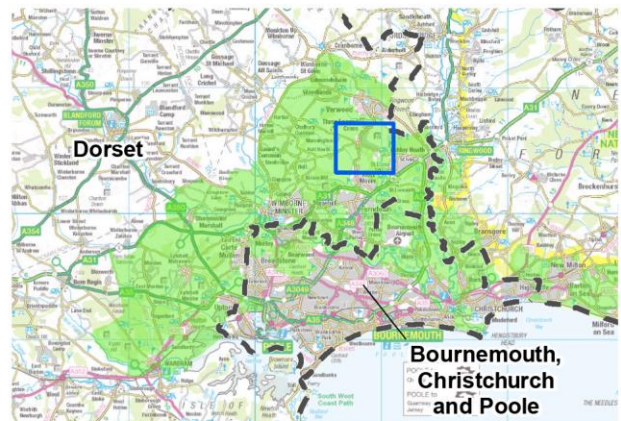
Appendix B

Detailed Stage 2 Harm Assessments: Three Legged Cross

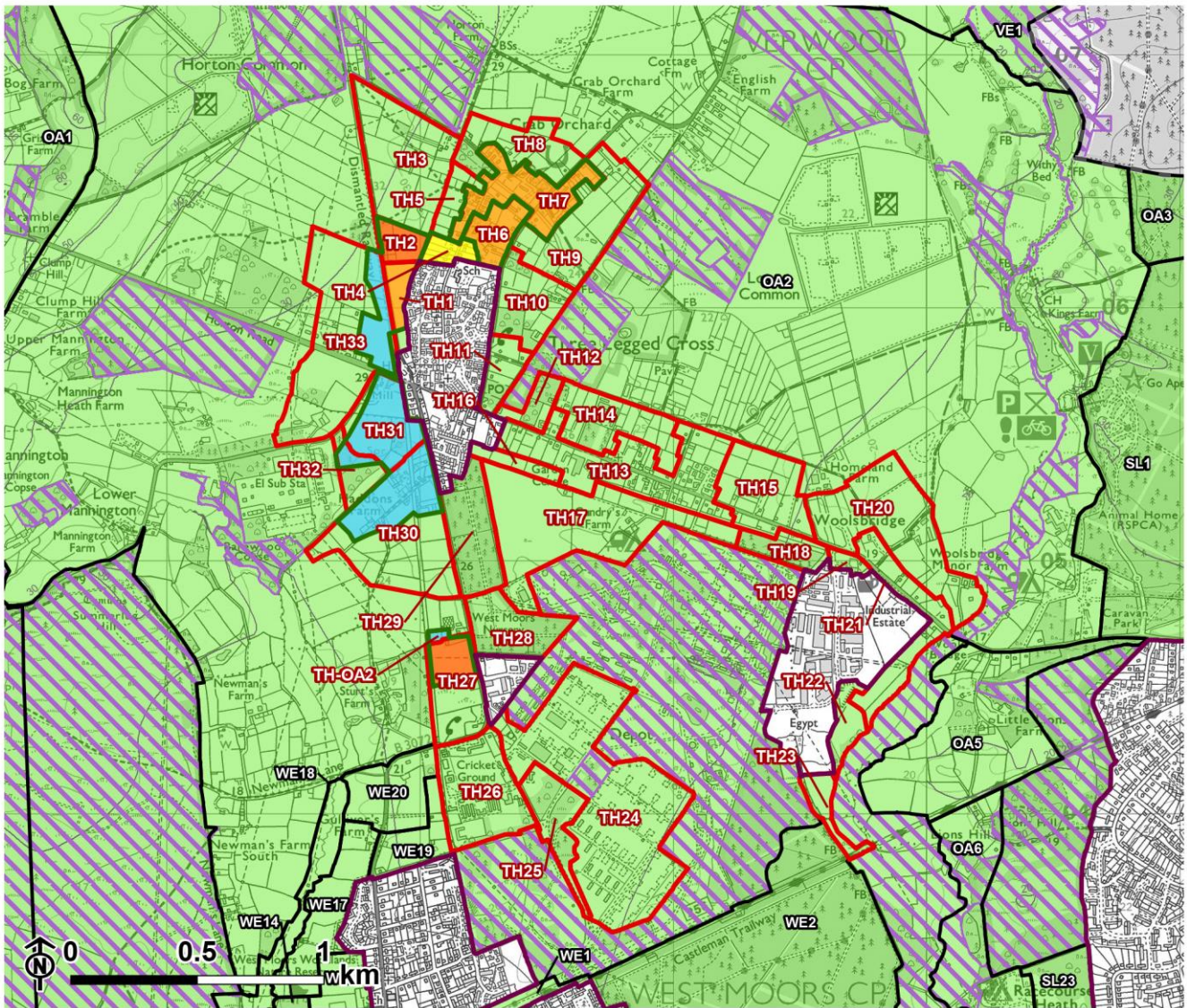
Three Legged Cross



- - - Local Authority boundary
- Inset area
- Green Belt
- Three Legged Cross parcel
- Neighbouring parcel
- Absolute constraint(s)
- Site / area of search
- 400m Heathland Area



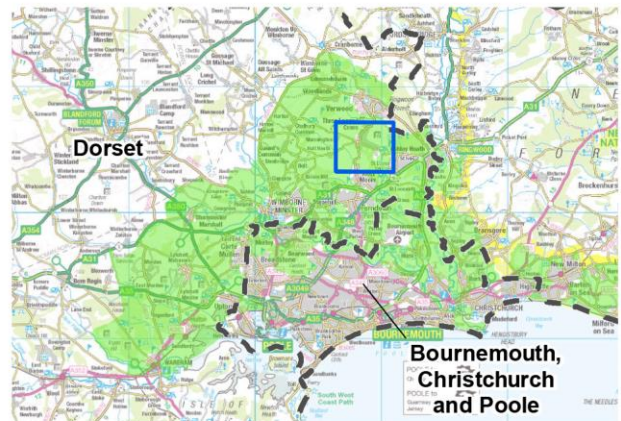
Three Legged Cross



- - - Local Authority boundary
- Inset area
- Green Belt
- Three Legged Cross parcel
- Neighbouring parcel
- 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.

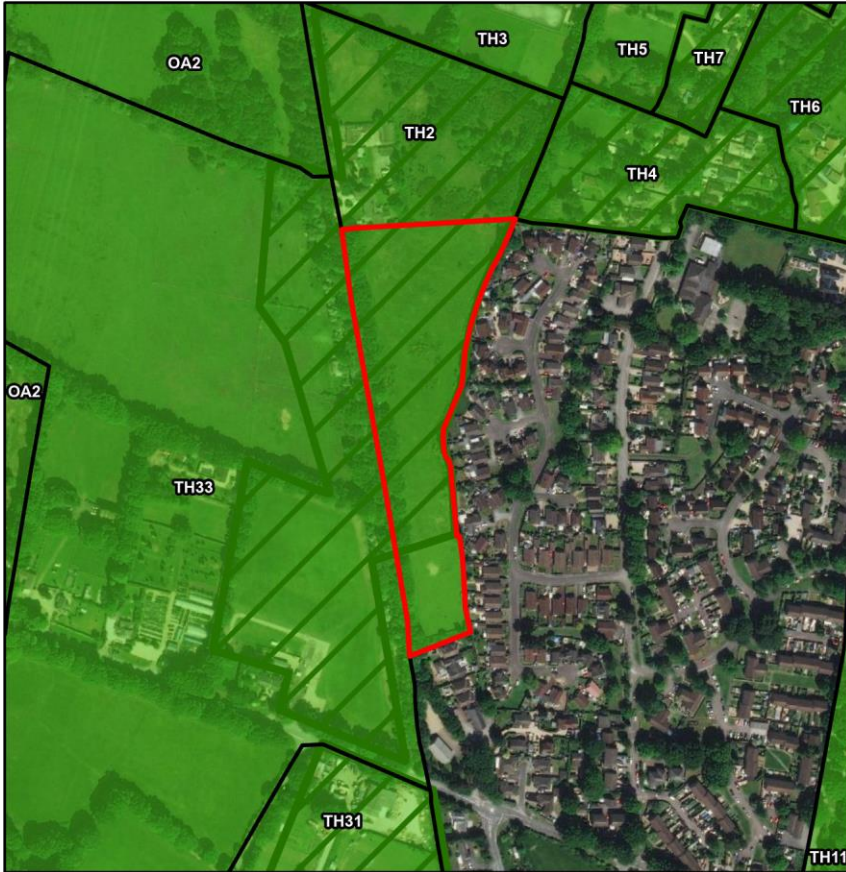
Notes on harm ratings

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.

