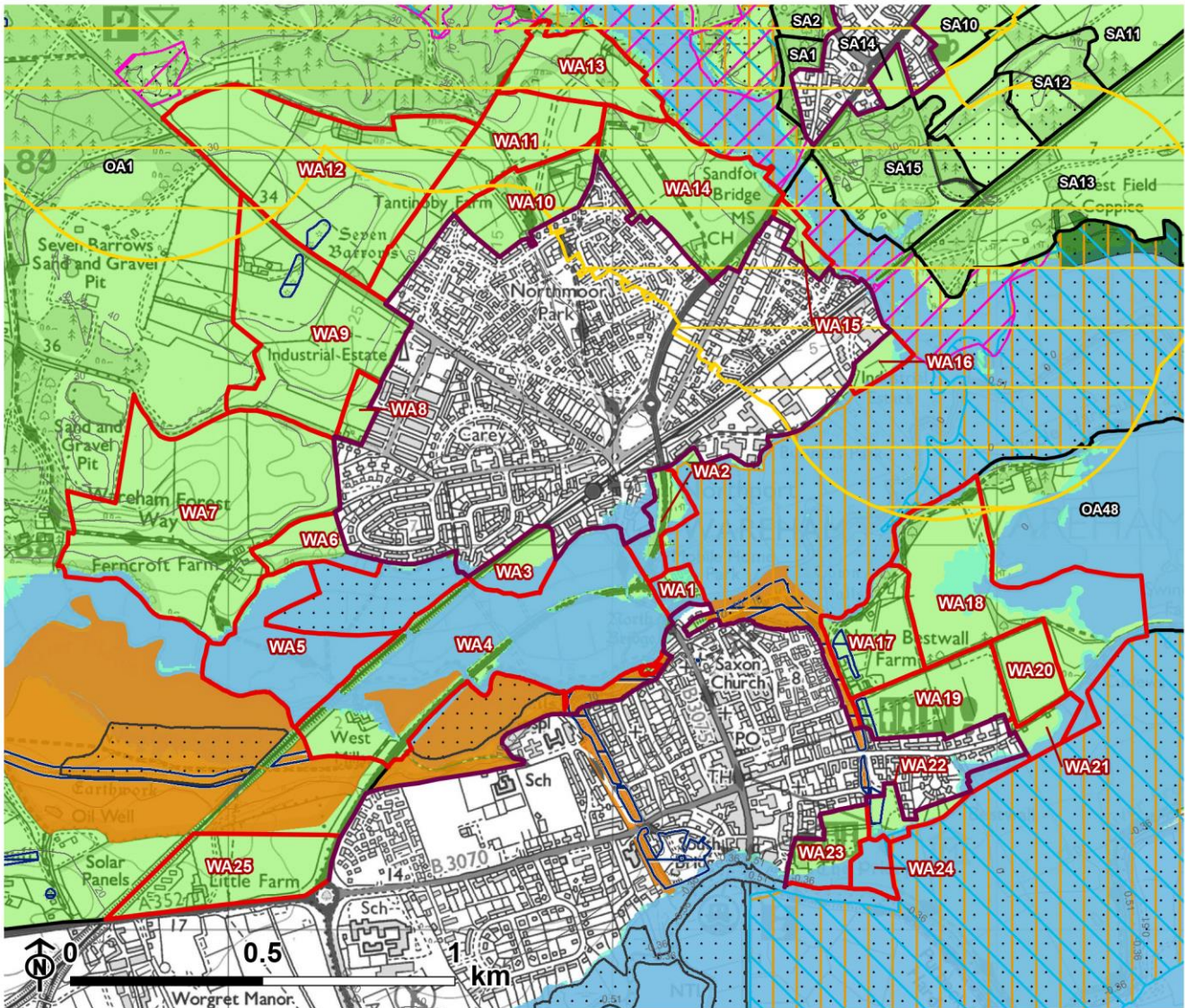


Appendix B
Detailed Stage 1
Contribution
Assessments:
Wareham - Part 1

Wareham



- - - Local Authority boundary

— Inset area

Green Belt

Wareham parcel

Neighbouring parcel

Absolute constraints

Special Area of Conservation

Special Protection Area

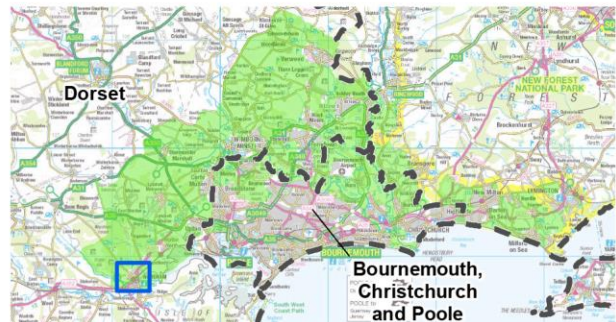
Ramsar

Site of Special Scientific Interest

Ancient Woodland Inventory

Scheduled monument

CROW Registered Common Land



Potential constraints

Flood zone 3

Flood zone 2

400m Heathland Area

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Components of contribution assessment

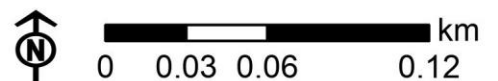
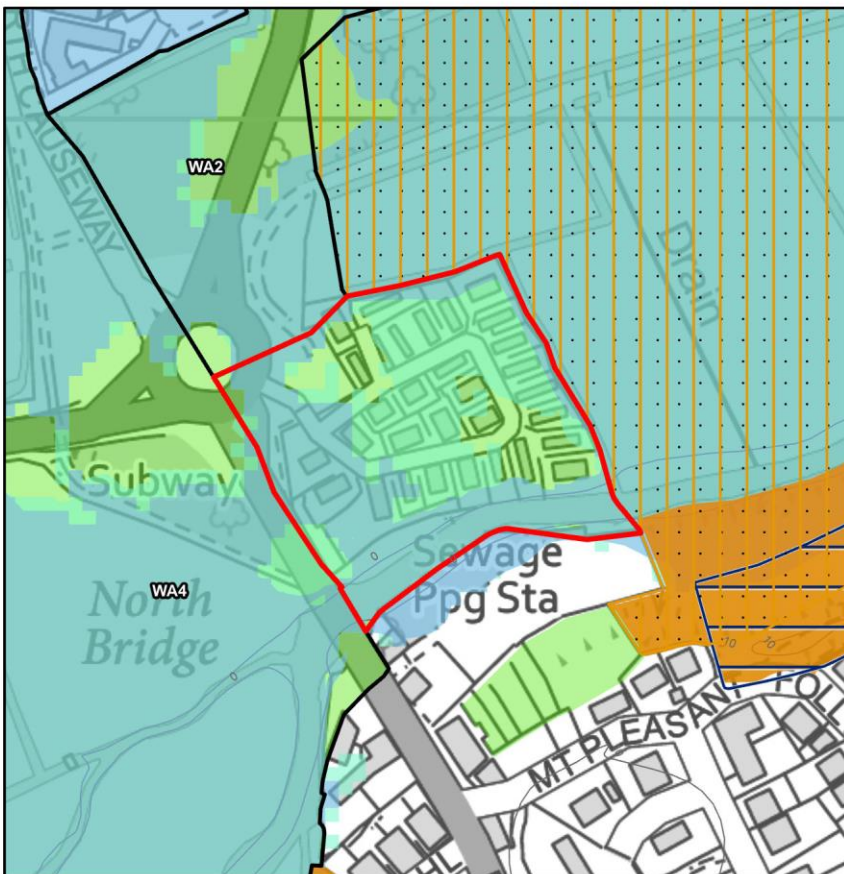
The analysis of contribution to the Green Belt purposes considers:

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

Contribution of land in WA1



- WA1
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA1

Parcel location and openness

Parcel size: 1.17ha

The parcel is located between the northern and southern areas of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Land is relatively developed, comprising closely spaced park homes.

Distinction between parcel and inset area

The River Piddle and adjacent tree cover create a strong boundary feature to provide separation from Wareham to the south, and a belt of scrub and the A351 similarly provide strong separation from the inset edge of Northport. However, the settlement gap here is narrow enough for there to be some degree of urban containment, the parcel is in close proximity to Wareham and views are dominated by urbanising influences due to development within the parcel. Therefore, overall, there is moderate distinction between the parcel and the urban area.

WA1

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 does not lie between 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, although this is 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: Moderate

Land lies in the immediate visual setting of a section of the town wall that is still perceived as forming the edge of the town. Development within the parcel reduces its contribution, but the absence of more substantial built development still makes a moderate contribution in this sensitive location. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham.