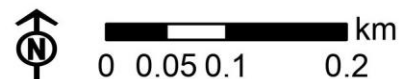
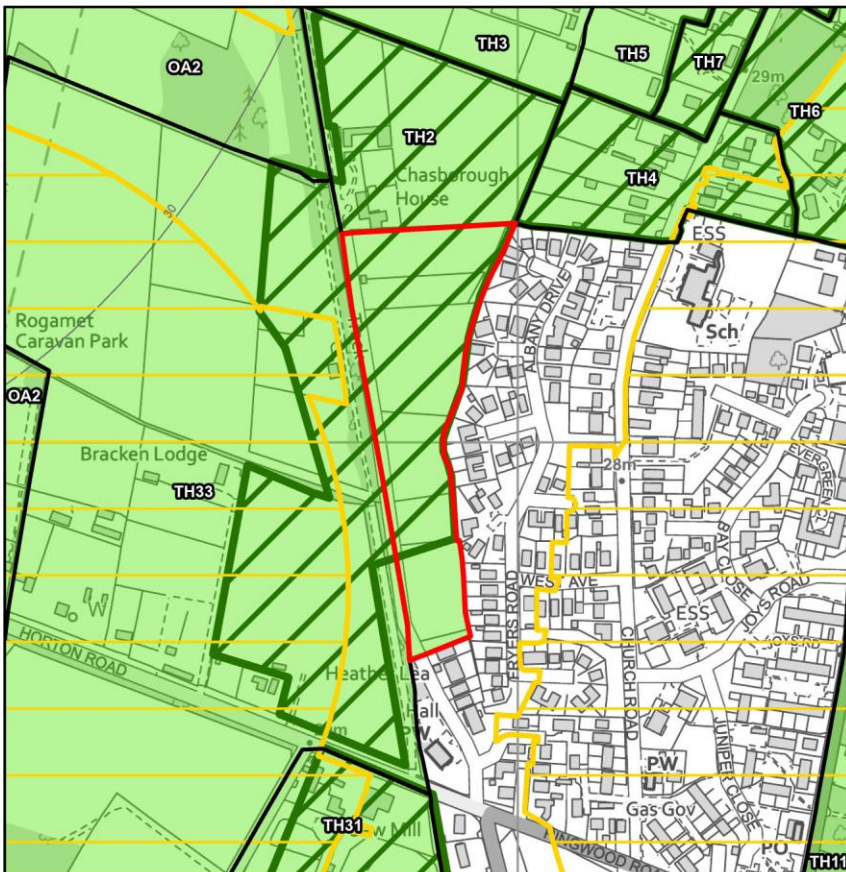
Harm ratings are not given for areas subject to absolute constraints on development, or areas which have been judged to have no openness, in Green Belt terms. These are indicated on the maps for each assessed parcel of land. Absolute constraints include:

- 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 TH1



- TH1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area



TH1

Parcel location and openness

Parcel size: 2.65ha

The parcel is located on the western edge of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of agricultural land.

Distinction between parcel and inset area

Although the parcel is not contained by urban development, the garden boundaries to the east are only a weak boundary feature, creating little separation from the inset area. The parcel is in close proximity to Three Legged Cross. As such, the urban area dominates views. Overall there is weak distinction between the parcel and the urban area.

TH1

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land is open and there is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of 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.

TH1

Impact on contribution of adjacent Green Belt

- Release of northern part of TH1 as an expansion of Three Legged Cross:

Rating: Minor

The release and development of the northern part of TH1 would increase urbanising visual impact on land in TH2.

Due to the presence of the tree line bounding the west of the parcel, release of land within TH1 would not weaken the contribution of land within TH33 to the west.

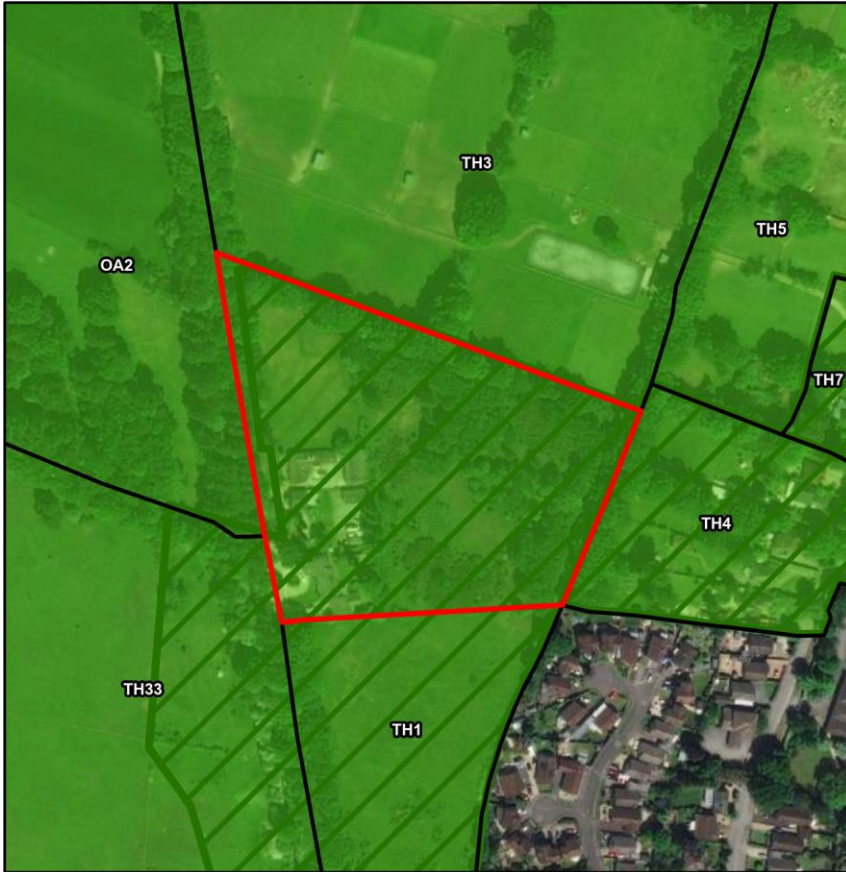
The adjoining land within the remainder of TH1 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

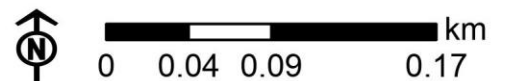
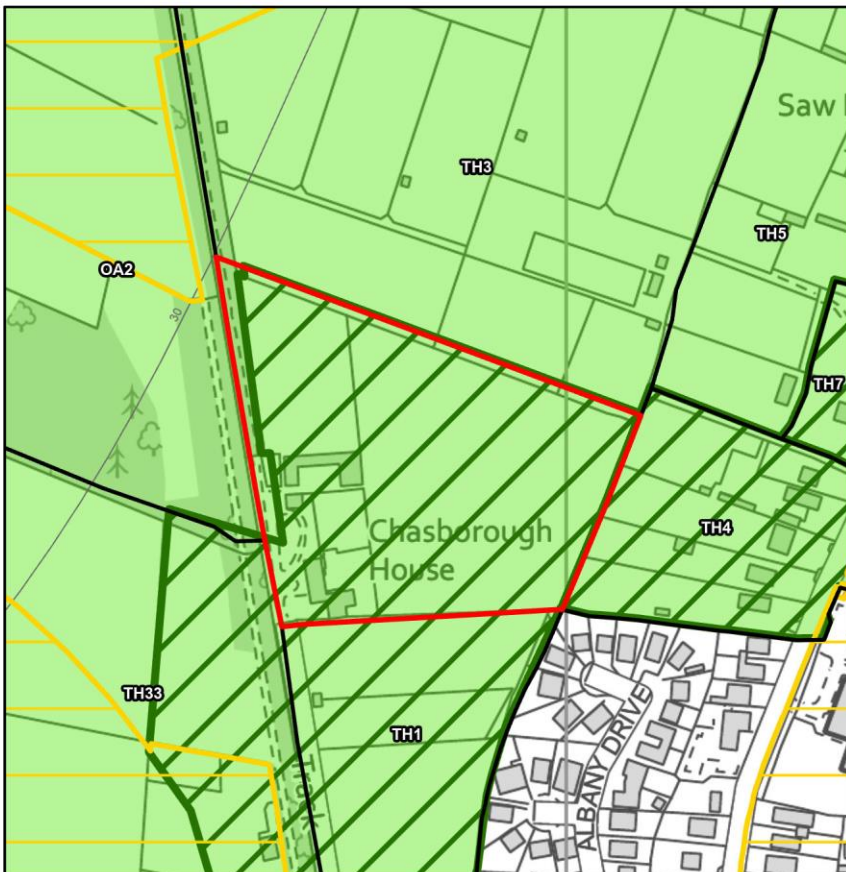
- Parcel TH1 makes a moderate contribution to preventing encroachment of the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be low-moderate.

Low-Moderate

Harm of release of land in TH2



- TH2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area



TH2

Parcel location and openness

Parcel size: 2.66ha

The parcel is located on the north western edge of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of vacant grassland and a residential building in the west of the parcel. However, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The garden boundary in the south east corner of the parcel is only a weak boundary feature, creating little separation from the inset area. However, it is not contained by urban development. As such, open countryside dominates the views. Overall there is moderate distinction between the parcel and the urban area.

TH2

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open and there is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak 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.

TH2

Impact on contribution of adjacent Green Belt

- Release of land within TH2 as an expansion of Three Legged Cross:

Rating: Minor

The tree lines bounding TH2 contribute to the separation between the urban edge and land within TH3 to the north. The release of TH2 would weaken this boundary separation.

Due to the presence of the tree line bounding the west of the parcel, release of land within TH2 would not weaken the contribution of land within TH33 or OA1 to the west.

The adjoining land within TH1 and TH4 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

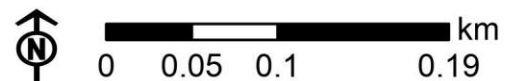
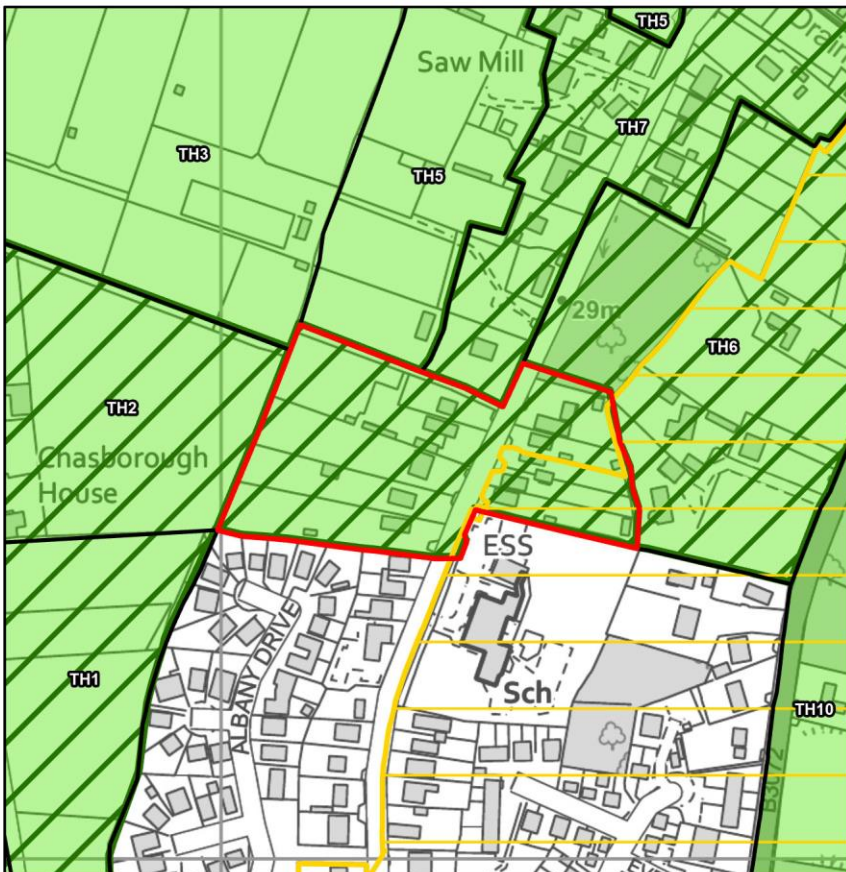
- Parcel TH2 makes a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be moderate.

Moderate

Harm of release of land in TH4



-  TH4
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search
-  400m Heathland Area



TH4

Parcel location and openness

Parcel size: 1.98ha

The parcel is located on the northern edge of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is relatively developed and has a significant amount of urbanising development within it, including several dwellings.

Distinction between parcel and inset area

The parcel is in close proximity to Three Legged Cross and the garden boundaries to the south are only a weak boundary feature, creating little separation from the inset area. Land has some degree of containment by urban development, and views are dominated by the urban area. Overall there is weak distinction between the parcel and the urban area.

TH4

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. There is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths, Horton Common, and the Moors River System. There is weak distinction between the parcel and the inset area, which reduces the extent to which development would be perceived as narrowing the gap. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. Land is characterised by uses which are associated with the urban area, including residential buildings, and diminish the extent to which it is perceived as countryside. 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 weak/no 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.

TH4

- 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.

TH4

Impact on contribution of adjacent Green Belt

- Release of TH4 as an expansion of Three Legged Cross:

Rating: Minor

The release of TH4 would tighten urbanising containment around TH5 to the north.

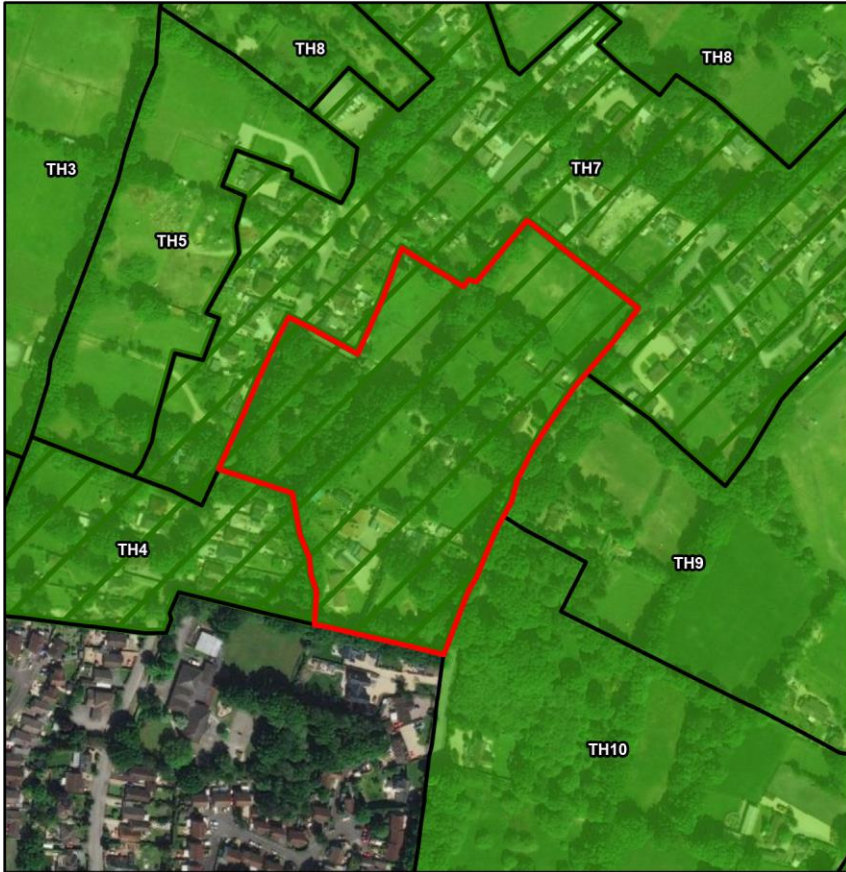
Due to the presence of the tree cover bounding the parcel, release of land within TH4 would not weaken the contribution of land within TH2, TH3, TH6 or TH7.