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

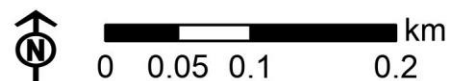
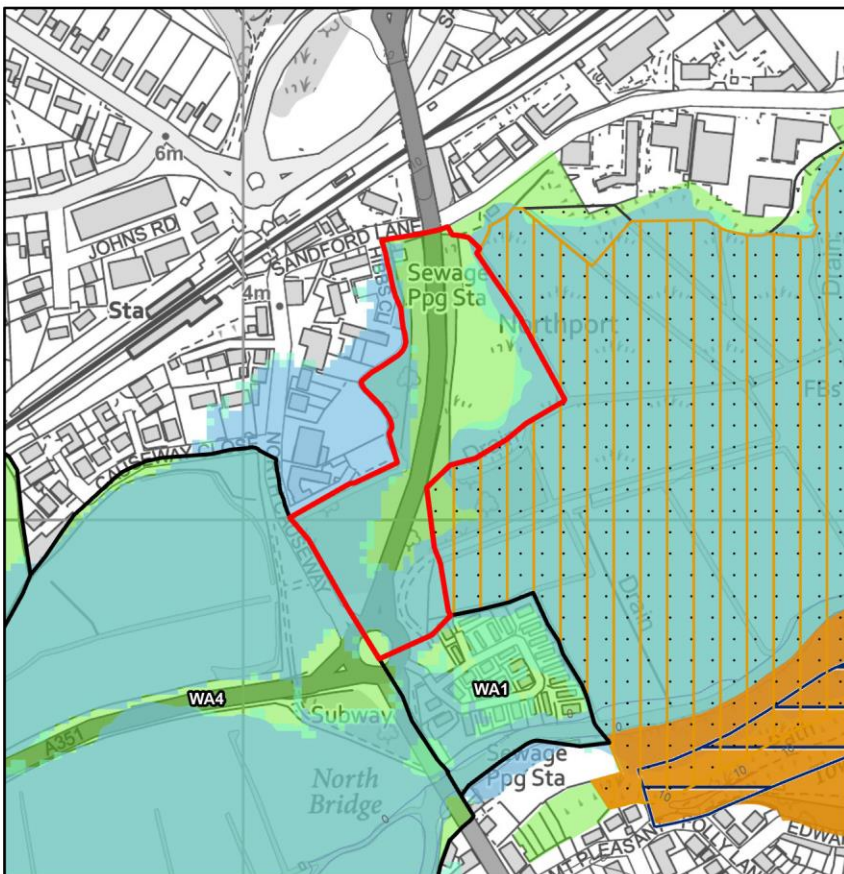
Contribution: Equal

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

Contribution of land in WA2



- WA2
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA2

Parcel location and openness

Parcel size: 2.28ha

The parcel is located between the northern and southern areas of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI and Poole Harbour Ramsar Site are located to the east of the parcel.

Land is open, comprising of immature trees/scrub and the A351 passing through the parcel from north to south.

Distinction between parcel and inset area

The parcel is in close proximity to the inset area and has some degree of containment by inset urban development to the north and west and by the washed-over but relatively developed park homes site to the south. However, the tree cover forms a moderate boundary feature and adds to the parcel's distinction from Northport, and views are dominated by open countryside. Overall there is moderate distinction between the parcel and the urban area.

WA2

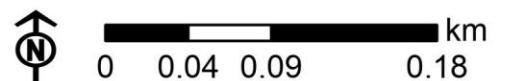
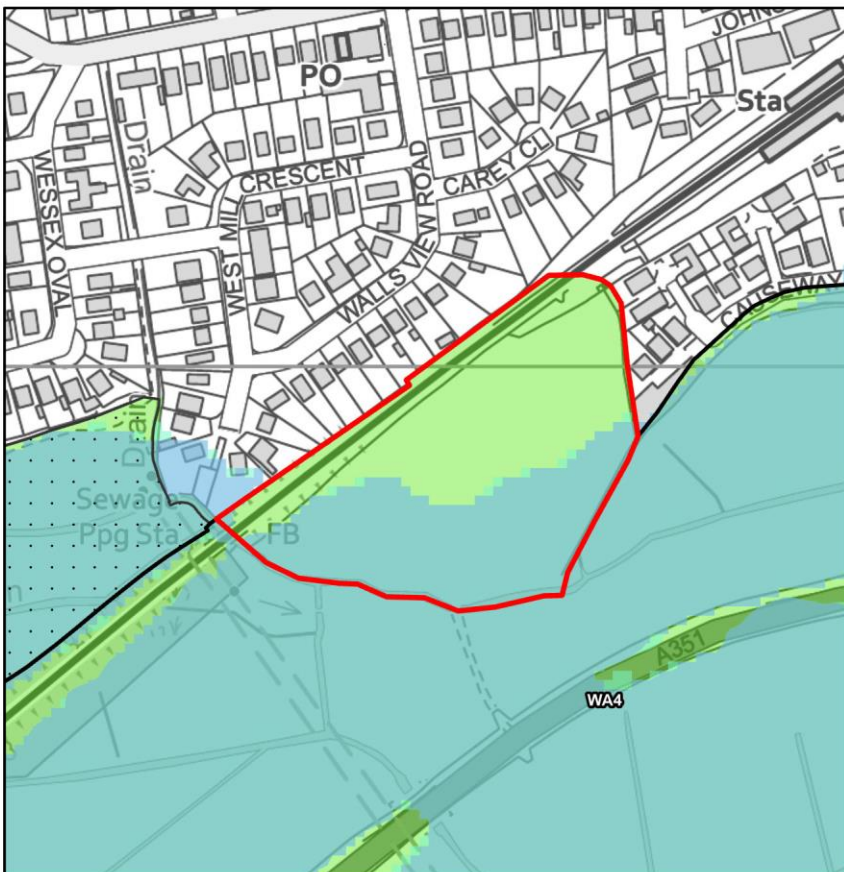
Contribution to the Green Belt purposes

- 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 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: Relatively strong
Land lies in the broad visual setting of a section of the town wall that still provides a strong sense of forming the edge of the town. Overall the area makes a relatively strong contribution to preserving the setting and special character of Wareham.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA3



-  WA3
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  Site of Special Scientific Interest
-  Flood Zone 2
-  Flood Zone 3



WA3

Parcel location and openness

Parcel size: 2.41ha

The parcel is located between the northern and southern areas of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI is located adjacent to the parcel.

Land is open, comprising of an agricultural field bordered by a hedgerow to the south and railway line along the inset settlement edge to the north.

Distinction between parcel and inset area

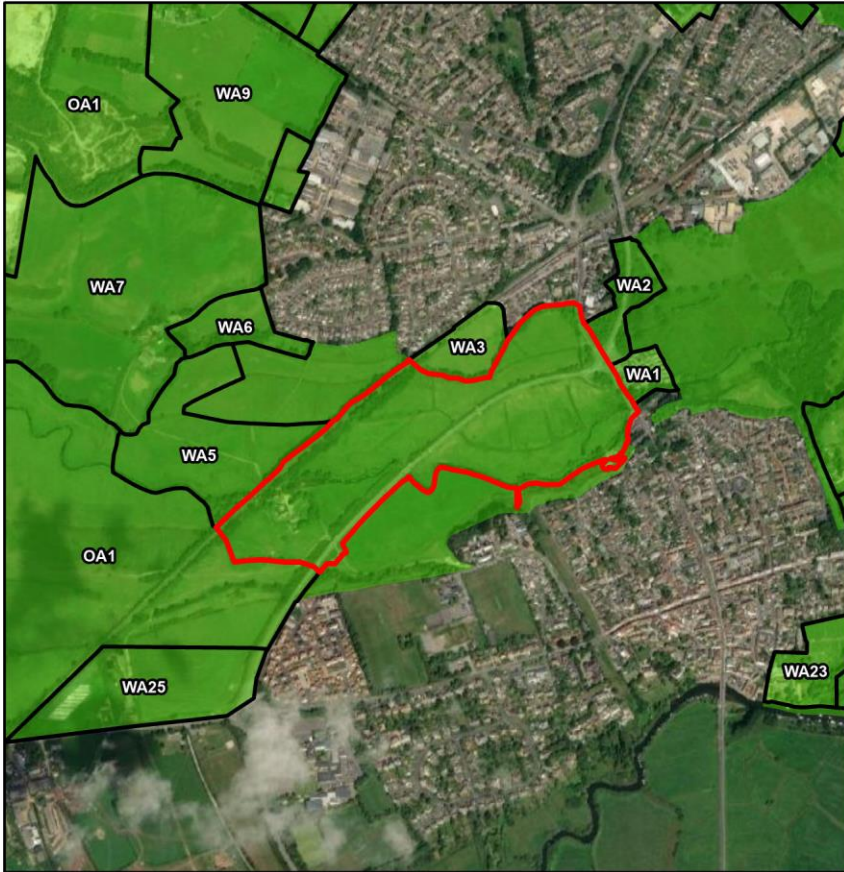
Although the railway forms a strong boundary to the settlement edge to the north and west, the garden boundaries to the east provide only a weak degree of separation. Additionally, the residential development to the northeast subjects the parcel to a degree of urban containment. However, although the parcel is in close proximity to Wareham, the gently sloping landform associates the parcel with the river valley to the south, providing some distinction from the inset area and, in combination with the separating role of the railway line, prevents the urban area from dominating views. Overall there is moderate distinction between the parcel and the urban area.