Overall harm of Green Belt release

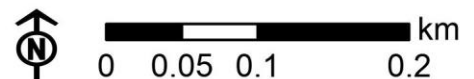
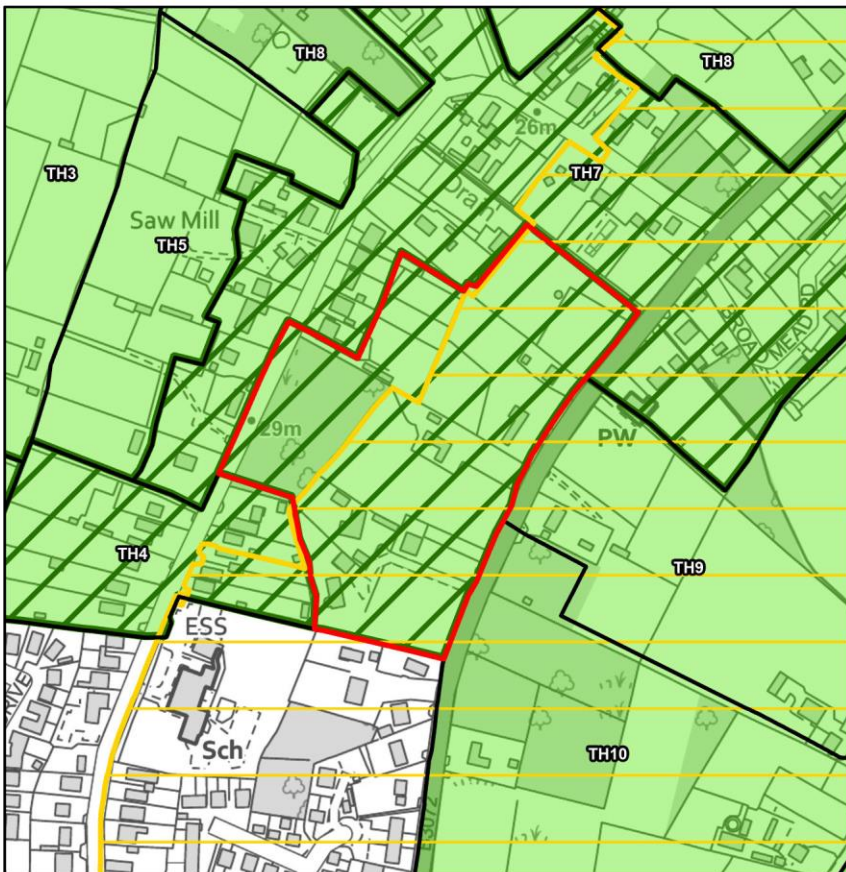
- Parcel TH4 makes a weak/no contribution to all of the Green Belt purposes, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be low.

Low

Harm of release of land in TH6



- TH6
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest



TH6

Parcel location and openness

Parcel size: 4.03ha

The parcel is located on the northern edge of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is relatively open but has some limited urbanising development within it, consisting of several residential dwellings.

Distinction between parcel and inset area

The parcel is largely contained by urban development. However, the tree line to the south of the parcel is a moderate boundary feature creating separation from the inset area, and land cover is relatively prominent, which provides some distinction from the settlement. Overall there is moderate distinction between the parcel and the urban area.

TH6

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Weak/No
Land is relatively open but has some limited urbanising development within it. There is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths, Horton Common, and the Moors River System. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Moderate
Land is countryside and is relatively open, but several residential dwellings have some limited urbanising development within it. 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 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.

TH6

Impact on contribution of adjacent Green Belt

- Release of TH6 as an expansion of Three Legged Cross:

Rating: Minor

The release of TH6 would result in a contained area of land within TH9, to the east of Verwood Road, forming the Green Belt adjacent to the inset edge, with a stronger relationship with the urban area than is currently the case.

Due to the presence of the tree cover bounding the eastern edge of the parcel, release of TH6 would not weaken the contribution of land within TH10 to the east.

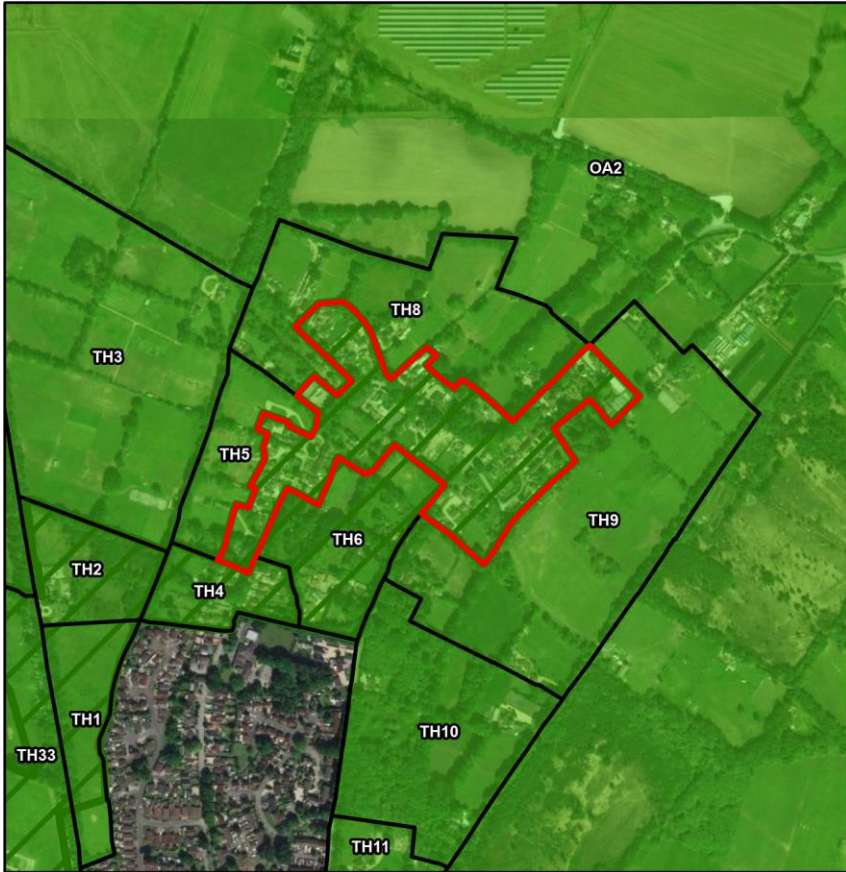
The adjoining land within TH7 and TH4 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

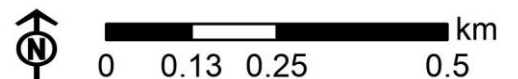
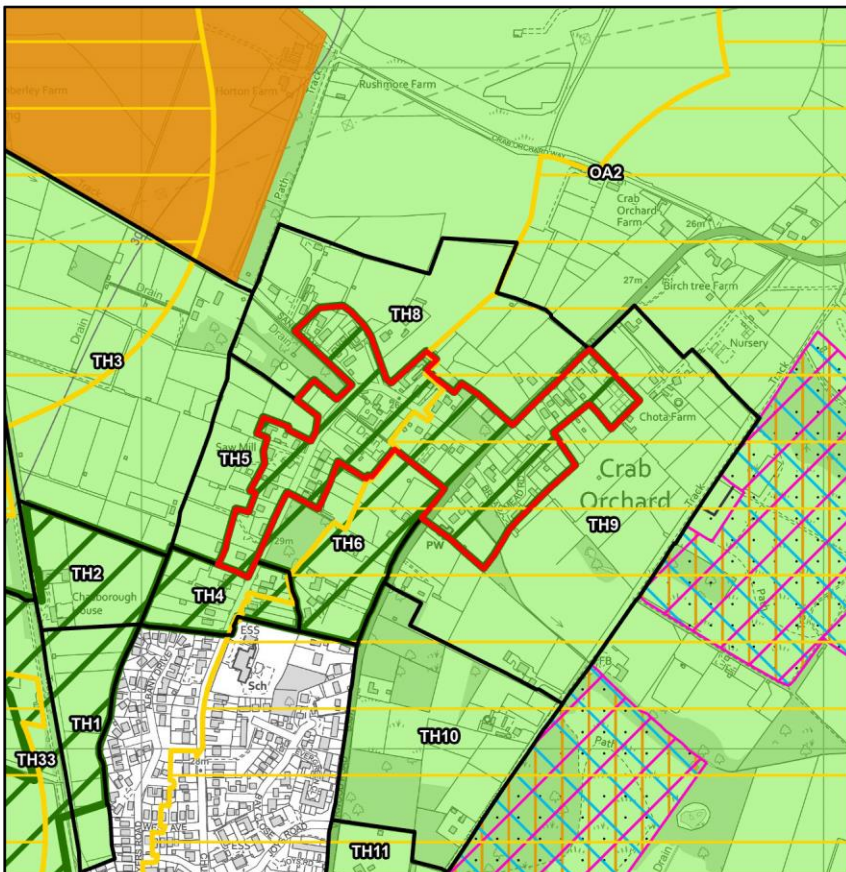
- Parcel TH6 makes a moderate contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be low-moderate.

Low-Moderate

Harm of release of land in TH7



- TH7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- CROW Registered Common Land



TH7

Parcel location and openness

Parcel size: 9.08ha

The parcel is located on the northern edge of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is relatively developed and has a significant amount of urbanising development within it, consisting of several residential dwellings.

Distinction between parcel and inset area

There are enough weaker boundary features to create moderate separation from Three Legged Cross. The parcel extends a significant distance from the settlement and is not contained by urban development. As such, views are dominated by the urban area. Overall there is moderate distinction between the parcel and the urban area.

TH7

Contribution to the Green Belt purposes

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

Contribution: Weak/No

Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.

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

Contribution: Weak/No

Land is relatively developed and has a significant amount of urbanising development within it. There is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths, Horton Common, and the Moors River System. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a weak/no contribution to preventing the merging of neighbouring towns.