WA3

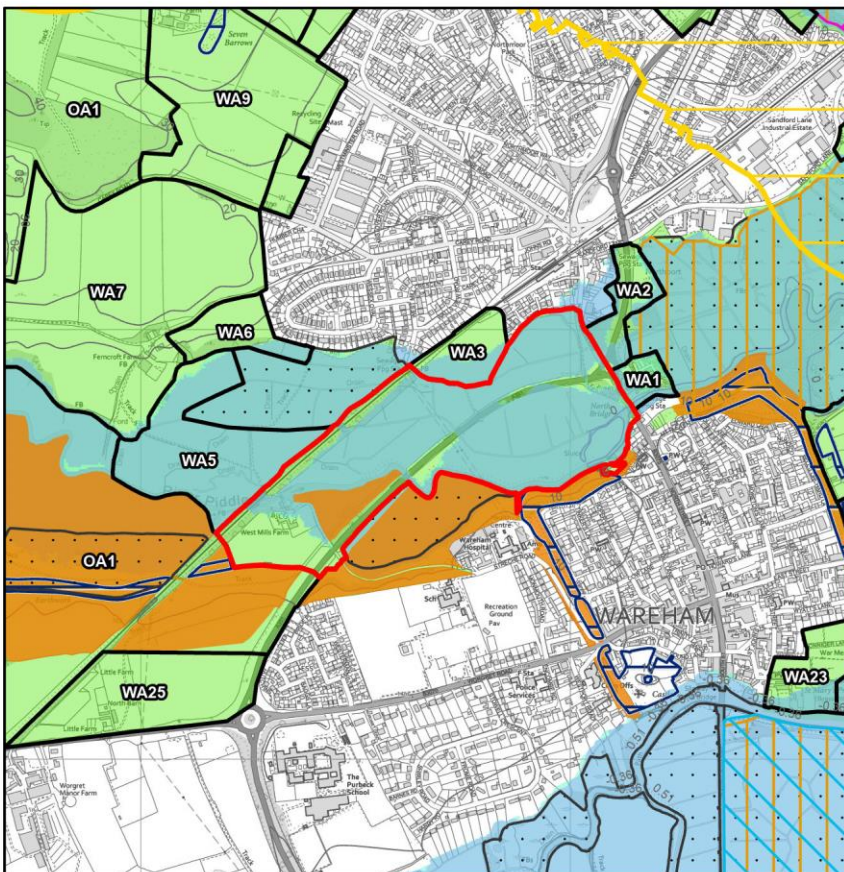
Contribution to the Green Belt purposes

- 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 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: Moderate
Land is on the margin of the floodplain, and although not strongly prominent in the setting of Northport it contains the scale of development in an area close to the historic walled town. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA4



- WA4
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA4

Parcel location and openness

Parcel size: 25.91ha

The parcel is located between the northern and southern areas of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI is located adjacent to the parcel.

Land is open and is dominated by pasture along the floodplain of the River Piddle, bisected by the A351. Adjacent to the river are several buildings, however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

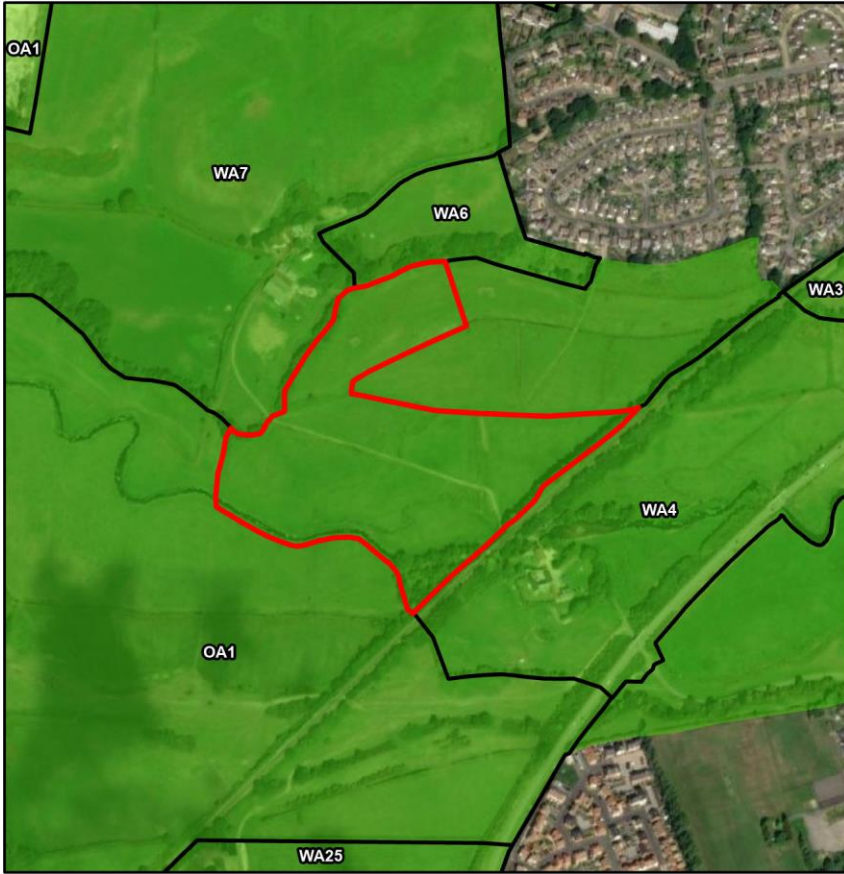
The floodplain landform has some distinction from old Wareham and Northport, which are too far apart for land in between to have a sense of urban containment, and there are enough boundary features, including the river railway and hedgerows, to create strong separation from the two urban areas. As such, the countryside dominates views. Overall there is very strong distinction between the parcel and the urban area.

WA4

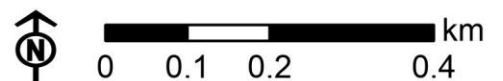
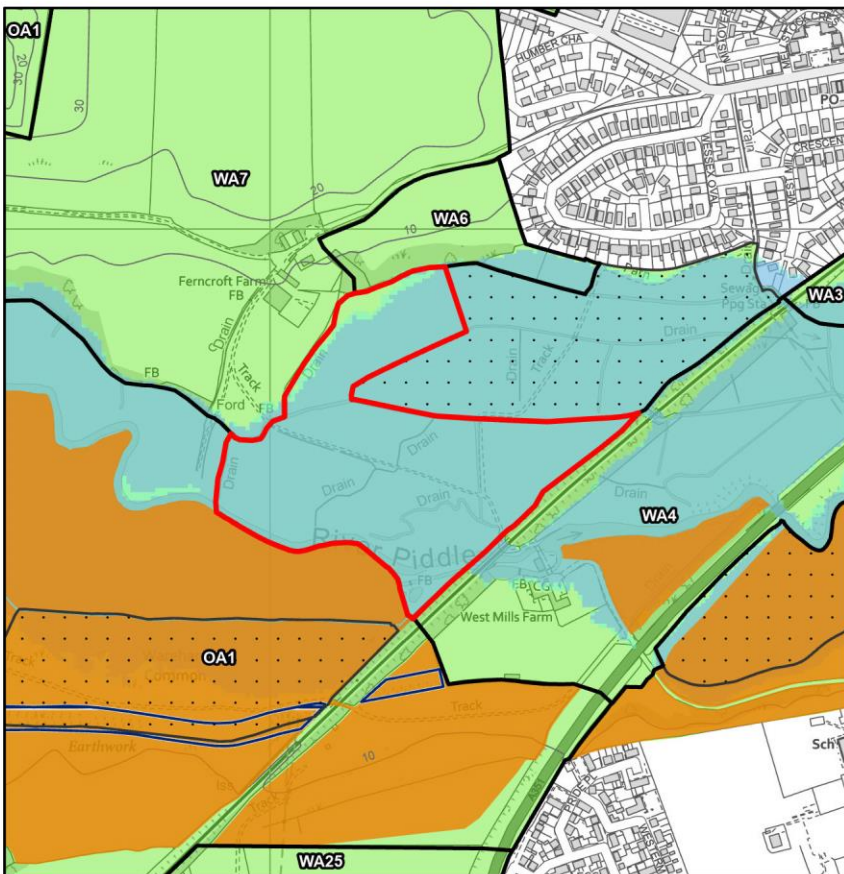
Contribution to the Green Belt purposes

- 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 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: Strong
Land lies in the immediate visual setting of the northern section of the town wall, which in this area still provides a strong sense of forming the edge of the town. Overall the area makes a strong contribution to preserving the setting and special character of Wareham.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA5



- WA5
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA5

Parcel location and openness

Parcel size: 8.95ha

The parcel is located between the northern and southern areas of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI is located adjacent to the parcel.

Land is open and is dominated by pasture along the floodplain of the River Piddle.