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

Contribution: Relatively weak

Land is relatively developed and has a significant amount of urbanising development within it. It is therefore washed over development in the countryside. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak 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.

TH7

Impact on contribution of adjacent Green Belt

- Release of TH7 as an expansion of Three Legged Cross:

Rating: Minor-moderate

The tree cover to the south of TH8, including that within TH7, and tree cover to the south of TH5 creates separation between the urban edge and land within TH8 and TH5 respectively. The release of TH7 would weaken these boundary separations, and would result in contained areas of land within TH6, TH8 and TH9 forming the Green Belt adjacent to the inset edge, with a stronger relationship with the urban area than is currently the case. There would also be a minor impact on the settlement gap between West Moors and Verwood, which is relatively wide but diminished by intervening urbanising development.

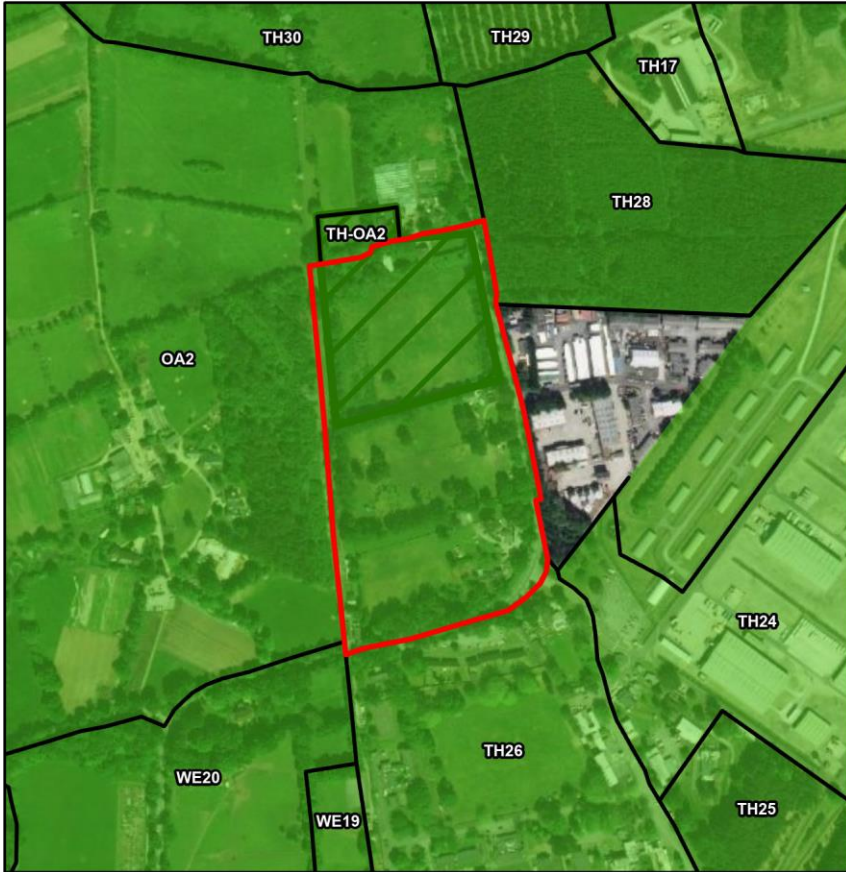
The adjoining land within TH4 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

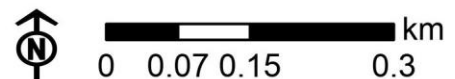
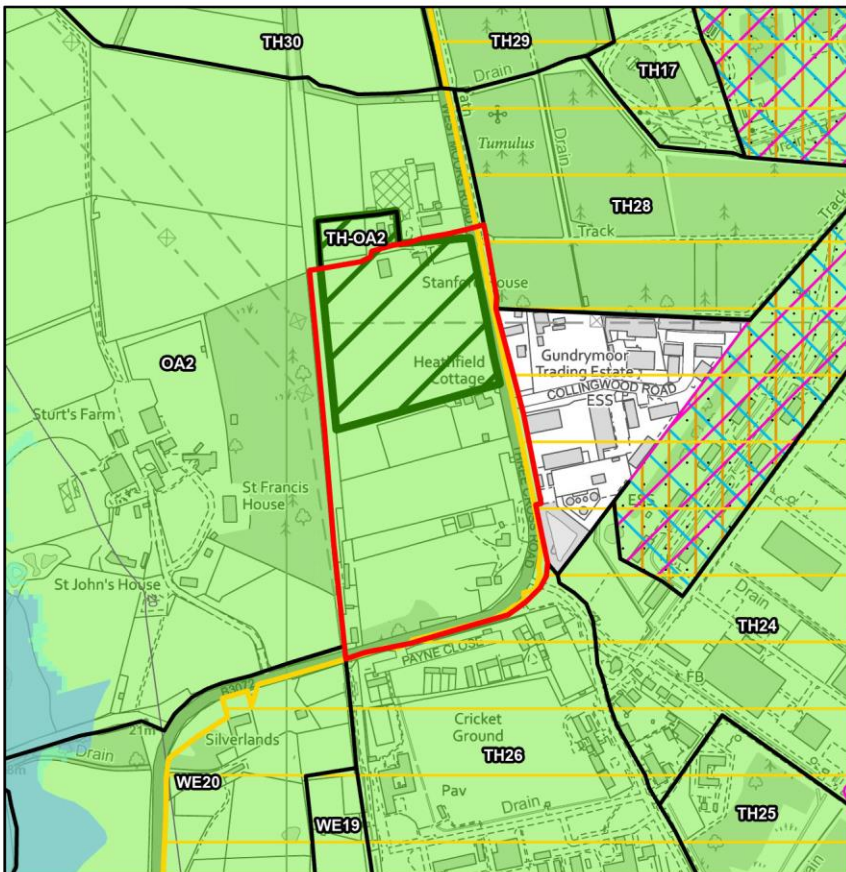
- Parcel TH7 makes a relatively weak contribution to encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be low-moderate.

Low-Moderate

Harm of release of land in TH27



- TH27
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



TH27

Parcel location and openness

Parcel size: 8.29ha

The parcel is located to the south of Three Legged Cross on the western edge of Gundrymoor Trading Estate. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is open and is dominated by agricultural fields and separating hedgerows. There are several residential buildings within the parcel, however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The tree line to the east of the parcel is a moderate boundary feature creating separation and intervening land and field boundaries create separation from West Moors to the southwest. The parcel is not contained by urban development, with views dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

TH27

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and there is a wide gap between Verwood and West Moors, and although urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System. The parcel is also peripheral to the gap between West Moors and St Ives and St Leonards. Although the settlement gap is robust, 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: 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.

TH27

Impact on contribution of adjacent Green Belt

- Release of northern part of TH27 as an expansion of Three Legged Cross:

Rating: Negligible

Due to the presence of adjacent tree cover, boundary tree lines, and the presence of West Moors Road to the east, release of the northern part of TH27 would not impact the contribution of land within TH28, TH-OA2 or OA2.

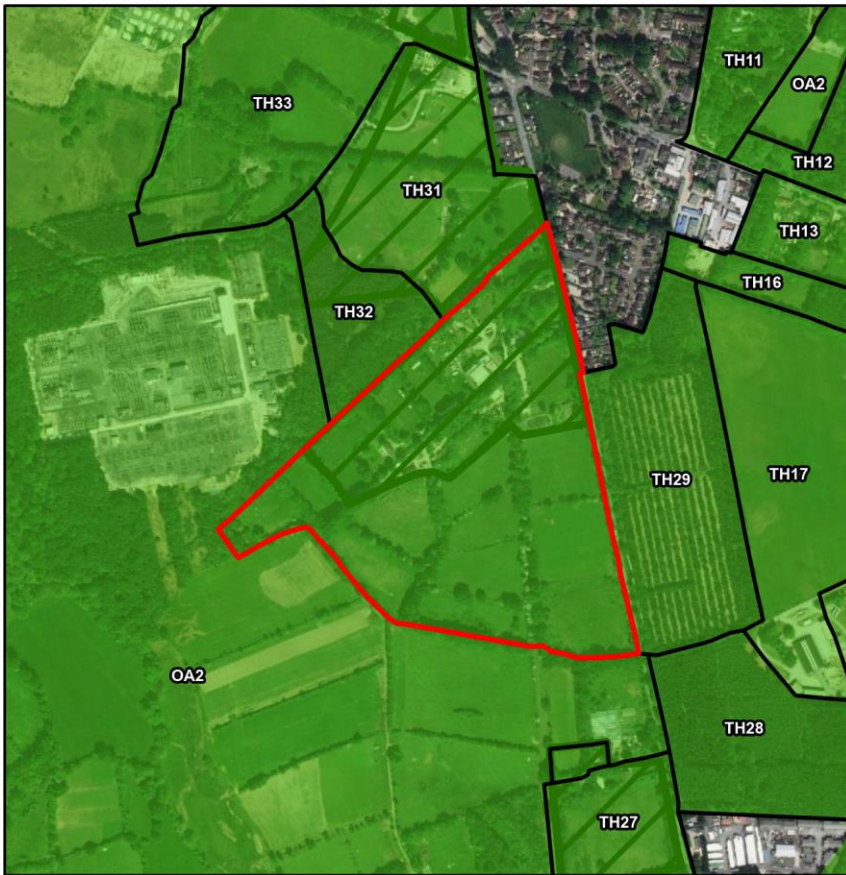
The adjoining land within the remainder of TH27 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