Distinction between parcel and inset area

The floodplain landform has some distinction from old Wareham and Northport, which are too far apart for land in between to have a sense of urban containment, and there are enough boundary features, including the river railway and hedgerows, to create strong separation from the two urban areas. The parcel extends a reasonable distance from the urban edges and the countryside dominates views. Overall there is very strong distinction between the parcel and the urban area.

WA5

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 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: Moderate

Land lies on the floodplain of the River Piddle, forming part of the peripheral setting of the town. The well-treed railway line creates visual separation. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham.

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

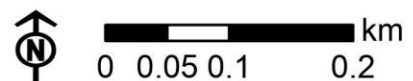
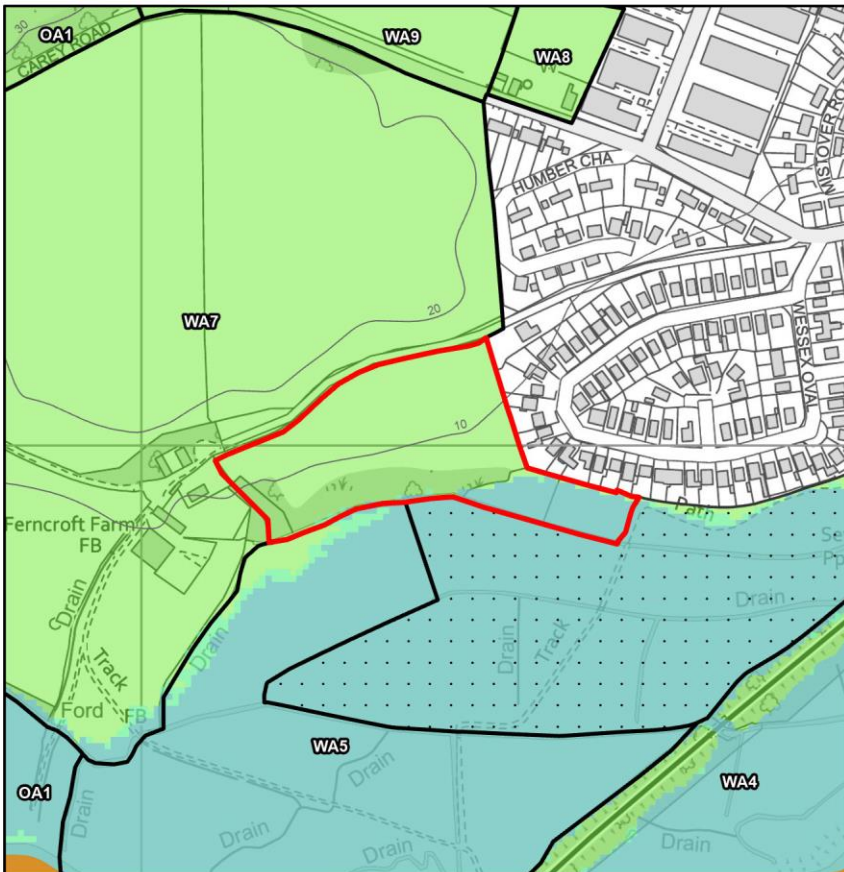
Contribution: Equal

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

Contribution of land in WA6



- WA6
- Neighbouring parcel
- Green Belt
- - Local Authority boundary
- Site of Special Scientific Interest
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA6

Parcel location and openness

Parcel size: 2.72ha

The parcel is located on the western edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Wareham Meadows SSSI is located adjacent to the parcel.

Land is open and is comprised of agricultural land. A belt of trees marks the slope down to the River Piddle floodplain to the south.

Distinction between parcel and inset area

The garden boundaries to the east of the parcel are only a weak boundary feature, creating little separation from Northport, however, the parcel is not contained by urban development, so neither the countryside nor the urban area dominates views. The rising landform provides some additional distinction from the urban area. Overall there is moderate distinction between the parcel and the urban area.

WA6

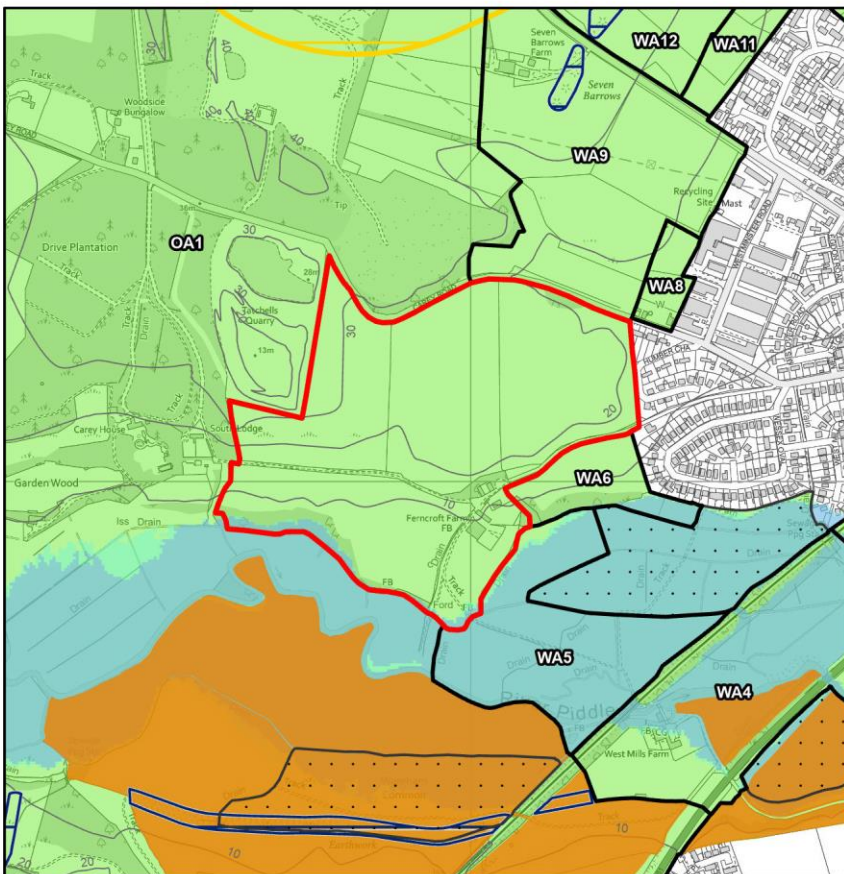
Contribution to the Green Belt purposes

- 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 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: Relatively weak
Land forms part of the setting of Northport, containing the scale of that part of the town as perceived in relation to the historic walled town, but to a lesser extent than the more visually prominent high ground to the west and north. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wareham.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA7



- WA7
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA7

Parcel location and openness

Parcel size: 26.45ha

The parcel is located on the western edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Land is open and is dominated by agricultural land. Agricultural buildings are located in the south of the parcel, however, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

The garden boundaries to the east of the parcel are only a weak boundary feature, creating little separation from Northport, but the sloping landform within the parcel creates some distinction from the inset area, and the parcel extends a significant distance westwards without any clear boundary features. Land is not contained by urban development and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.




WA7

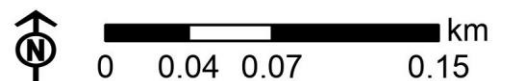
Contribution to the Green Belt purposes

- 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 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: Moderate
Land is prominent in the setting of Northport, containing the scale of that part of the town as perceived in relation to the historic walled town. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA8



-  WA8
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary



WA8

Parcel location and openness

Parcel size: 1.24ha

The parcel is located on the western edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Two small fields and two dwellings to the south, which do not constitute sufficient development to significantly diminish openness.

Distinction between parcel and inset area

Hedgerow boundaries provide only weak separation between this small parcel, which lies in close proximity to the urban edge, and the adjacent trading estate which dominates views. Overall there is only weak distinction between the parcel and the urban area.

WA8

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 does not lie between neighbouring towns.

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

Contribution: Moderate

Land is open 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 moderate contribution to safeguarding the countryside from encroachment.

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

Contribution: Weak/No

Although Wareham is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.

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

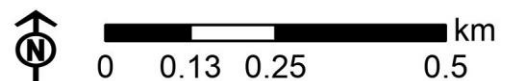
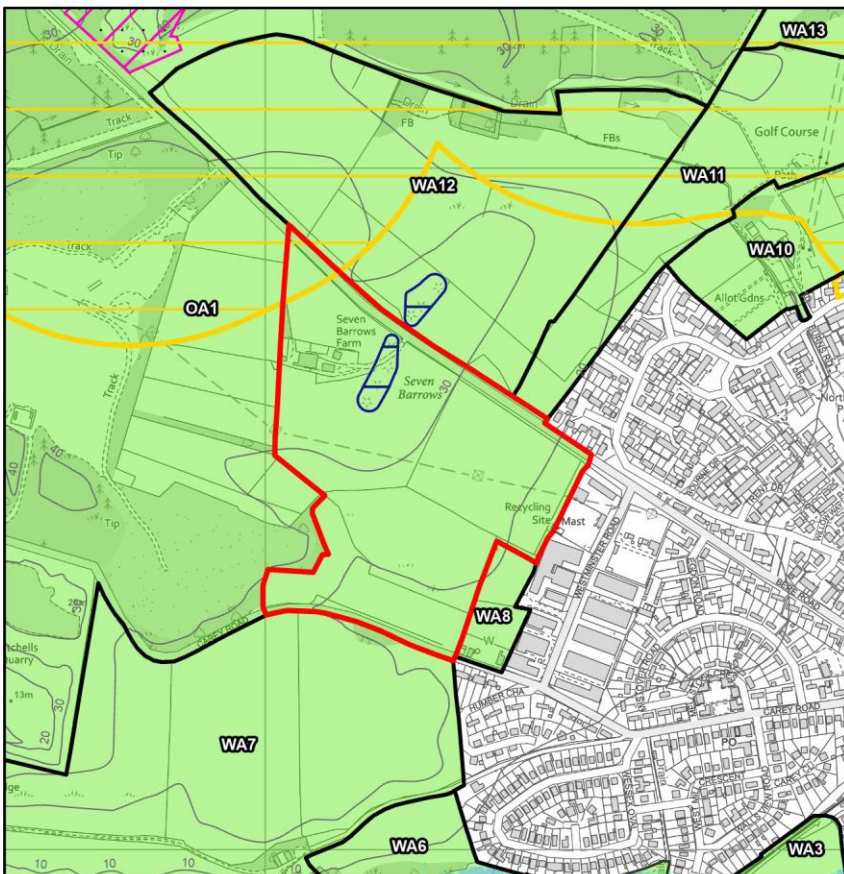
Contribution: Equal

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

Contribution of land in WA9



- WA9
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



WA9

Parcel location and openness

Parcel size: 16.18ha

The parcel is located on the western edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Land is open and dominated by agricultural land and separating hedgerows. There are agricultural buildings located in the north of the parcel, however, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

Trees and hedgerows create moderate physical separation from Northport, and the rising landform of most of the parcel adds to this distinction. The parcel extends a significant distance from the inset area without any clear boundary features, and is not contained by urban development, and the parcel's elevation means that views are dominated by open countryside. Overall there is very strong distinction between the parcel and the urban area.

WA9

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 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: Relatively weak

Land is prominent in the setting of Northport, containing the scale of that part of the town as perceived in relation to the historic walled town, but its distance from the historic core limits its contribution. Overall the area makes a relatively weak contribution to preserving the setting and special character of Wareham.

- 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.

WA10

Parcel location and openness

Parcel size: 5.36ha

The parcel is located on the northern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Land is open and is dominated by agricultural land. Agricultural buildings are located in the centre of the parcel, and allotments are located in the south. However, these are 'appropriate development' within the Green Belt and therefore do not impact openness.

Distinction between parcel and inset area

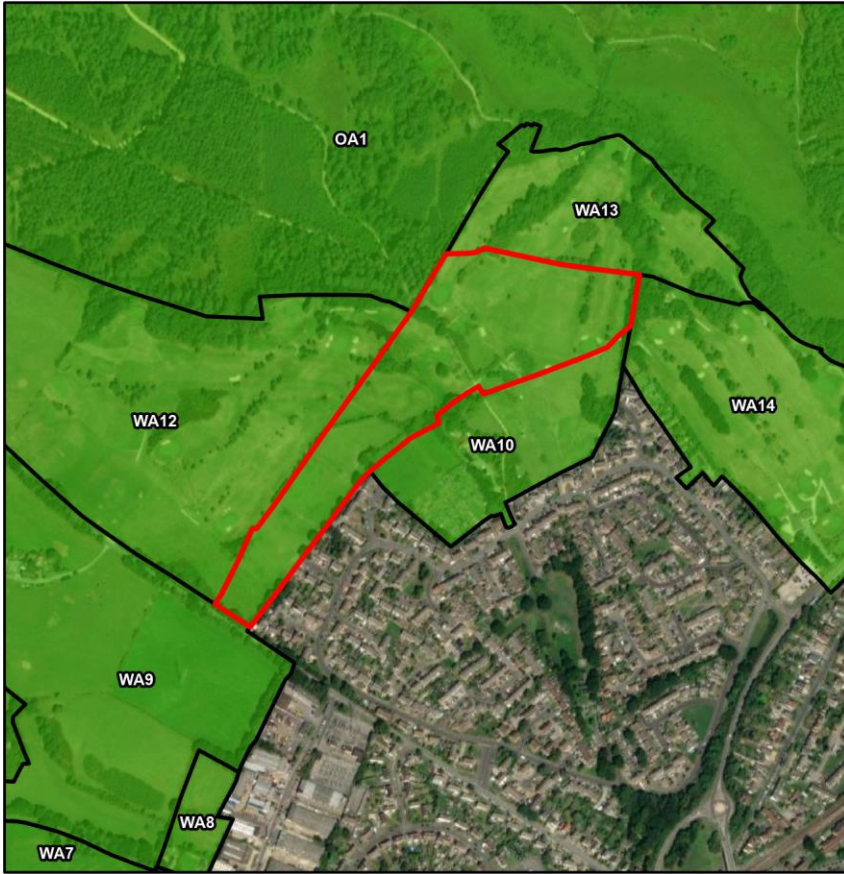
The parcel is in close proximity to Northport and is contained by urban development to the south and east, where garden boundaries create little separation from the inset area. Although the urban area does not dominate views the parcel has overall only weak distinction.

WA10

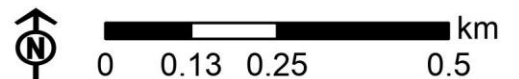
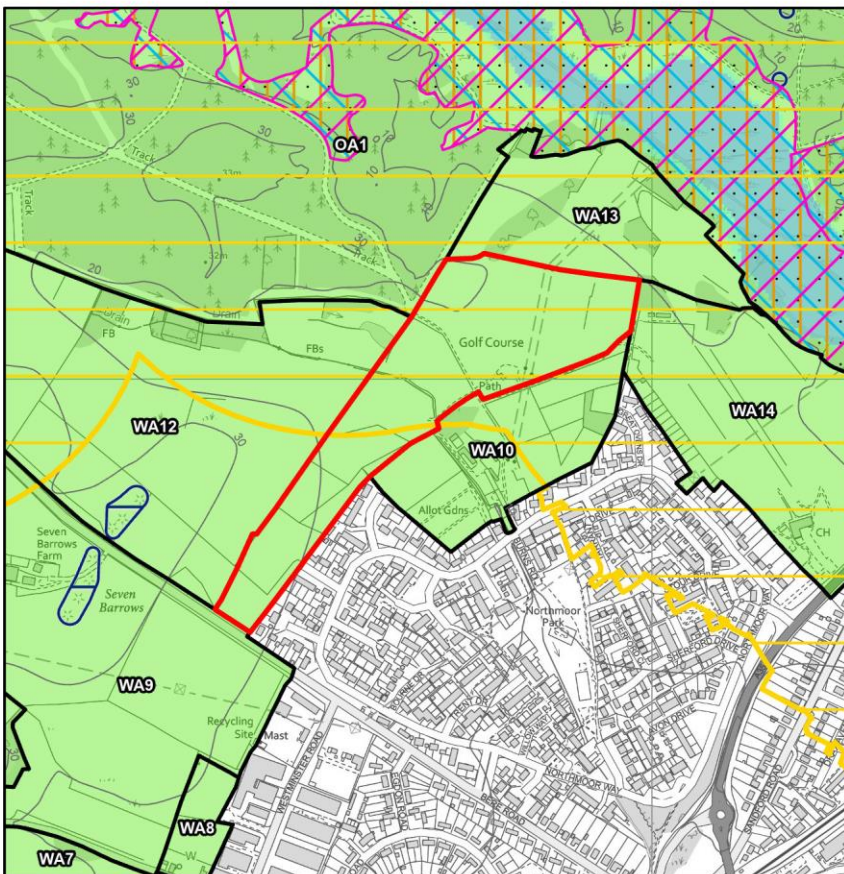
Contribution to the Green Belt purposes

- 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 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
Although Wareham is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA11



- WA11
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



WA11

Parcel location and openness

Parcel size: 9.18ha

The parcel is located on the northern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Land is open, comprising a golf course and associated hedgerows and sparse tree cover. However, this is 'appropriate development' within the Green Belt and therefore does not impact openness.