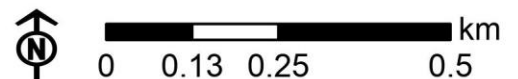
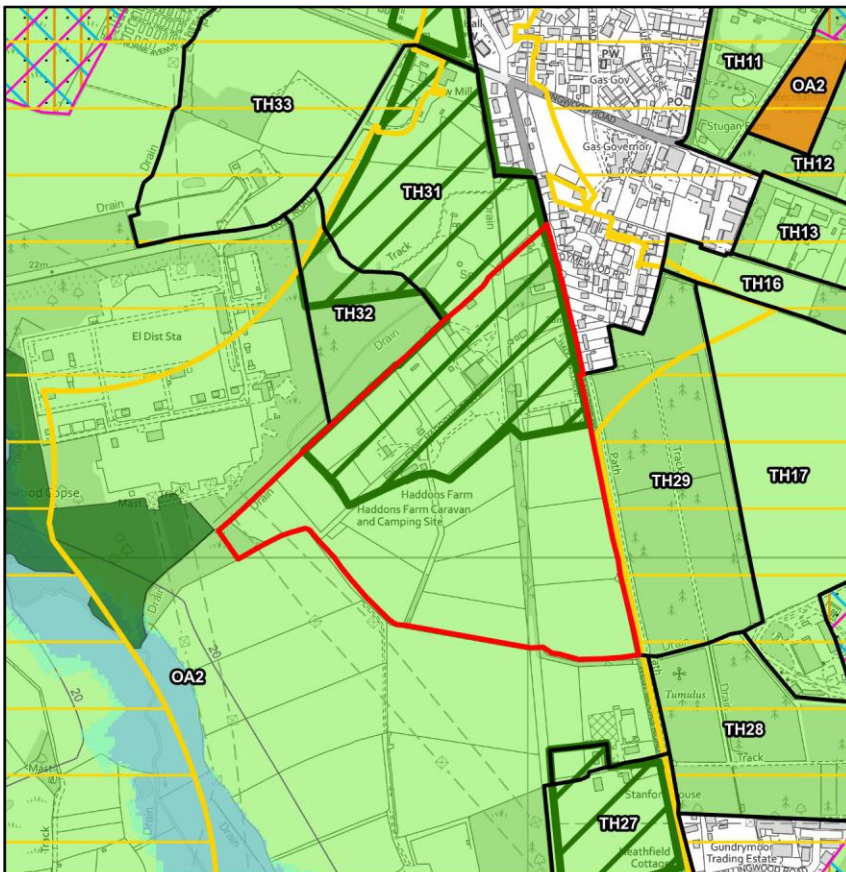
- Parcel TH27 makes a strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be negligible. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be moderate.

Moderate

Harm of release of land in TH30



- TH30
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Ancient Woodland Inventory
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



TH30

Parcel location and openness

Parcel size: 19.4ha

The parcel is located on the south western edge of the northern area of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of agricultural fields and separating hedgerows. There is a commercial building located in the north of the parcel and in the centre, however, this development is not large enough in scale to impact openness. The caravan and camping site noted on the OS map has closed down.

Distinction between parcel and inset area

West Moors Road and the associated tree line is a moderate boundary feature creating separation from the inset area. Land is not contained by urban development and is dominated by views of open countryside. Overall there is strong distinction between the parcel and the urban area.

TH30

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and there is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System. Although the settlement gap is robust, 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: 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.

TH30

Impact on contribution of adjacent Green Belt

- Release of the northern part of TH30 as an expansion of Three Legged Cross:

Rating: Minor

The tree cover within the northern part of TH29 and West Moors Road to the northeast create separation between the urban edge and the remainder of land within TH30. Release of the northern part of TH30 would weaken this boundary separation and would increase urbanising visual impact on retained land to the south within TH30. The release and development of the northern part of TH30 would also increase urbanising containment of land in TH32.

Due to the presence of intervening tree cover and field boundaries, as well as West Moors Road to the east, release of land within TH30 would not impact the contribution of land within OA2 to the west or TH29 to the east.

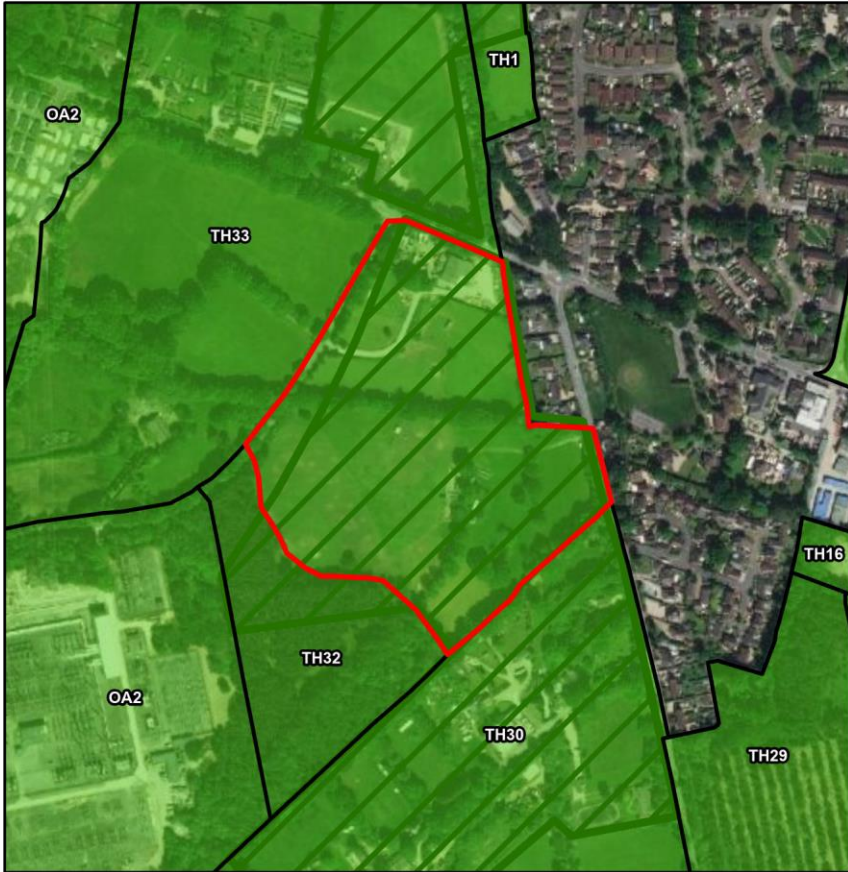
The adjoining land within TH31 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

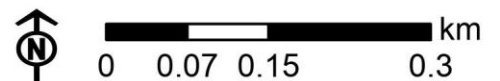
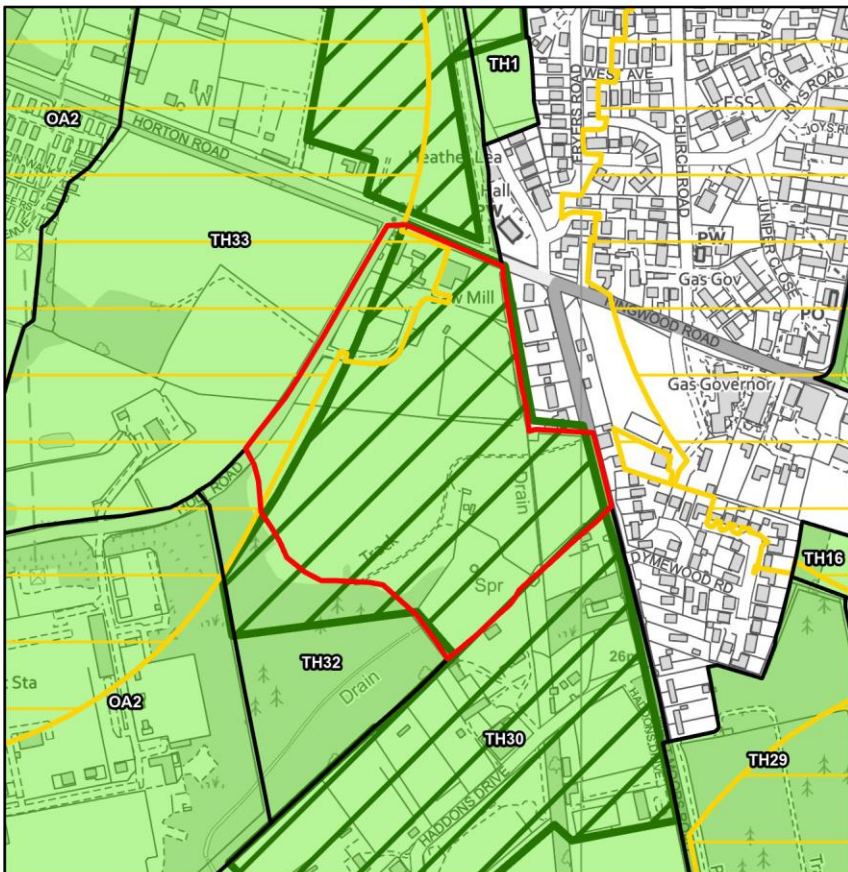
- Parcel TH30 makes a strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the northern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be moderate-high.