Distinction between parcel and inset area

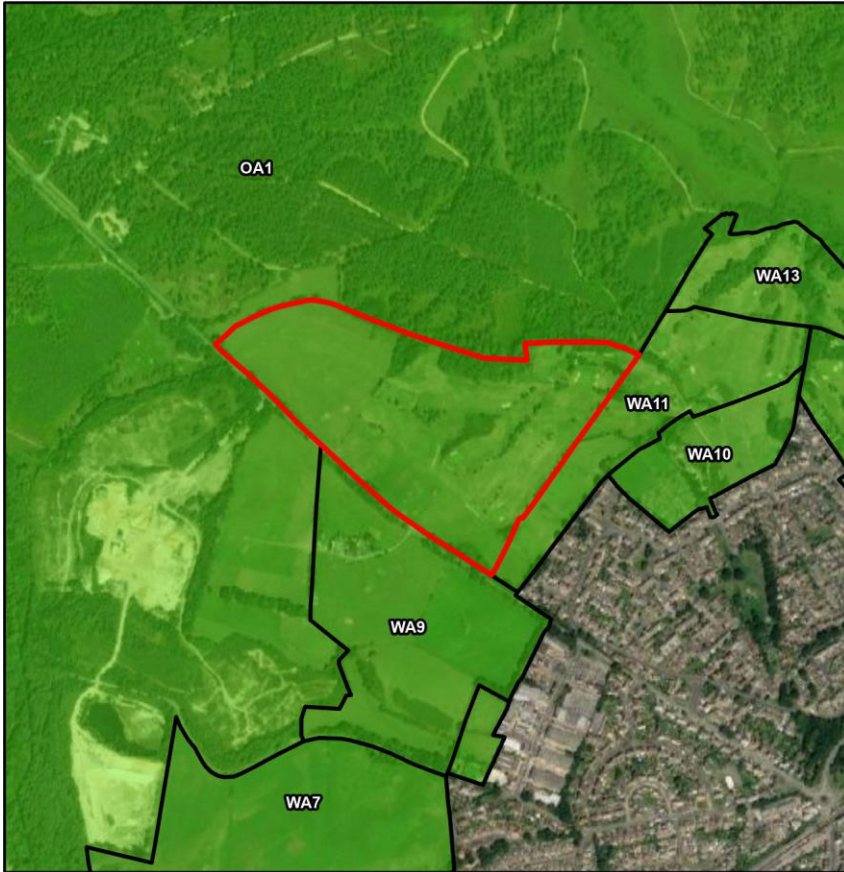
The hedgerow garden boundaries to the south of the parcel are only a weak boundary feature, creating little separation from the inset area. However, the parcel is not contained by urban development and although at its southern end is in close proximity to Northport the urban area does not dominate views. Overall there is moderate distinction between the parcel and the urban area.

WA11

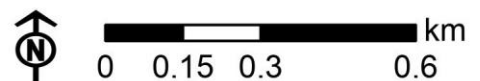
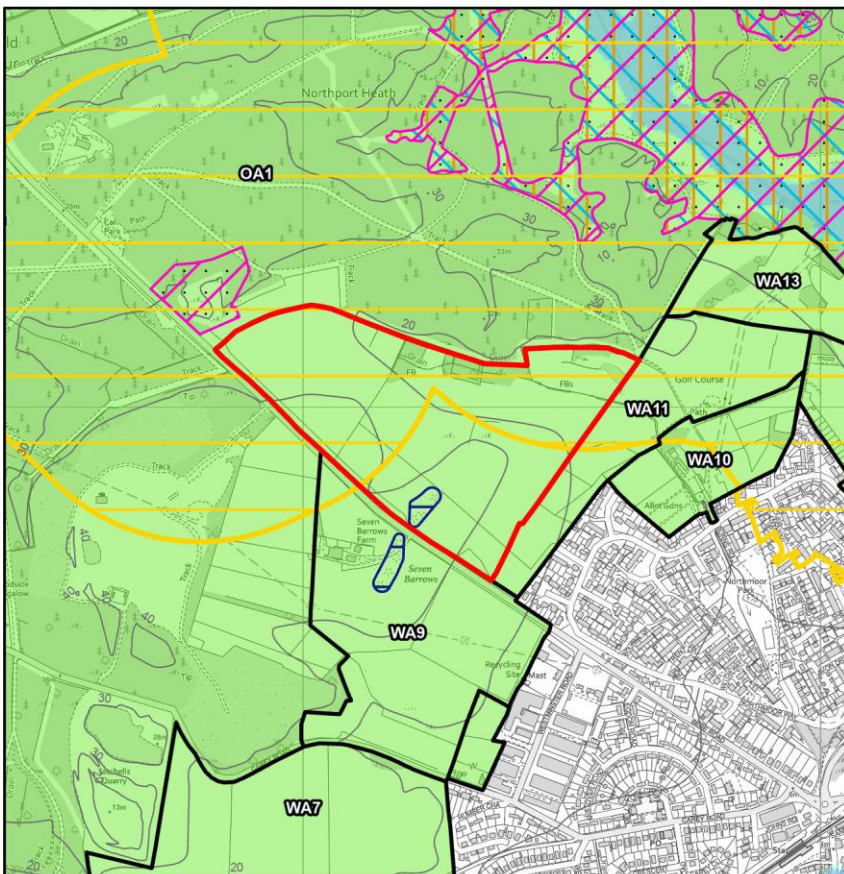
Contribution to the Green Belt purposes

- 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 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
Although Wareham is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA12



- WA12
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- Flood Zone 2
- Flood Zone 3



WA12

Parcel location and openness

Parcel size: 21.02ha

The parcel is located north of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Land is open, comprising the western part of Wareham Golf Club.

Distinction between parcel and inset area

Although there is only a weak boundary feature to the east of the parcel, creating little separation from the inset area, the undulating landform within the parcel provides some distinction from Northport. Land extends a significant distance from the inset area, 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.

WA12

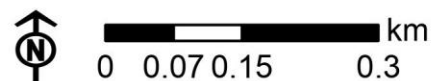
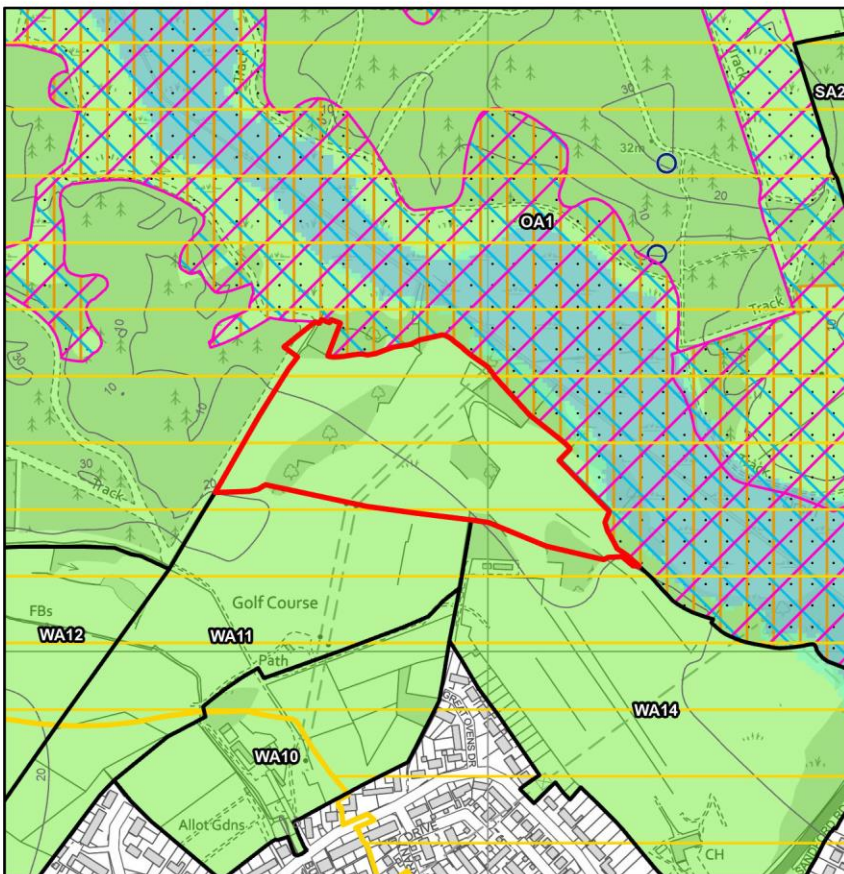
Contribution to the Green Belt purposes

- 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 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
Although Wareham is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA13



-  WA13
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Ramsar
-  Site of Special Scientific Interest
-  Scheduled monument
-  Flood Zone 2
-  Flood Zone 3



WA13

Parcel location and openness

Parcel size: 6.04ha

The parcel is located north of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town.

Land is open, comprising the northern tip of Wareham Golf Club.

Distinction between parcel and inset area

The urban edge does not have a strong boundary, but tree cover and a relatively strong downhill slope create some distinction from the inset area. Land is not contained by urban development, extends a significant distance from the inset area and views are dominated by open countryside. Overall there is strong distinction between the parcel and the urban area.

WA13

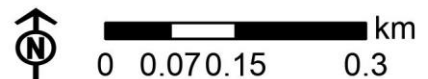
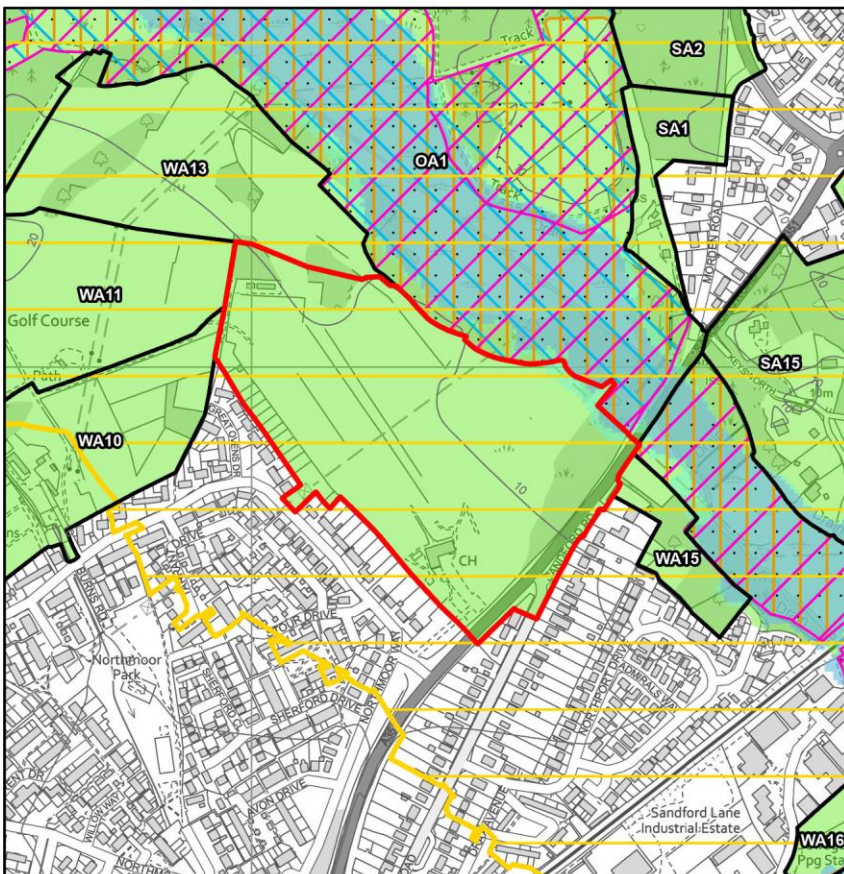
Contribution to the Green Belt purposes

- 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 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
Although Wareham is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA14



- WA14
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



WA14

Parcel location and openness

Parcel size: 11.84ha

The parcel is located on the northern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC, Morden Bog and Hyde Heath SSSI, and Dorset Heathlands Ramsar Site are located adjacent to the parcel.

Land is open, comprising of a golf course and associated hedgerows and sparse tree cover. However, this is 'appropriate development' with the Green Belt and therefore does not impact openness.

Distinction between parcel and inset area

The garden boundaries to the west form only a weak boundary feature, creating little separation from Wareham. However, the parcel is not contained by urban development, so the urban area does not dominate views. Overall there is moderate distinction between the parcel and the urban area.

WA14

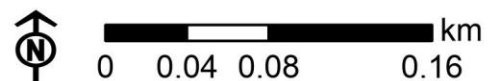
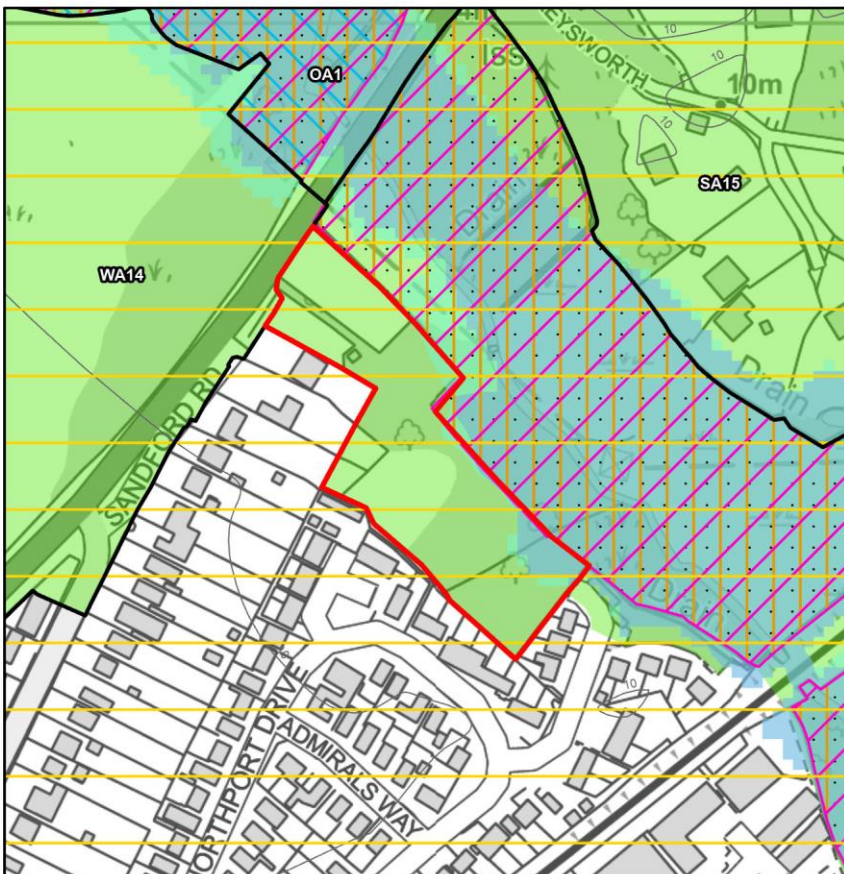
Contribution to the Green Belt purposes

- 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 does not lie between neighbouring towns.
- Purpose 3 - Assist in safeguarding the countryside from encroachment:
Contribution: Relatively strong
Land is open and the majority of the land within the parcel is countryside. Some back gardens, mostly on Great Ovens Drive, lie within the Green Belt but have a functional association with the urban area, and so make a weaker contribution to this purpose, but they do not constitute a large enough area to define as a separate parcel. 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
Although Wareham is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA15



- WA15
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Flood Zone 2
- Flood Zone 3



WA15

Parcel location and openness

Parcel size: 1.15ha

The parcel is located on the north eastern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC, Morden Bog and Hyde Heath SSSI, and Dorset Heathlands Ramsar Site are located adjacent to the parcel.

Land is open, comprising tree scrub with small patches of open grassland.

Distinction between parcel and inset area

Trees form a moderate boundary feature, and the parcel's sloping landform and vegetation add significantly to distinction from the inset area. The area is in close proximity to the urban edge but is not contained by urban development so neither the countryside nor the urban area dominates views. Overall, there is strong distinction between the parcel and the urban area.

WA15

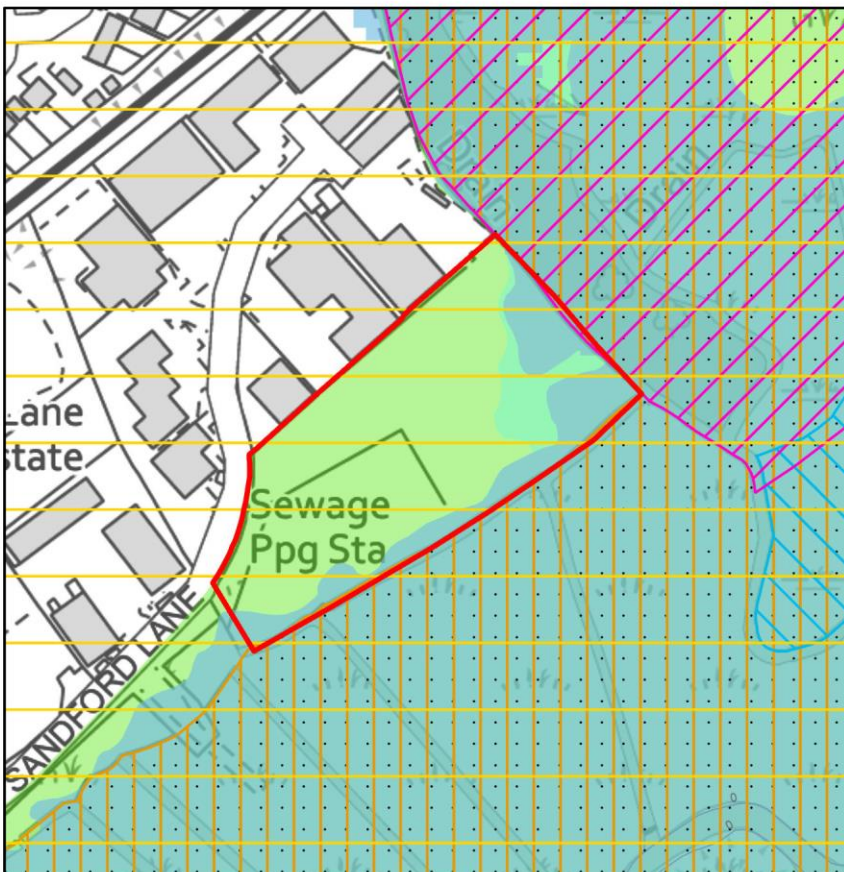
Contribution to the Green Belt purposes

- 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 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
Although Wareham is a historic town, land here does not contribute to its historic setting or special character. The parcel does not contribute to the setting or special character of any historic towns.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA16



-  WA16
-  Neighbouring parcel
-  Green Belt
-  Local Authority boundary
-  400m Heathland Area
-  Special Area of Conservation
-  Special Protection Area
-  Ramsar
-  Site of Special Scientific Interest
-  Flood Zone 2
-  Flood Zone 3



WA16

Parcel location and openness

Parcel size: 1.29ha

The parcel is located on the eastern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC, Morden Bog and Hyde Heath SSSI, and Dorset Heathlands Ramsar Site are located adjacent to the parcel.