Moderate-High

Harm of release of land in TH31



- TH31
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area



TH31

Parcel location and openness

Parcel size: 7.69ha

The parcel is located on the western edge of the northern area of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is open and is dominated by agricultural fields separated by hedgerows. There is a commercial building located in the north of the parcel, however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The garden boundaries on the eastern edge of the parcel are only a weak boundary feature, creating little separation from Three Legged Cross. However, land is not contained by urban development, with views dominated by open countryside. Overall there is moderate distinction between the parcel and the urban area.

TH31

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Relatively weak
Land is open and there is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System. The parcel has some relationship with the inset area, but also a degree of distinction from it. Overall the area makes a relatively weak 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.

TH31

Impact on contribution of adjacent Green Belt

- Release of land within TH31 as an expansion of Three Legged Cross:

Rating: Minor-moderate

The release and development of TH31 would increase urbanising containment of land in TH32 and TH30, and would increase urbanising visual impact on land within TH30.

Due to the presence of the tree lined Holt Road bounding the west of TH31 and Horton Road bounding the north, release of land within this parcel would not impact the contribution of land within TH33 to the north and west.

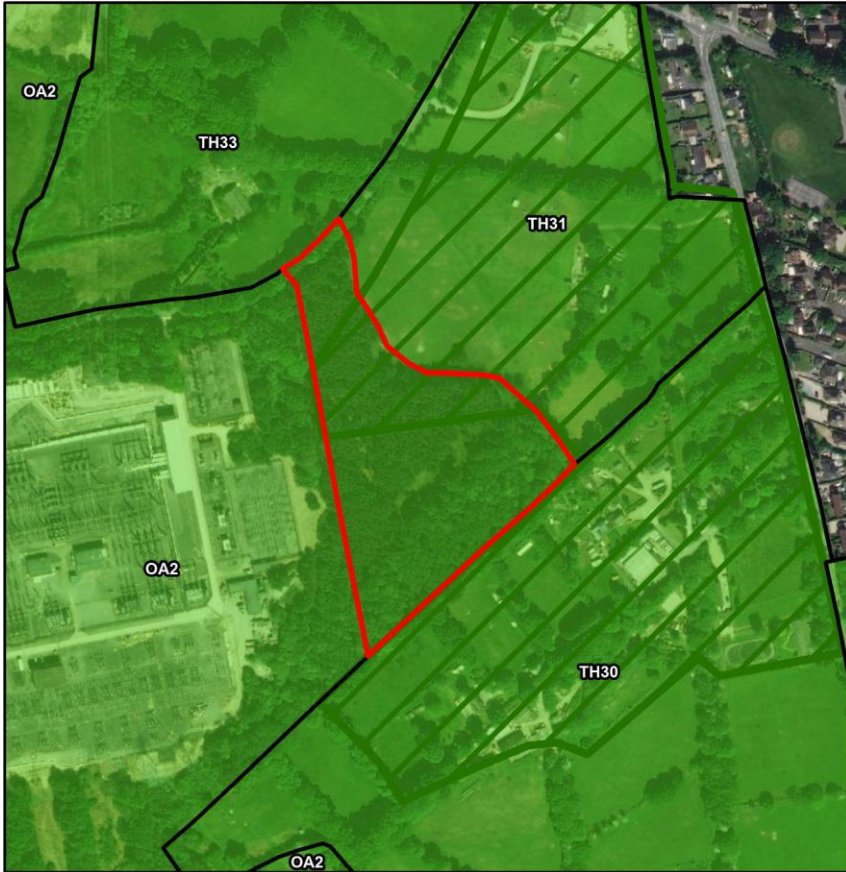
The adjoining land within the remainder of TH31 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

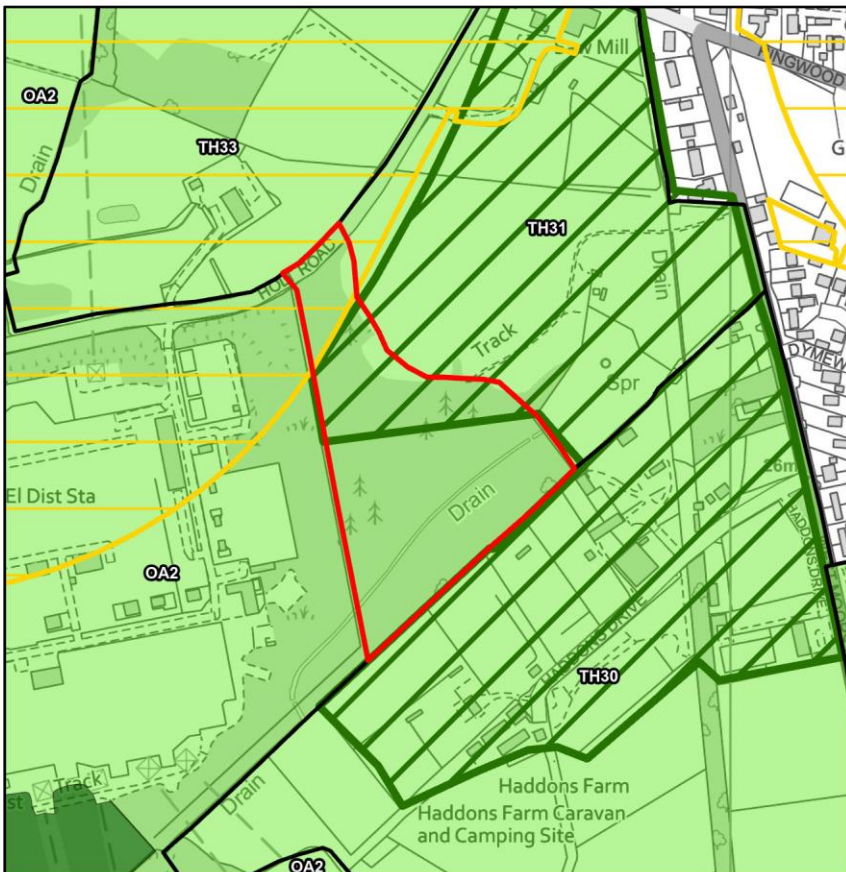
- Parcel TH31 makes a relatively strong contribution to preventing encroachment on the countryside, and the additional impact of its release on the adjacent Green Belt would be minor-moderate. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be moderate-high.

Moderate-High

Harm of release of land in TH32



- TH32
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Ancient Woodland Inventory



TH32

Parcel location and openness

Parcel size: 3.32ha

The parcel is located on the western edge of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of woodland.

Distinction between parcel and inset area

Tree cover within the parcel is very prominent, making it significantly different from Three Legged Cross, and forms a strong boundary feature creating separation from the settlement. Land extends a significant distance from the inset area and is not contained by urban development, with open countryside dominating the views. Overall there is very strong distinction between the parcel and the urban area.

TH32

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and there is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System. 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.

TH32

Impact on contribution of adjacent Green Belt

- Release of central part of TH32 as an expansion of Three Legged Cross:

Rating: Negligible

Due to the presence of surrounding woodland, release of this part of TH32 would not impact the contribution of land within the remainder of TH32 or within OA2.