Land is open grassland and scrub.

Distinction between parcel and inset area

The parcel is in close proximity to Northport, with only a weak boundary feature creating little separation from the inset area. However, the parcel is not contained by urban development and has expansive views of the valley, preventing the urban edge from dominating despite the scale of the industrial buildings here. Overall there is moderate distinction between the parcel and the urban area.

WA16

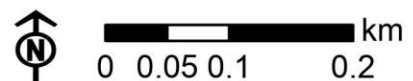
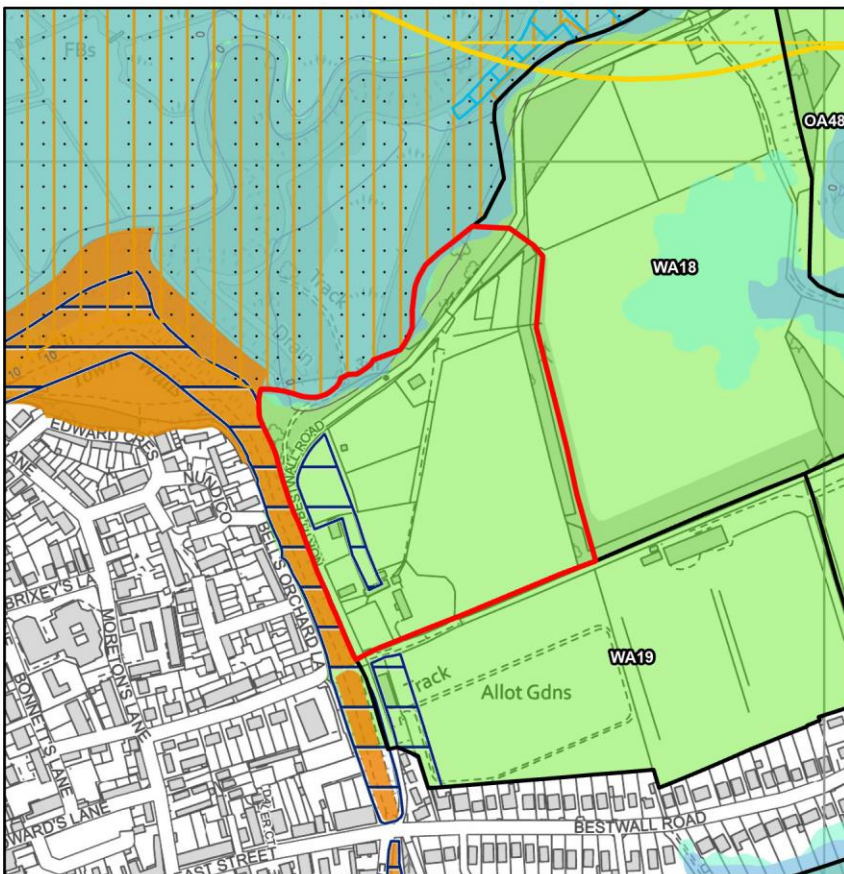
Contribution to the Green Belt purposes

- 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. 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: Moderate
Land lies in the broad visual setting of a section of the town wall that still provides a strong sense of forming the edge of the town, but its proximity to large scale commercial development limits its role. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA17



- WA17
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA17

Parcel location and openness

Parcel size: 5.5ha

The parcel is located on the eastern edge of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI and Poole Harbour Ramsar Site are located adjacent to the parcel.

Land is open and is dominated by grassland. There are several dwellings in the south east of the parcel, however, this development is not large enough in scale to impact openness.

Distinction between parcel and inset area

The historic earth bank marking Wareham's Saxon town walls creates moderate separation from the urban area to the west, and garden boundaries and North Bestwall Road create a similar level of separation to the urban edge area beyond the allotments to the south. The parcel has some degree of containment by urban development to the west and south but neither the countryside nor the urban area dominates views. Overall there is moderate distinction between the parcel and the urban area.

WA17

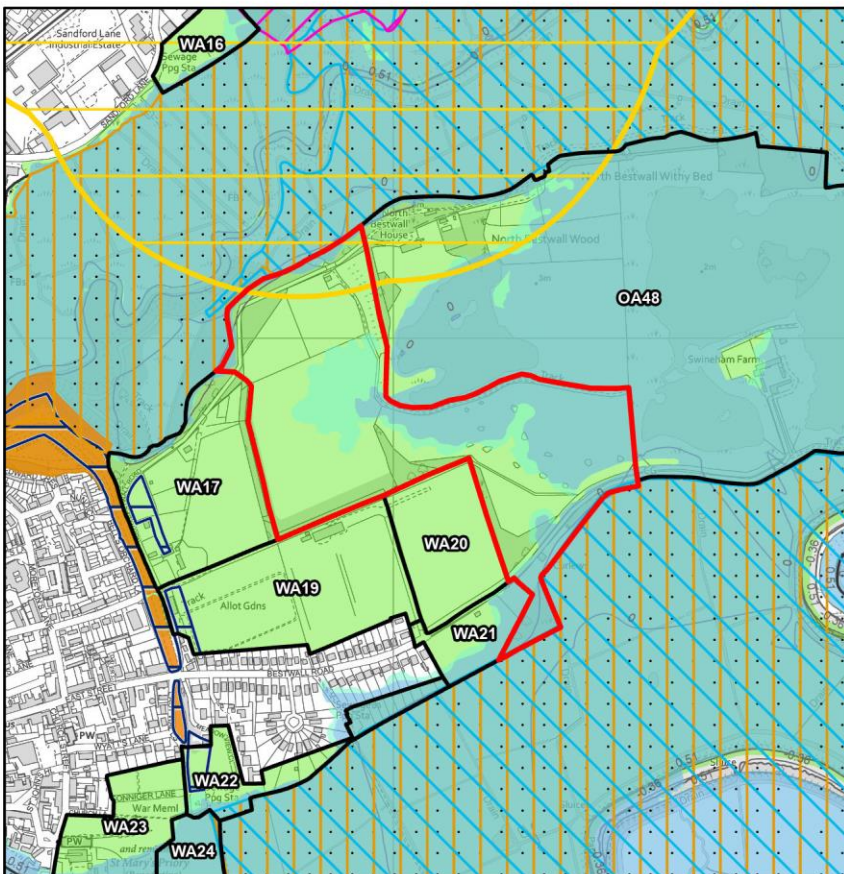
Contribution to the Green Belt purposes

- 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. There is a wide gap between Wareham and Upton and Hamworthy. Urbanising development at Sandford and Holton Heath reduces gaps but there are some significant separating features including Poole Harbour, Wareham Meadows, and Holton and Sandford Heaths. 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: Relatively strong
Land for part of the immediate visual setting of the town wall, although developed to the south along Bestwall Road has some impact on the extent to which the wall here is perceived as forming the edge of the town. Overall the area makes a relatively strong contribution to preserving the setting and special character of Wareham.
- Purpose 5 - Assist in urban regeneration, by encouraging the recycling of derelict and other urban land:
Contribution: Equal
All Green Belt land is considered to make an equal contribution to this purpose.

Contribution of land in WA18



- WA18
- Neighbouring parcel
- Green Belt
- Local Authority boundary
- 400m Heathland Area
- Special Area of Conservation
- Special Protection Area
- Ramsar
- Site of Special Scientific Interest
- Scheduled monument
- CROW Registered Common Land
- Flood Zone 2
- Flood Zone 3



WA18

Parcel location and openness

Parcel size: 17.35ha

The parcel is located east of Wareham. Wareham does not constitute a large built-up area but it is considered to be a historic town. Wareham Meadows SSSI and Poole Harbour Ramsar Site are located adjacent to the parcel.

Land is open and is comprised of grassland and boundary tree belts.

Distinction between parcel and inset area

The tree belt to the west of the parcel forms a strong boundary feature creating separation from Wareham. Land extends a significant distance from the inset area, is not contained by urban development, and is dominated by views of open countryside. Overall there is very strong distinction between the parcel and the urban area.

WA18

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. There is a wide gap between Wareham and Upton and Hamworthy. Urbanising development at Sandford and Holton Heath reduces gaps but there are some significant separating features including Poole Harbour, Wareham Meadows, and Holton and Sandford Heaths. 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: Moderate
Land lies on floodplain between the River Piddle and the River Frome, forming part of the peripheral setting of the town. Overall the area makes a moderate contribution to preserving the setting and special character of Wareham.
- 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.