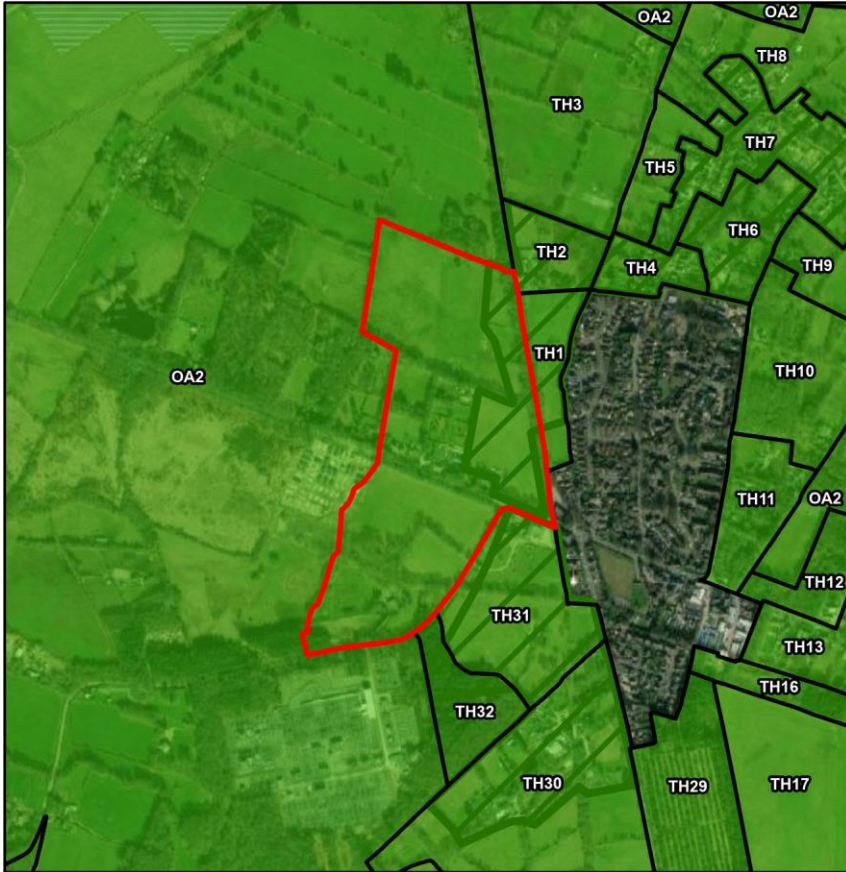
The adjoining land within TH30, TH31, TH33 and the remainder of TH32 does not make a stronger contribution to any of the Green Belt purposes. The impact on this land would not therefore increase overall harm.

Overall harm of Green Belt release

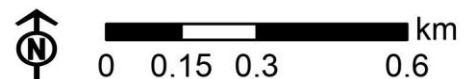
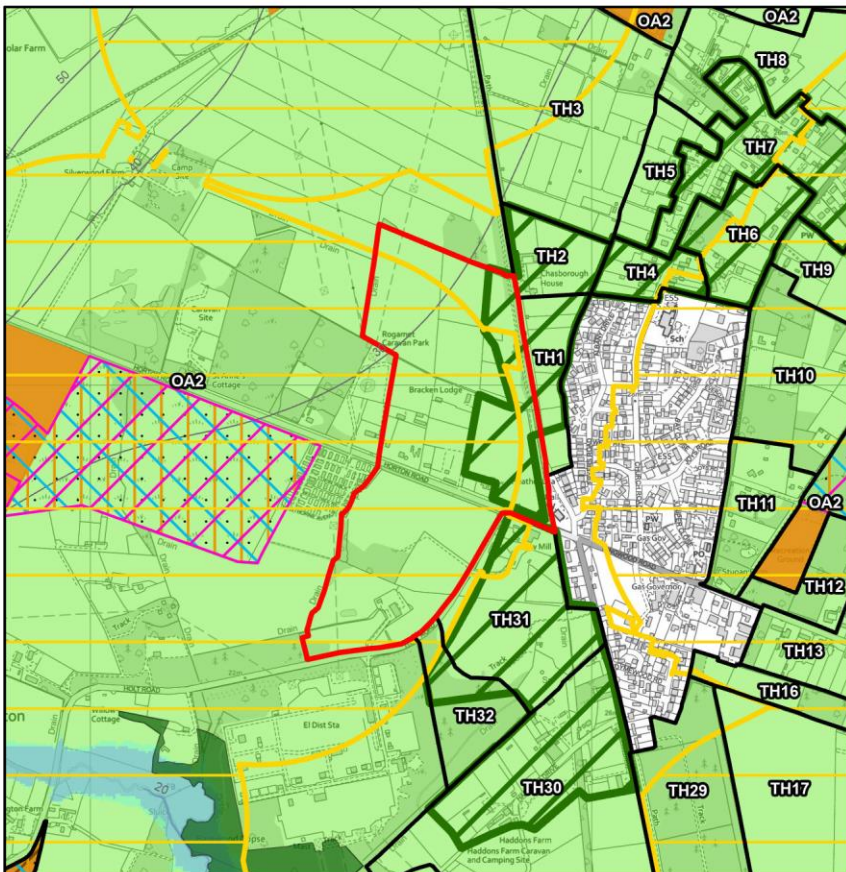
- Parcel TH32 has very strong distinction from the inset settlement, and therefore makes a particularly strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the central part of the parcel would be negligible. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be moderate-high.

Moderate-High

Harm of release of land in TH33



- TH33
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site / area of search
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- National Nature Reserve
- Ancient Woodland Inventory
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



TH33

Parcel location and openness

Parcel size: 23.72ha

The parcel is located on the western edge of the northern area of Three Legged Cross. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is open and is dominated by agricultural land and separating hedgerows. A small horticulture nursery, located in the centre of the parcel, does not impact on Green Belt openness. A building is located in the south of the parcel; however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The tree line to the east of the parcel is a moderate boundary feature creating separation from the inset area. In addition, the parcel is not contained by urban development, and open countryside dominates the views. Overall there is strong distinction between the parcel and the urban area.

TH33

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
Land is open and there is a wide gap between Verwood and West Moors. Urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System. Although the settlement gap is robust, 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: 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.

TH33

Impact on contribution of adjacent Green Belt

- Release of the eastern part of TH33 as an expansion of Three Legged Cross:

Rating: Minor

The tree line bounding the east of TH33 creates separation between the urban edge and land within the remainder of TH33 and OA2 to the west.

Release of the eastern part of TH33 would weaken this boundary separation, as well as increase urbanising visual impact on the remainder of land within TH33.

The adjoining land within TH1, TH2 and TH31 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

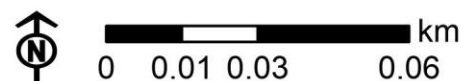
- Parcel TH33 makes a strong contribution to preventing encroachment on the countryside. The additional impact on the adjacent Green Belt of the release of the eastern part of the parcel would be minor. Therefore the harm resulting from its release, as an expansion of Three Legged Cross, would be moderate-high.

Moderate-High

Harm of release of land in TH-OA2



-  TH-OA2
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site / area of search



TH-OA2

Parcel location and openness

Parcel size: 0.36ha

The parcel is located to the south of Three Legged Cross, west of Gundrymoor Trading Estate. Three Legged Cross does not constitute a large built-up area, a town or a historic town.

Land is open, comprising of agricultural field.

Distinction between parcel and inset area

The parcel is not contained by urban development and views are dominated by open countryside. Three Cross Road is a moderate boundary feature creating separation from the inset area. In addition, land cover is relatively prominent, which provides some distinction from the inset area. Overall there is strong distinction between the parcel and the urban area.

TH-OA2

Contribution to the Green Belt purposes

- Purpose 1 - Check the unrestricted sprawl of large built-up areas:
Contribution: Weak/No
Land is not close enough to the large built-up area to be associated with it. Therefore development would not be perceived as sprawl of the large built-up area.
- Purpose 2 - Prevent neighbouring towns merging into one another:
Contribution: Moderate
There is a wide gap between Verwood and West Moors, and although urbanising development at Three Legged Cross reduces gaps but there are some significant separating features, including Dorset Heaths and the Moors River System. The parcel is also peripheral to the gap between West Moors and St Ives and St Leonards. Although the settlement gap is robust, 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: 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.

TH-OA2

Impact on contribution of adjacent Green Belt

- Release of TH-OA2 as an expansion of Three Legged Cross:

Rating: Minor

West Moors Road and hedgerows together create separation between the urban edge and land within OA2. The release and development of TH-OA2 would weaken this boundary separation and would increase urbanising containment of adjacent land in OA2.

Due to the present of the tree cover within TH28 to the east, the release of land within TH-OA2 would not weaken the contribution of this land.

The adjoining land within TH27 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 TH-OA2 makes a strong contribution to 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 Three Legged Cross, would be moderate-high.

Moderate-High